

VOLUME 148 | April 2017

The Key

SELECT DELUXE HOMES

大宅®

FEATURE

Interview
Alain Wong

本期焦點：唯我獨享
Spotlight:
Exclusive properties
with first-class living

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

風雅靜謐

Spaciousness with
grace and serenity

倫敦市中心優質全幢商業投資
Super Prime en bloc
commercial investments
in Central London



都市綠洲 Peaceful yet convenient

Nestled in a quiet section of Blue Pool Road in Happy Valley, this low-rise residential building offers perfect privacy as there is little traffic around.

The highlight of the 2,400 s.f. (saleable area) apartment is its balcony, a perfect spot for hosting outdoor activities and family gatherings. With a combined living and dining room and three spacious bedrooms, residents can enjoy both city and green views.

While 51 Blue Pool Road enjoys great tranquility, the bustling hub of Happy Valley is only five minutes' walking distance away — and Causeway Bay is reachable on foot in 15 minutes. Public transport options include buses, taxis, trams and minibuses.

藍塘道51號位於寧靜的跑馬地，此低密度住宅實用面積2,400平方呎，私隱度高，附近交通流量低。露台是此物業的最大賣點，空間寬敞，可舉行戶外活動及家庭聚會，另有相連的客飯廳加上三間睡房。住戶可眺望市區景及翠綠景。

物業遠離繁囂，但距離跑馬地市中心僅約5分鐘步程。另外，前往銅鑼灣亦只需15分鐘步程。該區設有巴士、的士、電車及小巴等公共交通工具，十分便利。



51-53 Blue Pool Road,
Happy Valley

跑馬地 藍塘道51-53號

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,400 s.f.

OFFERED AT Open Offer also for lease \$100,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

3102 4888 KS Koh 許先生

SEARCH REFERENCE NO. 96471



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夏日換裝

Summer storage solutions

As the warmer weather heats up Hong Kong, many of us will find ourselves organising our homes as we move towards summer. However, often times it's difficult to find a place to store things we have collected over the winter months.

Get on track with your storage by investing in one of 2017's hottest trends – woven baskets. Available in a range of materials and sizes, a woven basket makes the perfect addition to the laundry area but works equally as well in a bathroom, bedroom or living room environment.

The natural aesthetic that such products exude mean that they work extremely well in any interior space, no matter what design concept pervades your home.

夏季將至，冬季衣物再無用武之地。不少人重新換上夏裝，但如何收藏冬季衣物，卻是難題。

在家儲物不需大費周章，就以今年最流行的織籃為例，它外型簡潔但實用非常。織籃的大小及質料各適其適，主要以天然物料為主，而且用途廣泛。不論浴室、睡房及客廳都可見其蹤影，其樸實外型更可配合不同種類設計。

5 EASY WAYS TO LIST YOUR PROPERTY WITH THE KEY: 5個簡單方法在《大宅》刊登您的出售 / 出租物業：



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風雅靜謐

Spaciousness with grace and serenity

Pokfulam has long been sought after by homebuyers looking for the perfect combination of accessibility, serenity and beautiful scenery. Set on Bisney Road, Bisney Cove offers all this and more.

Spanning 2,154 s.f. (saleable area), the apartment has three bedrooms including one ensuite, two bathrooms, spaciouly separated living and dining areas, a maid's room with washroom and shower, a utility room and a covered car park.

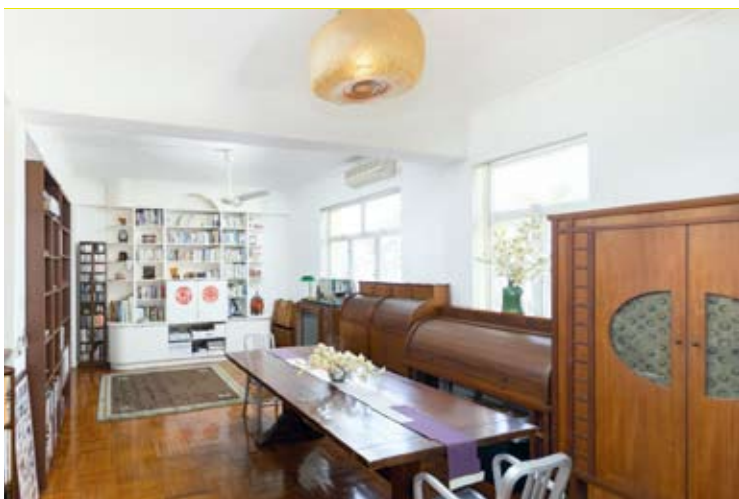
The highlight of this apartment is definitely its charming balcony with ample space for outdoor furniture and plants. It is the perfect spot to enjoy tranquility and great views for a break or a meal on your own or with guests. Not to mention the option of barbecue gatherings.

In keeping with older apartments designed with the inhabitants in mind, this residence boasts a practical layout with an efficiency ratio of 86 per cent. Additionally, the owner is a designer who created a simple and well decorated interior with good upkeep.

Available to purchase at HK\$43.8 million, the home also benefits from a fully fitted and equipped kitchen with a fantastic kitchen island, offering great versatility for preparing food and dining.

Minibuses to Central and buses to various districts are easily available nearby, providing fast links to the heart of the city. The building is also close to Cyberport, Queen Mary Hospital and University of Hong Kong.





薄扶林區環境寧靜，景色優美，一直是備受歡迎的住宅地段，Bisney Cove位處薄扶林碧荔道，此物業優點多不勝數。

單位實用面積達2,154平方呎，提供三間睡房，其一為套房，共有兩間浴室、獨立的特大客飯廳、一間家傭房（連浴廁）、一間多用途房及一個有蓋車位。

另一矚目焦點，絕對是那寬敞迷人的露台！可容各式戶外傢具及茂綠盆栽，無論消閒、運動、進餐、BBQ、宴客任隨尊便，盡享週遭翠綠環境及謐靜悠閒之樂！

單位實用率高達百分之86，間隔實用，保養良好，格局簡單大方，屬目前難尋的經典合理好設計，成就一室精緻高雅！

廚房設備齊全，設中島工作檯，用途廣泛，入廚倍添樂趣。單位目前以4380萬港元出售。

附近小巴直達中環銅鑼灣，亦有多線巴士提供服務，前往市中心非常便利；位置亦鄰近數碼港、瑪麗醫院及香港大學。

Bisney Cove,
33-35 Bisney Road, Pokfulam
薄扶林 碧荔道 33-35 號



GROSS AREA 2,500 s.f.

SALEABLE AREA 2,154 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 41931



Shiu Fai Terrace Garden

東半山 肇輝台花園

3-4 Shiu Fai Terrace

Nicely decorated 3-bedroom penthouse apartment with private roof enjoying city and racecourse view

雅致裝修三房頂層單位，連私家天台，飽覽城市景及馬場美景



GROSS AREA 1,596 s.f.

SALEABLE AREA 1,232 s.f.

(plus 1,251 s.f. roof)

OFFERED AT \$39,800,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130831



Discovery Bay

大嶼山 愉景灣

1-269 Seabee Lane

Sea view townhouse with ample open space at lovely Discovery Bay
愉景灣海景排屋，享充裕戶外空間



GROSS AREA 3,055 s.f.

SALEABLE AREA 2,403 s.f.

(plus 1,612 s.f. garden)

OFFERED AT \$50,000,000

INQUIRIES

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 133449



Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Colonial style apartment in desirable location

優質英式住宅，地段優越



GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$55,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40245



May Tower 2

中半山 梅苑二座

5 May Road

Huge 3-bedroom apartment at prestigious location with stunning city view

偌大三房單位，地段尊貴，眺望壯麗城市景



GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$130,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 1542





The Harbourview 港景別墅

11 Magazine Gap Road,
Midlevels Central
中半山 馬己仙峽道11號



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$125,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐
9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 165970

- Situated in the prestigious and prime neighbourhood of Midlevels Central
- Brand new, renovated high floor apartment with meticulous decorations offering a classic yet modern aesthetic interiors
- Bright and airy living and dining room offering panoramic vistas of Victoria Harbour view
- Generous and practical three bedrooms (one ensuite) layout with a study, two bathrooms and master bedroom's walk-in-closet
- A brand new fully-equipped modern kitchen with a maid's room
- 2 covered parking spaces
- Can be sold via share transfer (to be handled by solicitors)

- 物業位處中半山尊貴優越地段
- 全新裝修高層單位，裝潢細緻、用料上乘，一室典雅卻當代感十足
- 客飯廳光猛通爽，飽覽維港優美全景
- 偌大實用三睡房間隔（連一間套房）、一間書房、兩間浴室及主人睡房衣帽間，單位佈局井井有條
- 全新廚房設計時尚且設備齊全，連一間家傭房
- 兩個有蓋車位
- 可轉讓公司股份（由律師負責）



Mountain Lodge 崑廬

44 Mount Kellett Road,
The Peak
山頂加列山道44號



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404

- Located in the most prestigious address of The Peak
- Simple and functional decorations with intriguing artworks
- Separate living and dining room offering stunning Southside sea view
- Four good-sized bedrooms (one ensuite), a family room and three bathrooms
- A fully-fitted kitchen, a maid's room and a utility room
- 1 covered parking space



- 物業位處山頂最豪華顯赫地段
- 單位裝修簡約實用，配以匠心獨具的藝術品
- 獨立客飯廳，眺望壯麗南區全海景
- 四間實用睡房（連一間套房）、一個家庭廳及三間浴室
- 廚房設備齊全，連一間家傭房及多用途房
- 一個有蓋車位



寧靜隱逸

Perfect privacy and tranquility

can be sold via share transfer
可以轉讓公司股份形式買賣

Seascope 海日樓
42 Sassoon Road, Pokfulam

薄扶林 沙宣道42號

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,371 s.f.

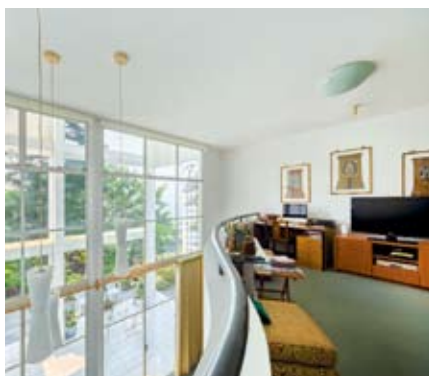
(plus 2,740 s.f. garden and 404 s.f. roof)

OFFERED AT \$118,000,000 \$110,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38624



Set on Sassoon Road in Pokfulam, Seascope offers residents stunning mountain and sea views amid perfect privacy and tranquility.

This Bauhaus-style house, designed by a famous Swiss architect, is nestled in a stunning garden with mature trees. This townhouse spanning 2,371 s.f. (saleable area) spread over three storeys, boasts four bedrooms including one ensuite, two-and-a-half bathrooms, separate living and dining rooms, a family room, a maid's room, a utility room, a study room and two carparks.

One of the greatest attractions is the 2,740 s.f. garden, where residents can host outdoor parties and gatherings. The house has good internal upkeep and a fully fitted and equipped kitchen, along with a fully equipped bathroom and a backyard.

海日樓位處薄扶林沙宣道，住戶可以觀賞壯麗山景及海景，同時遠離繁囂，享受寧靜。

此包浩斯式洋房座落於綠樹成蔭的花園，由瑞士著名建築師設計，實用面積達2,371平方呎，樓高三層，提供四間睡房，包括一間套房，另有兩間半浴室、獨立的客廳及飯廳、家庭廳、一間家傭房、一間多用途房、一間書房及兩個車位。

洋房有一個面積廣達2,740平方呎的花園，住戶可隨時舉行戶外派對。洋房內櫥保養良好，廚房及浴室設備齊全，連後院。



南區港鐵 直達都會

Direct access to the city

Can be sold via share transfer
可以轉讓公司股份形式買賣

Marinella

深灣9號

9 Welfare Road, Wong Chuk Hang

黃竹坑惠福道9號

GROSS AREA 1,755 s.f. (1 unit), 3,510 s.f. (2 units)

SALEABLE AREA 1,388 s.f. (1 unit), 2,776 s.f. (2 units)

OFFERED AT \$41,000,000 (1 unit)

\$82,000,000 (2 units)

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 152367



The two apartments on two levels in Marinella, facing Aberdeen Marina Club, offer great potential for major renovation, as they can be converted into a combined residence.

With four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a balcony and one covered carpark each, the apartments are available at HK\$41 million for one unit and HK\$82 million for both.

The MTR South Island Line has been operating since last December, which greatly enhance the accessibility of Marinella, as it is close to Wong Chuk Hang Station.

這坐落深灣9號的兩個單位位於上下兩層，面向香港仔深灣遊艇俱樂部，具改建成一個相連單位的潛力。

每個單位提供四間睡房，其中兩間為套房，各自提供三間浴室、相連的客廳、家傭房、露台及一個有蓋車位，兩個單位合共兩個車位。每個單位以4,100萬港元出售，兩個單位合計8,200萬港元。

港鐵南港島線現已通車。深灣9號鄰近黃竹坑站，新線通車後可大大減低交通時間。





Royalton II

淺水灣 豪峰II

116 Pok Fu Lam Road

Renovated 3-bedroom apartment with nice sea view and car park

新裝修三房單位，飽覽怡人海景，連車位

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,184 s.f.

OFFERED AT \$21,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 153767



Baguio Villa 薄扶林 碧瑤灣

550-555 Victoria Road

Nicely decorated high efficiency flat with private terrace and balcony in well planned development

雅致裝修高實用率單位，連私家平台及露台，位處完善住宅項目

GROSS AREA 1,520 s.f.

SALEABLE AREA 1,363 s.f. (plus 156 s.f. terrace)

OFFERED AT \$21,800,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 112939



Four Winds

薄扶林 恒琪園

4 Mount Davis Road

Rarely available 3-bedroom sea view flat in colonial mid-rise building

罕有三房海景住宅，位處英式中密度住宅大廈，可租可售

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,420 s.f.

OFFERED AT \$22,000,000 also for lease \$55,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 124366



Regent Palisades

薄扶林 帝柏園

43 Bisney Road

Nicely renovated low-rise apartment with private roof

雅致裝修低密度單位，連私家天台

GROSS AREA 1,619 s.f.

SALEABLE AREA 1,215 s.f. (plus 1,099 s.f. roof)

OFFERED AT \$26,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 118742



96 Repulse Bay Road 淺水灣 淺水灣道 96 號

Unique colonial low-rise with 3 bedrooms at tranquil location close to Repulse Bay Beach

獨特英式三房低密度住宅，地段寧靜，鄰近淺水灣泳灘，可以轉讓公司股份形式買賣，可租可售

GROSS AREA 1,550 s.f.

SALEABLE AREA 1,279 s.f.

OFFERED AT \$28,000,000 also for lease \$56,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 127465



Villa Verde

山頂 環翠園

4-18 Guildford Road

Mid-rise practical apartment at Lower Peak

山頂中密度住宅，間隔實用

GROSS AREA 1,505 s.f.

SALEABLE AREA 1,401 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 112355





Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Sought after 3-bedroom sea view apartment on Repulse Bay Road with practical layout

淺水灣受歡迎海景三房住宅，間隔實用

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$45,900,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 19157



Residence Bel-Air

薄扶林 貝沙灣

28 Bel-Air Avenue

Sea view apartment with large roof terrace in upscale development

尊貴住宅項目海景單位，連搭大天台，可租可售

GROSS AREA 1,858 s.f.

SALEABLE AREA 1,532 s.f. (plus 1,307 s.f. roof)

OFFERED AT \$55,500,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31178



Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

Charming spacious apartment with full view of Repulse Bay Beach

迷人寬敞住宅，飽覽淺水灣泳灘美景

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$56,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 24315



6 & 10 Mount Davis Road 薄扶林 摩星嶺道6及10號

Tastefully decorated 4-bedroom townhouse with ample open spaces in tranquil location

品味裝修四房排屋，戶外空間充裕，地段寧靜

GROSS AREA 2,702 s.f.

SALEABLE AREA 2,508 s.f.

(plus 64 s.f. garden, 223 s.f. terrace and 747 s.f. roof)

OFFERED AT \$68,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 41076



Guildford Court

山頂 僑福道5號

5 Guildford Road

Nicely decorated 4-bedroom flat with spacious practical layout

雅致裝修四房單位，間隔寬敞實用

GROSS AREA 2,750 s.f.

SALEABLE AREA 2,308 s.f.

OFFERED AT \$78,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 30017



The Somerset

淺水灣 怡峰

67 Repulse Bay Road

Sea view duplex in highly sought after development

海景複式單位，位處受歡迎住宅項目，可租可售

GROSS AREA 2,464 s.f.

SALEABLE AREA 1,938 s.f.

OFFERED AT \$88,000,000 also for lease \$115,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 106179





Sea Cliff Mansions

淺水灣 海峰園

19A-19D Repulse Bay Road

Sought-after penthouse with internal staircase to private roof garden overlooking stunning views of South China Sea

受歡迎頂層單位，連室內內置樓梯往私家天台，俯瞰壯麗南中國海美景



GROSS AREA 2,600 s.f.
SALEABLE AREA 1,961 s.f.

(plus 2,600 s.f. roof)

OFFERED AT \$100,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 16797



South Bay Villas

淺水灣 南灣新村

4 South Bay Close

One of a kind 5-ensuite mid-rise duplex in quiet South Bay

獨特五套房中密度複式單位，別樹一幟，位處寧靜南灣



GROSS AREA 4,600 s.f.

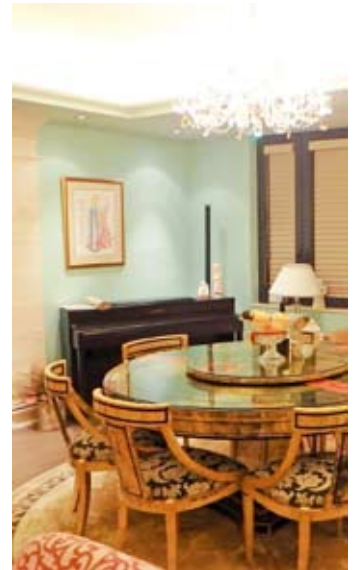
SALEABLE AREA 4,321 s.f.

OFFERED AT \$100,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 108736



Twin Brook

淺水灣 雙溪

43 Repulse Bay Road

Spacious 4-bedroom apartment at prestigious location overlooking golf course and Deep Water Bay

寬敞四房單位，地段尊貴，俯瞰高爾夫球場及深水灣美景，可租可售



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,423 s.f.

OFFERED AT \$118,000,000

also for lease \$135,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 32624



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Rare colonial apartment in tranquil area with greenery and sea view

罕有英式住宅，環境寧靜，享翠綠景及海景



GROSS AREA 2,700 s.f.

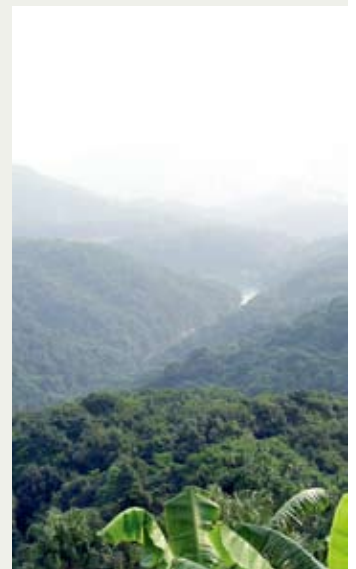
SALEABLE AREA 2,448 s.f.

OFFERED AT \$148,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 53687





Double Bay

深水灣 香島道46號
46 Island Road

Renowned townhouse with fantastic sea view in Deep Water Bay
深水灣著名排屋，眺望迷人海景



GROSS AREA 4,180 s.f.
SALEABLE AREA 3,562 s.f. (plus 807 s.f. garden and 1,051 s.f. roof)
OFFERED AT \$340,000,000
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 161061



Stanley Beach Road

赤柱 赤柱灘道

Meticulously decorated commodious colonial low-rise steps from Stanley Main Beach

華麗裝修舒適住宅，密度低，毗鄰赤柱正灘



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



海天一色

A vista of
sweeping seaviews

Repulse Bay Garden

麗景園
18-40 Bellevue Drive, Repulse Bay
淺水灣 麗景道18-40號



GROSS AREA 2,288 s.f.
SALEABLE AREA 2,049 s.f.
OFFERED AT \$65,000,000 **with 5 car parks**
INQUIRIES 6183 8339 Carman Szeto 司徒小姐
SEARCH REFERENCE NO. 109475



Thanks to the topography of the area, the hillside apartments in Repulse Bay enjoy unhindered seaviews, a major highlight which many luxurious homes in other districts cannot compete with. This flat in Repulse Bay Garden, spanning 2,049 s.f. (saleable area), boasts three bedrooms including two ensembles, two-and-a-half bathrooms, a combined living and dining room, a terrace, two maid's room, a utility room, a balcony and five car parks.

The balcony is spacious enough to accommodate an outdoor sofa for relaxation in close proximity to nature. Floor-to-ceiling sliding doors enable air and sunlight to enter the space, making the apartment an ideal place for living and relaxing.

淺水灣擁大自然的地形優勢，山邊的住宅往往可享遼闊海景，令該區的住宅獨一無二。此位於麗景園的單位，實用面積達2,049平方呎，提供三間睡房，包括兩間套房，同時有兩間半浴室、一個相連的客飯廳、一個平台、兩間家傭房、一個露台以及五個車位。

寬闊的露台有足夠空間擺放大型戶外梳化，令露台成為享受自然美景的好地方。另外，敞開落地玻璃門後，室外的新鮮空氣及陽光源源不斷地湧入，令人倍覺清新。

SALE
出售

Midlevels Central & West
中半山及西半山



Gramercy

西半山 臻環
38 Caine Road

Brand new apartment with open city view at convenient location
全新地標住宅，眺望開揚城市景致，交通便利，可租可售

GROSS AREA 911 s.f.

SALEABLE AREA 650 s.f.

OFFERED AT \$19,800,000 also for lease \$55,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 147636



Pearl Gardens

西半山 明珠臺
7 Conduit Road

High efficiency 4-bedroom apartment for sale at prime location

高實用率四房住宅，地段優越

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,900 s.f.

OFFERED AT \$35,800,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 28432



Glory Mansion

中半山 輝煌大廈
106-108 MacDonnell Road

3-bedroom apartment with green and city view at Midlevels Central
中半山三房單位，享翠綠及城市景，可租可售

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$36,800,000 also for lease \$90,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29619



Horizon Mansion

中半山 崇華大廈
102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony on fringe of CBD

品味裝修偌大住宅，連露台，鄰近商業中心區

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 148423



Po Garden

中半山 寶園
9 Brewin Path

Well decorated 3-bedroom apartment with greenery view close to Central
優質裝修三房單位，享翠綠景色，毗鄰中環

GROSS AREA 2,596 s.f.

SALEABLE AREA 1,943 s.f.

OFFERED AT \$46,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 109404



Tregunter Tower 3 中半山 地利根德閣3座

14 Tregunter Path

Sought after 4-bedroom apartment with spectacular harbour view on Lower Peak

受歡迎四房住宅，眺望壯麗海景

GROSS AREA 3,034 s.f.

SALEABLE AREA 2,429 s.f.

OFFERED AT \$76,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 162621





Garden Terrace 2 & 3

中半山 花園臺2 & 3座

8A Old Peak Road

Rare find 4-ensuite apartment with balcony on fringe of CBD

罕有四套房住宅，連露台，毗鄰商業中心區

GROSS AREA 3,002 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$82,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 163677



Kennedy Park at Central

中半山 君珀

4 Kennedy Road

Brand new apartment in prime location enjoys sweeping city view

中半山全新住宅，地段優越，坐擁遼闊城市景，可租可售

GROSS AREA 2,007 s.f.

SALEABLE AREA 1,487 s.f.

OFFERED AT \$85,000,000 also for lease \$100,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 157948



The Albany 中半山 雅賓利大廈

1 Albany Road

Prestigious apartment with superb facilities overlooking Zoological & Botanical Gardens

豪華尊貴住宅，享完善會所設施，俯瞰動植物公園美景

GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$99,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 37113



The Mayfair

中半山 梅道1號

1 May Road

Luxurious 4-bedroom harbour view apartment in prime location

豪華四房海景單位，地段優越

GROSS AREA 2,905 s.f.

SALEABLE AREA 2,215 s.f.

OFFERED AT \$120,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 12736



Grenville House 中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Well managed large apartment close to Central, can be sold via share transfer

管理完善偌大單位，毗鄰中環，可以轉讓公司股份形式買賣

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,073 s.f.

OFFERED AT \$120,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 43882



Century Tower 1

中半山 世紀大廈 1座

1 Tregunter Path

Unique 3-ensuite duplex unit with 3 car parks in prestigious location

獨特三套房複式單位，連三車位，地段尊貴

GROSS AREA 5,130 s.f.

SALEABLE AREA 4,166 s.f.

OFFERED AT \$250,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐



Moon Fair Mansion

東半山 滿輝大廈

11 Shiu Fai Terrace

Nicely decorated mid-rise flat with balcony and spacious layout
雅致裝修中密度住宅，連露台，間隔寬敞

GROSS AREA 1,047 s.f.

SALEABLE AREA 882 s.f.

OFFERED AT \$15,500,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 123694



Yukon Heights

東半山 煜康臺

21 Tai Hang Road

Penthouse flat with roof terrace on fringe of Causeway Bay

頂層單位連天台，毗鄰銅鑼灣

GROSS AREA 1,180 s.f.

SALEABLE AREA 1,001 s.f. (plus 901 s.f. roof)

OFFERED AT \$25,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 27108



9-9A Wang Fung Terrace

東半山 宏豐臺9-9A號

Low-rise penthouse with view of Hong Kong Stadium

低密度頂層單位，眺望香港大球場景致，可租可售

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,543 s.f.

OFFERED AT \$30,000,000 also for lease \$60,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 169274



The Leighton Hill 跑馬地 禮頓山

2B Broadwood Road

Deluxe 2-bedroom apartment with nice clubhouse facilities overlooking Happy Valley racecourse

豪華兩房單位，連優質會所設施，俯瞰跑馬地馬場景致

GROSS AREA 1,206 s.f.

SALEABLE AREA 924 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123431



New Haven Court

渣甸山 衛信道1-11號

1-11 Wilson Road

Spacious 3-bedroom low-rise apartment with green view at tranquil area

寬敞三房低密度住宅，坐擁翠綠景色，地段清幽恬靜

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,458 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 39344



Scenic Lodge

東半山 怡晴軒

6 Wang Fung Terrace

Spacious 3-bedroom apartment in prime location

寬敞三房單位，地段優越

GROSS AREA 2,480 s.f.

SALEABLE AREA 1,841 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 66911





Billows Villa

清水灣 浪濤苑

Hang Hau Wing Lung Road

Meticulously decorated garden townhouse in scenic neighbourhood
典雅裝修花園排屋，風光明媚



GROSS AREA 2,584 s.f.
SALEABLE AREA 1,818 s.f.
(plus 968 s.f. terrace and 670 s.f. roof)
OFFERED AT \$39,500,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 180921



Villa Pergola

清水灣 百高別墅

11 Pik Sha Road

Rare find waterfront townhouse in sought after location with large communal garden and pool
罕有海濱排屋，位處受歡迎地段，連偌大公共花園及游泳池



GROSS AREA 2,200 s.f.
SALEABLE AREA 1,706 s.f.
OFFERED AT \$62,800,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 70515



時尚優雅

Tasteful apartment
with modern design

Century Tower 2

世紀大廈 2座

1A Tregunter Path, Midlevels Central

中半山 地利根德里1A號



GROSS AREA 3,638 s.f.
SALEABLE AREA 2,792 s.f.

OFFERED AT \$119,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 104563



As one of the most prestigious residential areas in the city, Midlevels Central enjoys convenient access to major business and shopping districts on Hong Kong Island, as well as stunning harbour views. This spacious apartment, spanning 2,792 s.f. (saleable area), boasts four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a utility room and one covered car park.

The apartment has been meticulously designed and features excellent internal upkeep, with the owner incorporating plenty of art pieces into the interiors, making it a pleasant yet tasteful space for living.

A gym, outdoor swimming pool and children's playground are available in Century Tower 2.

中半山是本港其中一個最尊貴顯赫的住宅區，交通便利之餘，商業及購物區近在咫尺，更可享壯麗維港景色。此實用面積2,792平方呎的寬敞住宅，提供四間睡房，包括兩間套房，另有三間浴室、一個相連的客飯廳、一間家傭房、一間多用途房及一個有蓋車位。

此外，單位設計精緻，室內保養簇新，藝術品更為室內增添高雅脫俗的氛圍，環境怡人之餘不失優雅。

項目提供完善會所設施，包括健身室、戶外游泳池及兒童遊樂場。



Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey



Lucy SY Teo

"Joseph has great aesthetic taste and so very detailed oriented, his super swift responses give me a great sense of security that he will always be ready to help."

Peak road -contemporary classic



Behnaz & Idris

"We have worked with Joe on several projects and would happily work with him again. Every room is sophisticated yet cozy....he is a perfectionist but very easy to work with...."

Modern, vintage & mid-century.....



Behnaz & Idris

"Joseph was able to quickly home in on what was important to us, from functional to aesthetic. We are thrilled with the result as always!"

Crown moldings, paneled walls & parquet floor = Timeless grace



Jennifer & Mandan Fong

"We love your passion towards your work, your ideas are just awesome and I could never imagine my home will look like what it is now."

Magazine Gap road -pure elegance



Harry Đinh Khoan

"Before I met Joseph, people said my schedule was a "Mission Impossible", in fact, my place finished 1 week ahead and with meticulous finishes."

Repulse Bay road -les Français



Saleisha N. Boyd

"Joseph no doubt a design guru, highly efficient and very pragmatic man, we had easy interactions and rapports over the project."

Mt Kellet road -deja vu



© Dicky Liu



Alain Wong



Inspired by a book

A judge at Perspective's A&D Trophy Awards 2016, Alain Wong found his passion for interior design inside the covers of a book. Here, we talk with him about what keeps him motivated and what trends he sees coming for residential design in Hong Kong

TEXT:

Sophie Cullen

PHOTOGRAPHY:

© Dicky Liu and courtesy of COMODO Interior and Furniture Design

Alain Wong, founder of Hong Kong firm COMODO Interior and Furniture Design, has always been a music lover – in fact, it was when he was on a break from his job at a record store that he stumbled upon his present career path.

"One day, I was walking around Tsim Sha Tsui and there was this bookstore," he recalls. "I went in and saw some books about architecture and interior design that were really nice. I wanted to be able to design something like what I could see in the books, so I took a night-time interior design course while I was still working."

Wong, who was a judge at Perspective's A&D Trophy Awards 2016, continued his part-time studies for about a year and a half, and on completion found work at a small furniture design shop. During his time there, he took on the role of showroom designer, being given a budget to stage the interiors with props. He enjoyed the freedom he got at his job and was even allowed to hang some of his own artwork in the showroom, but eventually decided to leave and further his education.

He returned to San Francisco, where he had spent his youth, and studied an associate degree in architectural interiors at City College. Returning eventually to Hong Kong, Wong established a furniture design company with some peers before breaking out on his own to start COMODO Interior and Furniture Design in 2009.

Around 90 per cent of the projects that the 12-person firm



Clockwise from left

Wong believes that the key to a great interior is getting rid of clutter, as can be seen in this minimalist home. Sleek lines and a black and white colour palette were used throughout this sci-fi inspired office. Though he is no longer working in the music business, Wong houses his guitar collection at the firm's office in Hong Kong. As reflected in this project, Wong believes that the injection of signature pieces into a space can help add character to small Hong Kong homes. For this project at Greenville Gardens, the furniture selected in the house was chosen to directly express the lifestyle of the homeowner.



undertakes are residential, an area that the designer really enjoys working in. "I love residential because I can create something for a family that actually may help to change their lifestyle. Often, we will go into people's homes and it is very chaotic, but after we have finished they can enjoy their life more."

In terms of forecasting, Wong says that the trend in Hong Kong for minimalism will continue, largely due to the small spaces that most people live in, yet he doesn't think this means that interior spaces at home have to be boring. "Most of my projects are mid-range, and for those, most clients in Hong Kong prefer a homely, natural, minimal kind of environment," he explains.

"In the UK, for example, they have very big houses, so they can put a lot of art or bold furniture pieces in each space, but Hong Kong spaces are very small, so you need to keep it simple so that people feel more calm and relaxed in their home. You can still add character through special items, but it needs to be controlled."

The designer says that he is seeing spaces get even smaller in the region, as developers try to make apartments more affordable. Rather than working on increasing storage in these spaces, he believes that the most important thing that people can do is to get rid of unnecessary objects.

"Instead of designing more cabinets and hiding things, I think it's more important to declutter. You need to be able to throw stuff away.

Why don't people spend a little more money and get better quality chairs, furniture and light fixtures, so they can keep these pieces for generations? Even if you renovate your place, you can keep them, which is better for the environment too."

At the end of last year, COMODO launched its first monograph to celebrate seven years in the business. The book features projects with behind-the-scenes images to document the process from conception to delivery – Wong and his team believe it's the perfect way to share the memories of the work that has kept them busy all of this time.

"A few things have kept me going all these years. One of those is the clients and when they love the space, and the other thing that keeps me going is that I love to see the pictures of the final projects; I find those really motivating," he muses.

"In each project, you face a lot of problems which you need to solve, so when you see the outcome it reminds me of when I first saw that book and was inspired to get into the industry." ●

perspective

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





King's Court

山頂 龍庭

5 Mount Kellett Road

Rare find boutique 2-bedroom flat on The Peak

山頂罕有精品住宅，兩房間隔

GROSS AREA 1,260 s.f.

SALEABLE AREA To be confirmed

OFFERED AT \$60,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 12480



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Rare 3-bedroom apartment enjoying Repulse Bay Beach view

罕有三房單位，飽覽怡人淺水灣泳灘景色，可租可售

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$65,000 incl. also for sale \$45,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 33543



Shouson Garden

壽臣山 壽山花園

6A Shouson Hill Road

Spacious 3-bedroom apartment at prime location with green view

寬敞三房單位，地段優越，享翠綠景

GROSS AREA 1,876 s.f.

SALEABLE AREA 1,493 s.f.

OFFERED AT \$70,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 13671



La Mer

薄扶林 浪頤居

67-71 Bisney Road

Large 4-bedroom sea view apartment at Pokfulam waterfront

偌大四房海景單位，位處薄扶林海濱，可租可售

GROSS AREA 2,567 s.f.

SALEABLE AREA 1,821 s.f.

OFFERED AT \$85,000 incl. also for sale \$49,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 126784



Elite Villas

壽臣山 怡禮苑

22 Shouson Hill Road

Nicely decorated 3-bedroom low-rise flat in quiet neighbourhood

雅致裝修三房低密度單位，環境寧靜

GROSS AREA 1,871 s.f.

SALEABLE AREA 1,619 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 29338



12-14 Shouson Hill Road West

壽臣山 壽臣山道西12至14號

3-ensuite low-rise flat in tranquil location

三套房低密度單位，地段寧靜，可租可售

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,722 s.f.

OFFERED AT \$90,000 incl. also for sale \$48,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 106071





Haking Mansions

山頂 白加道43號
43 Barker Road

Tastefully decorated flat with stunning harbour view

品味裝修單位，享壯麗海景

GROSS AREA 1,946 s.f.

SALEABLE AREA 1,611 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 30354



The Carmina

深水灣 嘉名苑

7-9 Deep Water Bay Drive

Spacious 4-bedroom apartment with clubhouse facilities

寬敞四房單位，連優質會所設施

GROSS AREA 2,628 s.f.

SALEABLE AREA 2,075 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 100140



Coombe Road 山頂 甘道

Colonial low-rise apartment with ample outdoor space in tranquil and verdant neighbourhood

英式低密度單位，享充裕戶外空間，環境翠綠寧靜

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,935 s.f.

(plus balcony and 1,260 s.f. private roof)

OFFERED AT \$120,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 75604



49 Beach Road

淺水灣 海灘道49號

Beachside detached house in Repulse Bay with luxurious decorations

淺水灣海濱大屋，配以豪華裝修

GROSS AREA 3,500 s.f.

SALEABLE AREA 3,247 s.f. (plus 550 s.f. terrace)

OFFERED AT \$130,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 167307



Severn Eight

山頂 倚巒

8 Severn Road

Luxury townhouse on the Peak with bird's eye view of Victoria Harbour

山頂豪華排屋，鳥瞰維多利亞港美景，可租可售

GROSS AREA 3,330 s.f.

SALEABLE AREA 2,379 s.f. (plus 541 s.f. garden and 794 s.f. roof)

OFFERED AT \$220,000 incl. also for sale \$218,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 153307



Ocean Bay 春坎角 海天徑15-17號

15-17 Horizon Drive

Oceanfront 4-bedroom townhouse with private swimming pool

海濱四房排屋，連私家游泳池

GROSS AREA 3,690 s.f.

SALEABLE AREA 2,871 s.f.

(plus 2,354 s.f. garden and 624 s.f. roof)

OFFERED AT \$220,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 32738





Rocky Bank 深水灣 深水灣道6號

6 Deep Water Bay Road

Rare townhouse with lush green surrounding overlooking Deep Water Bay and golf club

環境茂綠罕有排屋，俯瞰深水灣及高爾夫球場景色

SALEABLE AREA 2,692 s.f. (plus 100 s.f. garden)

OFFERED AT \$230,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 14340



Circle Lodge

淺水灣 環翠園

79 Repulse Bay Road

Unique townhouse with nice decorations in Repulse Bay

淺水灣獨特排屋，連雅致裝修

GROSS AREA 4,000 s.f.

SALEABLE AREA 2,665 s.f. (plus 412 s.f. garden and 616 s.f. roof)

OFFERED AT \$238,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 17840



Chateau De Peak 山頂 顯峰居

8 Mount Kellett Road

Rarely available Peak garden house with tasteful decorations

罕有山頂花園大屋，配以品味裝修

GROSS AREA 3,477 s.f.

SALEABLE AREA 3,425 s.f.

(plus 3,867 s.f. garden and 1,091 s.f. roof)

OFFERED AT \$250,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 5623



2 Barker Road

山頂 白加道2號

5-bedroom garden house overlooking the Victoria Harbour

五房花園大屋，俯瞰維港美景

GROSS AREA 4,745 s.f.

SALEABLE AREA 3,042 s.f.

OFFERED AT \$250,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 46178



Stanley Mound Road

赤柱 赤柱崗道

Rare single house close to Stanley Main Beach

赤柱罕有獨立屋，毗鄰赤柱正灘

GROSS AREA 5,600 s.f.

SALEABLE AREA 3,638 s.f.

(plus 3,391 s.f. garden and 646 s.f. roof)

OFFERED AT \$300,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 3912



Deep Water Bay 深水灣

Top notch townhouse with 5 ensuite bedrooms and private garden

enjoying stunning sea view of Deep Water Bay

豪華五套房排屋，連私家花園，飽覽深水灣壯麗海景

GROSS AREA 7,260 s.f.

SALEABLE AREA 5,578 s.f.

(plus 2,396 s.f. garden, 154 s.f. terrace and 288 s.f. roof)

OFFERED AT \$498,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32942



香港 布力徑38號

38 Black's Link, Hong Kong

**Rarely available townhouse in
exclusive boutique development**



Rental:

\$418,000 per month (Exclusive)

Management Fee:
HK\$ 8,820 per month

Government Rates:
HK\$11,765 per month

Stunning views of Deep Water Bay golf club,
the beach and rolling hills

- Private terrace and well manicured landscaped garden
- Private Lift
- Outdoor swimming pool and tennis court



Layout

Saleable Area 4,780 sq. ft

5 Bedrooms including 3 Ensuites

4.5 Bathrooms

2 Family Rooms

Separated Living and Dining Rooms

3 Maid's Rooms

1 Utility Room

Lock-up Store Room

2 Covered Car Parks

Sole Agent 獨家代理

鍾小姐 Yuky Chung

Director (Hong Kong Market)

EA license no.: E-091742

Inquiries 查詢:

☎ 9011 5499 (Mobile)

yuky.chung@landscape-christies.com



Realty Garden

西半山 聯邦花園

41 Conduit Road

Harbour view flat at popular development with swimming pool

受歡迎住宅項目海景單位，連游泳池設施，可租可售

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,166 s.f.

OFFERED AT \$55,000 incl. also for sale \$25,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 71602



Pak Fai Mansion

中半山 百輝大廈

72 MacDonnell Road

Colonial style apartment with balcony enjoys open city view

英式住宅連露台，享開揚城市美景

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,215 s.f.

OFFERED AT \$56,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 15670



The Royal Court

中半山 帝景閣

3 Kennedy Road

Nicely fitted and equipped 3-bedroom flat with open city view

雅致裝修三房住宅，享開揚城市景

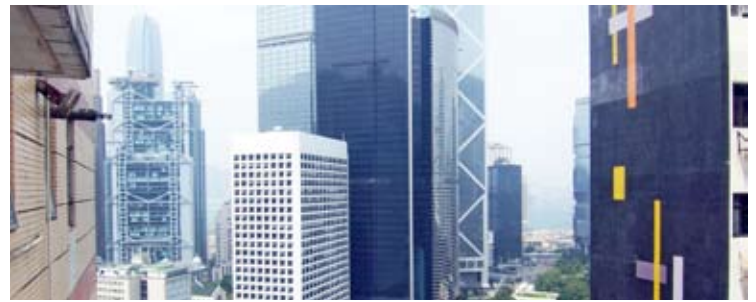
GROSS AREA 1,428 s.f.

SALEABLE AREA 1,107 s.f.

OFFERED AT \$60,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 112784



Kenville Building

中半山 甘苑

32 Kennedy Road

Conveniently located 3-bedroom city view flat close to Admiralty

交通便利三房單位，眺望城市景，毗鄰金鐘

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,540 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 37256



Pearl Gardens

中半山 明珠臺

7 Conduit Road

Nicely decorated 4-bedroom flat with balcony and spacious layout

雅致裝修四房住宅，連露台，間隔寬敞

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. 160170



Wing Hong Mansion

中半山 永康大廈

60-62 MacDonnell Road

Nicely renovated mid-rise flat with large private terrace on MacDonnell Road

雅致裝修中密度住宅，連偌大私家平台

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,353 s.f. (plus 1,880 s.f. terrace)

OFFERED AT \$88,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 35099





Silvercrest 中半山 聚安樓
24 MacDonnell Road
Spacious 4-bedroom apartment on
MacDonnell Road with easy access
to Central
寬敞四房單位，信步可達中環



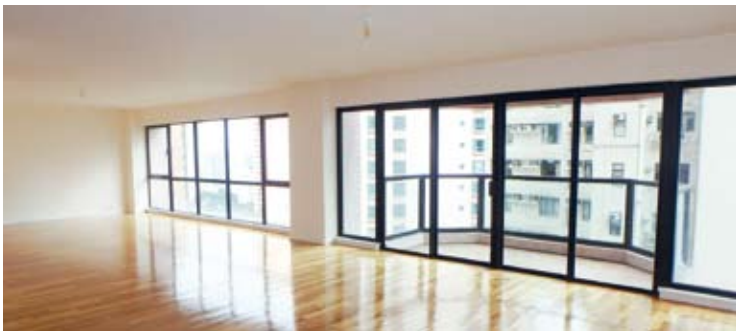
GROSS AREA 2,643 s.f.
SALEABLE AREA 2,082 s.f.
OFFERED AT \$90,000 incl.
INQUIRIES
6277 1295 Henry Chan 陳先生
SEARCH REFERENCE NO. 32915



May Tower 1
中半山 梅苑一座
7 May Road
Newly renovated 3-bedroom triplex
apartment with balcony in
prestigious location
全新裝修三層複式單位，三房間隔，
連露台，地段顯赫尊貴



GROSS AREA 2,850 s.f.
SALEABLE AREA 2,252 s.f.
OFFERED AT \$98,000 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 19400



Estoril Court
中半山 愛都大廈
55 Garden Road
Practical and spacious 4-bedroom
apartment on Garden Road close
to CBD
花園道寬敞實用單位，四房間隔，鄰近商業
中心區



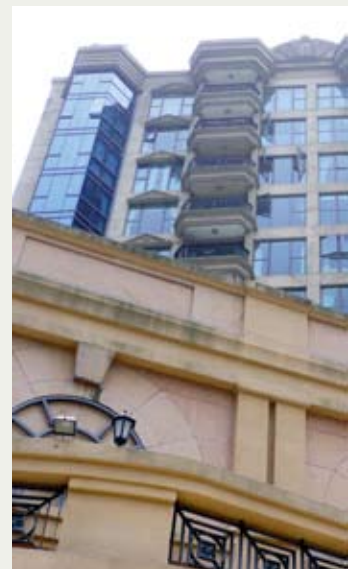
GROSS AREA 3,347 s.f.
SALEABLE AREA 2,888 s.f.
OFFERED AT \$98,000 excl.
INQUIRIES
9551 1077 Walker Lam 林先生
SEARCH REFERENCE NO. 5479



Haddon Court
西半山 海天閣
41C Conduit Road
Spacious 4-bedroom apartment
with new kitchen and appliances on
Conduit Road
偌大寬敞四房住宅，全新廚房及配備



GROSS AREA 2,850 s.f.
SALEABLE AREA 2,315 s.f.
OFFERED AT \$98,500 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 6053





Chung Tak Mansion

中半山 重德大廈

2 Magazine Gap Road

Large and spacious 4-bedroom flat
with brand new decorations

寬敞四房單位，配以全新裝修



GROSS AREA 2,864 s.f.

SALEABLE AREA 2,550 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 17313



Clovelly Court

中半山 嘉富麗苑

12 May Road

Large and practical 4-bedroom flat
with huge balcony and 2 car parks in
prime location

偌大實用四房單位，連大露台及兩車位，
地段優越



GROSS AREA 2,809 s.f.

SALEABLE AREA 2,348 s.f.

OFFERED AT \$129,000 incl.

INQUIRIES

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 1017



Pearl Gardens

西半山 明珠臺

7 Conduit Road

Tastefully designed and renovated
3-bedroom apartment with
practical layout

品味設計裝修三房單位，間隔實用，
可租可售



GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$138,000 incl.

also for sale Open Offer

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 171023



Branksome Grande

中半山 地利根德里3號

3 Tregunter Path

Newly renovated large apartment in
well managed development

全新裝修偌大住宅，項目管理完善



GROSS AREA 3,030 s.f.

SALEABLE AREA 2,357 s.f.

OFFERED AT \$137,000 excl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 15375





Smiley Court

跑馬地 怡苑

41 Blue Pool Road

Nicely renovated cozy apartment
at quiet yet easy access location
雅致裝修舒適住宅，地段清靜方便



GROSS AREA 1,200 s.f.

SALEABLE AREA 962 s.f.

OFFERED AT \$45,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 158144



Blue Pool Mansion

跑馬地 藍塘大廈

1-3 Blue Pool Road

Renovated 2-bedroom apartment
in Happy Valley

跑馬地新裝修單位，兩房間隔，可租可售



GROSS AREA 1,500 s.f.

SALEABLE AREA 1,071 s.f.

OFFERED AT \$50,000 incl.

also for sale \$18,500,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 151896



Goodview Garden

東半山 豐景台

24 Stubbs Road

Lovely 3-bedroom duplex with
private roof at quiet Tung Shan
Terrace

精品三房複式單位，連私家天台，
位處寧靜東山臺



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,512 s.f.

(plus 583 s.f. roof)

OFFERED AT \$63,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 48277



Greenville Gardens

東半山 嘉苑

16-17 Shiu Fai Terrace

High efficiency apartment with
balcony in tranquil and convenient
location

高實用率住宅，連露台，位處寧靜便利地段



GROSS AREA 1,462 s.f.

SALEABLE AREA 1,315 s.f.

OFFERED AT \$65,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 131125





12 Boyce Road

渣甸山 布思道12號

Unique low-rise with private terrace at quiet enclave

獨特低密度單位，連私家平台，地段寧靜



GROSS AREA 1,600 s.f.
SALEABLE AREA 1,217 s.f.

(plus 300 s.f. terrace)

OFFERED AT \$75,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 160053



Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

Huge 4-bedroom family apartment close to Causeway Bay

偌大四房家庭式住宅，毗鄰銅鑼灣



GROSS AREA 3,300 s.f.

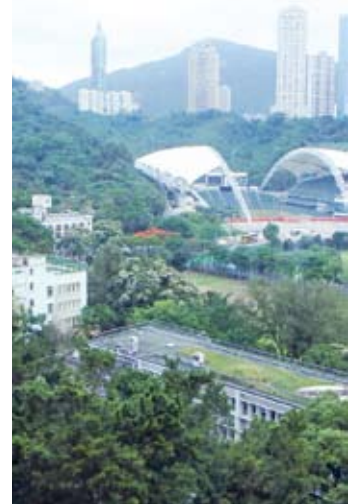
SALEABLE AREA 2,750 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 61946



The Hampton

跑馬地 藍塘道45號

45 Blue Pool Road

Designer decorated fully furnished luxury home at convenient location

設計師全新裝修豪華住宅，交通便利，可租可售



GROSS AREA 3,235 s.f.

SALEABLE AREA 2,531 s.f.

OFFERED AT \$125,000 incl.

also for sale \$95,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 159548



The Altitude

跑馬地 紀雲峰

20 Shan Kwong Road

Designer decorated spacious 2-ensuite apartment with easy access to local amenities and public transport

設計師裝修寬敞兩套房住宅，毗鄰商舖及公共交通工具，可租可售



GROSS AREA 1,923 s.f.

SALEABLE AREA 1,516 s.f.

OFFERED AT \$130,000 incl.

also for sale \$58,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 155994



Visit our Hong Kong Launch Exhibition at the Mandarin Oriental Hotel 22nd-23rd April

Attractive Promotional Offers Available



For the Young at Heart

Imagine a life where the living is easy, and every day ends with a tropical sunset. Welcome to Sunplay, The Heights Bangsaray, a new luxury community for the over 50's seeking a more active lifestyle. Located just 2 hours from Bangkok, The Heights features 70 spacious, contemporary apartments set amidst beautifully landscaped gardens and a private clubhouse offering a full range of active lifestyle options.

Contact us today and turn your dream of paradise into reality.

- Scenic ocean views
- Superbly equipped Sunplay Club
- Stylish contemporary units
- Fully fitted kitchens
- High-security environment
- World-class health care
- Easy transport links
- A perfect climate

PRICE FROM
HK\$2,200,000
(Baht 9,750,000)
Attractive Promotional Offers*

*Attractive Discounts & Special Offers:

- Special Payment Terms
- Thailand Elite long-stay visa service
- Golf Club Memberships at Siam Country Club
- Event registration Gifts
- Sunplay Club Memberships

BANGKOK



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E: grace@sunplay.asia

HONG KONG



Enquiries Hotline
T: +852 9010 7621
E: projects@landscape.com



www.Sunplay.asia

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SIMULATED GRAPHIC

The Heights Condominium



LIVING IN PARADISE NEEDN'T BE A DREAM

Ideally situated in a private gated development just 90-minutes' drive from Bangkok's Suvarnabhumi International Airport, The Heights Bangsaray is phase one of the stunning new Sunplay Bangsaray active lifestyle community - a 28-hectare residential estate that occupies a gently sloping hillside with panoramic views of the Gulf of Thailand.

Sunplay Bangsaray features 70 freehold condominiums, 50 pool villas, with over 50,000 square feet reserved for The Sunplay Club, an exclusive private residents' facility designed to offer a stylish, relaxing environment with an onsite deli and café, expansive pool and poolside bar, fine dining restaurant and well stocked wine cellar.



The Heights 2 Bedroom Suite Kitchen and Balcony



The Heights 2 Bedroom Suite Master Bedroom

THE HEIGHTS CONDOMINIUMS

Master-planned and designed by renowned Thai architects A49, The Heights Bangsaray is a collection of 70 one-, two- and three-bedroom condominiums offering generous layouts, top-quality finishes and branded fixtures and appliances. The units range from 968 to 4090 square feet and all feature spacious indoor living spaces and bedrooms with wide balconies opening onto superb views of the azure coastline.

The sleek modern interior designs at The Heights Condominiums blend with a contemporary tropical aesthetic to create luxurious homes with a strong sense of individuality. Comprehensive security, including uniformed guards and CCTV, ensures complete safety, while 24-hour medical call access adds peace of mind.

Sunplay Asia has received EIA approval and construction begins in Q2, 2017. The Heights Condominiums and The Sunplay Club are scheduled for completion in the second half of 2018. Prices range from HKD 2 million – HKD 7 million.

THE POOL VILLAS

The Pool Villas at Sunplay Bangsaray offer a choice of two- and three-bedroom configurations with some two-bedroom villas providing a study. All properties feature 12-metre private pools, which buyers have the option to extend, as well as garden roofs and deep, overhanging eaves to shade the properties from the tropical sun.

Generously sized plots include lush, tropical landscaped gardens and the simple yet sophisticated and sensitive architecture embraces and enhances the rich natural surroundings. The materials used to build the Pool Villas are largely natural and low maintenance with spaces flowing seamlessly from the inside to the exterior.

Sunplay Pool Villas appeal to buyers who appreciate intelligent design that does not require opulent materials to exude quality. The villas suit a range of lifestyle and investment needs, whether that means a comfortable permanent residence for European retirees, an upscale holiday home for regional expatriates, or a peaceful retreat for discerning Thai residents. Pool Villa prices start from HKD 3.5 million.

Sunplay Asia has partnered with Australian luxury specialists MacArthur Projects to develop Sunplay Bangsaray, a company known for its successful projects in the prestigious northern beach suburbs of Sydney, Australia. To complement the world-class properties and exceptional facilities, buyers can expect the highest level of professional property management.

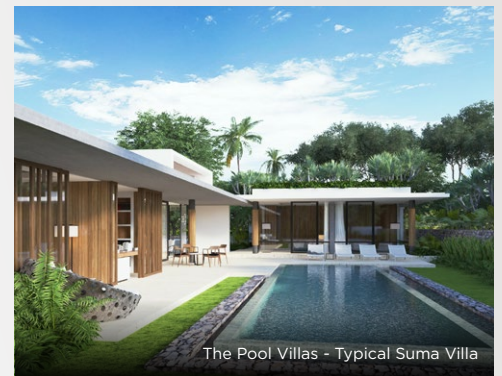
Sunplay Bangsaray is just 20-minutes from world-class golf, sailing, dining and medical amenities. Sunplay Asia's signature First Class Concierge will offer residents personalized access to a wide range of activities and area attractions.



The Pool Villas - Typical Divya Villa



The Pool Villas - Typical Sitara Villa



The Pool Villas - Typical Suma Villa

For more information, contact:
Grace in Bangkok
+6687 945 6321,
grace@sunplay.asia
Enquiries Hotline in Hong Kong
+852 9010 7621,
projects@landscape.com


SUNPLAY
BANGSARAY

www.Sunplay.asia

Prime en bloc retail/office investment fully let

Covent Garden WC2

- Prime Covent Garden location
- Freehold 4 storey corner bldg with retail on G/F + basement level and office on 3 upper floors
- Long let to renowned handbag design company with approx. 10 years unexpired
- Current total passing rent is £150,000 p.a.
- 優越Covent Garden中心地段
- 樓高四層轉角位永久業權大廈，首層是零售商舖，三層是辦公室
- 由著名手袋設計公司承租，擁約十年長約
- 年租金總收入150,000英鎊



Freehold title

GIA of 1,774 s.f.

Gross yield is 3.33%

Circa £4.5M - £5.0M

Prime en bloc retail investment entirely let to world famous fashion designer

Covent Garden WC2

- Subject property is on two floors ie G/F and basement level and entirely let to world famous international fashion designer
- Location is patronized by other fashion brands such as Ted Baker, Kate Spade and Paul Smith
- Current passing rent is £166,500 p.a.
- 此物業的首層及地庫由世界頂級國際時裝設計師承租
- 地段優越，毗鄰眾多名店，如Ted Baker、Kate Spade及Paul Smith
- 年租金收入166,500英鎊



Freehold title

NIA of 2,329 s.f.

Circa £6.0M - £6.6M

Super prime en bloc retail/office/residential investment on unrivalled location close to High Street Kensington tube station

Kensington High Street, Kensington W8

- Corner bldg located on Kensington High Street adjacent to the former Barkers Dept Store bldg., a premier retail destination
- Retail floors majority let to major High Street UK bank and with office floors entirely let to international language school. Two residential units on top floor
- Total passing rent of £642,756 p.a.
- 位處Kensington High Street轉角位大廈，毗鄰前Barkers百貨公司，屬尊貴零售地段
- 零售部分由銀行承租，辦公室樓層由國際語言學校承租，頂層則是兩個住宅單位
- 年租金總收入642,756英鎊



Freehold title

NIA of 16,800 s.f.

Circa £25M

Prime en bloc retail/office mixed use bldg with respectable yield

Mayfair W1

- Subject bldg is located within 100 metres from Regent Street and provides direct linkage also to New Bond Street
- Completed in 2006
- Office floors let on FRI basis to 3 corporate tenants. Retail floors let to nationwide bookmaker plus 2 other retail tenants.
- Current passing rent is £2,516,889 p.a.
- 距離Regent Street僅100米的大廈，可直接通往New Bond Street
- 建於2006年
- 辦公室由三個企業租戶以FRI形式承租，零售商舖由全國性賭波集團承租，只有兩個租戶
- 年租金收入2,516,889英鎊



Freehold title

GIA of 31,746 s.f.

Gross yield of 3.56%

Circa £70M - £77M

Extremely rare super prime en bloc retail/office bldg

New Bond Street, Mayfair W1

- Subject bldg is a 5 storey modern bldg entirely let to an international renowned fashion label and is their flagship store in the UK with 24 years unexpired
- Current passing rent is £2.6 Million p.a. with guaranteed minimum uplift of not less than £3.0 Million p.a. by May 2021 and with rent reviews every 5 years
- 樓高五層時尚大廈，由國際著名時裝品牌旗艦店承租，擁24年長租約
- 年租金收入2.6百萬英鎊，2021年5月前租金可保證上調至不少於3.0百萬英鎊，租金每五年可向上調整



Approx. 900 years leasehold title

NIA of 14,296 s.f.

Circa £121M - £133M

En bloc office bldg in London's tech city with good immediate yield

Silicon Roundabout EC1

- Subject property is a 5 storey bldg and was refurbished in 2014
- Located in the heart of London's Tech City close to Silicon Roundabout and Old Street Station
- Multi-let to 5 tenants
- Planning permission in place to add a 6th floor
- 2014年翻新的樓高五層大廈
- 鄰近Silicon Roundabout及Old Street地鐵站的，位處倫敦市Tech City中心區
- 分別由五個租戶承租
- 已取得城規批准，可增建六樓



Freehold title

GIA 26,738 s.f.

Gross yield is 4.88%

Circa £24.5M - £27M

En bloc commercial bldg with planning consent in place to convert uppers to residential use

St. James's SW1

- Subject property is an existing office bldg with planning consent in place to convert to 6 self contained residential units on upper floors with retail on lower floors
- Vacant possession could be obtained by June 2017
- 此物業是一辦公室大廈，已取得城規批准可改建上層成六個住宅單位，下層則是零售商舖
- 2017年6月可交吉出售



Freehold title

NIA of 8,993 s.f. with planning to extend to NIA of 12,000 s.f.
Circa £17M - £20M

Super prime en bloc commercial bldg within 120 metres from Bank station

Bank, The City EC2

- Subject property is a corner bldg and approx. 120 metres from Bank station and 450 metres from St. Paul's Cathedral
- Completed in 2008
- Current passing rent of approx. £4,820,000 p.a.
- Entirely let to listed company on London Stock Exchange with 7.5 years to breaks. 9.75 years to expiry
- 距離Bank地鐵站僅120米及St. Paul's Cathedral僅450米的轉角位大廈
- 建於2008年
- 年租金收入約4,820,000英鎊
- 由倫敦交易所上市公司承租



Freehold title

75,087 s.f.
NIY 4.25%
Circa £106.2M - £117M

Prestigious en bloc office investment located in heart of St. James's

St James's SW1

- Subject property is a 9 storey bldg with basement and was comprehensively refurbished to International Grade A standard
- Located on one of the most desirable civic squares in the heart of the opulent St. James's district of London
- Multi-let to 10 corporate tenants
- Current passing rent is £5,443,765 p.a.
- 樓高九層大廈，連地庫，現已翻新成甲級寫字樓標準
- 位處倫敦市中心St. James's civic squares的優越地段
- 由10個企業租戶承租
- 年租金收入5,443,765英鎊



Freehold title

GIA of 51,747 s.f.
NIY of 4.02%
Circa £133M - £146M

Super prime en bloc commercial investment with good yield

The City EC3

- Subject property was totally rebuilt behind retained façade in 2014
- Subject commercial investment within 100 metres from Bank of England and Bank tube station in the core of The City
- Multi let with 60% of space let to renowned insurance brokerage with 10 years unexpired
- 物業於2014年全面翻新
- 位於市中心地段，此商業大廈距離英倫銀行及Bank地鐵站僅100米
- 60%樓面由著名保險公司承租，擁10年租約



Freehold title

GIA of 92,254 s.f.
NIA of 4.0%
Circa £123.6M - £136M

Fully let en bloc residential bldg. with good yield

Suginami, Tokyo 東京 杉並區

- Subject bldg is a 2 storey wooden structure which comprised 8 residential units
- Completed in July 2016
- 8 min walking distance to Ogikubo station of Chuo Hon Line and also 8 min walking distance to Marunouchi Line
- 樓高兩層の木製結構建築，共8個住宅單位
- 建於2016年7月
- 距離中央本線及丸之內線的荻窪站僅8分鐘步程



Freehold title

Total internal area is 119.56 sq.m.

Gross Yield is 5.49%

JPY 117M including consumption tax (approx. HK\$7.8M incl. tax)

En bloc retail bldg in Jingumae

Jingumae, Shibuya-Ku, Tokyo 東京 涉谷區 神宮前

- Subject retail bldg is a 3 storey wooden structure and comprises a total of 3 units, 2 out of 3 units are occupied now
- Completed in October 2014
- 7 min walking distance to Harajuku Station of JR Yamanote Line and to Omotesando Station of Chiyoda Line. 3 min walking distance to Meiji Jingumae stations of Chiyoda Line
- 樓高三層の木製結構建築零售大廈，共有3個單位，其中2個現已租出
- 建於2014年10月
- 距離JR山手線的原宿站和千代田線的表參道站僅7分鐘步程，千代田線的表明治神宮前站僅3分鐘步程



Freehold title

Total internal area of 79.2 sq.m.

Gross immediate yield of 3.33%

Reversionary yield of 5% if fully leased

JPY 180M including consumption tax (approx. HK\$12M incl. tax)

Prime en bloc residential bldg

Shijuku, Shinjuku-Ku, Tokyo 東京 新宿區 新宿

- Subject bldg is a 6 storey reinforced concrete bldg. comprising a total of 15 residential units, completed in May 2005
- 4 min walking distance to Shinjuku 3 chome station of Fukutoshin Line and 8 min walking distance to Shinjuku Gyoenmae station of Marunochi Line and 11 min walking distance to Higashi Shinjuku Station of Toei Oedo Line
- 建於2005年5月，樓高六層的鋼筋混凝土建築大廈，共15個住宅單位
- 距離副都心線的新宿三丁目站僅4分鐘步程，丸之內線的新宿御苑站僅8分鐘步程，都營地下鐵大江戶線的東新宿站僅11分鐘步程



Freehold title

Land area of 148.75 sq.m.

Internal area of 414.98 sq.m.

Gross immediate yield of 3.79%

Reversionary gross yield of 4.3%

if fully leased up

JPY 448M including consumption tax (approx. HK\$29.9M incl. tax)

Fully let en Bloc commercial bldg in central Tokyo with good immediate yield

Chuo-Ku, Tokyo 東京 中央區

- Subject bldg is a 9 storey bldg in a steel structure bldg. comprising a total of 9 units
- Completed in August 1991
- 5 min walking distance to Hamacho Station of Toei Shinjuku Line
- 樓高九層的鋼鐵建築大廈，共有9個單位
- 建於1991年8月
- 距離都營地下鐵新宿線濱町站僅5分鐘步程



Freehold title

Site area is 110.87 sq.m.

Internal Area is 762.64 sq.m.

Gross Immediate yield is 5.0%

JPY 568M including consumption tax (approx. HK\$37.86M incl. tax)

Mixed use commercial bldg in Daikanyama with good yield if fully leased up

Daikanyama, Shibuya-Ku, Tokyo 東京 涉谷區 代官山

- Subject bldg is a reinforced concrete retail/residential bldg comprising a total of 11 units, 9 of which are leased up, completed in April 1987
- Current passing rent is JPY 23,323,500 p.a.
- 3 min walking distance to Daikanyama Station of Toyoko Line and 7 min walking distance to Ebisu Station of JR Yamanote Line
- 建於1987年4月，此鋼筋混凝土零售住宅混合大廈共有11個單位，其中9個現已租出
- 年租金收入23,323,500日元
- 距離東橫線的代官山站僅3分鐘步程，JR山手線的惠比壽站僅7分鐘步程



Freehold title

Site area is 136.77 sq.m.

Internal area is 417.12 sq.m.

Gross immediate yield is 4.1%

Reversionary gross yield if fully leased up is 5.31%

JPY 570M including consumption tax (approx. HK\$38M incl. tax)

Fully let en bloc clinic bldg in central Tokyo

Motoazabu, Minato-Ku, Tokyo 東京 港區 元麻布

- Subject bldg is a 3 storey reinforced clinical bldg which is entirely let to one tenant, completed in March 2002
- Current passing rent is JPY 24M p.a.
- 7 min walking distance to Roppongi Station of Hibiya Line and 10 min walking distance to Azabujuban Station of Toei Oedo Line
- 建於2002年3月，此樓高三層的醫療診所現由一個獨立租戶承租
- 年租金收入2400萬日元
- 距離日比谷線的六本木站僅7分鐘步程，都營地下鐵大江戶線的麻布十番站10分鐘步程



Freehold title

Site area is 231.42 sq.m.

Internal area is 359.94 sq.m.

Gross immediate yield is 4.3%

JPY 558M (approx. HK\$37.2M)

上環矜罕全層商貿空間

Nam Wo Hong Building 南和行大廈



- 1 戰略要塞 – 距離上環或西營盤港鐵站僅5分鐘步程, 8分鐘步程則可抵達信德中心及港澳碼頭, 交通四通八達
- 2 交通樞紐 – 經西區海底隧道連接西九龍商貿區、香港機場及中國關口, 公共交通網絡配套完善
- 3 設施齊全 – 毗鄰眾多社區設施, 銀行、酒店及餐廳一應俱全

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