

VOLUME 132 | December 2015

The Key

SELECT DELUXE HOMES

大宅



典雅堂皇 Classically appealing

FEATURE

To make a home
Sketches

本期焦點：海風海景最好景
Spotlight: Views and Fresh
Sea Breezes

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



WINFIELD

VENTRIS ROAD • HAPPY VALLEY

A WORLD APART

Grand finale of the most desired contemporary residence

Known for its leisurely pace of life and charming character,
Happy Valley is a world apart from
the city at its doorstep.
At Winfield,
you'll find there's more than enough living space.
Every Winfield home features an exceptionally spacious balcony.
All apartments enjoy a private,
front-row view of famous Happy Valley racecourse.
A tranquil retreat,
within walking distance from the heart of Causeway Bay.
Offering substantial living rooms,
bedrooms and kitchen,
Enjoy the best of all worlds.



District: Happy Valley
Name of Street & Street Number: 1, 3 & 5 Ventriss Road
Website: www.winfield-ventris.hk

Enquiry
(852) 8100 1832
WWW.WINFIELD-VENTRIS.HK



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Vendor: Crown Century Development Limited. Holding Company of the Vendor: Bright Clever Enterprises Limited. Authorized Person for the development*: Mr. Leung Chi Hung, Ben of C M Wong & Associates Limited. Building Contractor for the development*: Bordon Construction Company Limited. Vendor's Solicitors: F. Zimmern & Co. and Patten C. Wong Chow & Chow.
*Referring to the flats of the Block A and the Block B that have undergone alteration and renovation works and the 64 car parking spaces on the Ground Floor in this advertisement.
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溫暖冬季

Turning the temperature up

There's no denying winter has arrived, which makes now a great time to look around the home and consider simple improvements to positively improve heating efficiency and energy management – from general DIY solutions to air conditioning system maintenance, keeping the cold weather at bay is essential to staying warm and cosy during the colder months.

General DIY tips include simple things like sealing draughts under doors with weather strips or 'door snakes' (draught excluders). Small gaps and cracks around windows should be filled with sealant, and you may want to think about installing or replacing roof insulation (this will also help keep your home cool during the summer).

Also, don't forget that warm colours such as orange, yellow and red can influence how cold people feel!

寒冬已至，改善室內供暖系統時，同時不忘減低能源消耗 — 由簡單的DIY方法以至保養空調系統，使冬季時居室保持溫暖舒適。

保持室內溫暖不需大費周章。為免寒風滲入室內，簡單的DIY方法包括密封條或其他物品遮蓋門邊，窗邊亦可用密封材料堵填滿。另外，亦可於天台加裝隔熱物料，不僅冬季時保暖，夏季時亦可保持室內涼快。

此外，別忘記暖色系如橙色、黃色及紅色能影響人多冷的感覺！

HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

If you would like to see your property listed in The Key in the next issue, you may call Loretta Lui at 3102 4818 or visit us at www.landscape-christies.com/sell_let. Or you may simply fill out the space below and fax to us at 2866 0015.

如果您想將出售／出租物業刊登於大宅，可致電3102 4818與呂小姐聯絡，或登上 www.landscape-christies.com/sell_let。或者您可以填寫下面的表格傳真至2866 0015。

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡

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LANDSCOPE

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C-018733

Tel: +852 2866 0022 Fax: +852 2866 0015

Email: info@www.landscape-christies.com

Website: www.landscape-christies.com

Address: Unit 3106, 31/F, Hopewell Centre,
183 Queen's Road East, Wanchai, Hong Kong

Tel: +852 2525 0287 Fax: +852 2526 3860

Email: info@perspectiveglobal.com

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Address: Rm 2408, Dominion Centre,
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典雅堂皇

Classically appealing

Located at Belleview Drive in Repulse Bay, Repulse Bay Garden is the place for great views of the South China Sea, perched as it is on a green hillside.

This family home has a combined living and dining area. A floor-to-ceiling sliding door in the living room ensures sunlight floods in to help remain bright and breezy, also allowing fresh air come in. The living and dining room are decorated in a minimalistic style, with clean lines and a modern outlook.

The capacious balcony — significantly larger than those found in many other apartments of comparable size, is a perfect spot for entertaining on cooler evenings, with a range of inviting outdoor furniture promising relaxation.

Luxurious features within the apartment include a massive master bedroom with its own ensuite, and a fully equipped and fitted kitchen.

With 2,049 s.f. (saleable area), this simplex apartment offers three bedrooms (one ensuite), two bathrooms, a maid's room, a utility room and a balcony, along with three car parks.

Available for the price HK\$68 million and located adjacent to the Repulse Bay Beach, convenient public transport options are available along Repulse Bay Road, while Causeway Bay is about 15 minutes' drive away. Restaurants, supermarkets, kindergartens and international schools are within easy reach.





麗景園位於淺水灣麗景道，依山而建，住戶可享開揚山景，同時遠眺南中國海壯闊景觀。這家庭式住宅設有相連的客飯廳，打開敞門後，陽光及清新空氣不斷湧入，令居室保持明亮舒適。客飯廳佈置簡約，觀感時尚。

寬敞露台 — 比其他面積相約的單位闊大得多。露台上的戶外專用傢具提供愜意的休憩設施，更是傍晚把酒言歡的絕佳地點。

單位的豪華配套包括一個偌大的主人套房，以及設備齊全的廚房。

這個實用面積達2,049平方呎的單位共有三間睡房，其中一間為套房、兩間浴室、一間家傭房、一間多用途房及一個露台，另有三個車位。

單位鄰近淺水灣泳灘，同時淺水灣道有多種公共交通工具，來往市區非常方便，駕車前往銅鑼灣只需15分鐘。區內有餐廳、超級市場、幼稚園及國際學校。物業目前以6,800萬港元放售。

Repulse Bay Garden

麗景園

18-40 Bellevue Drive, Repulse Bay

淺水灣 麗景道18-40號



GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 30953

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



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

District: Mid-Levels West Website Address*: 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



Please scan QR code
for more information

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Views and Fresh Sea Breezes SALE

海風海景最好景 出售



Greenery Garden 薄扶林 怡林閣

2A Mount Davis Road

Unique duplex in quiet and scenic location with private roof terrace overlooking sea and mountain views

獨特複式單位，位處寧靜怡人地段，連私家天台，俯瞰海景及山巒景致

GROSS AREA 1,370 s.f.

SALEABLE AREA 1,118 s.f. (plus 214 s.f. roof)

OFFERED AT \$20,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 43734



Royalton

薄扶林 豪峰 I

118 Pok Fu Lam Road

Sea view apartment with clubhouse facilities in Pokfulam

薄扶林海景單位，享會所設施

GROSS AREA 2,160 s.f.

SALEABLE AREA 1,572 s.f.

OFFERED AT \$28,800,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 2321



Y Y Mansion

薄扶林 裕仁大廈

96 Pok Fu Lam Road

Well kept 3-bedroom sea view apartment with roof top

保養簇新三房海景單位，連天台

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,442 s.f. (plus 1,194 s.f. roof)

OFFERED AT \$28,880,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 150857



Vista Mount Davis

薄扶林 華亭閣

52-54 Mount Davis Road

Nicely decorated 3-bedroom apartment with full sea view in Pokfulam

雅致裝修三房單位，眺望全海景

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,882 s.f.

OFFERED AT \$38,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 112287



20-20C Shek O Headland

石澳 石澳山仔20-20號C

Rare find waterfront townhouse at tranquil location

罕有海濱排屋，位處清靜地段

SALEABLE AREA 1,795 s.f. (plus 1,076 s.f. terrace)

OFFERED AT \$45,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 44350



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，享會所設施

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 \$73,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 4560





Mountain Lodge

山頂 崑廬

44 Mount Kellett Road

Immaculate apartment with stunning views on The Peak

山頂雅致住宅，飽覽壯麗景色

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,221 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 46450



Celestial Garden 淺水灣 詩禮花園

5 Repulse Bay Road

Nicely decorated apartment with facilities enjoying stunning sea and green view

雅致裝修單位，連設施，坐擁壯麗海景及翠綠景致，可租可售

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$78,000,000 also for lease \$120,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 157154



Belgravia 淺水灣 南灣道57號

57 South Bay Road

High floor unit in modern style building with fantastic sea view at bargain price

高層海景住宅，優惠價格之選

GROSS AREA 2,790 s.f.

SALEABLE AREA 2,197 s.f.

OFFERED AT \$80,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 165432



Larvotto (Penthouse)

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Penthouse unit with private roof via internal staircase and company hold

優質頂層單位，連室內內置樓梯往私家天台，物業由公司持有

GROSS AREA 2,631 s.f.

SALEABLE AREA 2,105 s.f. (plus 1,555 s.f. roof)

OFFERED AT \$80,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 134278



Le Palais 大潭 皇府灣

8 Pak Pat Shan Road

Bargain luxurious 4-bedroom townhouse with private garden at Tai Tam waterfront

大潭四房海濱豪華排屋，連私家花園，優惠價格之選，可租可售

GROSS AREA 3,348 s.f.

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

OFFERED AT \$86,000,000 also for lease \$140,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 109996



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Rare find 4-bedroom nicely renovated flat with unbeatable sea view

罕有四房雅致裝修住宅，眺望無敵海景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$98,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 109136





The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Tastefully designed sea view house with ample alfresco spaces in Tai Tam

大潭品味設計海景大屋，戶外空間充裕



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 \$99,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33824



Island Road

深水灣 香島道

Top notch townhouse with 5 ensuite bedrooms and private garden enjoying the stunning sea view of Deep Water Bay

豪華五套房排屋，連私家花園，飽覽深水灣壯麗海景



GROSS AREA 6,389 s.f.

SALEABLE AREA 4,720 s.f. (plus 1,907 s.f. garden and 157 s.f. terrace)

OFFERED AT \$580,000,000 **Open Offer**

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 115984



豪華宅邸

A most luxurious townhouse

Stanley Village Road, Stanley

赤柱 赤柱村道



SALEABLE AREA 2,719 s.f.

(plus 791 s.f. garden, 117 s.f. terrace and 526 s.f. roof)

OFFERED AT \$350,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 172908

As an area in Hong Kong traditionally known for its luxury houses, Stanley offers perfect sea views with a wide range of low-rise apartments. Located in Stanley Village Road, this 2,719 s.f. (saleable area) townhouse offers three bedrooms (all ensuite), four bathrooms, a combined living and dining room, a maid's room and a balcony.

Elegantly designed and cosy for a family, this house also has a 791 s.f. garden, a 117 s.f. terrace and a 526 s.f. roof, enabling residents to entertain relatives and friends in a variety of areas.

The bijoux village of Stanley has multiple restaurants and bars specialising in various types of cuisines, attracting day-trippers to visit over during weekend. This district offers direct bus routes to Central and North Point, and located nearby is the Hong Kong International School.

赤柱以優美海景及眾多低密度住宅而聞名，是傳統豪宅區。此洋房位於赤柱村道，實用面積2,719平方呎，提供三間套房、四間浴室、相連的客廳、一間家傭房及一個露台。

單位精心佈置，予人舒適感覺，同時有791平方呎花園、117平方呎平台及526平方呎天台，使住戶招待親友有不同選擇。

赤柱有眾多特色餐廳，提供各國菜色，亦吸引不少遊人於周末遊覽。區內有巴士前往中環及北角等地，附近亦有香港國際學校。





Greenvale

薄扶林 翠暉臺

15-23 Mount Davis Road

Good sized 3-bedroom apartment with private terrace in quiet location
實用三房單位，連私家平台花園，地段寧靜

GROSS AREA 1,300 s.f.

SALEABLE AREA 986 s.f. (plus 500 s.f. garden)

OFFERED AT \$40,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 96048



Larvotto

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Popular 3-bedroom waterfront apartment with full clubhouse facilities
受歡迎三房海濱住宅，連完善會所設施

GROSS AREA 1,998 s.f.

SALEABLE AREA 1,581 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 133965



Villa Cecil 薄扶林 趙苑

192 Victoria Road

Large 3-bedroom apartment with private garden taking in sweeping sea view

偌大三房住宅，連私家花園，坐擁遼闊海景，可租可售

GROSS AREA 3,548 s.f.

SALEABLE AREA 2,686 s.f. (plus 1,381 s.f. garden)

OFFERED AT \$95,000 excl. also for sale \$42,720,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 33985



Belgravia Heights 大潭 碧濤閣

27 Tai Tam Road

Spacious 4-bedroom apartment with sweeping sea view over Tai Tam Bay

寬敞四房住宅，享大潭灣遼闊海景

GROSS AREA 2,890 s.f.

SALEABLE AREA 2,534 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 13501



Belgravia

淺水灣 南灣道57號

57 South Bay Road

Practical 3-bedroom flat with full range facilities enjoying sea view
實用三房單位，連完善設施，坐擁海景

GROSS AREA 2,390 s.f.

SALEABLE AREA 1,875 s.f. (plus 41 s.f. terrace)

OFFERED AT \$105,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 117841



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

Nicely decorated sea view townhouse with private garage and comprehensive clubhouse facilities

雅致裝修海景排屋，連私家車庫及完善會所設施

GROSS AREA 2,901 s.f.

SALEABLE AREA 2,623 s.f.

(plus 686 s.f. garden, 379 s.f. terrace and 309 s.f. roof)

OFFERED AT \$118,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 117646





The Mount Austin

山頂 柯士甸山道8號

8 Mount Austin Road

Harbour view duplex with deluxe clubhouse facilities at top of The Peak

山頂海景複式單位，連豪華會所設施



GROSS AREA 2,657 s.f.

SALEABLE AREA 1,991 s.f.

(plus 899 s.f. garden)

OFFERED AT \$130,000 excl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 27913



5 Headland Road

淺水灣 赫蘭道5號

Fantastic duplex apartment with private rooftop in tranquil and green environment overlooking stunning sea view

優質複式單位連私家天台，環境茂綠寧靜，俯瞰壯麗海景



GROSS AREA 3,200 s.f.

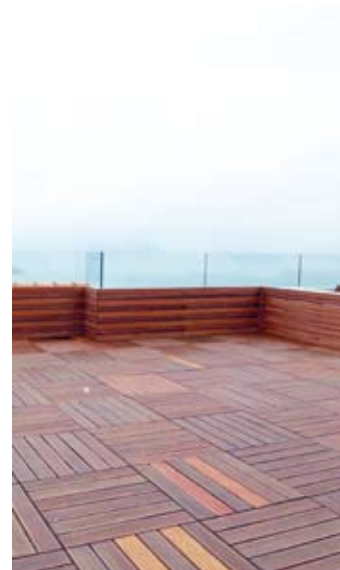
SALEABLE AREA 2,552 s.f.

(plus 786 s.f. roof)

OFFERED AT \$148,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 36930



Residence Bel-Air

薄扶林 貝沙灣

28 Bel-Air Avenue

Stunning sea view duplex apartment with private roof

壯麗海景複式住宅，連私家天台



GROSS AREA 3,262 s.f.

SALEABLE AREA 2,727 s.f.

(plus 1,583 s.f. roof)

OFFERED AT \$160,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 39714



56 Repulse Bay Road

淺水灣 淺水灣道56號

Nicely renovated low-rise with sweeping Repulse Bay sea view

雅致裝修低密度住宅，眺望淺水灣遠闊海景，可租可售



GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f.

OFFERED AT \$160,000 incl.

also for sale \$125,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 45061





27-31 South Bay Road

淺水灣 南灣道27-31號

Newly renovated colonial sea view low-rise apartment with big balcony for rent in South Bay

英式海景低密度單位，連大露台，全新裝修，罕有出租

GROSS AREA 2,704 s.f.

SALEABLE AREA 2,542 s.f.

OFFERED AT \$165,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 90558



Chelsea Court 山頂 賽詩閣

63 Mount Kellett Road

Exclusive garden duplex apartment with large terrace on The Peak

獨特花園複式單位，連偌大平台

GROSS AREA 3,110 s.f.

SALEABLE AREA 2,378 s.f.

(plus 811 s.f. garden and 803 s.f. terrace)

OFFERED AT \$170,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 26387



21 Coombe Road

山頂 甘道21號

Garden 6-bedroom townhouse with roof terrace at prestigious location enjoying Southside view

花園六房排屋連平台天台，地段尊貴，眺望南區美景

GROSS AREA 4,843 s.f.

SALEABLE AREA 4,012 s.f. (plus 540 s.f. roof)

OFFERED AT \$380,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 19074



34 Island Road 深水灣 香島道34號

One of a kind waterfront house with uninterrupted view over enchanting Deep Water Bay

獨特海濱大屋，眺望遼闊深水灣迷人海景

GROSS AREA 4,200 s.f.

SALEABLE AREA 3,460 s.f.

(plus 1,154 s.f. garden and 420 s.f. terrace)

OFFERED AT \$380,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 35171



35-37 Mount Kellett Road 山頂 加列山道35-37號

Prestigious 4-ensuite house with private pool enjoying stunning sea view and hill view on The Peak

著名四套房大屋，連私家游泳池，飽覽壯麗海景及山巒景色

SALEABLE AREA 4,780 s.f.

(plus 2,535 s.f. garden and 334 s.f. terrace)

OFFERED AT \$580,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 120474



7-15 Mount Kellett Road 山頂 加列山道 7-15 號

Extraordinary detached house with spectacular view over Southsides and greenery

罕有尊貴大屋，飽覽南區壯麗海景及翠綠美景

SALEABLE AREA 11,454 s.f.

(plus 2,737 s.f. garden and 2,680 s.f. roof)

OFFERED AT \$900,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 160077





La Clare Mansion

薄扶林 利嘉大廈

92 Pok Fu Lam Road

High efficiency 3-bedroom apartment at convenient location

高實用率三房單位，交通便利

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,602 s.f.

OFFERED AT \$25,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 123582



Residence Bel-Air

薄扶林 貝沙灣

28 Bel-Air Avenue

Popular 3-bedroom sea view apartment with excellent facilities in Cyberport

受歡迎三房海景住宅，享優質設施

GROSS AREA 1,573 s.f.

SALEABLE AREA 1,291 s.f.

OFFERED AT \$31,350,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 43384



3 Consort Rise

薄扶林 金粟街3號

Boutique townhouse with private garden in quiet environment

精緻排屋連私家花園，環境寧靜，可租可售

GROSS AREA 2,735 s.f.

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

OFFERED AT \$43,000,000 also for lease \$110,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 155784



La Hacienda

山頂 九層樓

29-33 Mount Kellett Road

Nicely renovated colonial flat with spectacular views in gated compound

雅致裝修英式住宅，享壯麗景色

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,512 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 30988



Oasis 山頂 欣怡居

8-12 Peak Road

Most sought after yet rarely available apartment in Lower Peak with full harbour view

罕有受歡迎住宅，享全海景

GROSS AREA 3,194 s.f.

SALEABLE AREA 2,203 s.f.

OFFERED AT \$150,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 158152



Strawberry Hill 山頂 紅莓閣

8 Plunkett's Road

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

山頂英式尊貴排屋，連私家花園及露台，可租可售

GROSS AREA 3,600 s.f.

SALEABLE AREA 3,195 s.f.

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

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 49439





Manderly Garden

深水灣 文禮苑

48 Deep Water Bay Road

Large 4-bedroom townhouse with facilities in quiet Shouson Hill

偌大四房排屋，連設施，位處幽靜壽臣山



GROSS AREA 3,504 s.f.
SALEABLE AREA 3,200 s.f.
(plus 55 s.f. garden and 691 s.f. roof)

OFFERED AT \$180,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 30091



1-9 Watford Road

山頂 和福道1-9號

Rare find Peak townhouse in tranquil neighbourhood

罕有山頂排屋，位處清幽恬靜社區



GROSS AREA 4,527 s.f.
SALEABLE AREA 2,706 s.f. (plus 390 s.f. garden and 228 s.f. terrace)

OFFERED AT \$250,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 158148



Abergeldie

山頂 種植道52號

52 Plantation Road

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

豪華時尚排屋，享壯麗維港景致



GROSS AREA 3,688 s.f.
SALEABLE AREA 3,221 s.f.
(plus private terraces)

OFFERED AT \$230,000,000 Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 108991



Rare single lot at Pok Fu Lam with superior redevelopment potential
薄扶林罕有可重建獨立地段

Site Area approx. 8,100 s.f.

地盤面積約8,100平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



南畔雅居

Elegance in the South

Faber Villa stands on high ground set off from the peaceful surroundings of Tai Tam Road. A seven-storey mid-rise apartment block development, with one unit per floor, is where you'll find total privacy while taking in stunning sea views overlooking Tai Tam Bay.

This lovely family home has a combined living and dining area, while wall-to-wall windows — far larger than the Hong Kong norm — ensure that the apartment is flooded with natural light. Luxurious features include a massive master bedroom with its own ensuite, and in the stylish, fully-fitted and equipped kitchen, a unique kitchen island increases workspace area and provides a talking point.

With 2,631 s.f. (saleable area), this Colonial-style simplex apartment offers three bedrooms (one ensuite), two and a half bathrooms, a maid's room, a utility room and a covered carpark.

Both kitchen and bathrooms are fully-fitted and equipped.

Available for purchase at HK\$61.8 million, this simplex is within close proximity of The American Club. Convenient public transport is available along Tai Tam Road, while Central is about 25 minutes' drive away. Kindergartens and international schools are within easy reach as well as supermarkets and shops, in Redhill, Stanley or Repulse Bay.

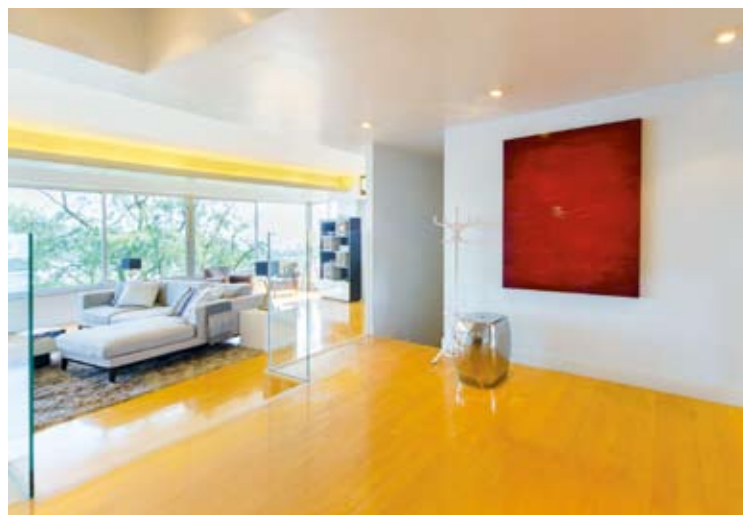
輝百苑聳立於大潭道的寧靜地段，是樓高七層的中層大廈，每層有一個單位，私隱度高，全層可俯瞰大潭灣的壯闊海岸景色。

這精緻的家庭式住宅設有相連的客飯廳，其中整幅牆大的玻璃窗戶 — 比一般香港家居大得多，確保了單位有足夠的天然光。屋內的豪華陳設包括偌大的主人套房，設計時尚且設備齊全的廚房，而別具一格的中島型廚房櫃台可增加工作空間，亦是單位的一大賣點。

這個實用面積達2631平方呎的英式單位設有三間睡房，其中一間為套房、兩間半浴室、家傭房、多用途室及一個有蓋車位。

廚房和浴室同樣是設備齊全。

單位毗鄰美國會所，沿大潭道可搭乘便利的公共交通工具，前往中環僅需25分鐘車程。距紅山、赤柱及淺水灣的幼兒園、國際學校及超級市場和商店僅咫尺之遙。單位現售6180萬港元。



Faber Villa

輝百苑

17 Tai Tam Road, Tai Tam

大潭 大潭道17號



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 29965





Monticello

中半山 滿峰台

48 Kennedy Road

Well decorated practical apartment in move-in condition

優質裝修實用住宅，保養簇新

GROSS AREA 1,453 s.f.

SALEABLE AREA 1,232 s.f.

OFFERED AT \$24,500,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 136190



Wing Way Court 中半山 永威閣

31 Kennedy Road

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

三房私隱度高住宅，舉步可達灣仔及銅鑼灣

GROSS AREA 1,860 s.f.

SALEABLE AREA 1,478 s.f.

OFFERED AT \$26,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 94524



Man Yuen Garden

中半山 文苑花園

52A-52B Kennedy Road

Spacious 3-bedroom apartment with balcony on Kennedy Road

堅尼地道寬敞三房單位，連露台

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,670 s.f.

OFFERED AT \$33,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 64981



Medallion Heights

西半山 金徽閣

45 Conduit Road

3-bedroom apartment with open view close to Midlevels escalators

三房開揚景單位，毗鄰半山行人扶手電梯，可租可售

GROSS AREA 2,050 s.f.

SALEABLE AREA 1,682 s.f.

OFFERED AT \$36,000,000 also for lease \$76,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 127339



Kam Yuen Mansion

中半山 錦園大廈

3 Old Peak Road

Mid-rise colonial 3-bedroom apartment for sale in prime location

中密度英式住宅，三房間隔，地段優越

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,116 s.f.

OFFERED AT \$38,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 19675



Birchwood Place

中半山 寶樺臺

96 MacDonnell Road

3-bedroom apartment with pool at Midlevels Central

三房住宅連游泳池，可租可售

GROSS AREA 2,018 s.f.

SALEABLE AREA 1,539 s.f.

OFFERED AT \$40,500,000 also for lease \$78,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 29040





Sakura Court

中半山 金櫻閣

58-60 Kennedy Road

Spacious layout 3-bedroom apartment with balcony and city view

間隔寬敞三房住宅，連露台，享城市景

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,903 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 39365



Grand House

中半山 柏齡大廈

110-112 MacDonnell Road

Spacious 3-ensuite colonial mid-rise with large balcony

寬敞英式中密度單位，三套房間隔，連大露台

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,087 s.f.

OFFERED AT \$45,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 37735



Greenland Court 中半山 恒翠園

56-58 MacDonnell Road

Tastefully decorated 3-bedroom apartment with private roof and open

kitchen enjoying harbour view

品味裝修三房住宅，連私家天台及開放式廚房，飽覽開揚海港景色

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,083 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$49,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 135568



Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Spacious 3-bedroom apartment with open city view

寬敞三房住宅，眺望開揚城市景色

GROSS AREA 3,001 s.f.

SALEABLE AREA 2,362 s.f.

OFFERED AT \$51,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 15454



Po Garden 中半山 寶園

9 Brewin Path

Popular 3-bedroom apartment with tennis court and swimming pool on

fringe of CBD

受歡迎三房單位，連網球場及游泳池，毗鄰商業中心區，可租可售

GROSS AREA 2,586 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$60,000,000 also for lease \$95,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 44355



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

罕有英式寬敞中密度住宅，三套房間隔，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





Catalina Mansions 中半山 嘉年大廈
98-100 MacDonnell Road

Designer decorated spacious 4-bedroom duplex apartment on fringe of CBD

寬敞四房複式單位，毗鄰商業中心區，匠心獨運

GROSS AREA 4,600 s.f.

SALEABLE AREA 3,394 s.f.

OFFERED AT \$78,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 39666



Garden Terrace 中半山 花園臺
8A Old Peak Road

Meticulously decorated apartment with 2 covered carports at bargain price

裝潢細緻住宅，連兩個有蓋車位，優惠價格之選

GROSS AREA 3,002 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$86,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 173649



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Highly sought after 4-bedroom apartment on fringe of CBD

受歡迎四房單位，毗鄰商業中心區，可租可售

GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$120,000,000 also for lease \$150,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 127086



The Harbourview 中半山 港景別墅

11 Magazine Gap Road

Nicely decorated 3-bedroom apartment enjoying stunning Victoria Harbour view

雅致裝修三房住宅，坐擁壯麗維港景

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

SEARCH REFERENCE NO. 165970



Clovelly Court 中半山 嘉富麗苑

12 May Road

Stunning harbour and city views from this modern decorated apartment with balcony

壯麗海景及城市景住宅，裝修時尚，連露台，可租可售

GROSS AREA 2,809 s.f.

SALEABLE AREA 2,348 s.f.

OFFERED AT \$128,000,000 also for lease \$128,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 101995



May Tower 2

中半山 梅苑二座

5 May Road

Unique 4-ensuite apartment with huge terrace at Midlevels Central

獨立四套房住宅，連大平台

GROSS AREA 3,393 s.f.

SALEABLE AREA 2,641 s.f. (plus 2,000 s.f. terrace)

OFFERED AT \$150,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 1925





Pine Gardens 跑馬地 松園

11 Broom Road

Renovated and upgraded 3-bedroom apartment with balcony in colonial low-rise on Broom Road

英式三房低密度住宅，單位全面翻新，連露台，可租可售

GROSS AREA 1,400 s.f.

SALEABLE AREA 1,169 s.f.

OFFERED AT \$18,500,000 also for lease \$46,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 150336



35-41 Village Terrace

跑馬地 山村臺35-41號

Practical 3-bedroom mid-rise apartment with roof at serene location
實用三房中密度單位，連天台，地段寧靜

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,232 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$25,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 128055



1-1A Sing Woo Crescent

跑馬地 成和坊1-1A號

3-bedroom low-rise unit at quiet location

三房低密度住宅，位處清靜地段

GROSS AREA 1,400 s.f.

SALEABLE AREA 956 s.f.

OFFERED AT \$25,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 112288



Carnation Court

東半山 康馨園

43 Tai Hang Road

Good sized 2-bedroom apartment plus study with open view
間隔實用兩房單位連書房，享開揚景致

GROSS AREA 2,126 s.f.

SALEABLE AREA 1,658 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 30892



The Signature

東半山 春暉8號

8 Chun Fai Terrace

Stylish 4-bedroom flat with city view on fringe of Causeway Bay

品味裝修四房單位，享城市景，毗鄰銅鑼灣

GROSS AREA 2,016 s.f.

SALEABLE AREA 1,566 s.f.

OFFERED AT \$42,800,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 158710



Kingsford Gardens 北角半山 瓊峰園

202-216 Tin Hau Temple Road

4-bedroom unit with 2 balconies at quiet area on North Point Midlevels
with shuttle bus

四房單位連雙露台，位處環境幽靜的北角半山，享穿梭巴士服務

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,379 s.f.

OFFERED AT \$46,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 133543





Nicholson Tower

東半山 蔚豪苑

8 Wong Nai Chung Gap Road

Rare 4-bedroom apartment with city view at convenient location

罕有四房住宅，享城市美景，交通便利

GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$46,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 107388



Rose Court 跑馬地 逸廬

115-121 Wong Nai Chung Road

Spacious 3-bedroom apartment with balcony overlooking the racecourse within short walk to Times Square

寬敞三房住宅，連露台，俯瞰馬場景，舉步可達時代廣場

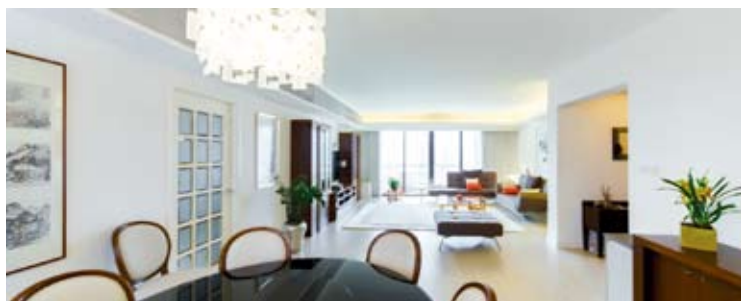
GROSS AREA 2,300 s.f.

SALEABLE AREA 2,050 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 84578



Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

Nicely designed and decorated spacious flat with 3 large bedrooms

雅致裝修寬敞住宅，連三間偌大睡房

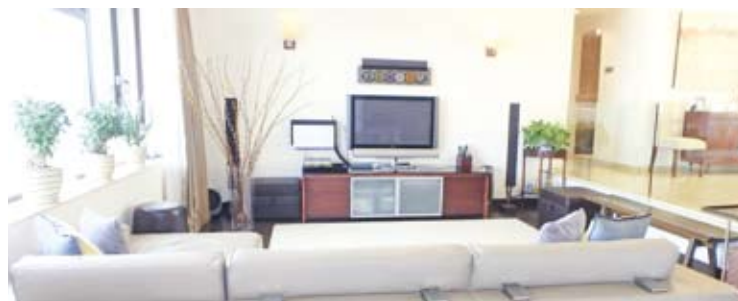
GROSS AREA 2,329 s.f.

SALEABLE AREA 1,857 s.f.

OFFERED AT \$55,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 122474



Broadwood Park 跑馬地 柏樂苑

38 Broadwood Road

Rarely available large apartment with partial harbour, open city and green views

罕有偌大住宅，眺望部分海景、開揚景及翠綠景色

GROSS AREA 2,913 s.f.

SALEABLE AREA 2,414 s.f.

OFFERED AT \$85,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 34736



Broadview Villa

跑馬地 樂景園

20 Broadwood Road

Large and practical 4-bedroom apartment with fantastic views

偌大實用四房單位，眺望優美景色

GROSS AREA 3,134 s.f.

SALEABLE AREA 2,583 s.f.

OFFERED AT \$90,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 6338



Jardine's Lookout Single House

渣甸山獨立屋

Exclusive detached house at quiet location with garden and rooftop

渣甸山罕有大屋，位處清幽恬靜地段，連花園及天台

GROSS AREA 4,500 s.f.

SALEABLE AREA 2,961 s.f.

OFFERED AT \$230,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 12657





Peak One

沙田 壹號雲頂

68 Mei Tin Road

Rare find townhouse with private pool and double garage in tranquil neighbourhood

罕有排屋連私家游泳池及雙車庫，位處清幽恬靜地段



GROSS AREA 4,025 s.f.

SALEABLE AREA 2,722 s.f. (plus 1,234 s.f. garden and 185 s.f. terrace)

OFFERED AT \$75,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 154288



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



22A Braga Circuit

Classic Large Colonial Style Semi-Detached House

- Serene house offer spacious living area and numerous rooms.
- Four sizeable en-suite bedrooms plus two multi-purpose rooms ideal for big family.
- Spacious living and dining spaces benefit from high ceiling and leading out to in-house terrace.
- Large newly redecorated kitchen with abundant counter space and cupboards.
- Ample garage for parking a fleet of 4 vehicles.
- Ground floor level consists of Servant's quarters with three rooms and laundry area.

SUBJECT TO OFFER FOR LEASE

INQUIRIES 9871 6828 Louis Wong 黃先生





至尊之選

One-of-a-sumptuous-kind

Located in the upmarket area of Kowloon Tong, this three-storey semi-detached townhouse measuring 5,767 s.f. (saleable area) offers a rooftop with unobstructed views of the surrounding countryside.

With five expansive bedrooms (three ensuite), five-and-a-half bathrooms, separate living and dining room, a maid's room, a utility room and three balconies, the house also boasts a private lift connecting all floors.

The newly decorated kitchen and bathrooms are fully fitted and equipped with hi-tech appliances, and there is also covered parking area for three cars.

In a peaceful and quiet area, the home is conveniently positioned near the major transportation hub of Kowloon Tong MTR station and Festival Walk.

九龍塘是傳統豪宅區，這幢位於渭州道的大宅樓高三層，實用面積5767平方呎，天台更可瞭望區內開揚自然景觀。

單位有五間寬敞的睡房，其中三間是套房，共有五間半浴室、獨立的客廳及飯廳，一間家傭房、一間多功能房及三個露台。大宅面積寬敞，設有私家升降機穿梭各層。

廚房及浴室裝修簇新，設備齊全，擁有先進家電。此外，有蓋車位可停泊三輛車。

大宅位處九龍塘環境清幽地段，但亦鄰近繁華市區，同區設港鐵九龍塘站及購物商場又一城，交通便利。



Wiltshire Road, Kowloon Tong
九龍塘 渭州道



GROSS AREA 7,000 s.f.

SALEABLE AREA 5,767 s.f. (plus 347 s.f. garden and 1,286 s.f. roof)

OFFERED AT Price Upon Request

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 174094

To make a home

From beautiful designs that set the mood of the space to functional pieces that enable your room to feel lived in, the right furniture can transform a house into a home



Monaco sofa

Created by renowned Dutch designer Frans Shrofer for BoConcept, the Monaco sofa combines classic design with sublime comfort. Beautifully crafted details like the unique heavy-stitched seams and hexagonal armrests inspired by a 'Stop' sign make Monaco stand out in a room. Innovative diamond-sculptured seat cushions ensure that the sofa will keep its shape, and ergonomic backrests also ensure that the Monaco is a sofa you sit in — not just sit on.

BoConcept Central showroom: 73 Wyndham Street, Central, Hong Kong. Call +852 2668 0027, email central@boconcept.hk or visit www.boconcept.hk



Flamingo lamp

Awarded Gold Winner in the Home Accessories category at Furniture China 2015, the Flamingo floor lamp's solid wood design is inspired by the elegant posture of the bird for which it is named. To emulate the flamingo's habit of standing on one leg while using its long neck to eat or rest, Elmo makes use of a traditional laminated bent wood technique to structure a gracefully arched stand. The base is a beautifully constructed block of precisely cut and positioned wood to maintain balance.

Elmo, Unit 26 & 27, 15/F, Tower A, Southmark, 11 Yip Hing Street, Aberdeen, Hong Kong. Call +852 2542 0982, email info@elmo.hk or visit www.elmo.hk



Hector armchair

Made in Italy, the Hector armchair from Armani/Casa conveys a sense of cosiness with a classic look and style. The high degree of comfort of the seat is provided by a frame made of paper-lined steel supports and coil springs tied manually to each other. This traditional manufacturing technique enables the uniform adaptation of the padding. Colours range from orange and cappuccino to chocolate, with materials such as Cavallino leather, silk licorice and soft leather.

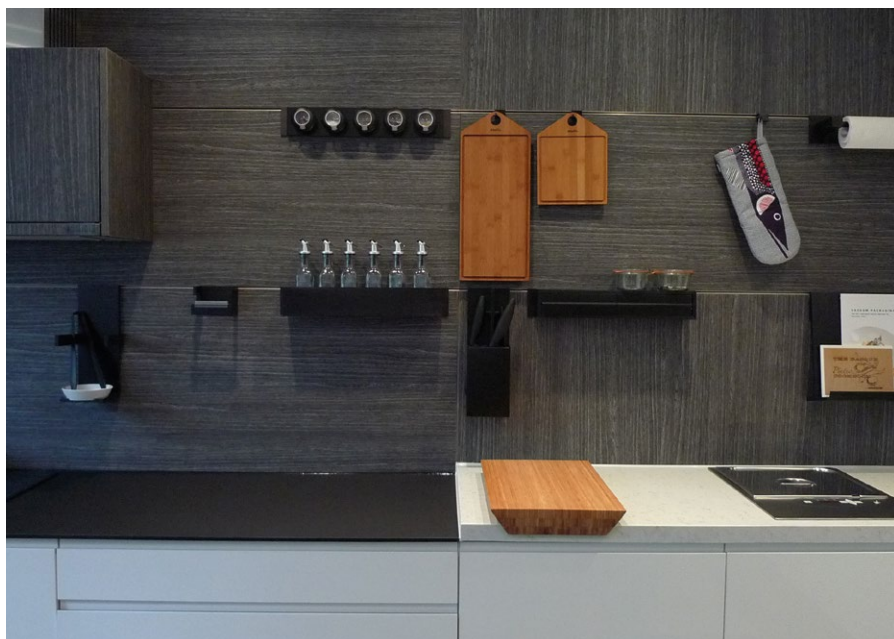
Armani/Casa, 1/F, 111 Leighton Road, Causeway Bay, Hong Kong. Call +852 2882 2239 or visit www.armanicasa.com



Tama Table

Designed by Austrian trio Eeos for Walter Knoll, the Tama table demonstrates the fine art of sculptural design. Elegant and sophisticated, this occasional table is impressive with its flowing lines balancing lightness and weight, simplicity and complexity, dynamism and calm. As poetic as it is special where horizontal and vertical expanses intermingle, the self-assured centerpiece defines the room in either marble or beautiful, rare onyx marble on the table tops.

Walter Knoll, Bahnhofstraße 25, 71083 Herrenberg, Germany. Call +49 (0) 70 32 2080 or visit www.walterknoll.de



H80 Wall Panelling System

The AluBlu H80 wall panelling system comprises of an aluminum perimeter frame with intermediary horizontal slim slot tracks, which allows a vast selection of shelves and customised kitchen/bathroom accessories to be inserted.

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



Aspen Grove in Autumn

As part of YellowKorner's collection, the limited edition art photograph Aspen Grove In Autumn by John Eastcott & Yva Momatiuk reveals the sublime and untamed character of nature. The two artists share their vision and pursue it in the wildest locations on Earth, capturing their striking images of the natural world.

YellowKorner, 3022B, Level 3, IFC Mall, 1 Harbour View Street, Central, Hong Kong. Call +852 2578 588, email customerservice@yellowkorner.com.hk or visit www.yellowkorner.com



Wolf Outdoor Gas Grill

Achieve barbecue bliss with an outdoor grill that delivers precisely-controlled heat. The Wolf Outdoor Gas Grill — handbuilt in the USA — puts perfect searing, smoking and grilling right at your fingertips, and is welded seamlessly with rust-resistant materials to withstand outdoor climates.

House of Madison, 1-3 Floor, 8 Queen's Road East, Wanchai, Hong Kong. Call +852 2915 0250, email hongkong@themadisongroup.asia or visit www.themadisongroup.asia

The Chronos from Brown Safe

Made with ballistic armour, the Chronos delivers supreme security from a company with 35 years of experience developing high security safes for military use in high-risk locations. Each watch safe is a unification of custom-crafted individuality and consistent precision, boasting an unrivalled set of high-end features aimed squarely at user convenience.

Manton Safe, G/F, 901A Canton Road, Mongkok, Kowloon, Hong Kong. Call +852 2770 4398, email info@mantonsafe.com or visit www.mantonsafe.com



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

perspective



Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Modern 2-bedroom low-rise apartment in quiet enclave

時尚兩房低密度單位，環境舒適寧靜

GROSS AREA 1,591 s.f.

SALEABLE AREA 1,109 s.f.

OFFERED AT \$52,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 172887



3 Consort Rise

薄扶林 金粟街3號

4-bedroom garden townhouse with ample alfresco spaces in greenery surroundings

四房花園排屋，連充裕戶外空間，環境茂綠，可租可售

GROSS AREA 2,735 s.f.

SALEABLE AREA 1,915 s.f. (plus 539 s.f. garden and 442 s.f. roof)

OFFERED AT \$88,000 incl. also for sale \$48,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 38618



Helene Court 壽臣山 喜蓮閣

14 Shouson Hill Road

Large 5-bedroom townhouse with private garden in tranquil neighbourhood

偌大五房排屋，連私家花園，位處清靜社區

GROSS AREA 3,160 s.f.

SALEABLE AREA 2,429 s.f. (plus 939 s.f. garden and 553 s.f. roof)

OFFERED AT \$155,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 17776



Manderly Garden

深水灣 文禮苑

48 Deep Water Bay Road

Spacious 4-bedroom townhouse in serene Shouson Hill

寬敞四房排屋，位處清幽恬靜壽臣山

GROSS AREA 3,504 s.f.

SALEABLE AREA 3,160 s.f. (plus 586 s.f. roof)

OFFERED AT \$180,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 6539



3 Headland Road

淺水灣 赫蘭道3號

Newly renovated low-rise 3-bedroom apartment with private garden enjoying green and sea views

全新裝修低密度三房單位，連私家花園，飽覽翠綠景及海景

SALEABLE AREA 2,850 s.f.

OFFERED AT \$228,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 7092



50 Stanley Village Road 赤柱 赤柱村道50號

Brand new townhouse with private garden and pool close to Stanley Main Beach

全新排屋連私家花園及游泳池，毗鄰赤柱正灘

SALEABLE AREA 2,705 s.f.

(plus 815 s.f. garden, 117 s.f. terrace and 526 s.f. roof)

OFFERED AT \$248,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 172849





Altadena 山頂 白加道27號
27 Barker Road

Highly sought after Peak apartment with lofty ceiling taking in a bird's eye view of the Victoria Harbour
受歡迎山頂住宅，樓底高，鳥瞰維港美景



GROSS AREA 4,500 s.f.
SALEABLE AREA 4,073 s.f.
OFFERED AT \$250,000 incl.
INQUIRIES
9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 12838



Shek O Road

石澳 石澳道

Unique and rare colonial single house with large garden and private swimming pool in the exclusive Shek O Country Club
獨特罕有英式獨立屋，連大花園及私家游泳池，位處尊貴石澳鄉村俱樂部



GROSS AREA 4,500 s.f.
SALEABLE AREA 3,911 s.f.
(plus 6,889 s.f. garden)
OFFERED AT \$280,000 incl.
INQUIRIES 9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 50091



Chateau De Peak

山頂 顯峰居

8 Mount Kellett Road

Rarely available Peak garden house with tasteful decorations
罕有山頂花園大屋，配以品味裝修



GROSS AREA 3,477 s.f.
SALEABLE AREA 3,425 s.f. (plus 3,867 s.f. garden and 1,091 s.f. roof)
OFFERED AT \$300,000 excl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 5623



Severn Eight

山頂 倚巒

8 Severn Road

Prestigious townhouse with private garden overlooking Victoria Harbour panorama on secluded Severn Road
著名排屋連私家花園，飽覽維港全景，位處恬靜施動道，可租可售



GROSS AREA 5,067 s.f.
SALEABLE AREA 3,736 s.f. (plus 770 s.f. garden and 743 s.f. roof)
OFFERED AT \$360,000 incl.
also for sale \$450,000,000
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 125923



Midlevels Central & West LEASE

中半山及西半山 出租



Grosvenor House 中半山 高雲大廈

114-120 MacDonnell Road

Tastefully decorated colonial flat in peaceful and convenient neighbourhood

品味裝修英式住宅，位處清靜便利地段，可租可售

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,347 s.f.

OFFERED AT \$72,000 incl. also for sale \$36,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 37576



Azura

西半山 蔚然

2A Seymour Road

Newly completed 3-bedroom apartment with facilities in Midlevels West

西半山全新三房單位，連設施，可租可售

GROSS AREA 1,679 s.f.

SALEABLE AREA 1,301 s.f.

OFFERED AT \$90,000 incl. also for sale \$39,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 157422



Hamilton Court

西半山 愛敦大廈

8 Po Shan Road

Practical 4-bedroom apartment with balcony enjoys amazing harbour view

實用四房住宅，連露台，眺望迷人維港美景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,328 s.f.

OFFERED AT \$95,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 12309



Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Large 3-ensuite apartment with huge balcony enjoying harbour view

偌大三套房單位，連大露台，坐擁維港美景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 94691



Brewin Court

中半山 明雅園

5-7 Brewin Path

Spacious 4-bedroom colonial flat with big balcony on fringe of CBD

寬敞四房英式單位，連大露台，毗鄰商業中心區

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38602



Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Popular 3-bedroom apartment with clubhouse facilities at prime location

受歡迎三房住宅，連會所設施，地段優越

GROSS AREA 3,001 s.f.

SALEABLE AREA 2,361 s.f.

OFFERED AT \$112,000 excl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 13965



CENTRIC

HUAI KHUANG STATION

MRT Huai Khwang

MRT Sutthisan

MRT Phra Ram 9

MRT Phetchaburi

MRT Sukhumvit

MRT Queen Sirikit National Convention Center

City living in Bangkok CBD

Where everything's in your reach

CENTRIC HUAI KHUANG STATION, BANGKOK

Fully furnished condominium right next to MRT! A life that you are looking for, a place that allows you to work to the best of your ability and enjoy yourself at 'home.'

Centric Huai Khwang Station situated in Ratchadapisek road, only 120 meters away from MRT Huai Khwang. Which located right at the new residential area and New Central Business District (NEW CBD) in the heart of Bangkok.

This is the answer to all mentioned with its accessibility to the express way and only take 5 minutes to Central Plaza Grand Rama 9. With our best quality of materials, function space designed and fully with facilities for every lifestyle - Linear park, Library, Swimming pool, etc. Where delivered the ultimate quality of life at Centric Huai Khwang Station.

Starts THB 3.59 million (HKD 789,000)*

SC ASSET is a company listed on the Stock Exchange of Thailand



SC ASSET

LANDSCAPE

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* Prices correct at time of going to press.



The Albany

中半山 雅賓利大廈

1 Albany Road

Luxury 4-ensuite duplex apartment overlooking Zoological and Botanical Gardens and CBD on fringe of Central

豪華四套房複式單位，俯瞰動植物公園及商業中心區，毗鄰中環



GROSS AREA 3,563 s.f.

SALEABLE AREA 2,615 s.f.

OFFERED AT \$168,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 107997



Catalina Mansions

中半山 嘉年大廈

98-100 MacDonnell Road

Large 5-bedroom duplex apartment on MacDonnell Road close to CBD

偌大五房複式單位，鄰近商業中心區，可租可售



GROSS AREA 4,600 s.f.

SALEABLE AREA 3,395 s.f.

OFFERED AT \$170,000 incl.

also for sale \$77,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 156787



鬧市綠洲

Green appeal in the middle of the city

Kennedy Park

君珀

4 Kennedy Road, Midlevels Central

中半山 堅尼地道4號



GROSS AREA 2,478 s.f.

SALEABLE AREA 1,753 s.f.

OFFERED AT \$87,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157914

Midlevels is a popular residential area on Hong Kong Island given its proximity to Central, thereby offering that rare and perfect combination of both convenience and tranquility. Located on Kennedy Road, this 1,753 s.f. (saleable area) apartment in Kennedy Park offers great views of the Hong Kong Zoological and Botanical Gardens.

With four bedrooms (two ensuite), three bathrooms, a combined living and dining room, a well-equipped kitchen, a maid's room, a balcony and one covered car park, this residence is designed in an elegant style.

In addition, the clubhouse facilities include a gym and an outdoor swimming pool.

Public transport is available, with Central about a 10-minute drive away, while the open vistas of Hong Kong Park and the retail delights of Pacific Place in Admiralty are both within walking distance.

中半山鄰近中環，寧靜而方便，吸引不少人擇居於此。君珀位於堅尼地道，此單位實用面積1,753平方呎，可享香港動植物公園美景。

單位裝修雅致，提供四間睡房，其中兩間為套房，另有三間浴室、相連的客飯廳、設備齊全的廚房、一間家傭房、一個露台及一個有蓋車位。

此外，屋苑會所設施提供健身室及戶外游泳池。

附近有公共交通工具接駁，距離中環僅十分鐘車程。信步可至景色怡人的香港公園及零售集中地金鐘太古廣場。



ASHTON SILOM



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INTERNATIONAL PREMIER LAUNCH

INVEST IN PRIME BANGKOK CBD - SILOM ROAD
SIGNIFICANT CAPITAL GAIN & RENTAL YIELD

EXCLUSIVE UNITS WITH SPECIAL PROMOTIONS FOR HONGKONG

FREEHOLD • COMPLETION EXPECTED IN 2018

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- 3 BTS STATIONS TO SIAM PARAGON

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OR PROJECTS@LANDSCAPE.COM.



DEVELOPER



JOINT VENTURE



mitsui FUDOSAN GROUP

MARKETING AGENT



ASHTON SILOM CONDOMINIUM PROJECT. PROJECT OWNER: ANANDA MF ASIA CHONGNONSRI CO., LTD. REGISTERED CAPITAL: 600,000,000 BAHT (SIX HUNDRED MILLION BAHT - FULLY PAID). OFFICE IS LOCATED AT 99/1 MOO 14, SOI MOOBAN WINDMILL, BANGNA-TRAT (KM.10.5) ROAD, BANG PHU YAI SUB-DISTRICT, BANG PHU DISTRICT, SAMUT PRAKARN PROVINCE. MANAGING DIRECTOR: CHANOND RUANGKRITYA. PROJECT TYPE: THE 48-STORY CONDOMINIUM WITH 429 (FOR RESIDENTIAL 428 UNITS AND COMMERCIAL 1 UNITS. COMMON PROPERTIES: SWIMMING POOL, MULTI-PURPOSE ROOM, FITNESS ROOM. PROJECT LOCATION: SILOM ROAD, SURIYAWONG SUB-DISTRICT, BANGRAK DISTRICT, BANGKOK. PROJECT IS LOCATED ON TITLE DEEDS NO. 2340 SURIYAWONG SUB-DISTRICT, BANGRAK DISTRICT, BANGKOK. THE APPROXIMATELY LAND SIZE IS 2-1-44.3 RAI. THE PROJECT HAS OBLIGATIONS TO KRUNGTHAI BANK PLC. THE PROJECT IS CURRENTLY IN THE PROGRESS OF ACQUIRING THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA), AND ONCE IT IS APPROVED, THE CONSTRUCTION LICENSE WILL THEN BE APPLIED FOR. CONSTRUCTION COMMENCEMENT IS EXPECTED BY MARCH 2016 AND COMPLETION IS EXPECTED BY NOVEMBER 2018. ONCE THE CONSTRUCTION IS COMPLETED, THE PROJECT WILL THEN BE REGISTERED AS A RESIDENTIAL CONDOMINIUM BUILDING. CO-OWNERS OF THE BUILDING ARE BY LAW REQUIRED TO BE RESPONSIBLE FOR ANY COMMON FEES AND TAX FEES TO BE INCURRED. *PRICE AND DISTANCE ARE FROM APPROXIMATED.

Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Wah Fung Mansion

東半山 華峰樓

27 Tai Hang Road

Spacious apartment with balcony
with easy access to Causeway Bay
寬敞住宅連露台，信步可達銅鑼灣，
可租可售



GROSS AREA 2,087 s.f.

SALEABLE AREA 1,564 s.f.

OFFERED AT \$55,000 incl.

also for sale \$32,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 44383



Marlborough House

東半山 保祿大廈

154 Tai Hang Road

Practical apartment with nice open
view at top of Happy Valley
開揚景實用住宅，位處跑馬地之上，
可租可售



GROSS AREA 1,465 s.f.

SALEABLE AREA 1,385 s.f.

OFFERED AT \$55,000 incl.

also for sale \$25,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 146827



The Altitude 跑馬地 紀雲峰

20 Shan Kwong Road

Brand new modern apartment with
easy access to local amenities and
public transportation

全新時尚住宅，毗鄰社區設施及公共交通工具，
可租可售



GROSS AREA 1,923 s.f.

SALEABLE AREA 1,509 s.f.

OFFERED AT \$75,000 incl.

also for sale \$52,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 155814



Ventris Place 跑馬地 雲地利台

19-23 Ventris Road

Spacious and well decorated 4-
bedroom apartment with balcony
at a convenient location

優質裝修寬敞住宅，四房間隔連露台，
交通便利



GROSS AREA 2,121 s.f.

SALEABLE AREA 1,863 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 133335





The Leighton Hill 跑馬地 禮頓山
2B Broadwood Road
Racecourse view 4-bedroom
apartment with facilities on fringe
of Causeway Bay
馬場景四房住宅，連設施，毗鄰銅鑼灣



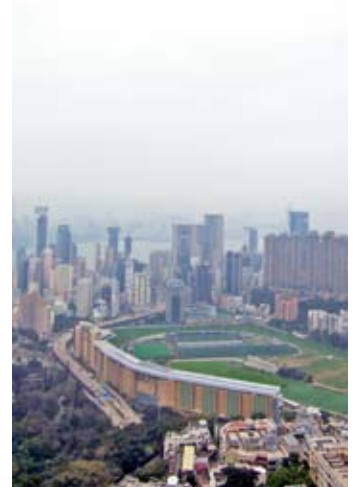
GROSS AREA 2,238 s.f.
SALEABLE AREA 1,674 s.f.
OFFERED AT \$120,000 incl.
INQUIRIES
9551 1077 Walker Lam 林先生
SEARCH REFERENCE NO. 50098



Victoria Heights 東半山 威利閣
43A Stubbs Road
Nicely renovated large penthouse
apartment with large roof terrace
and balcony
雅致裝修偌大頂層單位，連寬敞天台及露台



GROSS AREA 2,650 s.f.
SALEABLE AREA 2,344 s.f.
(plus 1,936 s.f. roof)
OFFERED AT \$135,000 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 37158



Fontana Gardens
東半山 豪園
1-25 Ka Ning Path
Huge 4-bedroom apartment with
partial harbour and city views on
fringe of Causeway Bay
偌大四房住宅，享部份海景及城市景，
毗鄰銅鑼灣



GROSS AREA 3,300 s.f.
SALEABLE AREA 2,750 s.f.
OFFERED AT \$150,000 incl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 131283



Highcliff
東半山 曉廬
41D Stubbs Road
Harbour view apartment in iconic
high-rise building with deluxe
clubhouse
東半山地標高樓大廈，單位享海景，連豪華
會所設施，可租可售



GROSS AREA 3,816 s.f.
SALEABLE AREA 2,810 s.f.
OFFERED AT \$150,000 incl.
also for sale \$155,000,000
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 109063



Retail investment in West London with good yield

Fulham SW6

Subject property consists of a retail unit in a prime location within Fulham, an affluent West London area. The retail element comprises the basement, ground, and mezzanine floors single-let to a leading manufacturer and supplier of fitted kitchens, appliances and joinery products. The total passing rent for the property is £121,350 including ground rents from the residential uppers. The nearest Tube station is Fulham Broadway (10 minutes on foot).

位處富裕西倫敦優越地段Fulham的零售單位，設地庫、首層，及閣樓層由牽頭廚具、電器及木工製品供應商獨立承租。由首層至上層住宅，物業總租金收入達121,350英鎊。毗鄰Fulham Broadway地鐵站（10分鐘路程）。

Freehold

Gross Yield 4.58%

Net Internal Area 6,569 s.f.

Circa £2.65M - £2.95M

9284 0044 Dougal Robertson 羅先生



Exceptionally High yield retail investment opportunity

London Bridge SE1

Subject property is a retail unit located adjacent to Borough Market in the area of Southwark. The premises consist of a large retail space arranged over ground and lower ground floors single-let to an established bicycle sale and repair company trading since 1992. The current passing rent is £67,500 with additional reversionary potential via an upcoming upwards-only rent review in 2017. The nearest tube station is London Bridge (150 metres).

位於Southwark的零售商舖，鄰近Borough Market。首層及地下一層的零售空間偌大，自1992年起，由一間知名的自行車銷售及維修公司獨立承租。租金收入達67,500英鎊，2017年租金更可向上調整。毗鄰London Bridge地鐵站（150米）。

Freehold

Gross Yield 7.94%

Total Internal Area 7,191 s.f.

Circa £850,000 - £1.1M

6276 8567 Urosh Teodorovich 尤先生



Prominent corner site retail investment with good yield

West Hampstead NW6

Located on an extremely prominent corner site in a popular London suburb. The property comprises a retail unit over G/F & LG/F with two sold off residential flats above. The retail premises are single-let to a leading UK restaurant group with 14 years unexpired. Annual passing rent is £55,200 including ground rents. The nearest tube station is West Hampstead (5 minutes on foot).

此物業座落於優越轉角位，位處倫敦受歡迎小區的繁華高街。首層及地庫是零售單位，樓上則是兩個住宅單位。零售單位現已獨立租予英國一間牽頭餐飲集團，尚餘14年租約期，年租金收入達55,200英鎊。鄰近West Hampstead地鐵站（5分鐘路程）。

Freehold

Gross Yield 5.02%

Total Internal Area 838 s.f.

(plus 180 s.f. terrace)

Circa £1.1M - £1.3M

9284 0044 Dougal Robertson 羅先生



Reversionary retail investment opportunity with high yield

Wandsworth SW18

Subject property consists of a retail showroom located within a large mixed-use development near the River Thames with 1,350 residential units when fully complete. The premises consist of a large commercial space single-let to a top UK automotive product retailer on FRI basis. The passing rent generated is currently £105,000 p.a. The nearest station is Wandsworth Town (550 metres).

毗鄰泰晤士河，此零售展示廳座落於一個大型綜合項目，項目完全落成後設有1350個住宅單位。此大型商業空間現以FRI形式獨立租予英國一間頂級汽車產品零售商，年租金收入達105,000英鎊。鄰近Wandsworth Town車站（550米）。

Virtual Freehold (999 years)

Gross Yield 5.53%

Total Internal Area 4,187 s.f.

Circa £1.9M - £2.1M

9051 3096 Edward Chiang 姜先生



Retail property near The City with good yield

Shoreditch E1

Subject property consists of a retail unit over ground and lower ground floors located in the thriving and popular area of Shoreditch. The premises are single-let to a well-known bar operator on an effective FRI lease, subject to 5 yearly upward only rent reviews expiring on 17th August 2030 at a current rental of £105,000 p.a. The nearest station is Shoreditch High Street (3 minutes on foot).

位處Shoreditch人流興旺地段的物業，零售商舖設於首層及地下一層。物業現由一間著名的酒吧以FRI形式獨立經營，租金每五年可上調，租約期至2030年8月17日，年租金收入達105,000英鎊。鄰近Shoreditch High Street地鐵站（3分鐘路程）。

Freehold

Gross Yield 4.77%

Total Internal Area 4,830 s.f.

Circa £2.20M - £2.42M

9051 3096 Edward Chiang 姜先生



En-bloc fully-tenanted building close to Harrods

Knightsbridge SW3

A mixed-use residential and retail en-bloc building in London's most fashionable area. The commercial component is single-let to a luxury brand generating a passing rent of £62,000 p.a. with an upwards-only rent review in 2020. The residential unit consists of a 768 s.f., 2-bedroom apartment on AST generating £33,800 p.a. The premises are within walking distance of Harrods department store (200 metres) and Knightsbridge tube station (750 metres).

此商住混合物業位處倫敦最時尚地段之一。商業部分由一間奢侈品牌店獨立承租，年租金收入達62,000英鎊，租金於2020年可上調。住宅部分是一768平方呎的兩房單位，以AST形成承租，年租金收入達33,800英鎊。物業信步可達世界知名Harrods百貨公司（200米）及Knightsbridge地鐵站（750米）。

Freehold

Gross Yield 3.48%

Gross Internal Area 1,808 s.f.

Circa £2.75M - £3.25M

9284 0044 Dougal Robertson 羅先生



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En-bloc residential and retail property near Harrods

Knightsbridge SW3

A mixed-use retail and residential building in London's most fashionable area. The retail unit is let to an estate agency firm generating £75,000 p.a. with a rent review upcoming in 2017. The residential unit consists of a 904 s.f. 2-bedroom apartment plus a 78 s.f. private terrace, to be sold with vacant possession. The premises are a short walk from both Harrods department store (290 metres) and Knightsbridge tube station (700 metres).

此商住混合物業位處倫敦最富裕時尚地段之一。商舖由一間牽頭物業代理公司獨立承租，年租金收入達75,000英鎊，租金於2017年可上調。住宅部分是904平方呎的兩房單位，連78平方呎的私家平台，可交吉出售。物業舉步可達世界知名Harrods百貨公司（290米）及Knightsbridge地鐵站（700米）。

Freehold

Gross Yield 2.31%

Gross Internal Area 2,036 s.f.

Circa £3.25M - £3.63M

6276 8567 Urosh Teodorovich 尤先生



En-bloc residential refurbishment opportunity

South Kensington SW7

Subject property consists of an unmodernised Grade-II listed mid-terrace house situated in the heart of South Kensington. The interior accommodation is arranged across five levels (lower ground through third floors). There is significant asset enhancement potential via refurbishment and the possible addition of a conservatory, subject to planning permission. The nearest tube station is South Kensington (600 metres).

座落於South Kensington核心地段的二級保育文物大廈，室內單位設五層（由地下一層至三樓）。若透過城規批准，物業透過翻新及保育以增加資產價值。毗鄰South Kensington地鐵站（600米）。

Freehold

Vacant Possession

Gross Internal Area 2,752 s.f.

Circa £4.75M - £5.25M

9051 3096 Edward Chiang 姜先生



En-bloc residential investment property

Earl's Court SW5

Subject property comprises two interconnected unmodernised Victorian terraced houses with a total of 23 residential units contained within. The units are let on ASTs to individual tenants, generating a passing rent of £249,560 p.a. There is considerable reversionary potential as the ERV (estimated rental value) of the property is considered to be in excess of £300,000 p.a. The nearest tube station is Earl's Court (4 minutes on foot).

此物業由兩幢相連的維多利亞式大廈組成，共有23個住宅單位。所有單位由一個獨立租戶承租，年租金收入達249,560英鎊。估計年租金價值超過300,000英鎊，尚有上調潛力。鄰近Earl's Court地鐵站（4分鐘步程）。

Freehold

Gross Yield 4.54%,

Reversionary Yield 5.45%

Total Internal Area 6,730 s.f.

Circa £5.5M - £6.1M

6276 8567 Urosh Teodorovich 尤先生



Retail parade in Prime West London with good yield

Kensington W8

Subject property consists of a retail parade with 84 feet of street frontage comprising three units arranged over ground and lower ground floors. There are 17 residential uppers above which have been sold off on long leaseholds with circa 86 years unexpired. The retail units are each let to leading recognised brands and are generating an annual passing rent of £845,000. The nearest tube station is High Street Kensington (3 minutes on foot).

此零售商舖設84呎的向街樓面，首層及地下一層共有三個單位。樓上17個住宅單位尚餘86年長年期。三個零售單位各租予知名的品牌，年租金收入達845,000英鎊。鄰近High Street Kensington地鐵站（3分鐘步程）。

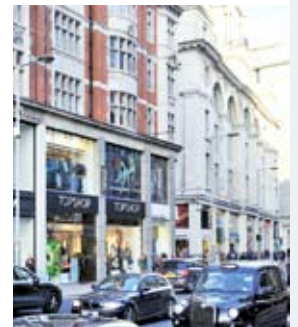
Freehold

Gross Yield 4.69%

Total Internal Area 12,985 s.f.

Circa £18M - £20M

9051 3096 Edward Chiang 姜先生



Residential investment portfolio opportunity

Canary Wharf E14

Subject investment comprises 19 residential apartments plus 5 carpark spaces all located within a 20-storey building only 5 minutes away from the business district of Canary Wharf. The units comprise 2 one-bedroom, 14 two-bedroom, and 3 three-bedroom configurations. All but three units are let to a corporate tenant generating a passing rent of £392,556 p.a. The nearest station is South Quay (400 metres).

樓高二十層的住宅大廈，5分鐘步程可抵達Canary Wharf，共有19個住宅單位連五個車位。單位設2個一房、14個兩房及3個三房單位。尚餘三個單位尚未租出，年租金收入達392,556英鎊。鄰近South Quay地鐵站（400米）。

Leasehold (244 years remaining)

Gross Yield 3.33%

Total Net Saleable Area 15,737 s.f.

Circa £11.8M - £13.0M

9284 0044 Dougal Robertson 羅先生



Two Prime West London en-bloc residential investments

Bayswater W2

Subject property consists of two adjoining unbroken freehold period building comprising 16 self-contained apartments. The units are available in studio, one, and two bedroom configurations and are fully-let on ASTs producing £321,220 p.a. The building benefits from a central core private passenger lift. The nearest tube station is Royal Oak (8 minutes on foot) with Notting Hill Gate, Ladbroke Grove, and Westbourne Park stations also within nearby walking distance.

此物業由兩幢相鄰的大廈組成，永久業權，共有16個設備齊全的單位，設開放式、一房及兩房單位，並以ASTs形式承租，年租金收入達321,220英鎊。大廈中央設私家升降機。毗鄰Royal Oak地鐵站（8分鐘步程），信步可達Notting Hill Gate、Ladbroke Grove及Westbourne Park車站。

Freehold

Gross Yield 3.29%

Gross Internal Area 11,567 s.f.

Circa £9.75M - £10.70M

6276 8567 Urosh Teodorovich 尤先生

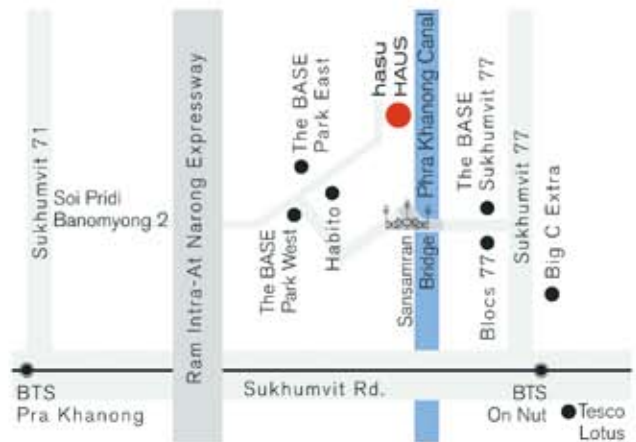




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En-bloc residential and retail building in Tokyo

Ota-ku, Tokyo 東京 大田區

Subject property is an en-bloc, mixed-use building completed in 1989 located in the sought after area of Ota-ku. The interior accommodation comprises a total of 43 residential and commercial units and are fully tenanted. The total passing rent is circa JPY 138.48 million p.a. The premises are located only a 3 minute walk from Nagahara station of the Tokyu Ikegami line.

位處東京大田區受歡迎地段的商住混合物業，建於1989年。室內共有43個住宅及商業單位，已全數獲得承租，年租金收入約138.48百萬日元。物業距離東急池上線長原站僅三分鐘步程。



Freehold

Gross Yield 4.62%

Total Internal Area 4,799.27 sq.m.

Site Area 1,643.43 sq.m.

Price: approx. HK\$189.74M

9284 0044 Dougal Robertson 羅先生

Tokyo en-bloc office building investment

Setagaya-ku, Tokyo 東京 世田谷區

Subject property comprises an en-bloc office building completed in 1989 located in the well-known area of Setagaya-ku. The interior accommodation is currently configured to provide 8 high-quality office units. The total passing rent is circa 29.61 million with an estimated reversionary rental value (ERV) of JPY 38.50 million if fully-let. The premises are located a short walk from Sangenjaya station of the Tokyu Den-entoshi line (3 minutes) and the Tokyu Setagaya line (7 minutes).

位處東京世田谷區優越地段的辦公室大廈，建於1989年。室內現提供八個優質辦公室單位。總租金收入約29.61百萬日元，如果滿租，估計租金價值可達38.50百萬日元。物業舉步可達東急田園都市線（3分鐘）及東急世田谷線（7分鐘）的三軒茶屋站。



Freehold

Gross Yield 4.6%, Reversionary Yield 6.0%

Total Internal Area 828.05 sq.m.

Site Area 157.17 sq.m.

Price: approx. HK\$40.50M

9051 3096 Edward Chiang 姜先生

En-bloc residential and retail building in Osaka

Kita-ku, Osaka 大阪 北區

Subject property is an en-bloc mixed-use building located in the highly desirable area of Kita-ku in Osaka. The interior accommodation contains 9 residential units and 1 retail unit on street level. Reversionary rent of roughly JPY 7.452 million if fully leased up. The premises are located near Minami-Morimachi station of the Subway Tanimachi and Subway Sakaisuji lines (4 minutes on foot).

位處大阪北區優越地段的混合大廈，室內設有九個住宅單位，首層則是零售旺舖。如果滿租，總租金可達7.452百萬日元。大廈毗近地鐵谷町線及堺筋線的南森町（4分鐘步程）。



Freehold

Reversionary Yield of 6.8%

Total Internal Area 269.77 sq.m.

Site Area 75.6 sq.m.

Price: approx. HK\$6.91M

9051 3096 Edward Chiang 姜先生

Prime Osaka en-bloc residential investment

Chuo-ku, Osaka 大阪 中央區

Subject property is a residential building located in a prime central Osaka area within Chuo-ku. The internal accommodation contains 70 individual units, most of which are let. The current passing rent is circa JPY 60.6 million with an estimated rental value (ERV) of circa JPY 67.9 million if fully-let. The premises are a short walk from Tanimachi Yonchome station of the Subway Tanimachi Line (6 minutes) and from Sakaisuji station of the Subway Chuo line (8 minutes).

位處大阪市中心中央區優越地段的住宅大廈，室內共有70個單位，部分已獲承租。總租金收入約60.6百萬日元，如果滿租，估計租金價值約67.9百萬日元。物業毗鄰地鐵谷町線谷町四丁目站（6分鐘步程），地鐵中央線堺筋本町站（8分鐘步程）。



Freehold

Gross Yield 5.14%, Reversionary Yield of 6.1%

Total Internal Area 2,405.17 sq.m.

Site Area 490 sq.m.

Price: approx. HK\$74.5M

9284 0044 Dougal Robertson 羅先生

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* Prices correct at time of going to press * Condition applied

Beautiful East Side condominium

Midtown East, Manhattan, New York 紐約 曼克頓 城東

Subject property comprises an elegant 2 bedroom condominium in a desirable Manhattan East Side area. The unit is located in an attractive Pre-War building constructed in 1928 which features a private health club, swimming pool, and a doorman-attended lobby. The elegantly designed interiors of the apartment are of the highest standard with mahogany flooring and a kitchen boasting world-class appliances and cabinets by Poggenpohl. The nearest Subway line is only a 7 minute walk away.

位處曼哈頓東城區優越地段的雅致兩房住宅，單位位於極具吸引力的戰前建築內，建於1928年，設有私家健身室、游泳池及大堂保安。單位室內設計優雅，並配以紅木地板及Poggenpohl頂級的電器和廚櫃。7分鐘路程可抵達鄰近的地鐵線。

Freehold

Vacant Possession

Total Internal Area 1,234 s.f.

Price: US \$2,995,000

9051 3096 Edward Chiang 姜先生



Sophisticated Upper West Side condominium

Upper West Side, Manhattan, New York 紐約 曼克頓 上西城

Subject property consists of a high-floor residential unit which has been recently renovated and benefits from breathtaking views of the Hudson River. The apartment has 3 bedrooms and is located in a modern building completed in 2007. The facilities available to residents include a private pool, health club, concierge desk, and a laundry service. The nearest Subway line is only 260 metres from the premises.

眺望哈得遜河壯麗景色的高層住宅單位，剛全面翻新。此時尚大廈建於2007年，單位位設三房。住客設施包括私家游泳池、健身室、禮賓接待處及洗衣服務。僅260米便可抵達鄰近的地鐵線。

Freehold

Vacant Possession

Total Internal Area 1,628 s.f.

Price: US \$2,595,000

9051 3096 Edward Chiang 姜先生



Attractive NYC loft apartment

Tribeca, Manhattan, New York 紐約 曼克頓 翠貝卡

Subject property consists of a well-designed loft apartment with high ceilings and lots of natural light. This 2-bedroom unit is located in a Pre-War building constructed in 1909. The building has a laundry operator on-site as well as a private roof terrace for residents which has beautiful views of the city's skyline. The nearest Subway line is 140 metres from the premises.

此loft設計的住宅單位擁高樓底，自然光充裕。大廈是建於1909年的戰前建築，單位屬兩房間隔。大廈設洗衣服務，另有一私家天台可遠眺市內美景。僅140米便可抵達鄰近的地鐵線。

Freehold

Vacant Possession

Total Internal Area 1,198 s.f.

Price: US \$2,000,000

6276 8567 Urosh Teodorovich 尤先生



En-bloc Federal-style residential building in popular area

West Village, Manhattan, New York 紐約 曼克頓 格林威治村以西

Subject property comprises a beautifully maintained townhouse divided into 4 individual apartments including a luxurious penthouse which boasts a private spa garden roof-space. The entire house has been carefully reconfigured to maximise space and has been fully renovated with state of the art features and design. The nearest Subway line is a 3 minute walk from the premises.

此物業是一保養簇新的華麗排屋，現分為四個獨立單位，包括一個豪華的頂層單位，連設私家水療的花園天台。整間大屋已全面翻新並具藝術特點的設計。僅3分鐘路程便可抵達鄰近的地鐵線。

Freehold

Details on Application

Price: US \$11,995,000

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Valencia, Spain 西班牙 華倫西亞

This property is in the most sought-after development in the town, with area of 173 sq.m., The house has two levels, 3 bedrooms and is surrounded by a fantastic wooden floor terrace as well as a modern swimming pool facing the sea, located just opposite the living room. It also has two parking spaces and a lift.

市內最受歡迎的物業之一，面積達173平方米。屋內設兩層，三房間隔，另有一個實木地板平台，客廳對面是向海的游泳池。物業設雙車位及升降機。

Price: 1,300,000 euro

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Valencia, Spain 西班牙 華倫西亞

This property is the superior historical building in the Valencia city centre, features a large three-floor mansion (630 sq.m.) that can be purchased with some of the magnificent furniture or in its entirety. Dating back to the beginning of the 20th century and recently it is completely refurbished, with garage.

位處華倫西亞市中心的歷史悠久建築，設一間三層大宅（630平方米），可連一些華麗家具一起購入。物業可追溯至20世紀初，剛全面翻新，連車庫。

Price: 4,115,000 euro

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Bordeaux, France

法國 波爾多

Charming south-facing Girondine stone country house built in 1770, with vineyard and equestrian activities. The property renovated in 2012, offers 300m² of living space surrounded by 8.40ha of vines in AOC Bordeaux Supérieur. The property also has an equestrian activity with a sand ring for schooling horses of 25x50m. The outbuildings of about 700m² provide scope to develop the wine and equestrian activity.

Ideally located between Bordeaux and Saint Emilion, access to A10 within 10 to 15 minutes. Near a village with all amenities.

建於1770年的迷人鄉郊石壁別墅，面向南方，設有葡萄園和馬術活動。物業於2012年進行翻新復修，提供300平方米生活空間，被8.40公頃的AOC Bordeaux Supérieur葡萄藤樹環抱。物業亦設馬術活動，其中面積25x50米的沙地可作馬術教學。約700平方米的附屬建築則提供用地作釀酒及馬術活動。

物業座落於波爾多及聖埃米利永之間，約10至15分鐘可到達A10公路，附近有設施齊全的村莊。

Price: €1,007,000

售價：1,007,000 歐元

REF: 3758398

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