

The Key

SELECT DELUXE HOMES

太宅®

VOLUME 116 | August 2014

AN ACE OF TASTE

至尊氣派

FEATURE

Living Your dream
夢想成真

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

cierre[®]
living in leather

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HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

If you would like to see your property listed in The Key in the next issue, you may call Loretta Lui at 3102 4818 or visit us at www.landscape-christies.com/sell_let. 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



隔絕煩囂

Windows on the world

In the last 15 to 20 years, the number of new towns which have sprung up across Hong Kong have increased significantly, driven largely by the territory's soaring population.

The desire to live a more exciting, cosmopolitan lifestyle and the convenience of living close to work are also factors, but one of the disadvantages to overcome is noise from traffic and neighbours.

Windows contribute significantly to effective sound-proofing, with a range of options available to help with energy efficiency and sound protection of up to 45 decibels — the cost of replacing standard windows is easily recouped, and will add value to your property.

在過去15至20年間，香港的人口數目飛升，令新市鎮有如雨後春筍般湧現，發展一日千里。

此外，市民冀望住所能靠近工作地點，嚮往多姿多采的國際化生活，皆為新市鎮發展蓬勃的主因。然而，這亦衍生了來自交通和鄰舍的噪音問題。

窗戶對住所隔音有舉足輕重的影響，市面上亦有多元的選擇，既可提高居室的能源效益，亦可隔絕45分貝以下的聲音；而替換一般窗戶所需的成本並不高昂，更有助提升住所的價值。

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至尊氣派 AN ACE OF TASTE

Situated in a quiet, green enclave in Pokfulam, this tastefully decorated 3,645 s.f. (saleable) residence offers a spacious living space with classy interior scheme and open views over lush, verdant foliage.

With ample space, dashes of charming colours and a wide array of materials and textures, this elegant apartment offers six bedrooms (four ensuite), separate living and dining rooms, a family room, a fully-fitted kitchen, bathrooms, two maid's rooms, a utility room and a generous balcony.

Available for purchase at HK\$68 million, this serene private residence is close to the University of Hong Kong and well served by a minibus service to downtown Central. Bus stops can be found on main roads nearby, while residents can conveniently access facilities in Cyberport, including a supermarket, restaurants and a cinema.

這格調高雅的單位位處優悠清靜的薄扶林區，實用面積3645平方呎，空間寬敞，裝潢雅致，加上坐擁翠綠景致，顯得氣派十足。

單位設計開揚，用料變化多端，觸感豐盈，加上悅目的色調配搭，予人雍容爾雅的氣氛。全屋設有六間睡房，其中四間為套房；另有獨立的客廳和飯廳、家庭廳、設備齊全的廚房、浴室、兩間家傭房、多用途室及偌大的陽台。

金碧花園鄰近香港大學，環境清幽，區內有專線小巴來往中區，大路的巴士站亦近在咫尺。住戶亦可輕鬆到達數碼港，享用超級市場、餐廳及電影院等商場設施。單位現售6800萬港元。



Consort Garden

金碧花園

22-24 Consort Rise, Pokfulam

薄扶林 金粟街22-24號

GROSS AREA 4,400 s.f.

SALEABLE AREA 3,645 s.f.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 99333





Greenery Garden

薄扶林 怡林閣

2A Mount Davis Road

Rare find duplex apartment with balcony and private roof terrace offering unobstructed sea view
罕有複式住宅，連露台及私家天台，飽覽遼闊海景



GROSS AREA 3,285 s.f.
SALEABLE AREA 2,305 s.f.
(plus 326 s.f. terrace and 588 s.f. roof)
OFFERED AT \$39,000,000
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 43737



Woodgreen Estate

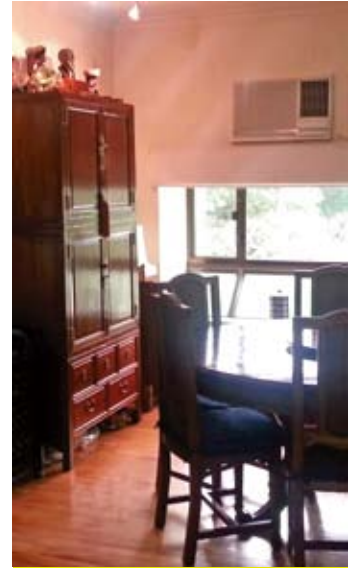
壽臣山 木苑

5 Shouson Hill Road

Bright and airy 4-bedroom low-rise flat with greenery views
光猛通風低密度單位，四房間隔，坐擁翠綠景色



GROSS AREA 2,200 s.f.
SALEABLE AREA 1,638 s.f.
OFFERED AT \$39,900,000
INQUIRIES
9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 40861



Ridge Court

淺水灣 冠園

21A-21D Repulse Bay Road

Well renovated 3-bedroom colonial style apartment with balcony enjoying beautiful views
優質裝修三房英式單位，連露台，享優美景色



GROSS AREA 2,300 s.f.
SALEABLE AREA 1,780 s.f.
OFFERED AT \$45,000,000
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 11710



Woodbury Court

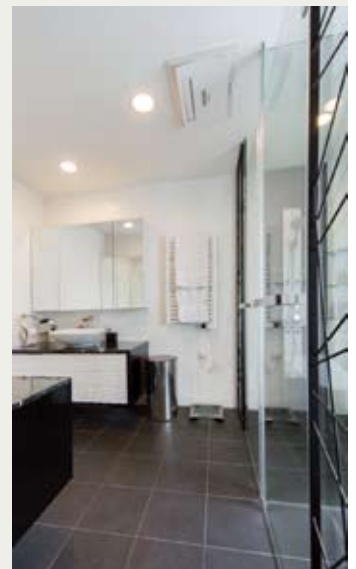
薄扶林 嘉林閣

137 Pok Fu Lam Road

High efficiency sea view apartment with modern decorations in Pokfulam
高實用率海景單位，配以時尚特色裝修，可租可售



GROSS AREA 2,536 s.f.
SALEABLE AREA 2,307 s.f.
OFFERED AT \$53,000,000
also for lease \$120,000 excl.
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 38830





Stewart Terrace

山頂 史釗域臺

81-95 Peak Road

Well decorated colonial low-rise with swimming pool on The Peak

優質英式住宅，密度低，連游泳池，可租可售



GROSS AREA 3,077 s.f.

SALEABLE AREA 2,377 s.f.

OFFERED AT \$63,000,000

also for lease \$85,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 113372



La Hacienda

山頂 加列山道29-33號

29-33 Mount Kellett Road

Highly sought after colonial apartment with tasteful decorations

受歡迎英式住宅，配以品味裝修



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,512 s.f.

OFFERED AT \$69,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 79208



Monte Verde

淺水灣 南山別墅

41 Repulse Bay Road

Popular 4-bedroom sea view apartment overlooking Deep Water Bay

受歡迎海景四房住宅，飽覽深水灣美景，可租可售



GROSS AREA 2,400 s.f.

SALEABLE AREA 1,961 s.f.

OFFERED AT \$72,000,000

also for lease \$130,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 127523



1 Shouson Hill Road East

壽臣山 壽臣山道東1號

Luxurious modern townhouse with private roof terrace at serene location

豪華時尚排屋，連私家天台平台，可租可售



GROSS AREA 4,062 s.f.

SALEABLE AREA 2,657 s.f.

(plus 407 s.f. garden and 629 s.f. roof)

OFFERED AT \$168,000,000

also for lease \$180,000 excl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 135723





Stanley Crest

赤柱 赤柱灘道5號

5 Stanley Beach Road

Unique waterfront townhouse with panoramic sea view

獨特海濱排屋，飽覽全海景，可租可售



GROSS AREA 3,894 s.f.

SALEABLE AREA 2,836 s.f.

(plus 920 s.f. garden, 436 s.f. terrace and 666 s.f. roof)

OFFERED AT \$180,000,000

also for lease \$300,000 excl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 123699



Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

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

山頂罕有排屋，連寬敞花園，享南中國海美景，可租可售



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,903 s.f.

OFFERED AT 188,000,000

also for lease \$198,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 123096



Kelletteria

山頂 加列山道71號

71 Mount Kellett Road

Prestigious townhouse with private swimming pool and ample alfresco spaces

山頂著名排屋，連私家游泳池，戶外空間充裕，可租可售



GROSS AREA 3,198 s.f.

SALEABLE AREA 2,364 s.f.

(plus 1,113 s.f. garden, 169 s.f. terrace and 915 s.f. roof)

OFFERED AT \$230,000,000

also for lease \$220,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 29979



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

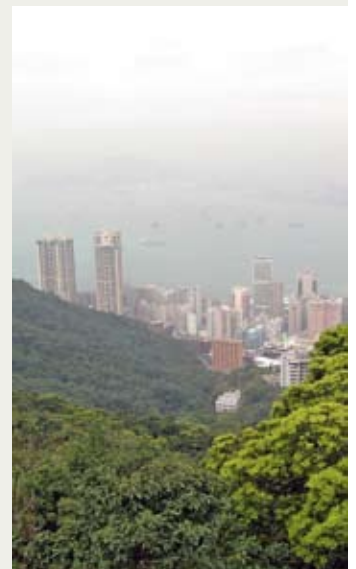
Site Area approx. 11,000 s.f.

地盤面積約 11,000平方呎

OFFERED AT Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生



Midlevels Central & West SALE

中半山及西半山 出售



Medallion Heights 西半山 金微閣

45 Conduit Road

Practical 3-bedroom apartment close to Midlevels escalators with open view

實用三房單位，享開揚景致，鄰近半山行人扶手電梯

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,640 s.f.

OFFERED AT \$28,500,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 127518



Estella Court 中半山 香海大廈

70 MacDonnell Road

Well decorated colonial low-rise apartment with balcony on convenient MacDonnell Road

優質裝修英式住宅，密度低，連露台，位於交通便利的麥當奴道

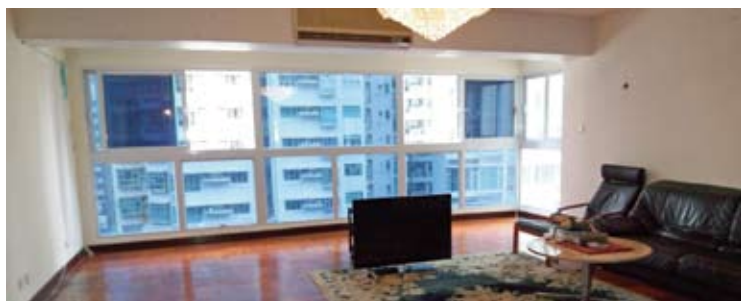
GROSS AREA 2,000 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 134998



Elegant Garden

西半山 美景臺

11 Conduit Road

4-bedroom apartment with open view close to Midlevels escalators

四房開揚景住宅，毗鄰半山行人扶手電梯

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,310 s.f.

OFFERED AT \$38,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 20036



Park Mansions

中半山 百年順大廈

27-29 MacDonnell Road

4-bedroom apartment with practical layout close to CBD

間隔實用四房單位，鄰近商業中心區，可租可售

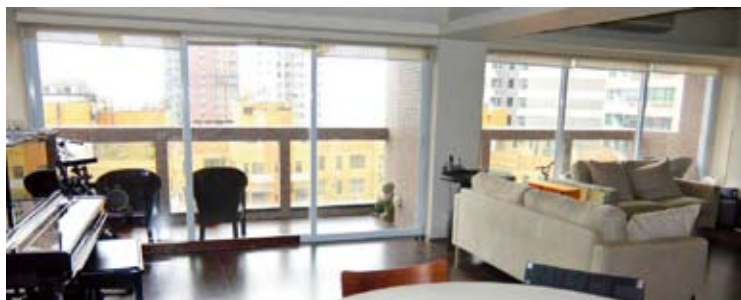
GROSS AREA 2,013 s.f.

SALEABLE AREA 1,723 s.f.

OFFERED AT \$40,000,000 also for lease \$80,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 18173



Realty Garden 西半山 聯邦花園

41 Conduit Road

Unique high-efficiency combined unit with 5 bedrooms and good-sized balcony

獨特相連五房住宅，實用率高，連實用露台

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,331 s.f.

OFFERED AT \$41,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 47494



Tregunter Tower 2

中半山 地利根德閣 2座

14 Tregunter Path

Spacious apartment with balcony and superb clubhouse facilities

中半山寬敞住宅，連露台，享豪華會所設施，可租可售

GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$42,700,000 also for lease \$88,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 103089





Azura
西半山 蔚然
2A Seymour Road
Harbour view 3-bedroom high-rise
with nice clubhouse facilities in
Midlevels West
三房海景高層單位，連優質會所設施



GROSS AREA 1,665 s.f.
SALEABLE AREA 1,292 s.f.
OFFERED AT \$45,000,000
INQUIRIES
9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 159160



Regent On The Park
中半山 御花園
9A Kennedy Road
Conveniently located apartment
with indoor pool and tennis courts
交通方便住宅，屋苑設室內游泳池及網球場，可租可售



GROSS AREA 2,720 s.f.
SALEABLE AREA 2,072 s.f.
OFFERED AT \$56,000,000
also for lease \$98,000 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 108993



Garden Terrace
中半山 花園臺
8A Old Peak Road
Newly refurbished 4-ensuite
apartment at prime location on
fringe of CBD
全新裝修四套房住宅，地段優越，毗鄰商業中心區



GROSS AREA 3,319 s.f.
SALEABLE AREA 2,828 s.f.
OFFERED AT \$85,000,000
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 17893



The Albany 中半山 雅賓利大廈
1 Albany Road
Tastefully decorated and furnished
apartment on fringe of CBD
enjoying harbour, greenery and
city views
品味裝修住宅，鄰近商業中心區，享海港、茂綠及城市景致，可租可售



GROSS AREA 2,546 s.f.
SALEABLE AREA 1,948 s.f.
OFFERED AT \$95,000,000
also for lease \$140,000 excl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 148470



Midlevels East & Happy Valley SALE

東半山及跑馬地 出售



Broom Garden

跑馬地 蟠龍苑

1 Broom Road

Low-rise 2-bedroom apartment with roof in Happy Valley

兩房低密度單位，連天台



GROSS AREA 716 s.f.

SALEABLE AREA 515 s.f.

(plus 625 s.f. roof)

OFFERED AT \$11,500,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 125649



Richery Garden

東半山 德信花園

19 Tung Shan Terrace

Well decorated boutique low-rise in quiet environment at Tung Shan Terrace

優質低密度住宅，裝修雅致，環境寧靜，可租可售



GROSS AREA 1,181 s.f.

SALEABLE AREA 940 s.f.

OFFERED AT \$13,500,000

also for lease \$38,500 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 106436



Yukon Heights

東半山 煜康臺

21 Tai Hang Road

Cozy 2-bedroom apartment in convenient location

舒適兩房單位，交通方便



GROSS AREA 1,180 s.f.

SALEABLE AREA 1,001 s.f.

OFFERED AT \$17,500,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 144680



Winfield Gardens

跑馬地 永富苑

34-40 Shan Kwong Road

Practical 3-bedroom apartment with open and green view at Happy Valley

實用三房單位，眺望開揚翠綠景致



GROSS AREA 1,500 s.f.

SALEABLE AREA 1,169 s.f.

OFFERED AT \$19,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 89583





15-21 Broom Road

跑馬地 蟠盧

Colonial low-rise apartment located at a quiet location of Happy Valley
英式低密度住宅，位處寧靜地段



GROSS AREA 1,300 s.f.
SALEABLE AREA 1,037 s.f.
OFFERED AT \$20,000,000
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 67815



Park Garden

東半山 柏園

6 Tai Hang Drive
Spacious 3-bedroom apartment with city view at Midlevels East
偌大三房住宅，享城市景致



GROSS AREA 1,450 s.f.
SALEABLE AREA 1,132 s.f.
OFFERED AT \$21,800,000
INQUIRIES
9551 1077 Walker Lam 林先生
SEARCH REFERENCE NO. 54474



Fine Mansion

東半山 豐寧大廈

32-40 Village Road
Practical 3-bedroom apartment in a convenient location of Happy Valley
實用三房住宅，地點方便



GROSS AREA 1,600 s.f.
SALEABLE AREA 1,342 s.f.
OFFERED AT \$23,000,000
INQUIRIES 9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 101933



Bellevue Heights

東半山 碧蘭閣

8 Tai Hang Drive
Rare 4-bedroom flat convenient spot at Jardine's Lookout
罕有四房單位，交通便利



GROSS AREA 1,650 s.f.
SALEABLE AREA 1,255 s.f.
OFFERED AT \$23,500,000
INQUIRIES
6258 8847 Anthea Ngai 魏小姐
SEARCH REFERENCE NO. 25661



Midlevels East & Happy Valley SALE

東半山及跑馬地 出售



21-25 Green Lane

跑馬地 箕璉坊21-25 號

3-bedroom apartment with balcony and greenery view at Happy Valley 三房住宅連露台，享茂綠景色



GROSS AREA 1,600 s.f.
SALEABLE AREA 1,290 s.f.
OFFERED AT \$26,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 109699



Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Well appointed 3-bedroom apartment with greenery view at an upscale location 設備完善三房住宅，享翠綠景色，位處尊貴地段



GROSS AREA 1,750 s.f.
SALEABLE AREA 1,525 s.f.
OFFERED AT \$28,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 127520



Winfield Building

跑馬地 雲暉大廈

5 Ventris Road

Nicely decorated 3-bedroom apartment with balcony enjoying racecourse view

雅致裝修三房單位，連露台，享馬場景，可租可售



GROSS AREA 1,597 s.f.
SALEABLE AREA 1,304 s.f.
OFFERED AT \$30,900,000

also for lease \$72,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 39233



Antonia House

跑馬地 蟠龍道4-12號

4-12 Broom Road

Charming low-rise apartment with 3 bedrooms and spacious private roof terrace enjoying open view 迷人低密度三房單位，連私家天台，飽覽開揚景色



GROSS AREA 2,400 s.f.
SALEABLE AREA 1,897 s.f.
(plus 2,000 s.f. roof)

OFFERED AT \$42,800,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 49744





Ventris Place

跑馬地 雲地利台

19-23 Ventris Road

Rare 4-bedroom flat with facilities in convenient location of Happy Valley

罕有四房單位，連設施，地點方便，可租可售



GROSS AREA 2,121 s.f.

SALEABLE AREA 1,863 s.f.

OFFERED AT \$43,000,000

also for lease \$85,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 104217



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

High efficiency 4-bedroom apartment at prime location overlooking the racecourse

高實用率四房住宅，地段優越，坐擁馬場景



GROSS AREA 2,300 s.f.

SALEABLE AREA 2,090 s.f.

OFFERED AT \$50,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 38459



Unique Villa

跑馬地 友園

10 Holly Road

Colonial mid-rise flat decorated in contemporary style with internal access to spacious private roof

英式中密度住宅，配以時尚裝修，設室內內置樓梯往偌大私家天台



GROSS AREA 2,500 s.f.

SALEABLE AREA 2,266 s.f.

(plus 1,940 s.f. roof)

OFFERED AT \$53,880,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 133305



Trafalgar Court

東半山 大寶閣

70 Tai Hang Road

5-bedroom large apartment in efficient layout with harbour view

五房寬敞單位，間隔實用，享海景



GROSS AREA 3,008 s.f.

SALEABLE AREA 2,465 s.f.

OFFERED AT \$80,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 21247





Woodland Heights

東半山 怡園

2A-2F Wong Nai Chung Gap Road
Luxurious penthouse with private roof terrace accessed via internal stairs
豪華頂層單位，連室內內置樓梯往私家天台，可租可售



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,547 s.f.
(plus 2,000 s.f. roof)
OFFERED AT \$100,000,000
also for lease \$180,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 38337



現代魅力 Modern charm

Nicholson Tower

蔚豪苑
8 Wong Nai Chung Gap Road,
Midlevels East

東半山 黃泥涌峽道8號

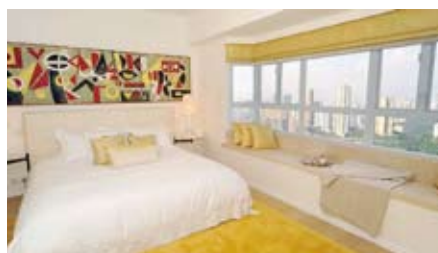
GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$53,000,000 also for lease \$100,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 158895

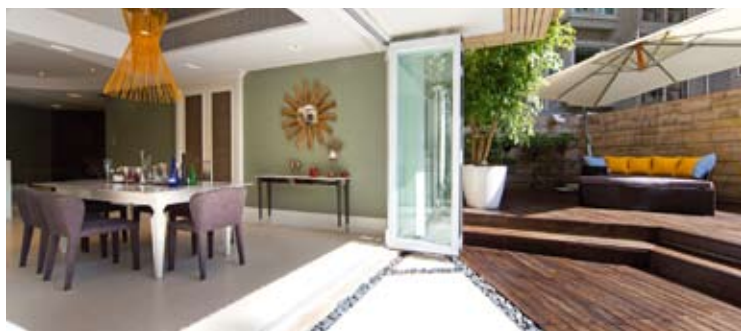


Set against Mount Nicholson, this 1,638 s.f. (saleable) contemporary residence features sweeping views over the harbour and the city skyline. The apartment includes four bedrooms (one ensuite), a combined living and dining room, a fully-fitted kitchen, a guest bathroom, a maid's room, a balcony and a covered car park.

With close proximity to the Hong Kong Cricket Club and Hong Kong Tennis Centre, the residence is only a short drive away from Central and Causeway Bay. Residents also enjoy extensive bus and mini-bus services in the area.

這單位背靠嘉歌信山，實用面積1638平方呎，室內佈置簡潔時尚，更坐擁維港全景，飽覽港島景色。全屋設有四間睡房，其中一間為套房；並有相連的客廳、設備齊全的廚房、浴室、家傭房、私人陽台及一個有蓋車位。

蔚豪苑毗鄰香港木球會及香港網球中心，住戶既可輕鬆駕車前往中環及銅鑼灣，亦可享受區內完善的巴士及專線小巴服務。



One Beacon Hill

九龍塘 畢架山一號

1 Beacon Hill

Brand new designer's decorated duplex flat with private terrace in prime location

全新設計師裝修複式住宅，連私家平台，地段尊貴，可租可售



GROSS AREA 2,780 s.f.
SALEABLE AREA 2,004 s.f.
(plus 956 s.f. terrace)

OFFERED AT \$60,000,000
also for lease \$168,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 57965



3 York Road

九龍塘 約道3號

Rare find single garden house with private swimming pool in prime Kowloon Tong residential neighbourhood

罕有獨立花園大屋，連私家游泳池，位處九龍塘尊貴住宅地段



SALEABLE AREA 4,899 s.f. (plus 3,502 s.f. garden and 603 s.f. terrace)
OFFERED AT \$280,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 76291



清幽雅居 Away from the hustle

Magnolia

29-31 Ching Sau Lane,
Chung Hom Kok

春坎角 靜修里29-31號

GROSS AREA 4,200 s.f.
SALEABLE AREA 3,250 s.f.
OFFERED AT \$198,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SOLE AGENT

SEARCH REFERENCE NO. 124008



Located on the quiet Ching Sau Lane in Chung Hom Kok, this cosy 3,250 s.f. (saleable) residence embraces tranquility to the fullest. This home includes four bedrooms (all ensuite), separated living and dining rooms, a family room, a fully-fitted kitchen, a powder room, a maid's room, a private garage and a garden.

Served by bus and minibus services, this residence is just a 30-minute drive away from the island's business centres. Residents can also conveniently reach the markets, shops and restaurants in Stanley.

這實用面積達3,250平方呎的排屋坐落於環境清幽的春坎角靜修里，氣氛平和清雅。全屋設有四間睡房，全部為套房；並有獨立客廳和飯廳、家庭活動室、設備齊全的廚房、化妝間、家傭房、私家車房及怡人的花園。

屋苑距離港島的商業中心僅30分鐘車程，並有巴士和小巴服務。此外，住戶前往赤柱的市集、商店和餐廳亦十分方便。

夢想成真

Living Your dream

Bathrooms and kitchens are increasingly becoming the focal points of all stylish homes — and there's no shortage of beautifully designed specialist accessories and furniture to choose from. 浴室和廚房已成為時尚家居的焦點，當中亦不乏設計精美的專業配件和家具任君選擇。



MOBALPA

Mobalpa's ceramic Niobe wall units and central island, manufactured by Fournier, feature a stainless-steel dining area abutting a central island, taps and the new Initial C decorative extractor hood. Its mineral decor is astonishingly realistic, while the units display clean lines with hidden handles and new black profiles.

Oscar Bath & Kitchen, G/F, 336 Lockhart Road, Wanchai, Hong Kong. Call +852 2988 1491, email ivy@oscar-hk.com or visit www.oscar-hk.com

Mobalpa的Niobe廚櫃及工作，由Fournier製造，配合抽油煙機、水龍頭與不鏽鋼用餐區。櫃身利落的線條、隱藏的把手和全新的黑色造型，配合寫實的裝飾組成。

詳情可蒞臨奧斯卡建材有限公司位於香港灣仔駱克道336號地下、電郵ivy@oscar-hk.com、致電+852 2988 1491或瀏覽www.oscar-hk.com。

STEINBERG

For the past decade, Steinberg has been cultivating the idea of a new modern bathroom culture, aiming to encourage home-owners to build their bathrooms with true individuality and their own signature, with Steinberg offering a great choice of products to fulfil that dream.

Steinberg (Asia Pacific), Unit F, 8/F Infotech Centre, 21 Hung To Road, Kwun Tong, Kowloon, Hong Kong. Call +852 3462 2633, email info@steinberg-armaturen.com.hk / info@steinberg-armaturen.de, or visit www.steinberg-armaturen.com.hk / www.steinberg-armaturen.de

過去10年間，德國史丹博公司一直堅守新現代衛浴文化的理念，希望每個用家都能以個人風格創造自己的浴室，而所提供的高品質產品系列實為最佳選擇。

詳情可蒞臨史丹博（亞太）有限公司位於九龍觀塘鴻圖道21號訊科中心8樓F室、致電+852 3462 2633、電郵info@steinberg-armaturen.com.hk/info@steinberg-armaturen.de或瀏覽www.steinberg-armaturen.com.hk/www.steinberg-armaturen.de。



CATALANO

Made in Italy, Catalano's Premium Collection boasts a special surface treatment called Cataglaze, making it unassailable and unalterable, blending with the ceramic itself. Greater smoothness, with bacteria-proof and environmental protection elements, the ceramic's brightness and resistance to aggressive chemicals are heightened.

Pacific Lifestyle, 357 Lockhart Road, Wanchai, Hong Kong. Call +852 2327 8922, email shop357@pacificbuilding.com.hk or visit www.pacificbuilding.com.hk

Catalano潔具全部由意大利原廠製造及進口，其Premium系列採用Cataglaze革命性釉料，可保產品歷久常新之餘，亦使Catalano產品更光滑、防菌和環保，增強陶瓷的潔白度及對化學品的抵抗力。

詳情可蒞臨Pacific Lifestyle位於香港灣仔駱克道357號地舖、電郵shop357@pacificbuilding.com.hk、致電+852 2327 8922或瀏覽www.pacificbuilding.com.hk。



MIELE

The Miele DGC 6800 XL 48L Steam Combination Oven is a fully-fledged steamer and conventional oven for the widest range of cooking options, delivering professional cooking technology to domestic kitchens.

Miele Boutique, G/F, 111 Leighton Road, Causeway Bay, Hong Kong. Call +852 2890 1018, email boutique@miele.com.hk or see www.designforlife.miele.hk

Miele DGC 6800 XL 48公升嵌入式蒸焗爐完美結合蒸焗和焗爐的兩大優勢，將專業烹飪科技引進家用廚房，配備多種功能，靈活滿足不同菜式要求。

詳情可蒞臨Miele陳列室位於香港銅鑼灣禮頓道111號地下、電郵boutique@miele.com.hk、致電+852 2890 1018或瀏覽www.designforlife.miele.hk。

AXOR

Axor, the designer brand from Hansgrohe, has collaborated with designer Philippe Starck to create this washbasin mixer. The organic, transparent design of Axor Starck V offers an open-design spout that contributes to the natural water experience.

Axor Boutique, G/F, 347 Lockhart Road, Wanchai, Hong Kong. Call +852 2575 0200, email bruce.tsang@hansgrohe.com or visit www.hansgrohe.com

Hansgrohe設計師品牌Axor，與設計師Philippe Starck合作創製這個面盆龍頭。Axor Starck V透明有機的水龍頭設計，帶來天然用水體驗。

詳情可蒞臨Axor Boutique位於香港灣仔駱克道347號、電郵bruce.tsang@hansgrohe.com、致電+852 2575 0200或瀏覽www.hansgrohe.com。



GERMAN POOL

Hand-embellished with 15,000 Swarovski Elements Xilion Rose Flatback crystals, the sparkling Luxury Series Professional High-Speed Food Processor from German Pool is available in 100 global editions. Made-to-order with personalised crystal monogramming, it combines exceptional aesthetic and versatile functions, including a 30,000rpm super motor.

German Pool Kowloon Flagship Store, Room 2-4, Upper G/F Newport Centre, 116 Ma Tau Kok Road, Tokwawan, Kowloon, Hong Kong. Call +852 2778 3083, email vip@germanpool.com or visit www.germanpool.com

德國寶THE SPARKLE COLLECTION Luxury Series自然養生機，全球限量100台，每台均為特別訂製，由工藝師悉心以1萬5000顆施華洛世奇水晶人手點綴而成，更具備每分鐘3萬下的超級摩打轉速。

詳情可蒞臨德國寶香港位於九龍土瓜灣馬頭角道116號新寶工商中心高層地下2-4號室的旗艦店、致電+852 2778 3083、瀏覽www.germanpool.com或電郵 vip@germanpool.com。



DE DIETRICH

The new De Dietrich induction hob collection is equipped with Intelligent Touch — easy-to-read displays, functions and timer controls — and an adaptable cooking zone which can accommodate a flexible number of pots according to the meal being prepared. Contact De Dietrich Galerie at +852 2525 1938 or visit www.dedietrich.com.hk

全新De Dietrich電磁爐系列配合智能觸控、易讀屏幕與簡易功能和計時器控制，烹飪工作更可根據不同的菜色要求，靈活容納不同數量的爐具。

詳情可致電 +852 2525 1938或瀏覽 www.dedietrich.com.hk，聯絡De Dietrich Galerie。



SIEMENS

The new 45cm-wide dishwashers from Siemens are ideal for limited kitchen space. The multi-functional Siemens SR26T890EU with its anti-fingerprint front is equipped with innovative duoPower double-spray arm to provide entire coverage of the upper basket for the best results. It also has an A++ energy efficiency rating and uses just nine litres of water to wash up to 10 standard place settings.

Siemens Showroom; call the Siemens Product Hotline at +852 2625 5577, or visit www.siemens-home.com.hk

全新西門子45厘米闊纖巧型洗碗碟機，最適合香港狹窄的廚房空間。西門子SR26T890EU型號具防指紋門板設計，創新雙噴灑臂設計覆蓋上層洗滌籃每一吋空間，確保洗滌效能達至最佳。能源效益提升至A++評級，能以9公升用水量清洗10套標準餐具。

詳情可蒞臨西門子陳列室、致電西門子產品專線 +852 2625 5577或瀏覽 www.siemens-home.com.hk。



TOTO

With its elegant and minimalistic design, the Toto Neorest XH Intelligent Toilet utilises Ewater+ technology to create the bathroom of the future. The silver-look, high-end touch remote controller matches the overall concept to bring together technological innovations with Toto's signature clarity of aesthetic design.

Call Toto Architectural & Design Centre Hong Kong on +852 2861 3177, email leisure.plus@vschk.com or visit www.toto.com.hk

憑藉優雅簡約的設計概念，TOTO Neorest XH智能全自動座廁融合未來浴室的概念，結合TOTO原創技術「EWATER+技術」，銀色的外觀與高端遙控裝備相呼應，將技術和美學融為一體。

詳情可蒞臨TOTO建築及設計中心位於香港灣仔駱克道41號東城大廈1樓全層、致電+852 2861 3177、電郵 leisure.plus@vschk.com或瀏覽www.toto.com.hk。



CANDY

The new collections of Candy built-in ovens include the FVET929X, which has a 69-litre capacity with 12 functions to ensure perfect cooking. The unique LED lighting U-see is coupled with the exclusive Aqua Activa oven-cleaning system, which helps to remove even the most stubborn marks.

Westwing Appliances, Shop 206-7, 2/F Man Yee Arcade, 68 Des Voeux Road, Hong Kong. Call +852 2545 9936, email sales@westwing.com.hk or visit www.westwing.com.hk

Candy的內置式焗爐FVET929X以高達69升的容量及12種烹調功能，更包括LED照明（U-SEE）和獨有的Aqua Activa焗爐清潔系統，快速去除壁內的食物殘渣和油漬。

詳情可蒞臨威榮電業有限公司於香港中環德輔道中68號萬宜商場2樓206-7室、致電 +852 2545 9936、電郵sales@westwing.com.hk或瀏覽www.westwing.com.hk。

SILESTONE

Silestone is the world's leading producer of natural quartz surfaces, developed and created to decorate today's kitchens and bathrooms in a range of attractive colours, textures and top-quality performance. Bacteriostatic protection also guarantees maximum hygiene on its surfaces.

Silechannel, Room 2201-2, 22/F CC Wu Building, 302-308 Hennessy Road, Wanchai, Hong Kong. Call +852 2111 5858, email info@silestone.com.hk or visit www.silestone.com

賽麗石是一種以天然的石英石為原料的人造板材，為針對現代廚房與浴室裝修而設。面板材美化室內環境之餘，亦同時內置抗菌技術。

詳情可蒞臨富力建材有限公司位於灣仔軒尼詩道302-308號集成中心2201-02室、致電+852 2111 5858、電郵 info@silestone.com.hk或瀏覽www.silestone.com。

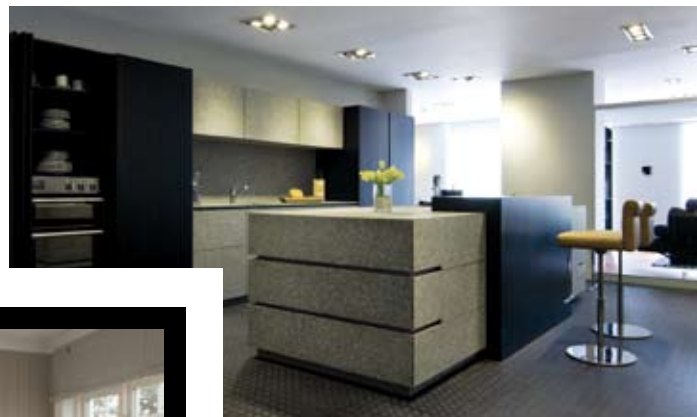


GROHE

For many years, Grohe has offered a wide range of taps and mixers in different designs. Now, the new Grohe series — including Quadra, Lineanre, Allure, Eurodisc Comopolitan and Eurocube — offer an even wider choice for home-owners, as they are also available in different faucet heights from XS to XL. Call Grohe at +852 2969 7069, email info@grohe.hk or visit www.grohe.hk

Grohe多年來一直提供水龍頭以至各種浴室設備，最新系列包括Quadra、Lineanre、Allure、Eurodisc Comopolitan和Eurocube等，提供XS到XL等不同長短大小的選擇。

詳情可電郵info@grohe.hk、致電+852 2969 7069或瀏覽www.grohe.hk聯絡Grohe。



EGGERSMANN

Eggersmann's luxury stone kitchen system features an uncompromising use of exotic materials. — the collection of 18 stones is used not only for countertops, but for a holistically integrated surface. Combined with the reddot award-winning wall system The Wall, heavy materials such as granite appear to float.

Eggersmann, Shop B, Ground Floor & Basement of Bonny View House, 63 & 65 Wong Nai Chung Road, Happy Valley, Hong Kong. Call +852 3977 1100, email info@kitchenculture.com.hk or visit www.eggersmann.com

Eggersmann的高級石造廚房用料稀有。整個廚房組合均由18種石材拼合

而成，配合榮獲紅點設計獎的The Wall系統，即使重如花崗岩的物料也動感十足。

詳情可蒞臨Eggersmann位於香港跑馬地黃泥涌道63-65號安美大廈地舖、致電+852 3977 1100、瀏覽 www.eggersmann.com 或電郵 info@kitchenculture.com.hk。



EQUAL

Manufactured in Europe, the triple-layer engineered flooring from Equal provides a high degree of stability, while its oil finish creates a natural touch which will provide a serene, rustic touch particularly in your kitchen.

Equal, 23/F, 111 Leighton Road, Causeway Bay, Hong Kong. Call +852 2881 7066, email info@equ.com.hk or visit www.equalhk.com

Equal的三層夾層式地板結構於歐洲生產，提高穩定性之餘，亦使地板特別的天然蠟面更顯自然。

詳情可蒞臨裕僑有限公司位於香港銅鑼灣禮頓道111號23樓、致電

+852 2881 7066、電郵info@equ.com.hk或瀏覽 www.equalhk.com。



STRATO

With its cabinet-making tradition, exclusivity and product quality, Strato presents the new Semplice #5, featuring black stainless steel combined with silver grey oak wood. The innovative experimentation and choice of materials are the main feature of this collection, which features two sliding elements to hide the work area, sink and hob.

K.I Island South Galleria, 19/F One Island South, 2 Heung Yip Road, Wong Chuk Hang, Hong Kong. Call +852 2868 1190, email info@kih.com.hk or see www.stratocucine.com

Strato全新Semplice #5系列集工匠的傳統、精細度及高質素保證等優點於一身，選材黑色不鏽鋼及銀灰色橡木，雙滑動設計能夠完美隱藏工作下的水槽及爐灶。

詳情可蒞臨K.I Island South Galleria位於香港仔黃竹坑香葉道2號

One Island South 19樓、電郵 info@kih.com、致電+852 2868 1190或瀏覽

www.stratocucine.com。

BAUKNECHT

Bauknecht's signature product, the Kult designer oven, comprises an all-glass door with control elements only visible when the unit is switched on. Functions are controlled via the SmartCook dynamic user interface, which features a 3.5" colour TFT display.

Bauknecht, G/F Zoroastrian Building, 101 Leighton Road, Causeway Bay, Hong Kong. Call +852 2972 2808 or visit www.bauknecht.com.hk

Bauknecht皇牌產品KULT嵌入式焗爐，焗爐門以全玻璃面設計，並配以3.5"彩色TFT輕觸式介面，只需輕輕一按，就能啟動「SmartCook」功能，以選擇不同的煮食模式。

詳情可蒞臨Bauknecht位於香港銅鑼灣禮頓道101號善樂施大廈地下、致電+852 2972 2808或瀏覽www.bauknecht.com.hk。



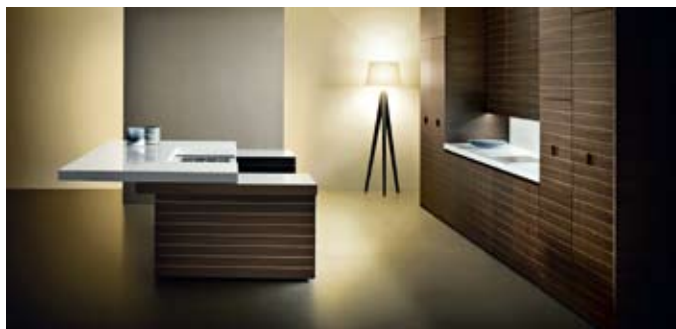
GIORGIO ARMANI

The marble worktop of the Slide series on this Giorgio Armani island slides open to reveal a stainless steel work area, while the door panels and wall-system are constructed of sassafras wood with horizontal metal profiles. Set-back wall units with horizontally sliding electric doors remove all obstructions from the worktop, and an exclusive patented vertical sliding mechanism allows the oven to remain hidden when not in use.

Dada (HK) Limited, 2/F, Lockhart Centre, 301-307 Lockhart Road, Wanchai, Hong Kong. Call +852 2890 2823, email info@dada-kitchen.com or visit www.dada-kitchen.com

Giorgio Armani最新Slide系列的大理石面，配合不鋼的櫃身，門板以條狀的木切成並鑲上金屬板，牆身設置專利的垂直滑動機關的電動門，將面以外的所有障礙物完美移走，亦安排焗爐隱藏門後，倍添方便。

詳情可蒞臨Dada (HK) Limited位於香港灣仔駱克道301-307號洛克中心2樓、電郵info@dada-kitchen.com、致電+852 2890 2823或瀏覽www.dada-kitchen.com。



VALCUCINE

The integrated cabinet, shelves and kitchen block of the Valcucine New Logica System adapts to the needs of the user. Just 80cm deep, it has a back section capable of containing and concealing kitchen equipment, while a pull-down hood conceals any mess leftover once the cooking is complete.

Mooi Living Group, 1/F Fortune Building, 150-158 Lockhart Road, Wanchai, Hong Kong. Call +852 2802 9998, email info@mooi.hk or visit www.mooi.hk

Valcucine New Logica System集廚櫃、層架及廚房組合於一身，充分滿足用家的需要。櫃身空間深度達80厘米，收納所有廚房設備之餘，亦只要輕輕拉下櫃門的特別設計，便可使廚櫃隱藏，令整個廚房即時變得井井有條。

詳情可蒞臨慕爾集團有限公司位於香港灣仔駱克道150-158號祥友大廈1樓、

電郵info@mooi.hk、致電+852 2802 9998或瀏覽www.mooi.hk。



MAFI

Mafi's Carving series of triple-layered natural wooden floors promise longevity and robustness. The top and backing layer consist of the same type of wood to reduce swelling and shrinkage, while the cross-limed softwood mid-layer provides an additional optimal form stability. The floors naturally oiled rather than sealed, allowing the wood to remain breathable for circulation and humidity regulation.

Super Star, Flat A, 20/F Luk Hop Industrial Building, 8 Luk Hop Street, San Po Kong, Kowloon, Hong Kong. Call +852 2388 9868, email info@superstar-hk.com or visit www.superstar-hk.com

Mafi天然木地板三層結構持久耐用，頂層與底層採用同類木材，把伸展收縮減到最低，而中間軟木層則更增添物料的穩定。Mafi地板從來不會密封表面，採用自然上油，確保木質按空氣和濕度透氣。

詳情可蒞臨新菱有限公司位於新蒲崗六合街六合工業大二十樓A室、致電+852 2388 9868、電郵info@superstar-hk.com或瀏覽www.superstar-hk.com。



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

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

perspective



Marinella

黃竹坑 深灣9號

9 Welfare Road

Luxury marina view apartment at
Aberdeen waterfront

豪華遊艇海景住宅，位處香港仔海濱



GROSS AREA 1,619 s.f.

SALEABLE AREA 1,268 s.f.

OFFERED AT \$68,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 152455



Villas Sorrento

薄扶林 御海園

64-66 Mount Davis Road

4-bedroom mid-rise sea view
apartment in Pokfulam

海景中密度住宅，四房間隔



GROSS AREA 1,766 s.f.

SALEABLE AREA 1,413 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 111893



Pine Court

薄扶林 松蔭園

23 Sha Wan Drive

Large and spacious 4-bedroom
apartment with sweeping sea view

偌大四房住宅，眺望遼闊海景



GROSS AREA 3,125 s.f.

SALEABLE AREA To be confirmed

OFFERED AT \$76,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 153138



Barker Villa

山頂 柏架別墅

41 Barker Road

Newly decorated boutique
apartment with stunning harbour
view on prestigious Barker Road

全新裝修精緻住宅，享壯麗海景，位處尊貴
白加道



GROSS AREA 1,650 s.f.

SALEABLE AREA 1,414 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 6638





Grand Garden

淺水灣 華景園

61 South Bay Road

Huge 4-bedroom (3 ensembles)
apartment with comprehensive
facilities and stunning sea view
巨大四房(連三套房)住宅，享完善設施及壯
麗海景



GROSS AREA 3,054 s.f.

SALEABLE AREA 2,482 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 123607



Stanley Green

赤柱 維多利亞別墅

66 Stanley Village Road

Low-rise duplex with roof terrace in
quiet yet convenient location
低密度複式單位，連天台，環境清靜



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,829 s.f.

(plus 1,800 s.f. roof)

OFFERED AT \$102,000 excl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 10073



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Popular 3-ensuite apartment with
spacious balcony and excellent
clubhouse facilities

受歡迎三套房住宅，連寬敞露台，享優質會
所設施



GROSS AREA 2,764 s.f.

SALEABLE AREA 2,157 s.f.

OFFERED AT \$103,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 22708



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Beautiful colonial style 4-bedroom
apartment on fringe of country
park taking in stunning views

雅致英式四房住宅，毗鄰郊野公園，
景觀壯麗



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 32017





La Hacienda

山頂 加列山道29-33號

29-33 Mount Kellett Road

Highly sought after colonial apartment with tasteful decorations
品味裝修英式單位，極受歡迎



GROSS AREA 3,386 s.f.

SALEABLE AREA 2,865 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 35150



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Practical 3-bedroom apartment with Repulse Bay sea view

實用三房單位，飽覽淺水灣海景，可租可售



GROSS AREA 2,810 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$125,000 incl.

also for sale Open Offer

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33680



Regalia Bay

赤柱 富豪海灣

88 Wong Ma Kok Road

Prestigious townhouse with full sea view and clubhouse facilities in tranquil Island South

著名全海景排屋，連會所設施，環境恬靜，可租可售



GROSS AREA 4,053 s.f.

SALEABLE AREA 2,790 s.f.

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

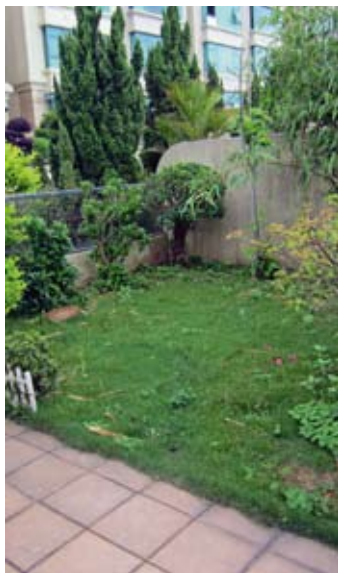
OFFERED AT \$130,000 incl.

also for sale \$71,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 31404



Villa Verde

山頂 環翠園

4-18 Guildford Road

Tastefully decorated mid-rise apartment with greenery and sea view

品味裝修中密度單位，坐擁翠綠景及海景



GROSS AREA 2,775 s.f.

SALEABLE AREA 2,593 s.f.

OFFERED AT \$135,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 136452





Pine Lodge

壽臣山 松苑

10 Shouson Hill Road West
Low-rise apartment with pool in
quiet and leafy neighbourhood
壽臣山低密度單位，連游泳池，
環境茂綠寧靜



GROSS AREA 3,000 s.f.
SALEABLE AREA 2,495 s.f.
(plus 800 s.f. terrace)
OFFERED AT \$140,000 incl.
INQUIRIES
6258 8847 Anthea Ngai 魏小姐
SEARCH REFERENCE NO. 3218



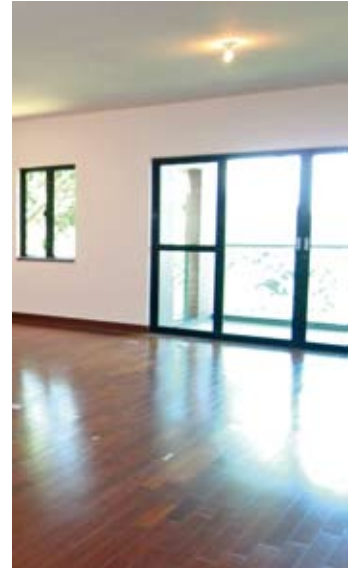
5 Headland Road

淺水灣 赫蘭道 5 號

Unique 4-bedroom sea view duplex
with private roof top at tranquil
location
獨特四房海景複式單位，連私家天台，
地點寧靜



GROSS AREA 3,200 s.f.
SALEABLE AREA 2,552 s.f.
OFFERED AT \$148,000 incl.
INQUIRIES 9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 36931



1 Shouson Hill Road East

壽臣山 壽臣山道東1號

Exquisite 4-bedroom townhouse
with garden in Shouson Hill
壽臣山精緻排屋，四房間隔，連花園



GROSS AREA 4,062 s.f.
SALEABLE AREA 2,657 s.f.
(plus 188 s.f. garden and 629 s.f. roof)
OFFERED AT \$157,000 excl.
INQUIRIES 9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 90844



Belleview Place

淺水灣 寶晶苑

93 Repulse Bay Road
High quality sea view townhouse
with private garage at Repulse Bay
淺水灣優質海景排屋，連私家車庫



GROSS AREA 3,619 s.f.
SALEABLE AREA 2,533 s.f.
(plus 171 s.f. terrace and 747 s.f. roof)
OFFERED AT \$160,000 incl.
INQUIRIES
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 134704





King's Court

山頂 龍庭

5 Mount Kellett Road

Peak 4-bedroom garden townhouse with stunning sea view and hill view
山頂四房排屋，連私家花園，飽覽壯麗海景及山景



GROSS AREA 3,165 s.f.
SALEABLE AREA 2,545 s.f.
(plus 1,701 s.f. garden)
OFFERED AT \$168,000 excl.
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 6461



Evergreen Gardens

壽臣山 松柏花園

18 Shouson Hill Road

Well decorated 4-bedroom duplex with private garden looking out to green view
優質裝修複式單位，四房間隔，連私家花園，享翠綠景致



GROSS AREA 3,095 s.f.
SALEABLE AREA 2,843 s.f.
(plus 250 s.f. garden)
OFFERED AT \$179,000 incl.
INQUIRIES
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 9627



28 Gough Hill Road

山頂 歌賦山道28號

Extravagant Peak townhouse with private pool and garden looking out to stunning views

山頂豪華排屋，連私家游泳池及花園，享壯麗景色



GROSS AREA 6,100 s.f.
SALEABLE AREA 4,715 s.f.
(plus 2,242 s.f. garden, 96 s.f. terrace and 254 s.f. roof)
OFFERED AT \$400,000 incl.
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 65461



7-15 Mount Kellett Road

山頂 加列山道 7-15 號

Deluxe 6-bedroom townhouse at a prestigious location enjoying Southside sea view

豪華六房排屋，飽覽南區美景，地段尊貴顯赫



SALEABLE AREA 6,200 s.f.
OFFERED AT \$650,000 incl.
INQUIRIES
6183 8339 Carman Szeto 司徒小姐
SEARCH REFERENCE NO. 160078





Rare single house on The Peak

山頂 罕有獨立屋

Rare find colonial single house in
gated Middle Gap Road with large
garden and pool

罕有英式獨立大屋，位處中峽道，連偌大花園及游泳池



GROSS AREA 7,725 s.f.

SALEABLE AREA 6,200 s.f.

(plus 7,146 s.f. garden)

OFFERED AT \$850,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 31646



辦館 LOF10

COFFEE ☉ OBJECTS ☉ WINE

LOVE ———— OFTEN

LOF10.COM

UNIT B GROUND FLOOR

1 U LAM TERRACE

POHO SHEUNG WAN

上環 儒林台1號 B室



無與倫比 A rare gem

Peak Gardens

山頂花園

16-20 Mount Austin Road,
The Peak

山頂 柯士甸山道16-20號



GROSS AREA 1,640 s.f.

SALEABLE AREA 1,490 s.f. (plus 1,200 s.f. roof)

OFFERED AT \$135,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 130864



Located in the distinguished Peak area, this 1,490 s.f. (saleable) boutique residence complements its modern elegance with magnificent views of Victoria Harbour. The apartment features two bedrooms (one ensuite), a combined living and dining room, a fully-fitted kitchen, a powder room, a maid's room, two covered car parks plus a private 1,200 s.f. roof with internal access.

Peak Gardens is only a short walking distance away from the Peak Galleria, where luxury retail, supermarket, pharmacy, exotic restaurants and public transport are all readily available.

這單位位處山頂的優越地段，實用面積1490平方呎，設計精緻優雅，更可鳥瞰維港美景。全屋設有兩間睡房，其中一間為套房；另有相連的客飯廳、設備齊全的廚房、化妝間、家傭房、兩個有蓋車位，以及面積1200平方呎、由私人樓梯連接的天台。

山頂花園鄰近山頂廣場，除了公共交通樞紐之外，商場亦有豪華商店、超級市場及藥房等，食肆則供應多國菜式。

Midlevels Central & West LEASE

中半山及西半山 出租



Ning Yeung Terrace

西半山 寧養臺

78 Bonham Road

Practical 4-bedroom apartment with balcony near future MTR

實用四房住宅，連露台，毗鄰未來港鐵站



GROSS AREA 2,156 s.f.

SALEABLE AREA 1,719 s.f.

OFFERED AT \$60,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 134773



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 \$65,000 incl.

also for sale \$36,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 47019



Bowen Place

中半山 寶雲閣

11A Bowen Road

Well decorated apartment with city and harbour view in prime location

優質裝修住宅，坐擁城市及海港景致，

可租可售



GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

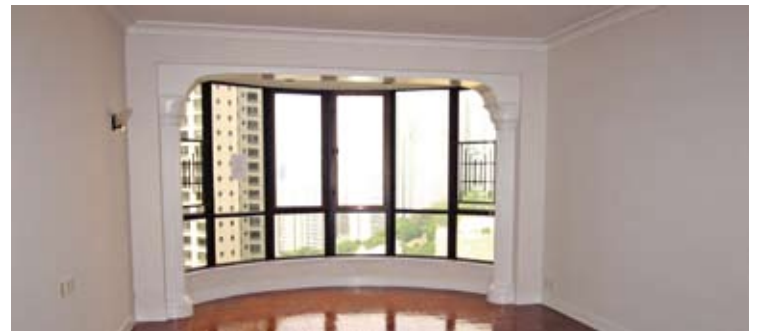
OFFERED AT \$70,000 incl.

also for sale \$45,100,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 18779



Park Mansions

中半山 百年順大廈

27-29 MacDonnell Road

Newly renovated 4-bedroom apartment close to CBD

全新裝修四房住宅，毗鄰商業中心區



GROSS AREA 2,013 s.f.

SALEABLE AREA 1,723 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38194





Pearl Gardens

西半山 明珠臺

7 Conduit Road

Spacious 4-bedroom apartment with balcony within walking distance of Midlevels escalators
寬敞四房單位，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 \$85,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 18225



Po Garden

中半山 寶園

9 Brewin Path

Nicely renovated 3-bedroom apartment with big windows and open view on fringe of CBD
雅致裝修三房住宅，窗戶偌大，坐擁開揚景色，鄰近商業中心區



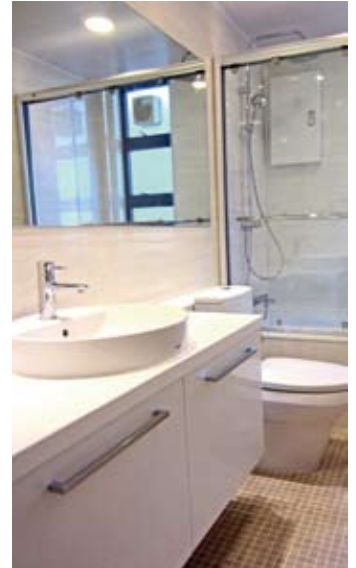
GROSS AREA 2,586 s.f.

SALEABLE AREA 2,026 s.f.

OFFERED AT \$85,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 88743



Magazine Heights

中半山 馬己仙大廈

17 Magazine Gap Road

4-bedroom mid-rise apartment at prestigious location enjoying harbour and city views

四房中密度住宅，飽覽海港及城市景色，地段尊貴



GROSS AREA 2,500 s.f.

SALEABLE AREA 2,097 s.f.

OFFERED AT \$87,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 9173



Tregunter Tower 2

中半山 地利根德閣2座

14 Tregunter Path

4-bedroom large apartment with balcony and superb clubhouse facilities

四房偌大單位連露台，享優質會所設施，可租可售



GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$88,000 incl.

also for sale \$42,700,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 103089



Midlevels Central & West LEASE

中半山及西半山 出租



Rose Gardens

中半山 玫瑰別墅

9 Magazine Gap Road

Colonial mid-rise apartment with balcony overlooking partial harbour and city views

英式中密度單位，連露台，飽覽海港及城市景致



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,235 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 21557



Pine Court

中半山 翠峰園

5 Old Peak Road

Colonial low-rise apartment with terrace and huge balcony at prime neighbourhood

英式低密度住宅，連平台及大露台，地段優越



GROSS AREA 2,650 s.f.

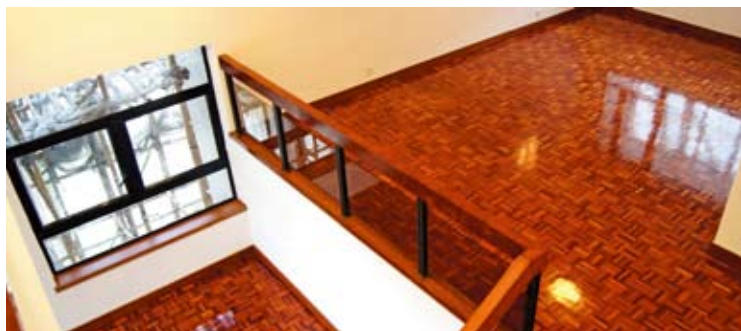
SALEABLE AREA 2,350 s.f.

(plus 400 s.f. terrace)

OFFERED AT \$92,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 27979



May Tower 1

中半山 梅苑一座

7 May Road

Popular 3-bedroom triplex with balcony in prestigious location

受歡迎三房三層複式單位，連露台，地段尊貴



GROSS AREA 2,850 s.f.

SALEABLE AREA 2,218 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33362



Old Peak Mansion

中半山 舊山頂道5號

5 Old Peak Road

Practical mid-rise apartment with spacious balcony for rent in prime location

實用中密度住宅，連寬敞露台，地段優越，罕有出租



GROSS AREA 3,130 s.f.

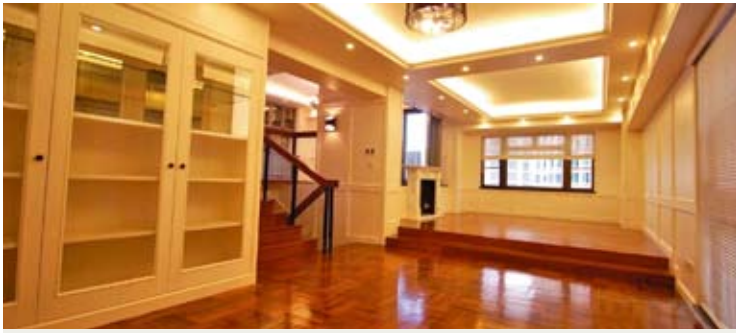
SALEABLE AREA 2,699 s.f.

OFFERED AT \$95,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 10318





1 Robinson Road

西半山 羅便臣道1號

Duplex apartment overlooking
Zoological & Botanical Gardens on
fringe of Central

西半山複式單位，眺望香港動植物公園，
毗鄰中環



GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 152623



Regent On The Park

中半山 御花園

9A Kennedy Road

Prestigious 3-bedroom apartment
on fringe of CBD with fantastic
metropolitan view

著名三房住宅，毗鄰商業中心區，眺望迷人
都市景致



GROSS AREA 2,720 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 112603



Kennedy Park

中半山 君珀

4 Kennedy Road

Brand new 4-bedroom apartment
with splendid city view

全新四房單位，坐擁壯麗城市景色



GROSS AREA 2,478 s.f.

SALEABLE AREA 1,810 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 157933



Kennedy Apartment

中半山 堅尼地大廈

34A Kennedy Road

Rare on market mid-rise apartment
with large private terrace on fringe
of CBD

罕有中密度住宅，連私家大平台，毗鄰商
業中心區



GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f.

(plus 1,000 s.f. terrace)

OFFERED AT \$120,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 31196



Midlevels Central & West LEASE

中半山及西半山 出租



The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Highly sought after harbour view apartment in prime location

受歡迎海景單位，地段優越



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,998 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 152116



Garden Terrace

中半山 花園臺

8A Old Peak Road

Newly renovated 4-ensuite apartment with facilities and shuttle bus on fringe of CBD

全新裝修四套房住宅，屋苑設會所設施及穿梭巴士



GROSS AREA 3,307 s.f.

SALEABLE AREA 2,827 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 20567



BIGASS 必愛風有限公司
FANS

8/F, Room 808, Tai Yau Building
181 Johnston Road, Wan Chai
+852 2836 5808 | BIGASSFANS.HK



Estoril Court

中半山 愛都大廈

55 Garden Road

Large 5-bedroom apartment with newly renovated kitchen and bathrooms at prime location

特大五房單位，連全新廚房及浴室，地段優越



GROSS AREA 3,347 s.f.

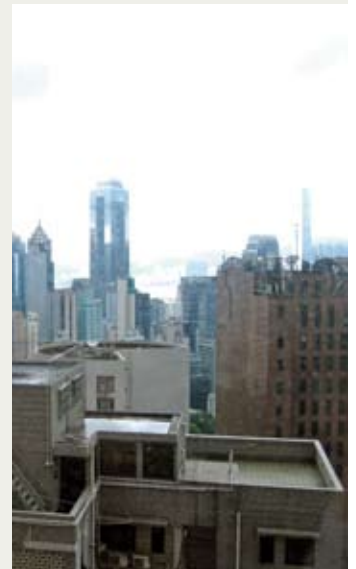
SALEABLE AREA 2,888 s.f.

OFFERED AT \$133,000 excl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 5522





The Mayfair

中半山 梅道1號

1 May Road

Luxury 3-bedroom apartment with stunning harbour view at prime location

豪華三房住宅，眺望壯麗海景，地段優越



GROSS AREA 2,918 s.f.

SALEABLE AREA 2,242 s.f.

OFFERED AT \$148,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 33340



May Tower 2

中半山 梅苑二座

5 May Road

Spacious 4-ensuite apartment at a prime location offering superb harbour view

偌大四套房住宅，地段優越，坐擁壯麗海景，可租可售



GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$150,000 incl.

also for sale \$135,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 1613



Eva Court

中半山 惠園

36 MacDonnell Road

Rare and large 4-bedroom apartment with balcony on popular MacDonnell Road

巨大四房單位，連露台，位處受歡迎麥當奴道



GROSS AREA 4,500 s.f.

SALEABLE AREA 4,017 s.f.

OFFERED AT \$160,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 96353



Hong Villa

中半山 峰景花園

12 Bowen Road

Extravagant 4-ensuite apartment overlooking fantastic Victoria Harbour with 2 carparks

豪華四套房住宅，俯瞰迷人維港景色，連兩車位



GROSS AREA 3,833 s.f.

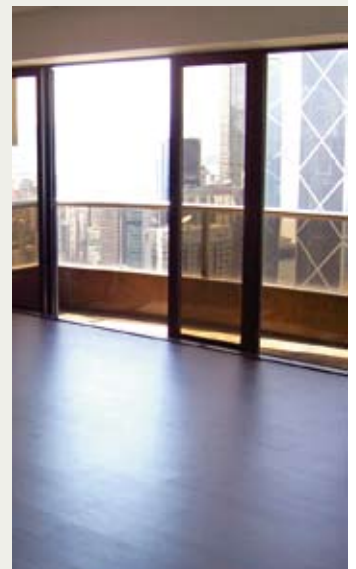
SALEABLE AREA 3,184 s.f.

OFFERED AT \$173,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 2700



Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



9 Broom Road

跑馬地 蟠龍道9號

Popular mid-rise apartment in convenient yet quiet environment 受歡迎中密度住宅，環境清幽，交通便利，可租可售



GROSS AREA 1,850 s.f.

SALEABLE AREA 1,488 s.f.

OFFERED AT \$52,000 incl.

also for sale \$26,500,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 67690



The Legend

東半山 名門

23 Tai Hang Drive

Modern deluxe apartment with excellent facilities on fringe of Causeway Bay 豪華時尚住宅，享優質設施，毗鄰銅鑼灣，可租可售



GROSS AREA 1,542 s.f.

SALEABLE AREA 1,104 s.f.

OFFERED AT \$65,000 incl.

also for sale \$28,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 42444



New Haven Court

渣甸山 衛信道1-11號

1-11 Wilson Road

Nicely decorated apartment with big balcony in Jardine's Lookout 雅致裝修單位，連寬敞露台



GROSS AREA 1,800 s.f.

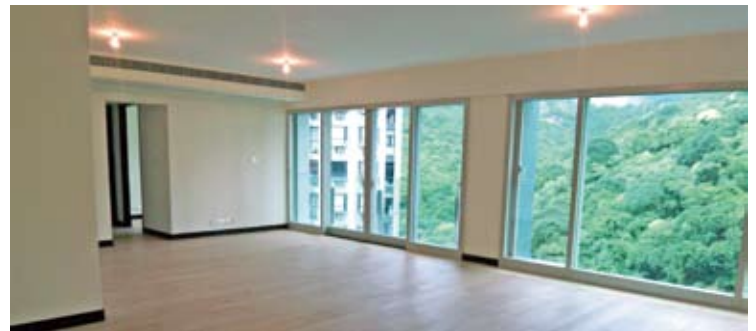
SALEABLE AREA 1,458 s.f.

OFFERED AT \$69,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 41237



The Legend

東半山 名門

23 Tai Hang Drive

Large and practical 4-bedroom apartment with clubhouse facilities on fringe of Causeway Bay 偌大實用四房單位，連會所設施，毗鄰銅鑼灣，可租可售



GROSS AREA 2,058 s.f.

SALEABLE AREA 1,528 s.f.

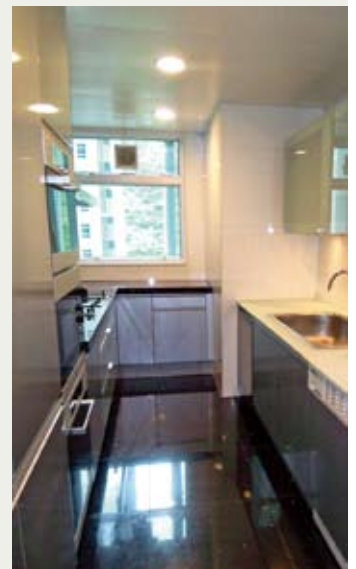
OFFERED AT \$80,000 incl.

also for sale Open Offer

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 42684





Cavendish Heights

渣甸山 嘉雲臺

27-37 Perkins Road

Sought after 4-bedroom apartment with pool and tennis courts enjoying harbour view
受歡迎四房海景住宅，連游泳池及網球場設施，可租可售



GROSS AREA 2,242 s.f.

SALEABLE AREA 1,806 s.f.

OFFERED AT \$85,000 incl.

also for sale \$60,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 32370



Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Spacious apartment with big balcony and private roof

東半山寬敞住宅，連大露台及私家天台



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$93,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 20276



Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

Brand new decorated large 4-bedroom apartment on fringe of Causeway Bay
偌大四房單位，全新裝修，鄰近銅鑼灣



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,560 s.f.

OFFERED AT \$109,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 26266



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Large 3-ensuite apartment with panoramic city view
偌大三套房住宅，坐擁都市全景



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 34564



Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Winfield Building

跑馬地 雲暉大廈

5 Ventris Road

Newly renovated 4-bedroom apartment with partial view over racecourse

全新裝修四房單位，享馬場景



GROSS AREA 2,468 s.f.

SALEABLE AREA 1,953 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 165413



Villa Dorada

跑馬地 金碧別墅

124-126 Blue Pool Road

Rare find 3-storey townhouse with 2 covered parking spaces in the heart of Happy Valley

罕有三層高排屋，連兩個有蓋車位，位於跑馬地核心地段



GROSS AREA 3,000 s.f.

SALEABLE AREA 2,452 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 46359



The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Iconic 4-bedroom apartment on fringe of Causeway Bay with racecourse view

優質四房住宅，毗鄰銅鑼灣，享馬場美景



GROSS AREA 2,238 s.f.

SALEABLE AREA 1,724 s.f.

OFFERED AT \$128,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 30226



The Summit

東半山 御峰

41C Stubbs Road

Large contemporary duplex apartment with indoor swimming pool at Midlevels East

偌大時尚複式住宅，屋苑設室內游泳池



GROSS AREA 3,272 s.f.

SALEABLE AREA 2,381 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 23871





THE BASE PARK EAST SUKHUMVIT 77, BANGKOK, THAILAND

Located in mid-Sukhumvit with the utmost convenience of neighborhood amenities and shopping, direct expressway access and nearby BTS station. Life is ready to be lived to the fullest!

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Competitively priced town house with possible extension possibilities

Pimlico SW1V

Competitively priced town house located along a quiet street in Pimlico SW1 which is in need of repair. Currently comprises 3 self contained residential units of 1,904 s.f. (excluding vault but including garage) but could be extended at rear to approx. 3,000 s.f. but subject to planning consents. To be sold with vacant possession.

位於Pimlico SW1的優質排屋，環境寧靜。由三個獨立住宅單位組成，單位現總面積1,904平方呎（不包括地窖，只包括車庫）。若取得城規批准，可擴建後院後達至總面積3,000平方呎。物業交吉出售。

Gross internal area 1,924 s.f.
Circa £2.0M



Prime Residential Investment

Kensington W8

Two adjoining freehold terraced houses in prime Kensington location close to the tube and shops. Mid nineteenth century, stucco-fronted property with traditional features including sash windows. Currently configured as 7 individual flats on lower-ground and 5 upper floors, with lift. In good letting condition. With planning permission to add additional 400sf, provides good future re-development potential.

兩個相鄰的永久業權排屋，位處肯辛頓優越地段，鄰近地鐵站及繁盛商店。屬十九世紀中期建築，灰色外牆連上下推拉窗戶的傳統物業。地下一層及地上五層現改建為七個獨立住宅，設升降機，出租條件良好。透過城規批准，可增加額外400平方呎，未來極具再發展潛力。

Freehold
6,676 s.f.
Circa £9M – £10M



Residential block north of Kensington Gardens

Lancaster Gate, Bayswater W2

Attractive self-contained period residential block located within close walking distance to the entrance of Kensington Gardens to the south and Lancaster Gate Underground station on Bayswater Road. Subject property contains 9 self-contained apartments of which 5 are kept vacant pending sale. Lease will expire latest before November 2014 for remaining 4 units. Suitable for long term investments or to be sold off on strata title basis. To be sold with partial vacant possession.

受歡迎的精美住宅大廈，舉步可達Kensington Gardens南面入口，且毗鄰位於Bayswater Road的Lancaster Gate地鐵站。物業內有9個設備一應俱全的單位，其中5個單位現正交吉待出售，另外4個單位的租約將於2014年11月前屆滿。物業長線投資回報優厚，部份單位可作交吉出售。

Freehold
Net saleable area 9,264 s.f.
Circa £14M – £15.5M



Luxuriously furnished en bloc apartment

Kensington W8

Subject property comprised 4 luxuriously fitted apartments in a period block (with lift access to all floors which is a rare find in these period residences). Located in a quiet tree lined one way street which is just steps away from Kensington High Street.

Each apartment uses the finest building materials and is fitted with top quality electrical appliances and sanitary fittings. 此物業由4個豪華住宅組成（物業設升降機可穿梭各層，於此區實屬罕有）。座落於清幽恬靜的單程林蔭小路，鄰近肯辛頓高街。所有單位均採用優質建築物料，配以頂級電器及衛生設備。

Freehold
Net internal Area 7,656 s.f.
(with 495 s.f. of patio area and balcony)
Circa £16.5M – £18M



Prime mixed use office/residential investment block

Mayfair W1

5-storey period block with 2nd and 3rd floor currently used as residential purposes and the remaining areas (including LG floor) used as offices. Planning permission obtained to convert entire block to a single dwelling house + add basement level to incorporate an indoor swimming pool and gym. Total Gross Internal area will increase to 5,402 s.f. from current 4,608 s.f. To be sold with vacant possession.

樓高五層的商住投資物業，現時狀況二樓及三樓是住宅，其他樓層則是辦公室（包括地下一層）。透過城規批准，可改建整幢大廈作獨立單幢住宅大屋，包括加建一層地庫層以容納室內游泳池及健身室，總室內建築面積可由4,608平方呎增加至5,402平方呎。物業可交吉出售。

Freehold
GIA 4,608 s.f. (to be extended to 5,402 s.f.)
Circa £8.95M – £10M



Prime attractive office investment block

The City EC3

Centrally located en bloc office investment which sits on an island site of 1,680 sq.m. Approx. 150 metres from the Bank of England and only 100 metres from the future Cross Rail station. Single let to international financial institution of 5A1 credit rating with 11.75 years unexpired. Passing rent is £6.5 Million with upward only reviews every 5 years.

位於市中心的辦公室投資商廈，土地面積達1,680平方米。距離英倫銀行約150米，而距離未來Cross Rail火車站僅100米。現獨立租予信譽達5A1級的國際金融機構，擁11.75年長約。年租金回報6.5百萬英鎊。租金每五年可向上調整。

Gross internal area 115,955 s.f.
+14 car parks at basement level
Net initial yield of 4.91%
Circa £125M – £138M



Small attractive office investment block

The City EC3

Centrally located en bloc office investment close to Gracechurch Street in the heart of the City. Approx. 250 metres from The Bank of England. Single let to City insurance broker on FRI basis with 15 years unexpired (subject to tenant break option in Year 10). Passing rent is £430,000 per annum with upward only reviews every 5 years.

位於The City市中心的投資商廈，毗鄰 Gracechurch Street，距離英倫銀行約250米。由信譽達2A1級的保險公司獨立承租，擁15年長約(租客可於第10年終止租約)。年租金達430,000英鎊。每五年租金可向上調整。

Freehold

Net internal floor area 10,991 s.f.

Net initial Yield 5.0%

Circa £8.13M – £8.9M



Investment property single let to prestigious pre-primary school

Fulham SW6

Subject property is located along a tree lined boulevard in the affluent suburb of Fulham. Single let to a prestigious pre-primary school which caters for children between 3-6 years old. Long lease signed with 17.5 years unexpired with current passing rent at £178,144 per annum. Rent review every 5 years with collar and cap rates at 2% - 4.5% respectively per annum.

位於Fulham綠樹成蔭富裕小區的投資物業，現由一間著名幼兒園獨立承租，主要照顧3至6歲的幼兒。擁17.5年長約，年租金回報達178,144英鎊。每五年租金可向上調整。每年加租不少於1%，但不超出4.5%。

Freehold

Gross internal area 4,943 s.f.

Net initial yield 5.7%

Circa £3.1M – £3.4M



Attractive commercial investment let to British Bank

Uxbridge UB8

Located along High Street of Uxbridge and with Nos.21-22 single let to a listed British Bank. No. 23 is sub-let to a Mediterranean food outlet. Subject property is 50 metres from Uxbridge tube station and opposite to the Uxbridge's largest shopping mall with over 1,200 car parks. Passing rent is £200,000 per annum. Bank tenant plans to totally refurbish customer facing area from Sept 2014.

位處Uxbridge繁華購物街的商廈，21-23號租予英國上市銀行。23號則由地中海食品公司分租。物業距離Uxbridge地鐵站50米，對面則是Uxbridge最大型的商場，擁超過1,200個車位。年租金達200,000英鎊，回報可觀。銀行計劃於2014年9月全面翻新客戶接待區。

Freehold

Net internal area 7,431 s.f.

Net initial yield 4.9%;

Circa £3.8M – £4.2M



Attractive retail unit for investment

Putney SW15

Newly built Ground floor retail unit in a new comprehensive development in Putney let to nationwide convenience store with 14 years unexpired. Passing rent is £125,000 per annum. Located immediately adjacent to East Putney Underground Station and fronting onto South Circular Road. Sellers will also sell adjacent ground floor retail unit let to Costa Coffee at a combined total of £3.75M with net initial yield at 4.75% combined.

位於Putney新發展區的新建地舖，現租予全國性便利店，擁14年長約。年租金達125,000英鎊。物業鄰近East Putney地鐵站，面對South Circular Road。賣家可同時出售鄰近的零售地舖，現由Costa Coffee承租，兩獨立店舖總售價是3.75百萬英鎊，回報率達4.75%。

Virtual Freehold (999 year leasehold)

Gross internal area 5,488 s.f.

Net initial yield 4.50%

Circa £2.65M – £3.75M



En bloc retail property single let to largest UK pub company

Fulham SW6

Located along a busy road in the heart of Fulham. A short walk to Chelsea Football Club stadium and enjoys heavy foot traffic. Single let to one of the largest UK pub company. Subject property has 3 levels with a famous pub operated at street level. Passing rent is £158,875 per annum with 17.5 years unexpired and 2.5% annual uplifts in rentals.

物業位處Fulham市中心的富裕小區，人流如鯽。短距離行程可達車路士足球會球場，交通方便。由英國最大型的酒吧獨立承租。物業由三層組成，首層是著名的酒吧。年租金達158,875英鎊，擁17.5年長約，年租金每年可加租2.5%。

Freehold

Gross internal area 6,404 s.f.

Net initial yield 4.5%

Circa £3.5M – £3.9M



Prime Retail Investment

Southwark SE1

Two ground floor retail units in prime South Bank Zone 1 location. Part of a newly completed residential development, and benefits from good additional footfall from nearby attractions, hotels and developments. Fully let to two excellent tenants, a national supermarket and coffee shop chain, on long and secure leases at high yield.

位處South Bank Zone 1優越地段的兩個零售地舖。物業座落於一個新落成的住宅發展項目，附近有旅遊景點，酒店和新發展項目。現由兩個優質租戶承租，包括一間超級市場和咖啡連鎖店，擁穩定長約，回報優厚。

Virtual Freehold (超長期地權)

5,908 s.f.

Gross Yield 5%

Circa £3.875M



Fully leased office investment block Shibuya, Tokyo

東京 涉谷區

8-storey en bloc office development which sits on a 111.37 sq.m. site and above ground built up area of 600.43 sq.m. in the heart of Shibuya. Comprising 8 office units which are fully leased and generates ¥25.4 Million rental per year. 6 minutes walking distance from Daikanyama station on Tokyu Toyoko line.

位處涉谷區市中心的樓高八層辦公室投資大廈，地盤面積111.37平方米，上層建築面積達600.43平方米。物業共有8個辦公室單位，並已全數租出，年租金回報達2,540萬日元。距離東急東橫線的代官山站僅6分鐘行程。

Indicative price: HK \$34.5M

售價：HK \$34.5M

Gross Current Yield: 5.66%

回報率：5.66%



Mixed use retail/residential en bloc building Chuo-ku, Tokyo

東京 中央區

8-storey mixed use building completed in 1984. Site area is 162.86 sq.m. and above ground built up area is 778.39 sq.m. Current passing rent is ¥23.86 Million. Currently 1-6/F are leased whereas 7-8/F used by Owner. Reversionary yield will go up once owner's flat puts back on market and available for lease. 3 minutes walking distance from Shintomicho station along Tokyo Metro Yurakucho line.

建於1984年的樓高八層商住混合大廈，地盤面積162.86平方米，上層建築面積達778.39平方米。現時租金回報達2,386萬日元。一樓至六樓單位現已租出，七樓至八樓單位則由現業主自用。若新業主將七至八樓單位出租，物業可增加回報。距離東京地鐵有樂町線的新富町站僅3分鐘行程。

Indicative price:

HK \$34.6M

售價：HK \$34.6M

Gross Current Yield:

5.3%

回報率：5.3%



High Yield mixed use retail/office building Ginza, Tokyo

東京 銀座

Building comprises 7 storeys and 1 basement level which was completed in 1991. Site area is 69.75 sq.m. and building area is 276.63 sq.m. Current passing rent is ¥11.777 Million only, one floor remains vacant. Within 3 minutes walking distance from Uchosaowaocho Station of Toei Mita Line, 6 minutes walking distance from Sinbashi station of Yamanote Line.

建於1991年的零售及辦公室混合大廈，樓高七層連地庫層。地盤面積69.75平方米，大廈建築面積達276.63平方米。現時租金回報達1,177萬日元，尚餘一層單位交吉。距離東京都營地下鐵三田線的內幸町站僅3分鐘行程，距離山手線的新橋站僅6分鐘行程。

Indicative price:

HK \$16.77M

售價：HK \$16.77M

Gross Current Yield:

5.4%

回報率：5.4%



More similar properties are available upon request.

FOR ENQUIRIES 歡迎查詢

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6199 7640 Gary Lam 林先生 gary.lam@landscape-christies.com

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**

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