

VOLUME 144 | December 2016

# The Key

# 大宅<sup>®</sup>

SELECT DELUXE HOMES

## FEATURE

**Design:**  
The walkability  
of Hong Kong

當代高雅  
Modern living  
up on high

本期焦點：西南之尊  
**Spotlight:**  
World-class homes across  
Pokfulam and Midlevels West

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

倫敦市中心別緻零售旺鋪  
Quaint retail shops  
in Central London





# Intrusion Protection Security

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簡樸實用

Not a throwaway luxury

As the colder days of winter draw in, add a touch of cosiness to your sitting room with a stylish, luxurious throw blanket on the sofa or on your bed. More than merely functional, throws add pattern, colour and warmth to any room.

Generally light in weight, throws are also incredibly versatile: they can be draped anywhere, and make fantastic housewarming and holiday gifts. On a chair or a sofa, they can add colour (or hide wear and tear!), or offer a layer of protection from the loose hairs or dusty footprints of family pets.

Whether you prefer neutral earth tones or jewel brights, however, always opt for luxury fabrics such as cashmere. A well placed throw is the perfect finishing touch to a room!

天氣漸冷，在家裡保暖不一定要大費周章，梳化上的一張暖氈便可帶來溫暖。不過，暖氈亦可做裝飾，其顏色及圖案，可令室內生色不少。

暖氈輕巧易用，而且用途廣泛，例如可掛起作裝飾品，或者當作禮物。在梳化及椅子上的暖氈，不同的顏色可以豐富視覺，甚至可以吸起寵物的毛髮。

購買暖氈時，除了挑選喜愛的顏色外，用家應購買耐用的質料，如羊絨等製成的產品。這不僅溫暖實用，而且能為室內添上耀眼光彩。

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## 當代高雅

# Modern living up on high

Midlevels West has long been renowned as an area for luxury housing going back for many decades. Here on Caine Road, Casa Bella offers a thoroughly modern living experience enhanced with sublime Victoria Harbour views.

The apartment, spanning 1,429 s.f., (saleable area), boasts three bedrooms including one ensuite, two-and-a-half bathrooms, a combined living and dining room, and one covered carpark.

One of the greatest attractions of the residence is its 263 s.f. rooftop, where residents can host outdoor parties and gatherings set against wide-ranging vistas of the harbour and surrounding hillsides.

Inside, a spacious living and dining room, with its clean lines and airy, relaxed feel, is the perfect complement to the amazing views, which extend through to the master bedroom, where large windows offer an unhindered, truly expansive experience.

Available to purchase at HK\$38 million, the well-maintained apartment has been beautifully looked after over the years, with a fully-equipped bathroom and an open-plan kitchen that makes the best use of space in the dining room.

Ample public transport is available from Midlevels West to Central and Admiralty, while plenty of restaurants and Lan Kwai Fong are easily accessible on foot. Casa Bella also provides a gymnasium, an outdoor swimming pool and a children's playground for its residents.





西半山一直以來都是著名的豪宅區。此位處堅道寶華軒的時尚住宅，可飽覽壯麗維港景色。

這單位實用面積1,429平方呎，提供三間睡房，包括一間套房，另有兩間半浴室、相連的客廳及飯廳，以及一個有蓋車位。單位其中一個優越賣點，是263平方呎的天台，住戶可以舉行戶外派對及聚會，同時享寬闊海景及怡人山景。

單位的客飯廳相當寬闊，佈置簡約，室內環境通爽，予人舒適感覺。主人睡房同樣極為寬敞，偌大玻璃窗戶更將戶外的優美景色帶進房內，視野遼闊深邃。

單位內櫥保養得宜，開放式廚房及浴室設施齊全，單位日前以3800萬港元出售。

寶華軒附近有不少公共交通工具途徑，直達中環及金鐘。不少食肆及蘭桂坊亦信步可至，非常方便。屋苑設有一間健身室、一個戶外游泳池，以及一個兒童遊樂場，設施完善。

## Casa Bella

寶華軒

117 Caine Road, Midlevels West

西半山 堅道117號

GROSS AREA 1,945 s.f.

SALEABLE AREA 1,429 s.f. (plus 263 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 133522







### Bisney Terrace 薄扶林 碧荔臺

73-79 Bisney Road

Western suburb style low-rise apartment in a tranquil neighbourhood with full sea view

英式鄉郊低密度住宅，環境清幽，眺望全海景

GROSS AREA 1,129 s.f.

SALEABLE AREA 918 s.f.

OFFERED AT \$14,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 124937



### Aqua 33

薄扶林 金粟街33號

33 Consort Rise

2-bedroom low-rise unit in quiet location

兩房低密度單位，地點寧靜

GROSS AREA 1,434 s.f.

SALEABLE AREA 998 s.f.

OFFERED AT \$17,300,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 123992



### Cherry Court

薄扶林 昌麗閣

10-12 Consort Rise

Boutique low-rise apartment with private roof in Pokfulam

精品低密度住宅，連私家天台

GROSS AREA 1,290 s.f.

SALEABLE AREA 1,037 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$18,500,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 54996



### Regent Palisades

薄扶林 帝柏園

43 Bisney Road

Cosy low-rise apartment in a tranquil neighbourhood of Pokfulam

舒適低密度單位，位處薄扶林寧謐地段

GROSS AREA 1,658 s.f.

SALEABLE AREA 1,243 s.f.

OFFERED AT \$20,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 126631



### Regent Palisades

薄扶林 帝柏園

43 Bisney Road

Nicely renovated low-rise apartment with private roof

雅致裝修低密度單位，連私家天台

GROSS AREA 1,619 s.f.

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

OFFERED AT \$26,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 118742



### Jade Garden

西半山 翡翠園

105 Robinson Road

Tasteful decorated 2-bedroom apartment with a study in tranquil location

品味裝修兩房單位，連書房，地點寧靜

GROSS AREA 1,628 s.f.

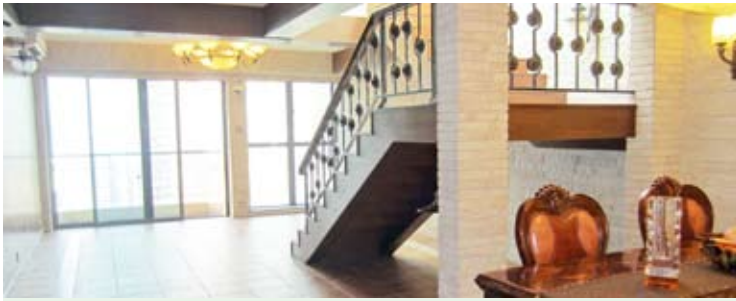
SALEABLE AREA 1,304 s.f.

OFFERED AT \$28,800,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 147681





**Haddon Court** 西半山 海天閣  
41C Conduit Road

Nicely decorated 3-bedroom apartment with direct access to private roof terrace

雅致裝修三房單位，連室內內置樓梯往私家天台

GROSS AREA 1,860 s.f.

SALEABLE AREA 1,668 s.f. (plus 718 s.f. roof)

OFFERED AT \$38,500,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 85899



**Cape Mansions**

薄扶林 翠海別墅

56-62 Mount Davis Road

Sea view renovated 3-bedroom apartment in Pokfulam

薄扶林新裝修海景住宅，三房間隔

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$38,500,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 159688



**Park View Court**

西半山 恒柏園

1 Lyttelton Road

Spacious duplex with 4 bedrooms and family room at exclusive area

寬敞四房複式住宅，連家庭廳，地段優越

GROSS AREA 2,837 s.f.

SALEABLE AREA 2,662 s.f.

OFFERED AT \$45,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 97793



**Park View Court**

西半山 恒柏園

1 Lyttelton Road

Unique penthouse duplex with private roof terrace in convenient location

獨特頂層複式單位，連私家天台，交通便利

GROSS AREA 2,380 s.f.

SALEABLE AREA 2,258 s.f. (plus 900 s.f. roof)

OFFERED AT \$49,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 97875



**Scenic Villas**

薄扶林 美景臺

2-28 Scenic Villa Drive

Spacious 4-bedroom apartment with tasteful decorations

寬敞四房單位，配以品味裝修

GROSS AREA 2,517 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$49,700,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 49832



**Po Shan Mansion**

西半山 寶城大廈

10-16 Po Shan Road

Practical and high efficiency apartment for sale in prime location

高實用率住宅，地段優越，罕有出售

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$51,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 35339







### Residence Bel-Air

薄扶林 貝沙灣

28 Bel-Air Avenue

Sea view apartment with large roof terrace in upscale development

海景住宅連偌大天台，位處尊貴住宅項目，可租可售



GROSS AREA 1,858 s.f.

SALEABLE AREA 1,532 s.f.

(plus 1,307 s.f. roof)

OFFERED AT \$55,000,000

also for lease \$125,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31178



### Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Designer decorated 4-bedroom sea view apartment with huge balcony

四房海景住宅，設計匠心獨運，連偌大露台



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$58,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 34199



### Radcliffe

薄扶林 靖林

120 Pok Fu Lam Road

Modern duplex apartment with sweeping sea view

時尚複式住宅，享遼闊海景



GROSS AREA 3,620 s.f.

SALEABLE AREA 2,656 s.f.

OFFERED AT \$63,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 112905



### 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

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 114796







6 & 10 Mount Davis Road  
薄扶林 摩星嶺道6及10號  
Tastefully furnished 4-bedroom  
townhouse with ample open spaces  
at a tranquil location  
品味裝修四房排屋，享充裕戶外空間，地段  
清幽恬靜



GROSS AREA 2,702 s.f.  
SALEABLE AREA 2,508 s.f.  
(plus 64 s.f. garden, 223 s.f. terrace  
and 747 s.f. roof)  
OFFERED AT \$68,000,000  
INQUIRIES  
9648 6082 Christine Chong 莊小姐  
SEARCH REFERENCE NO. 41076



Woodbury Court  
薄扶林 嘉林閣  
137 Pok Fu Lam Road  
4-bedroom duplex at upscale  
location with sweeping sea view and  
6 car parks  
四房複式單位，地段顯赫尊貴，坐擁遼闊海  
景，連六車位



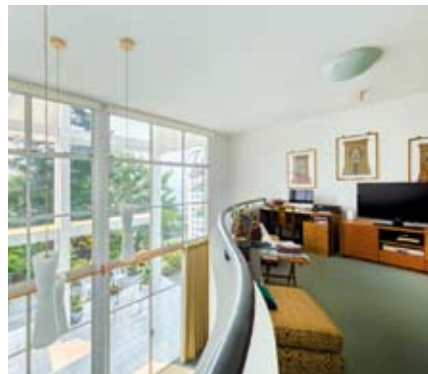
GROSS AREA 2,895 s.f.  
SALEABLE AREA 2,549 s.f.  
OFFERED AT \$74,000,000  
INQUIRIES  
9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 38823



寧靜隱逸  
Perfect privacy  
and tranquility

Seascope 海日樓  
42 Sassoon Road, Pokfulam  
薄扶林 沙宣道42號

GROSS AREA 2,588 s.f.  
SALEABLE AREA 2,371 s.f.  
(plus 2,740 s.f. garden and 404 s.f. roof)  
OFFERED AT \$118,000,000  
INQUIRIES 9871 6828 Louis Wong 黃先生  
9093 3381 Stephen Chan 陳先生  
SEARCH REFERENCE NO. 38624



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

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

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

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

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

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



**Bauhinia Gardens**

春坎角 紫荊園

42 Chung Hom Kok Road

Spacious low-rise apartment with private roof top in quiet neighbourhood

寬敞低密度單位，連私家天台，地段寧靜，可租可售

**GROSS AREA** 1,600 s.f.

**SALEABLE AREA** 1,250 s.f. (plus 1,600 s.f. roof)

**OFFERED AT** \$40,000,000 also for lease \$72,000 incl.

**INQUIRIES** 9486 1566 Mira To 杜小姐

**SEARCH REFERENCE NO.** 34206



**Repulse Bay Garden 淺水灣 麗景園**

18-40 Belleview Drive

High efficiency 3-bedroom Repulse Bay sea view apartment with practical layout

高實用率三房淺水灣海景單位，間隔實用

**GROSS AREA** 1,780 s.f.

**SALEABLE AREA** 1,513 s.f.

**OFFERED AT** \$43,000,000

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 33551



**Repulse Bay Garden**

淺水灣 麗景園

18-40 Belleview Drive

Spacious 3-bedroom sea view apartment in older style development

寬敞三房海景單位，可租可售

**GROSS AREA** 2,288 s.f.

**SALEABLE AREA** 2,049 s.f.

**OFFERED AT** \$47,800,000 also for lease \$65,000 incl.

**INQUIRIES** 9028 0147 Jenson Au 區先生

**SEARCH REFERENCE NO.** 106454



**Vivian Court**

山頂 瑞燕大廈

18-22 Mount Kellett Road

Colonial style apartment in desirable location

優質英式住宅，地段優越

**GROSS AREA** 2,100 s.f.

**SALEABLE AREA** 1,749 s.f.

**OFFERED AT** \$55,000,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 40245



**Repulse Bay Garden**

淺水灣 麗景園

18-40 Belleview Drive

Practical apartment with large balcony in recently refurbished development

實用住宅連偌大露台，大廈剛完成翻新

**GROSS AREA** 2,810 s.f.

**SALEABLE AREA** 2,576 s.f.

**OFFERED AT** \$65,000,000

**INQUIRIES** 9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 4679



**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，坐擁遼闊海景，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** \$68,500,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 4560







### Regalia Bay

赤柱 富豪海灣

88 Wong Ma Kok Road

Large 5-bedroom townhouse with clubhouse facilities at Stanley waterfront  
赤柱海濱大五房排屋，連會所設施，可租可售

GROSS AREA 4,212 s.f.

SALEABLE AREA 3,034 s.f. (plus 586 s.f. garden and 817 s.f. roof)

OFFERED AT \$80,000,000 also for lease \$158,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 124255



### Le Palais 大潭 皇府灣

8 Pak Pat Shan Road

Sea view garden house in popular estate in Tai Tam

大潭海景花園大屋，位處受歡迎著名屋苑，可租可售

GROSS AREA 4,396 s.f.

SALEABLE AREA 3,343 s.f.

(plus 764 s.f. garden and 25 s.f. terrace)

OFFERED AT \$138,000,000 also for lease \$200,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 125420



### Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Rare colonial apartment in tranquil area with greenery and sea view

罕有英式住宅，環境寧靜，飽覽翠綠景及海景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f.

OFFERED AT \$148,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 53687



### 12-16 Tai Tam Road

大潭 大潭道12-16號

Contemporary waterfront garden house with private pool

時尚海濱花園大屋，連私家游泳池

GROSS AREA 5,193 s.f.

SALEABLE AREA 3,350 s.f. (plus 636 s.f. terrace and 933 s.f. roof)

OFFERED AT \$238,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 127174



### Double Bay 深水灣 香島道46號

46 Island Road

Renowned townhouse with fantastic sea view in Deep Water Bay

著名豪華排屋，坐擁深水灣迷人海景

GROSS AREA 4,180 s.f.

SALEABLE AREA 3,562 s.f.

(plus 807 s.f. garden and 1,051 s.f. roof)

OFFERED AT \$340,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 161061



### 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. 28,000 s.f.

地盤面積約28,000平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



**Starcrest 灣仔 星域軒**  
9 Star Street

Rare block 1 high floor A unit with enlarged master bedroom taking in harbour view

罕有高層1座A海景單位，主人睡房偌大

**GROSS AREA** 1,158 s.f.

**SALEABLE AREA** 922 s.f.

**OFFERED AT** \$33,800,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 106265



**Glory Mansion**

中半山 輝煌大廈

106-108 MacDonnell Road

Well kept 3-bedroom flat with balcony on convenient MacDonnell Road

保養簇新三房住宅，連露台，交通便利

**GROSS AREA** 2,300 s.f.

**SALEABLE AREA** 1,880 s.f.

**OFFERED AT** \$38,500,000

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 99569



**Horizon Mansion**

中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony on fringe of CBD

品味裝修偌大住宅，連露台，鄰近商業中心區

**GROSS AREA** 2,300 s.f.

**SALEABLE AREA** 1,864 s.f.

**OFFERED AT** \$43,800,000

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 148423



**Starcrest 灣仔 星域軒**

9 Star Street

Rarely available duplex flat next to Pacific Place III, only 5 duplex units in the development

罕有複式住宅，鄰近太古廣場三期，屋苑只提供五個複式單位

**GROSS AREA** 1,902 s.f.

**SALEABLE AREA** 1,510 s.f.

**OFFERED AT** \$56,500,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 48839



**Clovelly Court**

中半山 嘉富麗苑

12 May Road

Spacious 3-bedroom apartment with full facilities

寬敞三房單位，享完善設施，可租可售

**GROSS AREA** 2,115 s.f.

**SALEABLE AREA** 1,785 s.f.

**OFFERED AT** \$59,500,000 also for lease \$80,000 incl.

**INQUIRIES** 6183 8339 Carman Szeto 司徒小姐

**SEARCH REFERENCE NO.** 135022



**Bowen Mansion**

中半山 寶雲大廈

7C Bowen Road

Large colonial style apartment with elevator at tree-lined neighbourhood

偌大英式風格住宅，設升降機，位處綠樹成蔭地段

**GROSS AREA** 3,300 s.f.

**SALEABLE AREA** 2,638 s.f.

**OFFERED AT** \$70,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 38878







## 合二為一 Two become one

Living by the sea is a pleasant experience, and few spots are more idyllic than Marinella, where two apartments on two levels, facing Aberdeen Marina Club, offer great potential for major renovation, as they can be converted into a combined residence.

With four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a balcony and one covered carpark each, the well looked-after apartments were completed in 2012 and are available at HK\$41 million for one unit and HK\$82 million for both.

The MTR South Island Line is expected to open by the end of 2016, which greatly enhance the accessibility of Marinella, as it is close to Wong Chuk Hang Station. Apart from this, ample bus and minibus routes are available to Central and Causeway Bay.

臨海而居是不少人的美夢。深灣9號附近一帶相當寧靜，此兩個單位位於上下兩層，面向香港仔深灣遊艇俱樂部，具改建成一個相連單位的潛力，合二為一。

每個單位提供四間睡房，其中兩間為套房，各自提供三間浴室、相連的客飯廳、家傭房、露台及一個有蓋車位，兩個單位合共兩個車位。屋苑於2012年建成，每個單位以4,100萬港元出售，兩個單位合計8,200萬港元。

港鐵南港島線將於今年年底通車。深灣9號鄰近黃竹坑站，新線通車後可大大減低交通時間。除此之外，屋苑附近有不少巴士及小巴路線，前往中環及銅鑼灣，非常方便。

**The apartments can be sold via share transfer.**

單位可以轉讓公司股份形式買賣

**Marinella**

深灣9號

9 Welfare Road, Wong Chuk Hang

黃竹坑惠福道9號

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

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

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

**\$82,000,000 (2 units)**

**INQUIRIES 6183 8339 Carman Szeto 司徒小姐**

**SEARCH REFERENCE NO. 152367**







**Century Tower 2**  
中半山 世紀大廈 2座  
1A Tregunter Path  
High privacy harbour view home  
with tasteful decorations  
私隱度高海景住宅，配以品味裝修



**GROSS AREA** 3,638 s.f.  
**SALEABLE AREA** 2,792 s.f.  
**OFFERED AT** \$115,000,000  
**INQUIRIES**

9080 6686 Teresa Lau 劉小姐  
**SEARCH REFERENCE NO.** 104563



**Grenville House**  
中半山 嘉慧園  
1, 3 & 3A Magazine Gap Road  
Large 4-ensuite penthouse flat with  
private roof top in prime Central  
Midlevels  
偌大四套房頂層單位，連私家天台，位處優  
越中半山



**GROSS AREA** 3,700 s.f.  
**SALEABLE AREA** 3,366 s.f.  
(plus 1,862 s.f. roof)  
**OFFERED AT** Open Offer  
**INQUIRIES**

9648 6082 Christine Chong 莊小姐  
**SEARCH REFERENCE NO.** 32115



## 小巧精美 Small yet practical

**Hillsborough Court**  
曉峰閣  
18 Old Peak Road, Midlevels Central  
中半山 舊山頂道18號



**GROSS AREA** 841 s.f.  
**SALEABLE AREA** 657 s.f.  
**OFFERED AT** \$17,000,000 also for lease \$39,000 incl.  
**INQUIRIES** 9871 6828 Louis Wong 黃先生  
**SEARCH REFERENCE NO.** 163656



Midlevels Central provides plenty of large apartments for luxury living — and potential home buyers looking for a smaller apartment also have an ample choices, such as this 657 s.f. (saleable area) Hillsborough Court apartment.

With one ensuite bedroom, one-and-a-half bathrooms, a combined living and dining room and one study room, the residence boasts an impressive efficiency ratio of 78 per cent.

Hillsborough Court was completed in 1993 and has been beautifully maintained with good decor.

中半山提供眾多大型單位豪宅，若要物色小型單位，亦有大量選擇。此位處曉峰閣的精品單位實用面積657平方呎，為有意在該區置業人士提供不同選擇。

單位實用率達78%，設有一間套房、一間半浴室，一個相連的客飯廳及一間書房。

曉峰閣於1993年落成，一直保養良好，單位裝修簇新。





### Blue Pool Mansion

跑馬地 藍塘大廈

1-3 Blue Pool Road

Boutique 3-bedroom apartment in Happy Valley

跑馬地精品住宅，三房間隔

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,288 s.f.

OFFERED AT \$16,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 125349



### 27-29 Village Terrace

跑馬地 山村臺27至29號

Exquisite and tasteful decorated 2-bedroom apartment in Happy Valley

品味裝修獨特單位，兩房間隔

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



### 35-41 Village Terrace

跑馬地 山村臺35-41號

Colonial style mid-rise apartment with private roof in tranquil location

英式中密度單位，連私家天台，地段清幽恬靜

GROSS AREA 1,500 s.f.

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

OFFERED AT \$20,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 128055



### 9 Broom Road

跑馬地 蟻龍道9號

Lovely 3-bedroom low-rise at quiet location

精品三房低密度單位，地點寧靜

GROSS AREA 2,150 s.f.

SALEABLE AREA 1,737 s.f. (plus 130 s.f. terrace)

OFFERED AT \$23,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 67623



### The Broadville

跑馬地 樂活臺

4 Broadwood Road

Conveniently located 3-bedroom apartment with open city view

便利三房住宅，享開揚城市景，可租可售

GROSS AREA 1,487 s.f.

SALEABLE AREA 1,178 s.f.

OFFERED AT \$26,000,000 also for lease \$53,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 109697



### Shuk Yuen Building

跑馬地 菽園新臺

2 Green Lane

Cosy low-rise apartment with tasteful decorations at tranquil area

舒適低密度住宅，配以品味裝修，地段清幽恬靜

GROSS AREA 1,950 s.f.

SALEABLE AREA 1,560 s.f.

OFFERED AT \$29,500,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 124242





### 9-9A Wang Fung Terrace

東半山 宏豐臺9-9A號

High efficiency 3-bedroom apartment with communal roof in prime location  
高實用率三房單位，地段優越，公共天台，可租可售

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,543 s.f.

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

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 169274



### Evergreen Villa 東半山 松柏新村

43 Stubbs Road

Practical older style apartment on Stubbs Road with easy access to Happy Valley

司徒拔道實用英式住宅，鄰近跑馬地

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,525 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 10958



### Cavendish Heights

渣甸山 嘉雲臺

27-37 Perkins Road

Sought after family flat with practical layout and full facilities

受歡迎家庭式住宅，間隔實用，連完善設施

GROSS AREA 1,819 s.f.

SALEABLE AREA 1,439 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 55959



### Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

Huge 4-bedroom family apartment close to Causeway Bay

偌大四房家庭式單位，毗鄰銅鑼灣

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$53,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 61946



### 18-20 Happy View Terrace

跑馬地 樂景臺18-20號

Six huge bedrooms low-rise with city view and balcony at Happy Valley

偌大六房低密度單位，連露台，眺望怡人城市景色

GROSS AREA 4,000 s.f.

SALEABLE AREA 3,536 s.f.

OFFERED AT \$72,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 109744



### Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

3-bedroom high floor unit with 2 covered carports overlooking open view

三房高層單位，連兩個有蓋車位，俯瞰開揚景色

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$78,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 37354







## The Harbourview 港景別墅

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



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$125,000,000

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

SEARCH REFERENCE NO. 165970

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

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



## Mountain Lodge 崑廬

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



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404

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



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



# The walkability of Hong Kong

*Imagine if, instead of for cars, streets were designed for pedestrians and trams to become vibrant, green arteries in the heart of the city – this is a dream which a growing group of campaigners and business interests are working to achieve*

TEXT:  
Phoebe Liu  
PHOTOGRAPHY:  
Courtesy of Benoy | [www.benoy.com](http://www.benoy.com)

**Benoy has lent its support to a campaign which seeks to see Des Voeux Road Central** in the heart of Hong Kong Island's main business district transformed into a pedestrian-tram green zone – as part of the initiative, Benoy's cross-studio team in Hong Kong and the UK collaborated with StartJG and Walk DVRC to develop a conceptual vision for the pedestrianisation of the thoroughfare, one of the city's busiest.

"The campaign for pedestrianising Des Voeux Road Central is an initiative we have followed closely over the last couple of years," explains Trevor Vivian, global director at Benoy.

"We wanted to bring a renewed vision to the idea and further develop the visuals which would support the movement. Coming

together with our partners, we hosted a number of creative Think Tanks to elevate the concept and have delivered, what we believe to be, a compelling proposal for Des Voeux Road Central to be a globally recognised destination in Hong Kong."

One of the city's most hectic major arteries, Des Voeux Road Central supports vehicular traffic, the city's tram line and between 4,000 to 8,000 pedestrians per hour. Small streets and laneways dissect the road, along with a number of elevated walkways and footbridges. The area is often congested with poor air quality and pedestrian amenity is challenging.

The potential for Des Voeux Road to be a global attraction and exciting pedestrian gateway to Hong Kong itself, however, is very tangible due to

Benoy's vision is to enliven the 1.4km stretch of Des Voeux Road Central to become a walkable linear park, catalysing the potential upgrading of the wider area including the uphill links to Hollywood Road, SoHo, Mid-Levels and beyond







The concept uses digital technologies and light projections to capture the evolution of Des Voeux Road Central and its transformation over many decades

its connections to the Airport Express, MTR and Central Ferry Piers. Energising the 1.4km stretch of road to become a walkable linear park could catalyse the potential upgrading of the wider area including the uphill links to Hollywood Road, SoHo, Mid-Levels and beyond.

"Des Voeux Road Central provides a great model for the walkable cities debate. We have here an already highly trafficked street which is well connected for pedestrians and to transport hubs," says Simon Bee, managing director of global design.

"The opportunity to open this up, redesign and animate the streetscape for pedestrians, and enrich the heart of Hong Kong with the power of a public realm which is commercially and socially enhanced is very persuasive."

Benoy's design focuses on delivering a connected and diversified realm of experiences, such as the removal of cars and buses, giving real public space to pedestrians and addressing the congestion and pollution issues. The city's historic tram network remains intact, celebrating the significance of this early form of public transport. The concept also uses digital technologies and light projections to capture the evolution of Des Voeux Road Central and its transformation over many decades through the city's extensive harbourfront reclamations.

Benoy's concept journeys from 'The Gateway' at Pedder Street, to 'The Courtyard' at Queen Victoria Street, 'The Plaza' at Hillier Street, and culminates at 'The Market', next to the historic Western Market building. Each of these areas has been specifically themed with refreshment, recreation and relaxation to create a strong identity and sense of belonging.

Taking a multi-faceted approach to experiential street design, Benoy's concept introduces a wide spectrum of architectural and design features. Temporary structures, installations and semi-

permanent façades allow for constant evolution and pop-up opportunities for retailers and restaurants. 3D light projections on buildings, as mentioned, bring a digital experience and opportunity to promote and celebrate a wide range of events and themes.

An active sports programme creates a strong attraction and first-to-market offer in the city centre. Stages for events facilitate community gathering and provide a platform for engagement. Outdoor markets and squares deliver a changing calendar of events throughout the year and present further commercial opportunities.

"We believe the visuals speak for themselves in terms of relaying the type of atmosphere, experience and walkability we want to bring to the heart of the city. While based in Hong Kong, this is also a model which can be applied to other cities, local nuances observed of course," says Bee.

"The overarching message we want to promote is that as we urbanise, we will continue to live, work and play in ever-densifying environments. These are our neighbourhoods, our backyards, and we should be inspired to see them evolve as engaging, green, walkable districts which promote a better quality of life in the hearts of our cities."

Walk DVRC – [dvrc.hk/our-campaign](http://dvrc.hk/our-campaign)

StartJG – [www.startjg.com](http://www.startjg.com) ●

## perspective

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](http://www.perspectiveglobal.com)





**Splendour Villa** 淺水灣 雅景閣 10 South Bay Road  
Rare seaside 2-bedroom apartment enjoying unique garden and terrace in quiet location

罕有海濱兩房單位，連花園及平台，地段寧靜，可租可售

GROSS AREA 1,400 s.f.

SALEABLE AREA 1,094 s.f.

(plus 473 s.f. garden and 268 s.f. terrace)

OFFERED AT \$60,000 incl. also for sale \$40,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 4699



**Repulse Bay Garden**

淺水灣 麗景園

18-40 Bellevue Drive

Practical and spacious 3-bedroom flat with view of Repulse Bay Beach

實用寬敞三房單位，享淺水灣泳灘景色

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 33642



**14 Stanley Beach Road**

赤柱 赤柱灘道14號

Beachside low-rise apartment with large private garden

海濱低密度住宅，連偌大私家花園

GROSS AREA 2,320 s.f.

SALEABLE AREA 1,828 s.f. (plus 2,000 s.f. garden)

OFFERED AT \$108,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 12287



**Stanley Green** 赤柱 維壁別墅

66 Stanley Village Road

Garden duplex surrounded by verdant green with easy access to Stanley Market and beach

花園複式單位，環境清幽翠綠，鄰近赤柱市場及泳灘

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,836 s.f.

OFFERED AT \$108,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 13108



**Belgravia Heights**

大潭 碧濤閣

27 Tai Tam Road

Quiet and exclusive sea view low-rise at Tai Tam waterfront

大潭海濱低密度單位，位處寧靜尊貴地段

GROSS AREA 2,890 s.f.

SALEABLE AREA 2,534 s.f.

OFFERED AT \$128,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33875



**84 Repulse Bay Road**

淺水灣 淺水灣道84號

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

偌大實用四房住宅，密度低，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 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 27994







### Cameron House

山頂 嘉樂苑

40 Magazine Gap Road

Newly renovated Peak apartment with stunning views of Island South  
全新裝修山頂住宅，飽覽南區壯麗美景



GROSS AREA 2,847 s.f.

SALEABLE AREA 2,618 s.f.

OFFERED AT \$145,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 14268



### Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

Luxury colonial townhouse with 3-ensuite bedrooms in prestigious location

豪華英式三套房排屋，地段尊貴顯赫



GROSS AREA 3,250 s.f.

SALEABLE AREA 3,195 s.f.

OFFERED AT \$175,000 incl.

INQUIRIES

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 4236



### L'Harmonie

赤柱 葆琳居

3 Stanley Mound Road

Well planned 4-bedroom garden townhouse within short walk to Stanley Beach

優質裝修四房花園排屋，距離赤柱泳灘僅咫尺之遙



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

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 99470



### The Beachfront

淺水灣 壁池

7 Bellevue Drive

Prestigious townhouse with ample outdoor spaces enjoys 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 \$190,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 49626





#### 9 Coombe Road

山頂 甘道9號

Spacious townhouse surrounded in lush greenery at The Peak with beautiful green views

山頂寬敞排屋，環境翠綠，享怡人景色



GROSS AREA 3,300 s.f.  
SALEABLE AREA 2,911 s.f. (plus 781 s.f. garden and 306 s.f. terrace)  
OFFERED AT \$198,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 5570



#### Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Exclusive and spacious hill top townhouse with garden and rooftop enjoys sweeping views

獨特寬敞排屋，連花園及天台，飽覽遼闊美景，可租可售

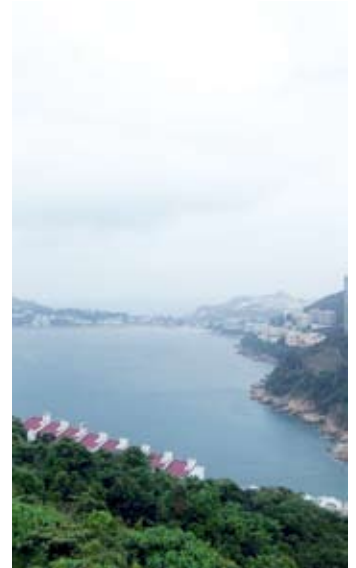


GROSS AREA 3,960 s.f.  
SALEABLE AREA 3,314 s.f.  
(plus 414 s.f. garden and 481 s.f. roof)  
OFFERED AT \$220,000 incl.  
also for sale \$135,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 107188



#### 4 Peel Rise

山頂 貝璐道4號

Prestigious Peak house with extensive garden, terrace and roof enjoys spectacular views

尊貴山頂大屋，連花園、平台及天台，飽覽壯麗美景，可租可售



GROSS AREA 4,307 s.f.  
SALEABLE AREA 3,436 s.f.  
OFFERED AT \$295,000 incl.  
also for sale \$300,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 155745



#### 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 \$360,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125923







### Catalina Mansions

中半山 嘉年大廈

98-100 MacDonnell Road

Luxury mid-rise apartment with balcony in serene and convenient location

豪華中密度住宅，連露台，位處寧靜便利地段，可租可售

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,697 s.f.

OFFERED AT \$81,000 incl. also for sale \$42,000,000

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 159563



### Wing Hong Mansion

中半山 永康大廈

60-62 MacDonnell Road

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

雅致裝修中密度住宅，連偌大私家平台

GROSS AREA 1,700 s.f.

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

OFFERED AT \$88,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 35099



### Po Shan Mansion 西半山 寶城大廈

10-16 Po Shan Road

Nicely renovated 4-bedroom apartment with practical layout in tranquil location

雅致裝修四房住宅，間隔實用，地段清靜

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 15255



### Estoril Court

中半山 愛都大廈

55 Garden Road

High efficiency 4-bedroom apartment with balcony close to Central

高實用率四房單位，連露台，毗鄰中環

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,887 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 109742



### Garden Terrace 2 & 3 花園臺2 & 3座

8A Old Peak Road

Luxury 4-bedroom flat with deluxe clubhouse facilities in easy access location

豪華四房單位，連完善會所設施，交通便利

GROSS AREA 3,002 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 24351



### Greenland Court 中半山 恒翠園

56-58 MacDonnell Road

Tastefully decorated 3-bedroom apartment with private roof terrace and open kitchen enjoying harbour view

品味裝修三房住宅，連私家天台平台及開放式廚房，坐擁維港美景，可租可售

GROSS AREA 1,350 s.f.

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

OFFERED AT \$100,000 incl. also for sale \$49,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 135568





**Kennedy Park at Central**  
中半山 君珀  
4 Kennedy Road  
Brand new 3-bedroom apartment  
with open city view  
全新裝修三房住宅，眺望開揚城市景，  
可租可售



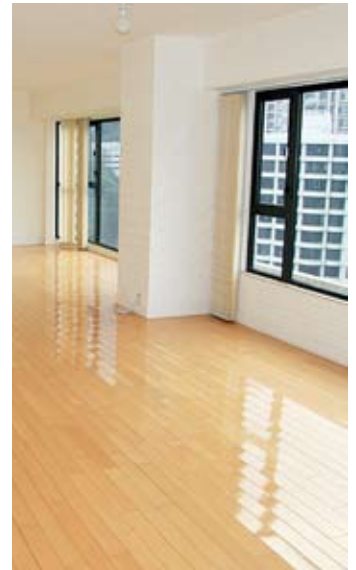
GROSS AREA 2,007 s.f.  
SALEABLE AREA 1,487 s.f.  
OFFERED AT \$118,000 incl.  
also for sale \$75,000,000  
INQUIRIES  
9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 157948



**The Royal Court**  
中半山 帝景閣  
3 Kennedy Road  
Top floor duplex apartment in prime  
location with fantastic harbour view  
and green view  
頂層複式單位，地段優越，享迷人海景及翠  
綠景



GROSS AREA 2,846 s.f.  
SALEABLE AREA 2,188 s.f.  
OFFERED AT \$125,000 incl.  
INQUIRIES  
9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 108135



**Chung Tak Mansion**  
中半山 重德大廈  
2 Magazine Gap Road  
Large 3-ensuite apartment with high  
privacy enjoys open city view  
偌大三套房單位，私隱度高，坐擁開揚  
城市景



GROSS AREA 2,864 s.f.  
SALEABLE AREA 2,550 s.f.  
OFFERED AT \$125,000 incl.  
INQUIRIES 9486 1566 Mira To 杜小姐  
SEARCH REFERENCE NO. 16989



**Garden Terrace 1**  
中半山 花園臺1座  
8 Old Peak Road  
Brand new decorated 4-bedroom  
apartment with open city view  
全新裝修四房住宅，連開揚城市景



GROSS AREA 2,798 s.f.  
SALEABLE AREA 2,468 s.f.  
OFFERED AT \$128,000 excl.  
INQUIRIES  
9080 6686 Teresa Lau 劉小姐  
SEARCH REFERENCE NO. 14388







### Swiss Towers

東半山 瑞士花園

113 Tai Hang Road

Practical 3-bedroom apartment on convenient yet quiet Tai Hang Road  
實用三房單位，交通便利，環境寧靜



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,265 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 36141



### K.Y. Mansion

東半山 嘉裕閣

4A Shiu Fai Terrace

Large and spacious 4-bedroom apartment with huge balcony in tranquil neighbourhood  
偌大寬敞四房單位，連寬闊露台，位處清幽地段



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,199 s.f.

OFFERED AT \$84,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 178795



### Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

Sought after spacious and practical apartment in convenient location  
寬敞實用住宅，交通便利，極受歡迎，可租可售



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$110,000 incl.

also for sale \$60,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 85054



### Highcliff

東半山 曉廬

41D Stubbs Road

Luxury 4-bedroom apartment with spacious layout in prestigious location  
豪華四房單位，間隔寬敞，地段尊貴



GROSS AREA 7,486 s.f.

SALEABLE AREA 5,355 s.f.

OFFERED AT \$389,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 168582



## Prime London leisure investment

Kensington SW7

- Attractive late-19th century period building with a commercial unit on G/F and LG/F; the 4 residential upper floors have been sold off on long leaseholds
- Single-let to a leading multi-national restaurant group on a 25 years lease at a passing rent of £200,000 p.a.
- Additional income through ground rents from the residential units at a total of £750 p.a.
- 1 minute walk from Gloucester Road Tube station
- 位處首層及地下一層的19世紀末的受歡迎商舖，四層上層則是住宅單位，已分層出售
- 由牽頭全國性的餐廳集團承租，擁長租約，年租金收入200,000英鎊
- 住宅單位的額外地租年收入750英鎊
- 1分鐘路程可達Gloucester Road地鐵站

Freehold; Gross Yield 5.05%  
Total Internal Area 4,134 s.f.  
Circa £3.97M - £4.37M



## Prime London retail investment

Holborn EC4

- Highly visible retail unit located in London's vibrant Midtown area
- Property comprises a G/F and LG/F unit within a larger residential building
- Single-let to a respected UK restaurant group at a passing rent of £92,000 p.a. with upwards only rent reviews in 2020 and 2025
- 6 minute walk from Chancery Lane Tube station
- 位處倫敦繁華熱鬧Midtown地區的零售旺舖
- 此大型住宅大廈設首層及地下一層
- 由信譽良好的英國餐廳集團承租，年租金收入92,000英鎊，2020年及2025年租金可向上調整，並已與租客確定往後14年租金上調幅度
- 6分鐘路程可達Chancery Lane地鐵站

Virtual Freehold (999 years);  
Gross Yield 4.51%  
Total Internal Area 2,327 s.f.  
Circa £2.037M - £2.241M



## Prime London en-bloc building

Victoria SW1

- Well located within the Victoria regeneration area
- En-bloc mixed-use residential and commercial building with flats sold off on long-leasehold
- Office component single-let to a respected UK school operator at a passing rent of £600,000 p.a. with additional rental income from ground rents and carpark spaces at a total of £25,230 p.a.
- 8 minute walk to Victoria Tube station
- 物業坐落於Victoria的可重建優越地段
- 此商住混合大廈擁長租約
- 辦公室部分現由著名英國學校營運商獨立承租，年租金收入600,000英鎊，地租及出租車位提供額外年租金收入25,230英鎊
- 8分鐘路程可達Victoria地鐵站

Freehold; Net Initial Yield 4.42%  
Total Internal Area 3,929 s.f.  
Circa £17.75M



## Prime London mixed-use residential and retail investment

Soho W1

- Mixed-use building comprising G/F and basement commercial unit trading as a restaurant with residential flats on the upper floors
- Retail unit single-let producing a rental income of £80,000 p.a. with 2 out of 3 residential units let on ASTs (assured short-hold tenancies) generating an additional £31,560 p.a.
- Oxford Circus Tube station is only a 5 minute walk from the premises
- 此混合大廈的首層及地庫是餐廳，上層是住宅單位
- 商業部分現已獨立承租，年租金收入80,000英鎊，其中兩個單位已ASTs形式承租，額外年租金收入31,560英鎊
- 物業距離Oxford Circus地鐵站僅5分鐘路程

Freehold; Gross Yield 2.9%  
(Reversionary 3.6%)  
Circa £3.8M - £4.6M



## En-bloc office investment with good yield

Clerkenwell EC1

- Large commercial building containing office accommodation across G/F and 3 upper floors
- Multi-let to secure I.T. tenants at a total passing rent of £1,001,047 p.a.
- Remodelling the top floor could provide further lettable floor space, subject to planning permission
- 7 minute walk from Farringdon Station
- 此大型商業大廈的首層及三層上層是辦公室
- 現由多個信譽良好租戶承租，年租金收入1,001,047英鎊
- 若取得城規批准，可改建頂層以騰出更多出租空間
- 7分鐘路程可達Farringdon地鐵站

Freehold; Gross Yield 5.33%  
Total Internal Area 21,193 s.f.  
Circa £18.75M - £20.15M

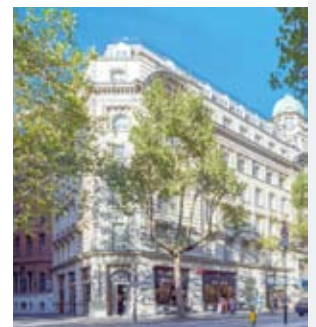


## Prime London mixed-use office, retail, and restaurant investment

Holborn WC2

- Prominent corner position near Covent Garden, close to LSE and King's College London
- Attractive mixed-use retail, restaurant, and office building
- Multi-let to 11 respectable tenants with a total passing rent of £1,630,922
- Holborn Tube station is 3 minutes away on foot
- 毗鄰Covent Garden，位處優越轉角位
- 受歡迎混合零售商舖、餐廳及辦公室大廈
- 由11個信譽良好的租戶承租，年租金收入1,630,922英鎊
- 3分鐘路程可達Holborn地鐵站

Freehold; Gross Yield 5.33%  
Total Internal Area 30,092 s.f.  
Circa £30.55M - £34.15M





# 承銀主命招標出售

(截標前售出或收回除外)

截標日期：

2016年12月16日(星期五)下午三時正

## 住宅(交吉):

建築面積  
1,393呎

實用面積  
1,100呎



九龍海逸道8號海逸豪園1期綠庭軒2座10樓H室  
Flat H, 10/F, Tower 2, Phase 1, Green Wood Laguna Verde,  
No.8 Laguna Verde Avenue, Kowloon



## 工廈(交吉):

**K-4**

建築面積  
1,393呎

實用面積  
1,065呎

**M-4**

建築面積  
1,701呎

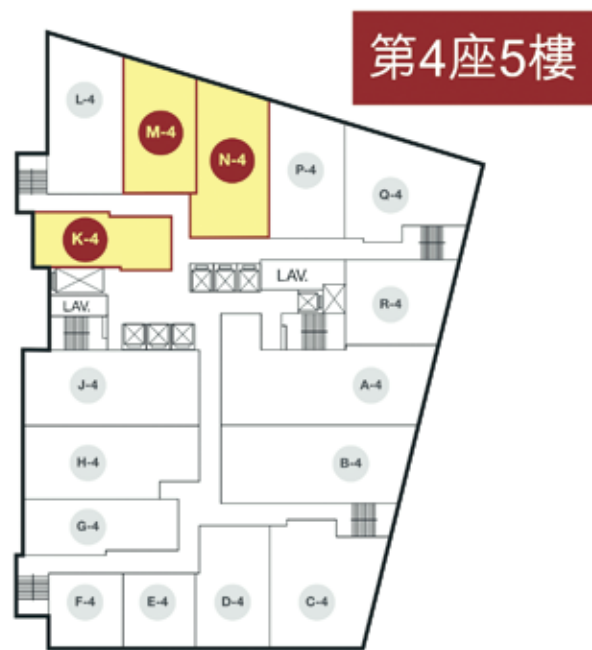
實用面積  
1,306呎

**N-4**

建築面積  
2,090呎

實用面積  
1,585呎

九龍官塘官塘道436-446號官塘工業中心四期  
Phase 4, Kwun Tong Industrial Centre, No. 436-446,  
Kwun Tong Road, Kwun Tong, Kowloon



請聯絡 劉先生  
David Lau

9662 2199  
david.lau@landscape-christies.com

### Prime London retail and leisure investment

Marylebone W1

- Prominent retail arcade within a high-end, new-build residential development in the heart of Marylebone Village
- Fully pre-let with a rent on sale of £765,000 p.a. to a reputable restaurant group and a high-class gym operator
- Internal accommodation provides restaurant, retail, and leisure accommodation across G/F and LG/F
- 4 minute walk to Baker Street Tube station
- 位處Marylebone市中心高尚新住宅地段的著名零售商舖
- 現由著名餐廳集團及高檔健身營運商承租，年租金收入765,000英鎊
- 首層及地下一層設餐廳、零售商舖及休閒店舖
- 4分鐘路程可達Baker Street地鐵站

Virtual Freehold (999 years);

Gross Yield 4.54%

Total Internal Area 18,645 s.f.

Circa £16.85M - £18.45M



### Prime London retail investment opportunity

Clapham Junction SW11

- En-bloc commercial building providing accommodation across G/F and 2 upper floors
- Single-let to a leading international coffee-shop chain at a passing rent of £126,850 p.a.
- Reversionary potential via reconfiguration of the G/F space leading to an ERV (estimated rental value) of £189,000 p.a. subject to planning permission
- 4 minute walk to Clapham Junction Station
- 此大廈的首層及兩層上層是商業單位
- 現由牽頭國際咖啡連鎖店獨立承租，年租金收入126,850英鎊
- 首層或可再改建，但需先取得城規會批准，估計年租金收入189,000英鎊
- 4分鐘步可達Clapham Junction地鐵站

Freehold; Gross Yield 2.98%

(Reversionary 4.45%)

Net Internal Area 2,903 s.f.

Circa £4.25M - £4.75M



### Prime London redevelopment opportunity

Notting Hill W11

- Property comprises 2 interlinked period buildings with mixed-use retail, office, and residential accommodation
- The residential and office components are currently vacant; the retail units are let to respectable tenants with a total passing rent of £205,000 p.a.
- There is significant refurbishment and extension works of upper floors to residential use with planning permission already granted
- Notting Hill Gate Tube station is only a 2 minute walk away
- 此物業由兩幢相連大廈組成，由地庫、辦公室及三層上層分別是零售商舖、辦公室及住宅單位
- 住宅及辦公室單位現正交吉，零售商舖由多個信譽良好租戶承租，年租金總收入205,000英鎊
- 已取得城規批准，上層可改建作住宅用途
- 2分鐘步可達Notting Hill Gate地鐵站

Freehold; Gross Yield 2.05%

Total Internal Area 11,803 s.f.

Circa £10M - £11M



### Prime London en-bloc office building

Marylebone NW1

- Property consists of a modern office building with interior accommodation arranged over basement, G/F, and 5 upper floors
- Entire building to be leased-back to current owner on rental terms to be agreed separately
- Potential for asset enhancement via conversion to residential or hotel, subject to planning permission
- 2 minute walk from Edgware Road Tube station
- 此物業的地庫、首層及五層上層設時尚辦公室單位
- 整幢大廈可重新租予現有業主
- 若取得城規批准，可改建成住宅及酒店以增加資產價值
- 2分鐘步可達Edgware Road地鐵站

Freehold; Rental by separate contract

Total Internal Area 9,137 s.f.

Circa £8M - £8.8M



### Prime Central London retail investment

Soho W1

- Well located West End restaurant location in the heart of Soho
- Property comprises a prominent restaurant unit arranged over G/F and basement levels
- Single-let to a top UK restaurant operator at a passing rent of £230,000 p.a.
- 6 minute walk from Leicester Square Tube station
- 物業位處Soho中心West End優越地段
- 首層及地庫是著名的餐廳
- 由英國頂尖餐廳營運商獨立承租，年租金收入230,000英鎊
- 6分鐘步可達Leicester Square地鐵站

Virtual Freehold (999 years);

Gross Yield 3.46%

Total Internal Area 2,417 s.f.

Circa £6.635M - £7.235M



### Greater Manchester leisure investment opportunity with high yield

Bury, Manchester M45

- Property consists of a prominent leisure unit with neighbouring retail and office parade fronting onto a major British motorway
- Scheme comprises 9 retail units, 2 office tenancies, and health club/gymnasium plus 235 individual carpark spaces
- Multi-let to secure tenants at a passing rent of £703,225 p.a.
- Located less than 10km from Manchester City Centre
- 此著名休閒單位面對英國主要高速公路，毗鄰零售及辦公室地段
- 物業設九個零售單位、兩個辦公室及健身中心，連235個車位
- 由多個信譽良好的租戶承租，年租金收入703,225英鎊
- 距離曼徹斯特市中心少於10公里

Freehold & Long-leasehold;

Gross Yield 10.39%

Total Internal Area 102,488 s.f.

Circa £6.763M - £7.241M





THE  
**HUDSON**  
SATHORN 7  
BANGKOK



## PRESTIGIOUS RESIDENCE IN PRIME LOCATION OF BANGKOK

- ◆ **HIGH EXCLUSIVELY CONDO WITH 49 UNITS IN SATHORN ROAD, CBD OF BANGKOK.**  
位處曼谷市中心SATHORN ROAD的49個別樹一幟住宅單位
- ◆ **WELL-BEING, CONVENIENTLY LOCATED CLOSE TO PREMIUM OFFICE BUILDINGS, SHOPPING DISTRICT, BNH INTERNATIONAL HOSPITAL AND LEADING ELEMENTARY AND SECONDARY SCHOOL.**  
毗鄰高級辦公室大廈、購物區、泰國BNH醫院及著名中小學，地理位置優越
- ◆ **ONLY 5-MINUTE WALK FROM CHONG NONSI BTS STATION, AND SATHORN BRT STATION.**  
距離CHONG NONSI BTS站及SATHORN BRT站僅5分鐘步程
- ◆ **HIGH-CLASS FACILITIES & AMPLE CAR PARKING SPACES, MORE THAN 150% OF THE UNITS**  
高質素設施及充裕車位



**Ready to move in**

Price from HK\$5,330,000 (Baht 24,000,000)\*  
(Luxurious 2-Bedroom 200.19 sq.m. with Fully Furnished)

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### En-bloc Tokyo modern residential building

Suginami-ku, Tokyo 東京 杉並區

- Residential investment comprising a 4-storey reinforced concrete structure completed in August 2016
- Multi-let on individual leases at a passing rent of JPY 9,972,000 p.a. with an estimated rental value of JPY 12,648,000 p.a. if fully-let
- Within 6 minutes on foot of Eifukuchō Station of the Keio Inokashira line
- 建於2016年8月，樓高四層的鋼筋混凝土住宅大廈
- 現由多個租戶承租，年租金收入9,972,000日元，如果滿租，年租金收入估計可達12,648,000日元
- 距離京王電鐵井之頭線的永福町站僅6分鐘路程



Freehold; Gross Yield 3.51%  
(Reversionary Yield 4.45%)  
Total Internal Area 282.10 sq.m.  
JPY 283,800,000  
(approx. HKD \$21.04M)

### En-bloc residential building in good area

Toshima-ku, Tokyo 東京 豐島區

- Residential building comprising 14 units within a steel structure, 4-storey tower built in October 2016
- 11 out of 14 units are let, producing a passing rent of JPY 13,368,000 p.a. with an estimated rental value of JPY 18,000,000 if fully-let
- Short walk to Kanamechō Station of the Yurakucho Line (5 minutes) and Ikebukuro Station of the JR Yamanote Line (10 minutes)
- 建於2016年10月，樓高四層的鋼鐵結構住宅大廈，共有14個單位
- 其中11個單位現已獲得承租，年租金收入13,368,000日元，如果滿租，年租金收入估計可達18,000,000日元
- 信步可達地下鐵有樂町線的要町站（5分鐘）及JR山手線的池袋站（10分鐘）



Freehold; Gross Yield 3.71%  
(Reversionary Yield 5.00%)  
Total Internal Area 468.64 sq.m.  
JPY 360,000,000  
(approx. HKD \$27.05M)

### En-bloc mixed-use retail and office building

Toshima-ku, Tokyo 東京 豐島區

- Mixed-use commercial building comprising 10 retail and office units within an 11-storey steel structure
- Fully-let to respectable tenants with a passing rent of JPY 22,224,252 p.a.
- Located a 5 minute walk from Ikebukuro Station of the JR Yamanote Line
- 樓高11層的鋼鐵結構商業混合大廈，共有10個零售及辦公室單位
- 現由信譽良好的租戶承租，年租金收入22,224,252日元
- 距離JR山手線的池袋站5分鐘路程



Freehold; Gross Yield 5.58%  
Total Internal Area 581.54 sq.m.  
JPY 398,000,000  
(approx. HKD \$30.10M)

### Luxury condominium in desirable Tokyo district

Shinjuku-ku, Tokyo 東京 新宿區

- Spacious 1-bedroom condominium unit in a modern, 44-storey residential tower completed in 2008
- Let on an individual lease at a passing rent of JPY 2,903,040 p.a.
- Conveniently located within walking distance of Nishishinjuku-5chome Station of the Toei Oedo Line (6 minutes)
- 建於2008年，位處樓高44層住宅大廈的時尚寬敞一房住宅單位
- 單位現已承租，年租金收入2,903,040日元
- 舉步可達都營地下鐵大江戶線的西新宿五丁目站（6分鐘）



Freehold; Gross Yield 4.48%  
Total Exclusive Area 55.11 sq.m.  
JPY 64,800,000  
(approx. HKD \$4.9M)





## 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.



Interior design  
 constructions  
 space planning  
 project management  
 tendering  
 landscaping  
 quantity survey



Then

now



THEN  
 NOW



VISION



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