

# The Key

SELECT DELUXE HOMES

# 宅

VOLUME 140 | August 2016

## FEATURE

The lure of  
the Labyrinth

本期焦點：奢閒之樂  
Spotlight:  
World-class properties with  
exclusive outdoor spaces

幽美居停  
A modern apartment  
with greenery & grace

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

優質海外投資物業  
Prime Overseas Property  
for Investment

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**



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 Dinh 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**



Stephen Carroll

*It was a daunting task but Joseph's attention to details is apparent in the finished product, we now have a home more beautiful than we originally expected.*

**Albion Terrace -colonial sensation**



It's broader & deeper than design,  
 it's part of your life.....



workshop/ 11th fl. leebong comm bldg., 4 queen victoria st., central, hong kong  
 e/ jvision@biznetvigator.com f/ 852 2524 4388 t/ 852 2524 9988





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## 緬懷過去

## Celebrate that '70s style

Bright colours, bold patterns and lots of wood and stone — that's right, the style of the 1970s is making a comeback.

Reviving the decade's eclectic style in your home can be easy and affordable — think wallpaper, for example, which has come a long way since the 1970s. No longer a time-consuming task, wallpaper has become easy to apply and to remove thanks to new easy-peel backing systems.

Another way to give your home that '70s feel is with decorative wood panels, or paint a wall in modern versions of '70s-inspired colours such as orange, and use one or more of the decorative wood panels to create a standout feature wall. Patterned lamp shades, lanterns and a hang-anywhere hammock chair also ensure an authentic look.


顏色鮮艷、款式出眾，以及大量採用木及石材，是1970年代的流行設計。今時今日，這股風氣再次流行。


在家居重溫昔日精彩，可謂豐儉由人。以牆紙為例，自1970年代起已大行其道，而且非常方便。由於技術進步，今日的牆紙更易撕易貼，省去大量時間。


另外，用戶可於家居安裝木板，令牆壁加添變化，或者為牆壁塗上橙色等當時流行的顏色等，增加懷舊氣息。不僅如此，只要略花心思，簡單如有整齊圖案的燈罩、燈籠，或者吊椅都可令家居充滿舊時風光。

## 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：

 3102 4818

 2866 0015 Fax

 6891 3639 WhatsApp

 info@landscape-christies.com

 www.landscape-christies.com/sell-to-let

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We list your homes as videos online for **FREE** on our page?

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Email: info@perspectiveglobal.com

Website: www.perspectiveglobal.com

Address: Rm 2408, Dominion Centre,

59 Queen's Road East, Wanchai, Hong Kong

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## 幽美居停

# A modern apartment with greenery & grace

Located at Midlevels West, Conduit Road is home to various luxury apartments thanks to its beautiful scenery and tranquility.

Here at Conway Mansion, a spacious apartment spanning 1,300 s.f. (saleable area) offers three bedrooms (including one ensuite). In total, there are two-and-a-half bathrooms, a combined living and dining room, a fully-fitted kitchen, a maid's room, a utility room and two covered car parking spaces.

Uniquely for Hong Kong, there is also a 2,000 s.f. garden surrounded by trees and walls, providing great privacy and enough space for outdoor parties and meetings.

Completed in 1972, the apartment boasts excellent upkeep and decoration, with an efficiency ratio of 80 per cent. The owner is open to purchase offers and also invites all-inclusive rental offers at the price of HK\$95,000 per month.







西半山干德道是香港知名的豪宅區，享優美景色及寧靜環境。

這位於康威園內的一個實用面積1,300平方呎單位，提供三間睡房(其中一間為套房)，另有兩半間浴室、相連的客廳及飯廳、一個設備齊全的廚房、一間家傭房、一間多用途房及兩個有蓋車位。

單位另設2,000平方呎的花園，矜罕珍貴。花園綠樹環抱，加上有牆壁阻隔，私隱度極高，戶主享有充裕的空間舉辦戶外活動及派對。

康威園於1972年建成，此單位裝修簇新，加上保養得宜，實用率更高達八成，實屬理想之選。單位接受自由出價放售及以月租95,000港元全包出租。

## Conway Mansion

康威園

29 Conduit Road, Midlevels West

西半山 干德道29號



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,300 s.f. (plus 2,000 s.f. garden)

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 56785





—◆—  
Nestled on high ground,  
where the legendary Peak meets  
the celebrated Harbour,  
here lies my destination, my destiny,  
and my World.  
—◆—





A Rare and Exquisite Collection



# Cluny Park



— ABOVE IT ALL —



The photograph was taken at Unit B, 35/F of Cluny Park on 6 June 2014 and has been edited with computerized imaging techniques.

Name of Street and Street Number of the Development:  
**53 Conduit Road**

District: Mid-Levels West Website Address\*: [www.clunypark.hk](http://www.clunypark.hk)

Hotline: **8106 6033**

Showflats Available for Viewing (by appointment only)



信和置業  
Sino Land



BEST DEVELOPER  
OVERALL  
IN HONG KONG

BEST RESIDENTIAL  
DEVELOPER  
IN HONG KONG

BEST LEISURE /  
HOTEL DEVELOPER  
IN HONG KONG

BEST MIXED  
DEVELOPER  
IN HONG KONG

The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

\*Vendor: Sino Land Limited. Holding companies of Sino Land: King Chance Development Limited, Sino Land Company Limited and Sino P&A, Two Properties Limited. Authorized Person for the Development: Mr. ELM HINGPOING, Chairman of CYN Securities (Hong Kong) Limited. Building Contract for the Development: Wharfedale Construction Limited. The first of situation survey for the Development is released to the sale of residential properties for the Development. Cluny Park. Author of Immunity: Cluny Park has with a heavy on the undertaken to provide fitness, for the construction of the Development. The Hongkong and Shanghai Banking Corporation Limited and The Bank of East Asia, Limited. The selection was from The Bank of East Asia, Limited has been fully signed. Other person who has made a claim for the construction of the Development: King Chance Development Limited. Cluny Park comprises 1 building with a total of 27 residential units. This advertisement is published by the Vendor, Sino Land Limited, as the authorized person with its consent. A prospective purchaser is advised to refer to the sales brochure for the information of the Development. \*Where necessary, electronic copies of sales brochure, price list and register of transactions. Date of Printing: 23 July 2014



Please scan QR code  
for more information





### 27-29 Village Terrace

跑馬地 山村臺27至29號

Lovely low-rise apartment with roof terrace in tranquil location

精品低密度單位，連天台，地段寧靜，可租可售



GROSS AREA 1,625 s.f.  
SALEABLE AREA 1,138 s.f.  
(plus 1,625 s.f. roof)

OFFERED AT \$25,000,000  
also for lease \$54,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 143978



### Royalton

薄扶林 豪峰

116 Pok Fu Lam Road

Extremely rare duplex with private roof enjoying high privacy

罕有複式住宅連私家天台，享高私隱度



GROSS AREA 3,247 s.f.  
SALEABLE AREA 2,146 s.f.  
(plus 544 s.f. roof)

OFFERED AT \$65,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 114796



### The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Nice seaside house with sweeping sea view and clubhouse facilities

雅致海濱大屋，眺望遼闊海景，連會所設施



GROSS AREA 2,672 s.f.  
SALEABLE AREA 2,584 s.f.  
(plus 779 s.f. garden, 108 s.f. terrace and 114 s.f. roof)

OFFERED AT \$68,500,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 4560



### Wah Fung Mansion

東半山 華峰樓

27 Tai Hang Road

Practical 3-bedroom apartment on Tai Hang Road with open city views

大坑道實用三房單位，享開揚城市景



GROSS AREA 4,174 s.f.  
SALEABLE AREA 3,128 s.f.  
(plus 1,290 s.f. roof)

OFFERED AT \$80,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 30148







**The Redhill Peninsula**  
大潭 紅山半島  
18 Pak Pat Shan Road  
Tastefully designed sea view house  
in Tai Tam  
大潭海景大屋，配以品味設計裝修



**GROSS AREA** 3,377 s.f.  
**SALEABLE AREA** 2,958 s.f. (plus 1,960  
s.f. garden and 1,011 s.f. roof)  
**OFFERED AT** \$92,000,000  
**INQUIRIES**  
9250 0300 Randy Chan 陳先生  
**SEARCH REFERENCE NO.** 33824



**Royal Bay**  
春坎角 御瀟灣  
82 Chung Hom Kok Road  
Prestigious townhouse tucked away  
at a quiet and verdant  
neighbourhood in Island South  
南區豪華排屋，環境和諧恬靜，可租可售



**GROSS AREA** 3,850 s.f.  
**SALEABLE AREA** 2,724 s.f.  
(plus 595 s.f. terrace and 522 s.f. roof)  
**OFFERED AT** \$125,000,000  
also for lease \$175,000 incl.  
**INQUIRIES**  
9250 0300 Randy Chan 陳先生  
**SEARCH REFERENCE NO.** 30954



**Ocean Bay**  
春坎角 海天徑15-17號  
15-17 Horizon Drive  
Large and spacious townhouse at  
tranquil location  
偌大寬敞排屋，位處寧靜地段



**GROSS AREA** 3,180 s.f.  
**SALEABLE AREA** 2,453 s.f.  
**OFFERED AT** \$168,000,000  
**INQUIRIES**  
9250 0300 Randy Chan 陳先生  
**SEARCH REFERENCE NO.** 113747



**The Beachfront**  
淺水灣 壁池  
7 Bellevue Drive  
Rare find well decorated townhouse  
with panoramic view of Repulse  
Bay Beach  
罕有優質裝修排屋，眺望淺水灣泳灘全景



**GROSS AREA** 3,047 s.f.  
**SALEABLE AREA** 2,526 s.f.  
(plus 413 s.f. terrace)  
**OFFERED AT** \$185,000,000  
**INQUIRIES**  
9648 6082 Christine Chong 莊小姐  
**SEARCH REFERENCE NO.** 157315







### Bisney Terrace

薄扶林 碧荔臺

73-79 Bisney Road

Practical 3-bedroom apartment with private terrace in pokfulam

實用三房單位，連私家平台

GROSS AREA 1,304 s.f.

SALEABLE AREA 1,065 s.f. (plus 560 s.f. terrace)

OFFERED AT \$60,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 55049



### Mayflower Mansion 東半山 梅苑

11 Wang Fung Terrace

Newly renovated low-rise apartment with private roof terrace at tranquil yet easy access location

全新裝修低密度單位，連私家天台，環境寧靜，交通便利

GROSS AREA 1,600 s.f.

SALEABLE AREA 1,234 s.f. (plus 1,098 s.f. roof)

OFFERED AT \$65,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 119299



### The Babington

西半山 巴丙頓道6D-6E號

6D-6E Babington Path

Unique penthouse unit with private roof enjoying open city view

獨特頂層單位，連天台，遠眺開揚城市景，可租可售

GROSS AREA 2,301 s.f.

SALEABLE AREA 1,575 s.f. (plus 1,849 s.f. roof)

OFFERED AT \$80,000 incl. also for sale \$49,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 159432



### Cooper Villa 渣甸山 衛信道23-29號

23-29 Wilson Road

Ideal family home with 4 good sized bedrooms, balcony, roof terrace tucked in quiet neighborhood

理想家庭式住宅，連四間實用睡房、露台及天台，環境清靜

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,666 s.f. (plus 1,800 s.f. roof)

OFFERED AT \$85,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 36355



### Po Wah Court 跑馬地 寶華閣

29-31 Yuk Sau Street

Boutique duplex apartment with private roof on quiet street of Happy Valley

精品複式住宅，連私家天台，位處恬靜地段

SALEABLE AREA 1,735 s.f. (plus 194 s.f. roof)

OFFERED AT \$98,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 116463



### 102 Repulse Bay Road

淺水灣 淺水灣道102號

Bargain sea view townhouse in Repulse Bay with private pool and double car parks

淺水灣海景排屋，連私家游泳池及雙車位，優惠之選

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,486 s.f. (plus 1,392 s.f. terrace)

OFFERED AT \$99,000 excl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 13995







### 11 Ching Sau Lane

春坎角 靜修里11號

Brand new low-rise apartment with private terrace and private swimming pool

全新低密度單位，連私家平台花園及游泳池

GROSS AREA 1,680 s.f.

SALEABLE AREA 1,213 s.f. (plus 1,182 s.f. garden)

OFFERED AT \$118,800 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 104855



### 102 Repulse Bay Road

淺水灣 淺水灣道102號

Spacious sea view townhouse with stunning views of Repulse Bay beach

寬敞海景排屋，飽覽壯麗淺水灣景色

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,486 s.f. (plus 627 s.f. terrace)

OFFERED AT \$120,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 23948



### 84 Repulse Bay Road

淺水灣 淺水灣道84號

Large and practical 4-bedroom low-rise apartment with private roof terrace

偌大實用四房低密度住宅，連私家天台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,403 s.f. (plus 1,922 s.f. roof)

OFFERED AT \$130,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 27994



### Kennedy Apartment 中半山 堅尼地大廈

34A Kennedy Road

Exclusive and rarely available mid-rise apartment with private terrace in city centre

罕有獨特中密度住宅，連私家平台，位處市中心地段，可租可售

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f. (plus 1,000 s.f. terrace)

OFFERED AT \$135,000 incl. also for sale Open Offer

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 31196



### Bellevue Place 淺水灣 寶晶苑 93 Repulse Bay Road

Well decorated beautiful townhouse with private outdoor spaces taking in Repulse Bay sea view

優質裝修美麗排屋，連私家戶外空間，眺望淺水灣海景，可租可售

GROSS AREA 3,619 s.f.

SALEABLE AREA 2,533 s.f.

(plus 196 s.f. terrace and 747 s.f. roof)

OFFERED AT \$140,000 incl. also for sale \$150,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 134704



### Regalia Bay

赤柱 富豪海灣

88 Wong Ma Kok Road

Superb sea view townhouse in practical layout with clubhouse facilities

豪華海景排屋，間隔實用，連會所設施

GROSS AREA 4,212 s.f.

SALEABLE AREA 3,034 s.f. (plus 595 s.f. terrace and 841 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 31917







**Dynasty Court 中半山 帝景園**  
23 Old Peak Road

Exclusive penthouse duplex with sky terrace enjoys breath-taking harbour view

獨特頂層複式單位，連平台，遠眺壯麗海景

**GROSS AREA** 2,772 s.f.

**SALEABLE AREA** 2,287 s.f. (plus 684 s.f. terrace)

**OFFERED AT** \$165,000 excl.

**INQUIRIES** 9833 9509 Michelle Chung 鍾小姐

**SEARCH REFERENCE NO.** 11610



**11 Coombe Road**

山頂 甘道11號

Beautiful low-rise flat in tranquil setting with superior fits and finishes  
華麗低密度住宅，環境寧靜，配以優質裝修及設備

**GROSS AREA** 3,830 s.f.

**SALEABLE AREA** 3,255 s.f. (plus 191 s.f. terrace)

**OFFERED AT** \$175,000 incl.

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 102083



**L'Harmonie 赤柱 葆琳居**  
3 Stanley Mound Road

Popular townhouse close to Stanley Beach and Stanley Market

受歡迎排屋，鄰近赤柱泳灘及市場

**GROSS AREA** 3,665 s.f.

**SALEABLE AREA** 2,403 s.f.

(plus 1,062 s.f. garden and 663 s.f. roof)

**OFFERED AT** \$180,000 incl.

**INQUIRIES** 6277 1295 Henry Chan 陳先生

**SEARCH REFERENCE NO.** 99470



**Kellett Villas**

山頂 群樂居

51 Mount Kellett Road

Garden 4-bedroom townhouse with peaceful view over South China Sea  
山頂花園四房排屋，眺望南中國海優美景色

**GROSS AREA** 3,510 s.f.

**SALEABLE AREA** 3,461 s.f. (plus 800 s.f. garden)

**OFFERED AT** \$188,000 excl.

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 5456



**339 Tai Hang Road**

東半山 大坑道339號

Brand new 5-ensuite duplex apartment with private roof

全新五套房複式單位，連私家天台

**SALEABLE AREA** 3,109 s.f.

**OFFERED AT** \$200,000 incl.

**INQUIRIES** 9486 1566 Mira To 杜小姐

**SEARCH REFERENCE NO.** 171559



**The Beachfront 淺水灣 壁池**

7 Bellevue Drive

Prestigious townhouse with ample outdoor spaces enjoying stunning Repulse Bay view

著名排屋連充裕戶外空間，享壯麗淺水灣景色

**GROSS AREA** 3,047 s.f.

**SALEABLE AREA** 2,526 s.f. (plus 2,405 s.f. terrace)

**OFFERED AT** \$210,000 incl.

**INQUIRIES** 9093 3381 Stephen Chan 陳先生

**SEARCH REFERENCE NO.** 49626







### The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Rare 5-bedroom duplex apartment  
enjoying stunning harbour view  
罕有五房複式單位，坐擁壯麗海景



GROSS AREA 4,257 s.f.  
SALEABLE AREA 3,817 s.f.  
(plus 80 s.f. terrace)  
OFFERED AT \$220,000 excl.  
INQUIRIES  
9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 18275



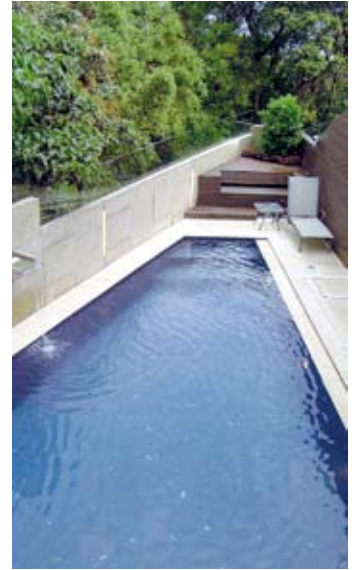
### 4 Peel Rise

山頂 貝聯道4號

Prestigious Peak house with  
extensive garden, terrace and roof  
area enjoying spectacular views  
尊貴山頂大屋，連寬闊花園、平台及天台，  
享壯麗景致



GROSS AREA 4,307 s.f.  
SALEABLE AREA 3,436 s.f.  
(plus 1,147 s.f. garden, 298 s.f. terrace  
and 1,066 s.f. roof)  
OFFERED AT \$290,000 incl.  
INQUIRIES 9721 1339 Brian Lam 林先生  
SEARCH REFERENCE NO. 155745



### Double Bay

深水灣 香島道46號

46 Island Road

Newly renovated waterfront  
townhouse with full view of Deep  
Water Bay  
全新裝修海濱排屋，眺望深水灣美景



GROSS AREA 4,180 s.f.  
SALEABLE AREA 3,562 s.f. (plus 1,087  
s.f. garden and 1,382 s.f. roof)  
OFFERED AT \$300,000 incl.  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 110814



### Severn Eight

山頂 倚巒

8 Severn Road

Prestigious townhouse with private  
garden overlooking panoramic  
Victoria Harbour  
尊貴排屋連私家花園，俯瞰維港全景



GROSS AREA 5,067 s.f.  
SALEABLE AREA 3,736 s.f.  
(plus 770 s.f. garden and 743 s.f. roof)  
OFFERED AT \$380,000 incl.  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 125923







### Aqua 33

薄扶林 金粟街33號

33 Consort Rise

3-bedroom low-rise unit with modern decorations

三房低密度住宅，配以品味裝修，可租可售

GROSS AREA 1,591 s.f.

SALEABLE AREA 1,109 s.f.

OFFERED AT \$16,000,000 also for lease \$47,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 111794



### Emerald Garden 薄扶林 嘉瑜園

86 Pok Fu Lam Road

High efficiency 3-bedroom flat in serene area enjoying peaceful sea view with bargain price

高實用率三房單位，地段寧靜，享怡人海景，優惠價之選

GROSS AREA 1,160 s.f.

SALEABLE AREA 971 s.f.

OFFERED AT \$16,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 98742



### 18-24 Bisney Road

薄扶林 碧荔道 18-24號

High ceilings 2-bedroom low-rise flat with nice decorations and well equipped

兩房低密度單位，樓底高，配以雅致裝修及完善設備，可租可售

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,206 s.f.

OFFERED AT \$18,000,000 also for lease \$48,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 83516



### Pacific View

大潭 浪琴園

38 Tai Tam Road

Waterfront 2-bedroom apartment with clubhouse facilities in Tai Tam

大潭海濱兩房單位，連完善會所設施

GROSS AREA 1,334 s.f.

SALEABLE AREA 1,077 s.f.

OFFERED AT \$19,500,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 30163



### Residence Bel-Air 薄扶林 貝沙灣

38 Bel-Air Avenue

Sea view 3-bedroom apartment with full facilities at Cyberport waterfront

海景三房單位，連完善設施，位處數碼港海濱

GROSS AREA 1,621 s.f.

SALEABLE AREA 1,320 s.f.

OFFERED AT \$31,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 41786



### South Bay Palace

淺水灣 南灣御苑

25-31 South Bay Close

Nicely fitted and equipped 4-bedroom large apartment in quiet enclave

雅致裝修偌大四房住宅，地段寧靜

GROSS AREA 2,540 s.f.

SALEABLE AREA 1,903 s.f.

OFFERED AT \$40,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 178573







### Repulse Bay Garden

淺水灣 麗景園

18-40 Belview Drive

High efficiency 3-bedroom sea view apartment with practical layout

高實用率三房海景單位，間隔實用，可租可售

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$43,000,000 also for lease \$80,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 33551



### Repulse Bay Garden

淺水灣 麗景園

18-40 Belview Drive

Spacious 3-bedroom sea view apartment in older style development

寬敞三房海景單位，位處傳統住宅名廈，可租可售

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$50,000,000 also for lease \$70,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 106454



### Ventura Villa 春坎角 華慧苑

27 Ching Sau Lane

Unique Spanish style 4-ensuite townhouse located at a tranquil and verdant location of Chung Hom Kok

獨特西班牙式四套房排屋，位處春坎角和諧恬靜地段，可租可售

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,351 s.f. (plus 580 s.f. terrace)

OFFERED AT \$58,000,000 also for lease \$95,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 34854



### Tai Tam Garden

大潭 大潭花園

11 Tai Tam Road

Well decorated 3-bedroom flat taking in panoramic sea view

優質裝修三房住宅，眺望全海景

GROSS AREA 2,500 s.f.

SALEABLE AREA 1,891 s.f.

OFFERED AT \$60,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 123404



### Mountain Lodge 山頂 崑廬

44 Mount Kellett Road

Fully furnished 4-bedroom flat with practical layout enjoying spectacular sea and mountain view

裝修完善四房單位，間隔實用，坐擁壯麗海景及山巒景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$66,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404



### Repulse Bay Towers 淺水灣 保華大廈

119A Repulse Bay Road

Rarely available duplex apartment with tasteful decorations enjoys splendid view of Repulse Bay Beach

品味裝修複式單位，飽覽壯麗淺水灣泳灘景色，市場罕有

GROSS AREA 3,100 s.f.

SALEABLE AREA 2,578 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33118







**Vivian Court** 山頂 瑞燕大廈  
18-22 Mount Kellett Road  
Colonial style Peak apartment with huge master bedroom and enjoys stunning views over Island South  
英式山頂住宅，連偌大主人睡房，享南區壯麗景色



GROSS AREA 2,300 s.f.  
SALEABLE AREA 1,912 s.f.  
OFFERED AT \$68,000,000  
INQUIRIES  
9250 0300 Randy Chan 陳先生  
SEARCH REFERENCE NO. 40248



**Fortuna Court**  
淺水灣 福慧大廈  
25 Repulse Bay Road  
Large 4-bedroom family apartment with 2 ensembles overlooking Deep Water Bay  
偌大四房家庭式住宅，連兩套房，俯瞰深水灣美景



GROSS AREA 2,857 s.f.  
SALEABLE AREA 2,499 s.f.  
OFFERED AT \$100,000,000  
INQUIRIES  
9209 9988 Alan Wong 王先生  
SEARCH REFERENCE NO. 150662



**22A-22B Mount Austin Road**  
山頂 柯士甸山道22A至22B號  
Distinguished low-rise flat with fabulous harbour view and lush green surroundings  
尊貴顯赫低密度住宅，飽覽華麗海景，環境翠綠



GROSS AREA 2,650 s.f.  
SALEABLE AREA 2,221 s.f.  
OFFERED AT \$120,000,000  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 109208



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.  
11,100-28,000 s.f.  
地盤面積約 11,100-28,000平方呎  
OFFERED AT Open Offer  
INQUIRIES 9871 6828 Louis Wong 黃先生





- 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 utility room and a maid's room
- 2 covered parking spaces



- 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，連一間多用途房及一間家傭房
- 兩個有蓋車位



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







### Flourish Court

西半山 殷榮閣

30 Conduit Road

Bright and airy 3-bedroom apartment next to Midlevels escalators

光猛通風三房單位，毗鄰半山行人扶手電梯

GROSS AREA 1,205 s.f.

SALEABLE AREA 946 s.f.

OFFERED AT \$17,900,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 130597



### Monticello

中半山 滿峰台

48 Kennedy Road

High-efficiency 3-bedroom flat with balcony offering city and greenery views

高實用率三房單位，連露台，眺望城市及翠綠景色

GROSS AREA 1,275 s.f.

SALEABLE AREA 1,107 s.f.

OFFERED AT \$20,500,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 46254



### Belmont Court

西半山 清暉大廈

10 Kotewall Road

Well decorated apartment with spacious layout on tranquil Kotewall Road

優質裝修單位，間隔寬敞，位處旭蘇道幽靜地段

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,695 s.f.

OFFERED AT \$33,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 123398



### Dynasty Court 中半山 帝景園

23 Old Peak Road

Renowned apartment with clubhouse facilities on fringe of Central for sale with tenancy

中半山著名住宅，連會所設施，毗鄰中環，連租約出售

GROSS AREA 1,970 s.f.

SALEABLE AREA 1,522 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 126700



### 11 MacDonnell Road

中半山 麥當勞道11號

Popular newly renovated 3-bedroom apartment on MacDonnell Road

麥當勞道全新裝修三房單位，極受歡迎

GROSS AREA 2,313 s.f.

SALEABLE AREA 1,552 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 107548



### Horizon Mansion 中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated colonial mid-rise apartment with huge balcony enjoying city view

品味裝修英式中密度住宅，連大露台，坐擁城市景

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







### Elegant Garden

西半山 美景臺

11 Conduit Road

Well decorated 4-bedroom apartment next to Midlevels escalator

優質裝修四房住宅，毗鄰半山行人扶手電梯

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,310 s.f.

OFFERED AT \$46,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159912



### Bowen Place 中半山 寶雲閣

11A Bowen Road

High floor unit with 2 car parks overlooking spectacular Victoria Harbour view

高層單位連兩個車位，俯瞰維港優美景色

GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$49,800,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 34851



### Hollywood Heights

中半山 好利閣

6 Old Peak Road

High efficiency 4-bedroom flat with balcony in convenient location

高實用率四房單位，連露台，交通便利，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$58,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 18760



### Bowen Mansion 中半山 寶雲大廈

7C Bowen Road

Rare find spacious colonial style 3-ensuite mid-rise apartment on fringe of CBD

罕有英式中密度住宅，三套房寬敞間隔，毗鄰商業中心區

GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32206



### Macdonnell House

中半山 麥當奴大廈

6-8 MacDonnell Road

Unique duplex unit in convenient location

獨特複式單位，交通便利

GROSS AREA 3,413 s.f.

SALEABLE AREA 3,106 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 37120



### Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Large apartment with spacious layout enjoys full harbour view

偌大海景住宅，間隔寬敞實用，可租可售

GROSS AREA 3,001 s.f.

SALEABLE AREA 2,407 s.f.

OFFERED AT \$70,000,000 also for lease \$98,000 excl.

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 35029







### Hatton House

西半山 赫頓大廈

15 Kotewall Road

High efficiency 5-bedroom apartment on fringe of CBD

高實用率五房單位，鄰近商業中心區

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,324 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 37402



### Clovelly Court

中半山 嘉富麗苑

12 May Road

Spacious 4-bedroom apartment with nice decorations and full facilities

寬敞四房單位，裝修雅緻，享完善設施

GROSS AREA 2,722 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$90,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 147712



### 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 \$110,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 12736



### Hong Villa

中半山 峰景花園

12 Bowen Road

Contemporary apartment with spectacular city and Victoria Harbour views

中半山時尚住宅，飽覽壯麗城市及維港景致

GROSS AREA 3,833 s.f.

SALEABLE AREA 3,184 s.f.

OFFERED AT \$115,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 161416



### The Albany 中半山 雅賓利大廈

1 Albany Road

Prestigious apartment with superb facilities overlooking Zoological & Botanical Gardens

中半山尊貴住宅，享豪華設施，俯瞰香港動植物公園

GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$120,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 106662



### May Tower 2

中半山 梅苑二座

5 May Road

Rare huge duplex apartment overlooking the city view

罕有偌大複式單位，俯瞰城市美景

GROSS AREA 6,786 s.f.

SALEABLE AREA 5,339 s.f.

OFFERED AT \$250,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 157831







### 27-29 Village Terrace

跑馬地 山村臺27至29號

Boutique colonial low-rise unit in serene neighbourhood

精品英式低密度單位，環境清幽恬靜



GROSS AREA 1,625 s.f.

SALEABLE AREA 1,138 s.f.

OFFERED AT \$17,500,000

INQUIRIES

6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 150164



### Park Garden

東半山 柏園

6 Tai Hang Drive

Harbour view apartment with practical layout on Tai Hang Drive  
大坑徑海景住宅，間隔實用



GROSS AREA 1,450 s.f.

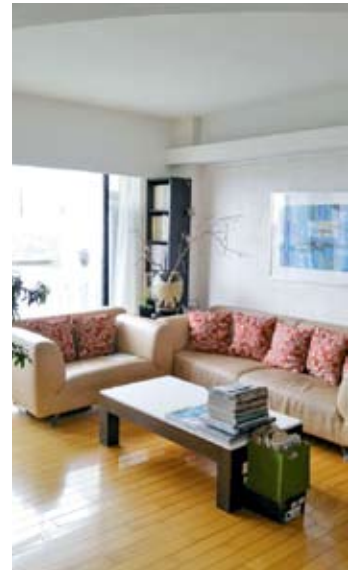
SALEABLE AREA 1,132 s.f.

OFFERED AT \$22,500,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 54496



### Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

Nicely renovated 4-bedroom apartment with big balcony in prime neighbourhood

雅致裝修四房單位，連露台，地段優越



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$58,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 49501



### Mount Butler Lodge

渣甸山 畢拉山徑2-22號

2-22 Mount Butler Drive

Unique townhouse with ample outdoor spaces in tranquil Jardine's Lookout

渣甸山獨特排屋，戶外空間充裕，環境寧靜



GROSS AREA 3,000 s.f.

SALEABLE AREA 1,580 s.f.

OFFERED AT \$100,000,000

INQUIRIES

9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 15033





# The lure of the Labyrinth

*Unveiled in the 10th anniversary year of its creative laboratory DesignTaleStudio, Ceramiche Refin recently took home an Architizer A+ Award for its new porcelain tile collection by designer Giulio lacchetti*

TEXT:

Suzanne Miao

PHOTOGRAPHY:

Courtesy of Ceramiche Refin | [www.refin-ceramic-tiles.com](http://www.refin-ceramic-tiles.com)



**Giulio lacchetti:**  
a quick profile

An industrial designer since 1992, Giulio lacchetti has worked with a wide range of well-known design brands. He has also curated various exhibitions motivated by reflections on a number of project themes, such as the cross that inspired the *Cruciale* exhibition held in Milano, Rome and Enna, and food design, derived from which was *K-Ration, il pasto del soldato in azione*, produced by the Triennale di Milano in January last year.

Awards won include two editions of the Compasso d'Oro: in 2001, with the

biodegradable, multi-functional Moscardino cutlery device, now part of the permanent design exhibition in the MOMA in New York; and in 2014, with the Sfera series of manhole covers designed for Montini.

In 2009 he won the Premio dei Premi award, presented to him by the President of the Italian Republic for the innovative project Design alla Coop, aimed at taking design into the world of mass retail. In May 2009, the Triennale di Milano hosted a personal exhibition of his entitled *Giulio lacchetti. Oggetti disobbedienti (Disobedient Objects)*.



*This page, from left*  
Labyrinth offers versatile module-based components for bold compositions creating different patterns with endless possible arrangements. The Labyrinth collection comprises two families, Angle and Mirror, both designed for a free use of the tile module in order to build your own personal 'labyrinth'

*Facing page*  
A slight layout change can create intricate zigzag effects, conveying, as the designer says, "a sense of infinite, an unlimited graphic development"



**Founded in 1962, Ceramiche Refin, now a reference point for the Italian and international ceramics market, has long championed the synergy of craftsmanship and art, innovation and experimentation. These elements were part of the inspiration for designer Giulio Iacchetti, who created the Labyrinth porcelain tile collection for the brand's creative laboratory, DesignTaleStudio.**

A winner of the Architizer A+ Popular Choice Award, the collection stems from a simple and peculiar geometrical insight – according to the designer, it challenges the traditional square tile, overthrows standardised solutions and offers versatile module-based components for bold compositions creating different patterns with endless possible arrangements.

Surfaces can be altered by a slight laying change; the eye gets lost in intricate zigzag effects, mirror-like, symmetrical or orderless, conveying, as Iacchetti says, "a sense of infinite, an unlimited graphic development".

The Labyrinth collection comprises two families, Angle and Mirror, both designed for a free use of the tile module in order to build your own personal 'labyrinth', thus creating your own unique design.

Based on the work of Josef and Anni Albers, both Bauhaus exponents, the Angle family features three colour lines: Navy, Slate and Pearl, expressing a powerful multi-layered graphic concept. The Mirror family, meanwhile, is available in three different colour versions: Silver, Ash and Sand, featuring a rich, deep, textile-inspired texture.

According to Iacchetti, by leaving behind its rigorous serialised nature and acquiring a third dimension, Labyrinth has reinvented the ceramic tile itself. "For me, conceiving and designing a surface means an attempt to make inroads into the concept of the infinite, of the three-dimensional, starting out from a modular drawing developed without limits in space, inspired by the graphic constructions of the great Escher who has inspired so much of my work," he says.

"So the concept is to conceive and design an element that is repeated all over the pattern, forming traces that wind around each other, marking patterns that are alternatively regular and complex, able to evoke a sense of depth, creating authentic three-dimensional graphic labyrinths: hence the name of this collection of tiles."

This project derives from an original geometric construction generated within a square, lines that join mid-points to the opposite vertices until they form two opposing L-shaped elements, which – depending on the direction the tile is turned in – make it possible to draw orderly lines of squares, segmented zigzag lines, or, without any pre-established laying scheme, create never-ending graphic perimeters the eye gets lost in.

Labyrinth also continues and expands upon the purest decorating and colour-based ceramic culture, also seen in DesignTaleStudio's Frame collection, reviving the significant role it played in the past decades. Combining aesthetics and technology, creativity and tradition, Ceramiche Refin has broadened its range to include products that respond to different living needs and with a more modern taste.

The company has also obtained the European Ecolabel product certification, and applies the requirements for LEED certification (Leadership in Energy and Environmental Design), promoted by the US Green Building Council. Part of the Concorde Group since 1998, Refin's mission is to produce furnishing solutions with high technological quality, image and Italian design for the ceramic tile market, particularly focusing on lightweight commercial and high-level residential designs. ●

For more features on design and architecture, don't miss the July/August combo issue of *Perspective* magazine, and check out our website at [www.perspectiveglobal.com](http://www.perspectiveglobal.com)

**perspective**





### The Westminster Terrace

荃灣 皇璧

2A Yau Lai Road

Unique duplex unit with comprehensive clubhouse facilities at convenient location

獨特複式住宅，連完善會所設施，交通便利



GROSS AREA 3,259 s.f.

SALEABLE AREA 2,413 s.f.

OFFERED AT \$46,800,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125508



### The Harbourside

尖沙咀 君臨天下

1 Austin Road West

Brand new top floor luxury apartment on top of Kowloon Station

全新頂層豪華住宅，位處九龍站上蓋



GROSS AREA 2,100 s.f.

SALEABLE AREA 1,683 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 169531



### 遠離繁囂

Room to breathe,  
rest & relax

### Fontana Gardens

豪園

1-25 Ka Ning Path, Midlevels East

東半山 嘉寧徑1-25號



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT for sale \$53,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 61946

Set in the tranquil yet convenient area of Midlevels East, this 2,750 s.f. (saleable area) spacious apartment in Fontana Gardens provides great green views as well as four bedrooms, including one ensuite. There are in total two-and-a-half bathrooms, a combined living and dining room, two maid's rooms, a utility room, a balcony and one covered car parking space.

Large windows allow fresh air and sunlight to circulate freely, making the apartment an ideal place for rest and relaxation.

此位處豪園的偌大單位座落於寧靜而方便的東半山，實用面積2,750平方呎，可享翠綠景色。單位設有四間睡房，其中一間為套房，另有兩間半浴室，相連的客飯廳，兩間家傭房，一間多用途房、一個露台及一個有蓋車位。

單位的偌大玻璃窗戶將室外的清新空氣及陽光帶入室內，非常愜意。







### Larvotto

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Lovely 2-bedroom sea view apartment with clubhouse facilities

精品兩房海景單位，連會所設施，可租可售

GROSS AREA 1,730 s.f.

SALEABLE AREA 1,377 s.f.

OFFERED AT \$68,000 incl. also for sale \$30,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 134295



### Unicorn Gardens

壽臣山 麒麟閣

11 Shouson Hill Road East

Nicely decorated 3-bedroom low-rise flat with green view and 2 car parks

雅致三房單位，密度低，享翠綠景，連兩車位

GROSS AREA 1,714 s.f.

SALEABLE AREA 1,657 s.f.

OFFERED AT \$72,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 41772



### 113 Repulse Bay Road

淺水灣 淺水灣道113號

Charming old style apartment with large balcony at Repulse Bay beachfront

迷人淺水灣海濱住宅，連大露台

GROSS AREA 2,300 s.f.

SALEABLE AREA 2,015 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 36055



### 27 Plantation Road

山頂 種植道27號

Unique 3-bedroom harbour view duplex with huge private garden

獨特三房海景複式住宅，連偌大私家花園

SALEABLE AREA 3,120 s.f. (plus 2,065 s.f. garden)

OFFERED AT \$100,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 6094



### 24-24A Repulse Bay Road

淺水灣 淺水灣道24-24A號

Cliffside 3-bedroom low-rise with large balcony commands unobstructed views of Deep Water Bay

三房海濱低密度單位，連大露台，飽覽深水灣遼闊景色

GROSS AREA 2,379 s.f.

SALEABLE AREA 2,198 s.f.

OFFERED AT \$100,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 10402



### Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

4-bedroom family apartment with lush green views and excellent facilities

四房家庭式單位，享翠綠景，享優質設施

GROSS AREA 2,787 s.f.

SALEABLE AREA 2,307 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 160651





### Cloud Nine

山頂 九雲居

9 Plunkett's Road

Beautiful colonial mid-rise flat with expansive green views and big balcony  
華麗英式中密度住宅，坐擁遠闊翠綠景，連大露台

GROSS AREA 2,650 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$110,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 12365



### Pine Crest

淺水灣 松苑

65 Repulse Bay Road

Newly renovated 4-bedroom apartment with beautiful sea view  
全新裝修四房單位，坐擁美麗海景

GROSS AREA 2,250 s.f.

SALEABLE AREA 1,917 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 159833



### La Hacienda

山頂 九層樓

27-33 Mount Kellett Road

Spacious 4-bedroom flat with 3 ensuite enjoys sweeping sea view  
寬敞四房住宅，連三套房，眺望遠闊海景

GROSS AREA 3,386 s.f.

SALEABLE AREA 2,865 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 35150



### Carolina Garden 山頂 嘉樂園

20-34 Coombe Road

Popular colonial style 4-bedroom sea view penthouse with private roof on Coombe Road

受歡迎英式頂層海景單位，四房間隔，連私家天台

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f. (plus 1,333 s.f. roof)

OFFERED AT \$175,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 7149



### 22 Wong Ma Kok Road

赤柱 黃麻角道22號

Rare and unique low-rise flat with sea view at St. Stephen's Bay  
罕有獨特低密度海景單位，鄰近聖士提反灣

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,337 s.f.

OFFERED AT \$180,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 11911



### The Repulse Bay 淺水灣 影灣園

109 Repulse Bay Road

Exclusive luxury duplex flat in sought after development enjoys stunning views

獨特豪華複式單位，享壯麗景色，位處受歡迎住宅項目

GROSS AREA 4,142 s.f.

SALEABLE AREA 3,200 s.f.

OFFERED AT \$205,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 12567







**South Garden Mansion** 中半山 南園大廈  
40-40A Kennedy Road

Stylishly decorated mid-rise apartment with open city view in convenient location

時尚裝修中密度住宅，坐擁開揚景致，交通便利，可租可售

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,348 s.f.

OFFERED AT \$65,000 incl. also for sale \$34,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 45145



**Hong Villa**

中半山 峰景花園

12 Bowen Road

High efficiency 3-bedroom apartment with balcony enjoying city view

高實用率三房單位，連露台，眺望城市景

GROSS AREA 1,916 s.f.

SALEABLE AREA 1,579 s.f.

OFFERED AT \$68,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 3653



**Grand Bowen**

中半山 寶雲殿

11B Bowen Road

High privacy large apartment enjoys sweeping harbour view

中半山高私隱度住宅，享遼闊海景

GROSS AREA 3,071 s.f.

SALEABLE AREA 2,181 s.f.

OFFERED AT \$89,900 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 22198



**May Tower 1**

中半山 梅苑一座

7 May Road

Bright and spacious 3-bedroom duplex at prestigious address

光猛通風三房複式單位，地段尊貴

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$93,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 9302



**Borrett Mansions**

中半山 寶德臺

8A-9B Borrett Road

Spacious and practical 4-bedroom apartment with large balcony

寬敞實用四房住宅，連大露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 9205



**Regent On The Park** 中半山 御花園

9A Kennedy Road

Rarely available 3-bedroom duplex with comprehensive facilities and open city view

罕有三房複式單位，連完善設施，享開揚城市景色

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,187 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 38702





**Tregunter Tower 2**  
中半山 地利根德閣 2座  
14 Tregunter Path  
Nicely renovated 4-bedroom  
apartment with big balcony in prime  
location  
雅致裝修四房單位，連大露台，地段優越



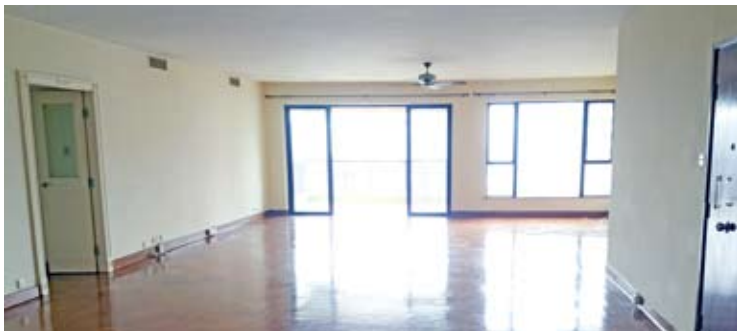
GROSS AREA 3,050 s.f.  
SALEABLE AREA 2,330 s.f.  
OFFERED AT \$105,000 incl.  
INQUIRIES  
9551 1077 Walker Lam 林先生  
SEARCH REFERENCE NO. 99217



**Estoril Court 中半山 愛都大廈**  
55 Garden Road  
Efficient 4 bedroom apartment  
within a stone's throw of Central  
Business District  
實用四房單位，毗鄰中環商業核心



GROSS AREA 3,347 s.f.  
SALEABLE AREA 2,887 s.f.  
OFFERED AT \$108,000 incl.  
INQUIRIES  
9093 3381 Stephen Chan 陳先生  
SEARCH REFERENCE NO. 109742



**Grenville House**  
中半山 嘉慧園  
1, 3 & 3A Magazine Gap Road  
Huge 4-bedroom apartment with  
balcony and open view on sought  
after Magazine Gap Road  
巨大四房單位，連露台及開揚景色，位處受  
歡迎馬巴仙峽道



GROSS AREA 3,700 s.f.  
SALEABLE AREA 3,349 s.f.  
OFFERED AT \$110,000 incl.  
INQUIRIES  
9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 36393



**Robinson Garden Apartment**  
西半山 羅便臣道花園大廈  
3-3G Robinson Road  
Beautifully renovated 4-bedroom  
apartment with open city view in  
prime location  
華麗裝修四房單位，眺望開揚城市景色，  
地段優越



GROSS AREA 3,800 s.f.  
SALEABLE AREA 3,173 s.f.  
OFFERED AT \$110,000 excl.  
INQUIRIES  
9648 6082 Christine Chong 莊小姐  
SEARCH REFERENCE NO. 136512







### Garden Terrace 2 & 3

中半山 花園臺2 & 3座

8A Old Peak Road

Nicely fitted and furnished 3-ensuite apartment with open city view in prime location

雅致裝修三套房單位，坐擁開揚城市景，地段優越



GROSS AREA 3,319 s.f.

SALEABLE AREA 2,828 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 38974



### Bowen Mansion

中半山 寶雲大廈

7C Bowen Road

Colonial style mid-rise flat with huge balcony enjoys open city view

英式中密度住宅，連大露台，享開揚城市景



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,638 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15436



### Chung Tak Mansion

中半山 重德大廈

2 Magazine Gap Road

Spacious full floor apartment with 3 large bedrooms in prime location

寬敞全層單位，連三間偌大睡房，地段優越



GROSS AREA 2,864 s.f.

SALEABLE AREA 2,550 s.f.

OFFERED AT \$128,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 12388



### The Albany

中半山 雅賓利大廈

1 Albany Road

High floor harbour view apartment close to CBD

高層海景住宅，毗鄰商業中心區



GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$145,000 incl.

INQUIRIES

9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 31728





### The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

3-bedroom flat with clubhouse facilities and splendid racecourse view

跑馬地三房住宅，連會所設施，享馬場壯麗景色，可租可售

GROSS AREA 1,455 s.f.

SALEABLE AREA 1,128 s.f.

OFFERED AT \$75,000 incl. also for sale \$42,500,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 25743



### Wah Fung Mansion 東半山 華峰樓

27 Tai Hang Road

Rare on market 3-bedroom apartment in good condition with balcony and close to CBD

簇新三房單位，連露台，鄰近商業中心區，市場罕有

GROSS AREA 2,087 s.f.

SALEABLE AREA 1,564 s.f.

OFFERED AT \$75,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 36118



### Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

Practical 3-bedroom flat with modern decorations in prime location

實用三房單位，配以時尚裝修，地段優越

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 37351



### Leon Court 東半山 利安閣

12-14 Wong Nai Chung Gap Road

Spacious and practical 3-bedroom flat with open city view at quiet yet easy access location

寬敞實用三房單位，飽覽開揚城市景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 23083



### Villa Lotto

跑馬地 樂陶苑

18 Broadwood Road

Nicely decorated 4-bedroom flat with spacious layout enjoys stunning views

雅致裝修四房單位，間隔寬敞，享壯麗美景，可租可售

GROSS AREA 2,406 s.f.

SALEABLE AREA 2,169 s.f.

OFFERED AT \$110,000 incl. also for sale \$58,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 47184



### Highcliff

東半山 曉廬

41D Stubbs Road

Landmark development at prime location with comprehensive facilities

著名地標住宅項目，地段優越，享完善設施

GROSS AREA 3,676 s.f.

SALEABLE AREA 2,592 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 40351







## A Splendid Residence Neighbouring Stubbs Road 毗鄰司徒拔道地段 矜罕寬闊大戶設計

**華輝臺 6 號** 位於港島半山區東部傳統豪宅地段，毗鄰司徒拔道，飽覽跑馬地馬場一帶的景致，駕車瞬間可往來銅鑼灣、金鐘及中環商業核心區、名店購物區及五星級酒店，大都會生活盡在掌握之中。

- 單位A室為五房四套房間隔<sup>\*</sup>，實用面積為 2,816 平方呎
- 間隔寬闊方正，樓底高達11呎，景觀開揚，感覺舒適
- 廚房搜羅國際著名廚具品牌
- 糅合私人電梯大堂概念，採用智能卡系統直達專屬單位，為住戶帶來高私隱度的生活空間
- 港島半山區東部校網享負盛名，小學為12校網，中學校網為灣仔區，國際學校林立，包括德瑞國際學校（灣仔校舍）、白普理小學（英基屬下小學）及英基國際幼稚園（曉新）等

Located at No. 6 Shiu Fai Terrace, neighbouring Stubbs Road in Mid-Levels East, most units in Chantilly enjoy a captivating view of the Happy Valley Racecourse. Chantilly also enjoys easy access to core business areas in Causeway Bay, Admiralty and Central, as well as internationally celebrated shops and 5-star hotels.

- Unit A of Chantilly offers 5 bedrooms with 4 en-suites<sup>^</sup> with saleable area of 2,816 sq.ft
- Generous layout design with ceiling height of 11 ft. and a wide open view
- Kitchen is equipped with internationally recognised brands
- Private lift lobby concept supported by a state-of-the-art smart card control system is offered to ensure a high degree of privacy
- Renowned Mid-Levels East school network includes primary school net number 12, as well as secondary school in Wan Chai district and international schools such as the German Swiss International School, Bradbury School (ESF) and ESF International Kindergarten (Hillside)

**Chantilly, 6 Shiu Fai Terrace, Mid-Levels East**

東半山 華輝臺6號

**NET AREA** 2,816 s.f. (Brand new 5-bedroom unit with 4 en-suites)

**OFFERED AT** for lease \$130,000 incl.

**JOINT EXCLUSIVE SOLE AGENT**

**6183 8339 Carman Szeto 司徒小姐**

**9871 6828 Louis Wong 黃先生**

**9209 9988 Alan Wong 王先生**

**SEARCH REFERENCE NO. 136285**



<sup>\*</sup> 五房四套房間隔之單位的其中一套房為兩個睡房以同一浴室相連

<sup>^</sup> For the 5-bedroom unit with 4 en-suites, 2 of the en-suite bedrooms share the same bathroom.



## Prime en bloc pub investment with very good yield

Holloway, N7

- Rare opportunity to purchase an attractive pub investment in the heart of Holloway, a short distance from Emirates Stadium
- Entirely let to pub operator with rental guaranteed by parent holding company which operates over 5000 pubs in the UK
- Current passing rent is £70,000 p.a. with 30 years still unexpired
- 罕有受歡迎酒吧，鄰近Emirates Stadium
- 由酒吧營運商獨立承租，租金由母公司擔保，母公司為全英國最龐大酒店管理集團，合共全英國管理超過5000間酒吧
- 年租金收入達70,000英鎊，尚餘30年租約



Freehold; Gross

yield of 5.28%

Gross Internal Area 6,710 s.f.

Circa £1.35M - £1.49M

9051 3096 Edward Chiang 姜先生

## Prime en bloc pub investment in West End

Notting Hill, W11

- En bloc pub investment single let to largest pub operator in the UK (with 30 years unexpired)
- Anticipated income of £198,734 p.a. from next rent review in December 2016 (interim rental topped up by vendors)
- 5 yearly RPI reviews, collared and capped at 2% and 4% respectively
- 整幢投資酒吧，由英國大型酒吧營運商獨立承租（尚餘30年租約）
- 2016年12月租金可向上調整，預計年租金收入可達198,734英鎊
- 租金每5年可向上調整，每年加租最低為2%及最高為4%



Freehold; Gross yield at 4.26%

Gross Internal Area approx. 4,746 s.f.

Circa £4.66M - £5.13M

9051 3096 Edward Chiang 姜先生

## Commercial and residential mixed use investment with redevelopment opportunity

Marylebone W1

- Grade II listed mixed use retail, office and residential investment
- Fully let with a passing rent of £156,496 p.a. exclusive
- Prime Central London location with excellent transport links, close to Bond Street tube station
- Opportunity for redevelopment but subject to all necessary planning consents
- 此二級文物的零售、辦公室及住宅混合投資物業
- 單位現已全數獲得承租，年租金收入達156,496英鎊
- 優越倫敦市中心地段，交通網絡完善，毗鄰Bond Street地鐵站
- 若取得城規批准，可重新發展重建



Freehold; Gross Yield 2.40%

Net Internal Area 5,991 s.f.

Circa £6.5M - £7.15M

6199 7640 Gary Lam 林先生

## Prime retail investment near Regents Park

Primrose Hill, NW1

- Situated on a prime retail pitch on Primrose Hill
- Single let on a full repairing and insuring 10 year lease producing passing rent of £65,000 p.a. to up market butcher merchant
- Located in the heart of an affluent residential location
- Residential uppers comprising 2 flats sold off on a leasehold basis until 2179 and 2171
- 位於Primrose Hill的優質零售旺舖
- 現已由高檔肉食公司獨立承租，擁10年租約，年租金收入達65,000英鎊
- 位處富裕住宅區的核心地段
- 上層設兩個住宅單位，年期分別至2179年及2171年



Freehold; Gross Yield 4.49%

Net Internal Area 977 s.f.

Circa £1.445M - £1.589M

6199 7640 Gary Lam 林先生

## Fire sale of Prime Manchester mixed-use Investment

- Excellent location in the heart of Manchester that comprises a flagship retail unit over LG/F, G/F and 1/F with office accommodation on three upper floors
- 2/F to 4/F have received planning consent to convert to residential use (currently vacant), 5/F is a self-contained 1-bed flat, currently also vacant
- Retail unit producing a passing rent of £500,000 p.a.
- 物業位處曼徹斯特市中心優越地段，地下一層、首層及一樓設零售旗艦店，樓上三層則是辦公室
- 二樓及四樓已取得城規批准，可改建成住宅用途（現正交吉），五樓是設備齊全的一個一房單位，現正交吉
- 零售樓層的年租金收入達500,000英鎊



Freehold; Gross Yield 5.07%

Circa £10.62M - £10.80M

6199 7640 Gary Lam 林先生

## Fire sale of Prime London Retail Investment Opportunity

Fulham SW6

- Located in affluent suburb 4 miles from the center of London and within 50 metres of Fulham Broadway tube station and 320 metres from Chelsea Football Club
- Subject property comprises 5 levels featuring a bar, restaurant and members club
- Current passing rent is £351,159 p.a.
- 物業位處Fulham富裕小區，距離倫敦市中心僅4英里，50米可達Fulham Broadway地鐵站及320米可達Chelsea Football Club
- 物業共五層，設酒吧、餐廳及會所
- 目前年租金收入達351,159英鎊



Freehold; Gross Yield 4.79%

Total Internal Area 9,222 s.f.

Circa £7.317M-£7.682M

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## ASOKE-RATCHADA

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每年

**6% 租金  
回報  
保証 (2年)\***

永久業權，現樓發售

售價由

**HK\$965,000<sup>#</sup>起**

- ◇ 8分鐘步程可達 RAMA 9 MRT站、Central Plaza 及 Fortune Town
- ◇ 座落曼谷最新商務區心臟地段，毗鄰泰國新地標 Super Tower
- ◇ 完善住客會所及智能自動停車場

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**6% Rental Guarantee Returns (2 years)**

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**Starts from HK\$965,000\***

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### Prime en bloc office investment in midtown London

Holborn W2

- Planning consent in place to convert existing offices to 4 residential units with net saleable area of 3,143 s.f.
- Currently let to 5 tenants and generating total passing rent of £77,000 p.a.
- Approx. 140 metres from Holborn tube station and just north of Lincoln's Inns Fields within London's Midtown.
- 已取得城規批准，可把辦公室改建成四個住宅單位，實用室內面積3,143平方呎
- 目前辦公室由五個租戶承租，年租金收入77,000英鎊
- 距離Holborn地鐵站140米，位處倫敦Midtown Lincoln's Inns Fields的北面



Freehold, NIA 4,080 s.f.

Gross yield 2.2%

Circa £3.5M - £3.85M

9051 3096 Edward Chiang 姜先生

### Prime en bloc residential investment in heart of West End

Kensington W8

- Within close proximity to Kensington High Street and the internationally famous Cromwell Hospital
- Comprises 7 self contained residential flats in two adjoining period terrace houses located on a leafy quiet street
- Current passing rent of £200,708 p.a.
- 毗鄰Kensington High Street及國際知名的Cromwell醫院
- 位處綠樹成蔭大道上的兩幢毗連大屋，共有七個設備齊全的住宅單位
- 年租金收入200,708英鎊



Freehold, GIA of 6,676 s.f.

Gross yield 2.0%

Circa £10M - £11M

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### Fire sale redevelopment opportunity of corner period building

Bloomsbury, London WC1

- Period building with street frontage on three sides. Currently used as a single domestic dwelling house with 5 bedrooms
- Potential to extend floor area over the patio but subject to all necessary planning consents
- Within walking distance to Regent's Park, University College London and Fitzrovia. Nearest tube station is Kings Cross St. Pancras
- 三面臨街的住宅大樓，現在是獨幢獨立門牌大宅，設五間睡房
- 若取得城規批准，可增加庭園上蓋的樓面面積
- 信步可達Regent's Park、University College London及Fitzrovia，最近的地鐵站是Kings Cross St. Pancras



Freehold, GIA of 1,974 s.f.

To be sold with vacant possession

Circa £2.8M - £3.0M

6199 7640 Gary Lam 林先生

### Refurbished retail/office/residential mixed use building

Bloomsbury WC1

- Subject building comprised 4 self-contained residential units on uppermost levels and offices on 2 mid floor levels and gym/fitness centre in the basement level
- G/F and basement level let to fast food chain restaurant with current passing rent of £127,000 p.a.
- To be offered in a refurbished shell on "as is" basis
- Approx. 4 mins walk from Holborn tube station and 6 mins walk from Russell Square tube station
- 此物業的上層是四個設備齊全的住宅單位，中間兩層是辦公室，地庫層則是健身中心
- 首層及地庫層由快餐連鎖餐廳承租，年租金收入127,000英鎊
- 大廈外圍正進行全幢翻新，並以"as is"現況出售
- 約4分鐘路程可達Holborn地鐵站，6分鐘路程可達Russell Square地鐵站



Freehold, NIA 15,509 s.f.

Circa £17M - £18.7M

6199 7640 Gary Lam 林先生

### Prime mixed use residential and restaurant opportunity

Bayswater W2

- Set to benefit from Queensway redevelopment
- Subject property comprises LG/F and G/F for retail and residential units over 5 upper levels
- Producing passing rent of £135,000 p.a.
- Full planning consent granted for the redevelopment of all floors
- 受惠於Queensway再發展區
- 地下一層及首層是零售商舖，五層上層是住宅單位
- 年租金總收入達135,000英鎊
- 已獲得城規批准可再重建所有樓層



Freehold; Gross Yield 3%

Total Internal Area 2,787 s.f.

Circa £4M - £4.4M

6199 7640 Gary Lam 林先生

### Prime en bloc Retail/office investment

Soho W1

- Subject property's office accommodation was comprehensively refurbished in 2013
- Fully let to diverse office and retail tenant base with current passing rent at £3,346,405 p.a. (after vendor's top up rent)
- Short walk from the new Cross Rail Western Ticket Hall on Dean Street (opening in 2018/19)
- Piccadilly Circus is current closest tube station
- 已於2013年完成翻新復修綜合辦公室／零售大廈
- 由多個辦公室及零售租戶承租，年租金收入3,346,405英鎊（已包括賣方每月補貼租金之金額至下次加租期）
- 舉步可達Dean Street的新Cross Rail鐵路站Western Ticket Hall（預計2018/19年度落成）
- 最近是Piccadilly Circus地鐵站



Freehold, NIA 51,136 s.f.

Gross yield is 3.71%

Circa £90M - £99M

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位於曼谷 MahaNakhon 項目內，曼谷麗思卡爾頓公寓將成為全市享負盛名之豪宅。房間精雕細琢，坐擁絢麗景觀，尊享麗思卡爾頓酒店式物管禮遇，均由泰國頂尖豪華房產商 PACE Development 為您呈獻。獨特兩房及三房單位數量有限，優惠售價由984萬港幣起，  
2016年9月入伙

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\*Prices correct at time of going to press

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**MAHA  
NANKHON**



### Roppongi retail shop within prestige development

Minato-ku, Tokyo 東京 港區

- Shop located on second floor of retail podium and within prestigious residential development
- Current passing rent of JPY 13,996,800 p.a.
- Nearest stations include Roppongi station (3 minute walk) and Roppongi 1chome station (7 minute walk)
- 位處著名住宅項目，商舖位處二樓零售平台，
- 現已全數獲得承租，年租金收入達13,996,800日元
- 毗鄰六本木站（3分鐘步程）及六本木一丁目站（7分鐘步程）



Freehold; Gross Yield 4.69%  
Total Internal Area 180.60 sq.m.  
Circa JPY 298M  
(approx. HK\$22.90M)

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### Prime Tokyo en-bloc commercial building

Shibuya-ku, Tokyo 東京 涉谷區

- 3-storey Steel structure completed in January 2014
- Fully-let and generating a passing rent of JPY 13,646,472 p.a.
- 8 minute walk to Shibuya station; 11 minutes on foot to Ebisu station
- 建於2014年1月的鋼筋建築大廈
- 現已全數獲得承租，年租金收入達13,646,472日元
- 8分鐘步程可抵達涉谷站，11分鐘步程可抵達惠比壽站



Freehold; Gross Yield 4.61%  
Total Internal Area 156.01 sq.m.  
Circa JPY 295.5M  
(approx. HK\$22.70M)

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### En bloc commercial building

Minato-ku, Tokyo 東京 港區

- Reinforced concrete commercial building
- Fully let with a total passing rent of JPY 21,124,800 p.a.
- 4 minute walk from Shirokanedai Station of both Nanboku line and Toei Mita lines
- 鋼筋混凝土商業建築大廈
- 現已全數獲得承租，年租金收入達21,124,800日元
- 距離地下鐵南北線及都營地下鐵三田線的白金台站僅4分鐘步程



Freehold  
Gross Yield 4.22%  
Total Internal Area 216.29 sq.m.  
Circa JPY 500,000,000  
(approx. HK\$38.40M)

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### Luxurious condo within prestige Roppongi Hills development

Minato-ku, Tokyo 東京 港區

- High-floor condominium with good views. Building comprises a total 611 units and was completed in 2011
- Spacious 2-bedroom unit with an additional 6.21 sq.m. private balcony
- 3 minute walk from Roppongi Station of Hibiya Line and Toei Oedo Line
- 7 minute walk from Roppongi 1chome Station of Nanboku Line
- 高層住宅大廈，享優美景色，大廈建於2011年，共有611個單位
- 偌大兩房單位，另設6.21平方米的私家露台
- 3分鐘步可抵達日比谷線及大江戶線的六本木站
- 7分鐘步程則可抵達南北線的六本木一丁目站



Freehold  
Exclusive area 80.31 sq.m.  
Circa JPY 178,000,000  
(approx. HK\$ 13.70M)

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- 2所著名大學近在咫尺

Starts from  
現樓售價由 **HK\$927,000\*** 起

- 6% Rental Guarantee Returns for 2 years
- Located right in the heart of Bangkok's new CBD
- 2-min walk to MRT Huai Khwang
- Only 5-min to Central Plaza Grand Rama 9 via MRT



Enquiry

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## Modern Stunner in Coveted Neighborhood

Santa Rosa, San Francisco 三藩市

Situated in the gated Santa Rosa community of Quietwater, this spacious, 4-bedroom home sits on a 3-plus-acre hillside parcel. Besides breathtaking views, the recently updated home offers a chef's kitchen, a swimming pool, and a guest house.

這寬敞四房住宅位處Quietwater的Santa Rosa社區，座落佔地3英畝的山坡以上。住宅飽覽壯麗景色，設大師級廚房、游泳池及客房。



Circa US\$2.175M

9051 3096 Edward Chiang 姜先生

## Charming Home in High-End Silverado

Napa Valley, San Francisco 三藩市

Known as Quailgate, this 2-bedroom home in the prestigious Napa Valley community of Silverado offers a membership to the country club of the same name. Highlights include a large deck, an outdoor fireplace, and a gazebo.

這兩房住宅位處著名Napa Valley社區的Silverado，被譽為Quailgate，提供鄉村俱樂部的會員資格。住宅設有大戶外平台、戶外壁爐及眺望臺。



Circa US\$1.795M

9051 3096 Edward Chiang 姜先生

## Bordeaux, France

法國 波爾多

Classic girondine chateau set on 16 hectares of land with 8 hectares to be replanted with vines, for which there is a grant available. The estate dates back to late 18th Century and is situated on high ground above the Garonne valley. The property produced red wines, of high quality, but the vines have been pulled out to make way for new planting to take place. There is about 500 m<sup>2</sup> of living area, fully restored to a high standard provide spacious family and guest accommodation. Modern wine-making facilities, combine to provide a perfect place to live and work.

Bordeaux 30 minutes. Atlantic coast less than 1 hour. Near to all amenities.

這座經典吉倫特風格酒莊佔地16公頃，當中8公頃的葡萄園需要重新栽種葡萄樹，莊主可申請補助金。莊園建於十八世紀末，位處加龍河谷上方的高地上，出產優質紅酒，但原有的葡萄樹已拔除，以便種植新的葡萄樹。酒莊提供約500平方米的生活空間，經過仔細修復後提供寬敞的空間作自用和招待客人，加上現代化的釀酒設施，是生活和工作的理想地點。

前往波爾多只需30分鐘，距離大西洋海岸僅一個小時之內，一切生活所需近在咫尺。

Guide Price: €2,295,000

建議售價：2,295,000歐元

REF: 1556195

6276 8567 Urosh Teodorovich 尤先生





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\*2: For more details please refer to our website - projects record

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