

VOLUME 122 | February 2015

The Key

SELECT DELUXE HOMES

大宅®

歐陸情懷
Contemporary,
Continental
& Classic

FEATURE

A Welcoming
Atmosphere
溫馨氣氛

樂活自然
Living Alfresco

LANDSCOPE

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| | | | |
|----|---|----|---|
| 02 | MONTHLY HIGHLIGHT Greenery Garden, Pokfulam 薄扶林 怡林閣 | 24 | FEATURE A Welcoming Atmosphere 溫馨氣氛 |
| 03 | Living Alfresco 樂活自然 | 26 | Southside & the Peak lease 南區及山頂 出租 |
| 10 | Southside & the Peak sale 南區及山頂 出售 | 28 | Midlevels Central & West lease 中半山及西半山 出租 |
| 13 | Midlevels Central & West sale 中半山及西半山 出售 | 30 | HIGHLIGHT Durham Road, Kowloon Tong 九龍塘 對衡道 |
| 18 | Midlevels East & Happy Valley sale 東半山及跑馬地 出售 | 31 | Midlevels East & Happy Valley lease 東半山及跑馬地 出租 |
| 22 | HIGHLIGHT East Garden, Midlevels East 東半山 東園 | 32 | U.K. Properties 英國物業 |
| 23 | Other Districts 其他地區 | 34 | Overseas Properties 海外物業 |

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



如火如荼

Start preparing for the heat

The current trend to bring the outdoors in can be achieved through a variety of methods — such as large expanses of glass to make the most of the all-important view.

Naturally, this impacts the energy efficiency of the home, allowing in heat and increasing the need for air conditioning. The good news is that there are a range of simple solutions, from white external venetian blinds, which can reduce up to 88 per cent of the sun's radiant heat, to white internal plantation shutters (heat reduction of 46 per cent) and thermal curtains (up to 35 per cent).

With the punishing heat of summer on the way, now's the time to take action!

以不同的形式來享受戶外生活是時下的趨勢，例如在家中安裝偌大的玻璃窗室內也可以盡情欣賞美麗的景色。

當然這會影響到家居能源的使用效率，因為室內氣溫升高了，自然要多開冷氣。不過，只要安裝白色隔熱捲簾便能減低百分之88的太陽輻射；安裝白色百葉窗可減熱達百分之46；而使用節能布就可減熱達百分之35，方法簡單方便。

夏天快到，為免熱不可擋，還是快點未雨綢繆吧！

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歐陸情懷 Contemporary, Continental & Classic

Located in the sought-after residential area of Pokfulam, this extended 2,305 s.f. (saleable) duplex offers spacious living and a vast, furnished terrace (326 s.f.) with sweeping sea views, ideal for alfresco entertaining.

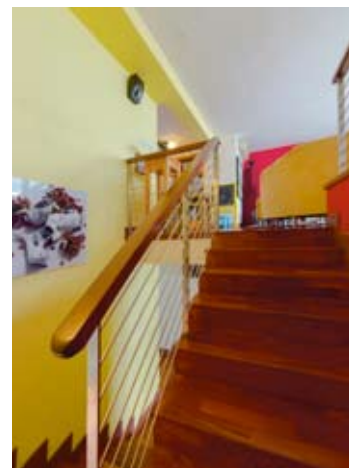
Hardwood staircases and white walls create an alluring modern, continental touch for this classy residence, brightened with a dash of vivid colour on feature walls in spaces such as the lounge and children's bedrooms. There are four bedrooms (one ensuite) altogether, while a combined living and dining room creates a welcoming space for family gatherings.

Available for purchase at HK\$38 million, there are also four fully equipped bathrooms, a fully fitted kitchen, a maid's room, two balconies and a covered car park, complete with a 588 s.f. roof area.

這寬敞的複式單位位處薄扶林炙手可熱的住宅地段，實用面積達2305平方呎，附設設備完善的326平方呎陽台，眺望攝人的海景，最適合戶外款客。

室內佈置賦予一份摩登歐陸氣息，實木樓梯加白色牆壁，對比偏廳和小孩睡房的耀目色彩，為一室帶來生氣。全屋設有四個睡房，其中一間是套房，相連客廳是家庭聚會的最佳地方。

另外，單位還有四個設備齊全的浴室、一個廚房、一間家傭房、兩個露台及一個有蓋車位，以及一個588平方呎的天台。單位現售3800萬港元。



Greenery Garden 怡林閣
2A Mount Davis Road, Pokfulam

薄扶林 摩星嶺道2A號

GROSS AREA 3,285 s.f.

SALEABLE AREA 2,305 s.f. (plus 326 s.f. terrace and 588 s.f. roof)

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 43737





22 Tung Shan Terrace

東半山 東山臺22號

Boutique low-rise flat with private roof in quiet location

精品低密度單位，連私家天台，地段寧靜

GROSS AREA 890 s.f.

SALEABLE AREA 763 s.f. (plus 237 s.f. roof)

OFFERED AT \$13,500,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 147381



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Nice 2-bedroom apartment with spacious private roof in well managed estate

雅致裝修單位，連寬敞私家天台，位於管理完善屋苑

GROSS AREA 1,308 s.f.

SALEABLE AREA 1,045 s.f. (plus 928 s.f. roof)

OFFERED AT \$24,500,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 99397



Antonia House

跑馬地 安廬

4-12 Broom Road

Unique colonial apartment with private roof in tranquil Happy Valley

英式特色單位，連私家天台，位處寧靜的跑馬地

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,062 s.f. (plus 2,000 s.f. roof)

OFFERED AT \$44,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 53590



Villas Sorrento

薄扶林 御海園

64-66 Mount Davis Road

Rare find 4-bedroom duplex with unobstructed sea view in Pokfulam

罕有四房複式住宅，飽覽遼闊海景，可租可售

GROSS AREA 2,253 s.f.

SALEABLE AREA 1,679 s.f. (plus 32 s.f. terrace)

OFFERED AT \$45,000,000 also for lease \$90,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 38772



Tregunter Tower 3 中半山 地利根德閣3座

14 Tregunter Path

Nicely decorated high floor 4-bedroom duplex with lush green view and great facilities

雅致裝修高層四房複式單位，享翠綠景致，可租可售

GROSS AREA 2,980 s.f.

SALEABLE AREA 2,282 s.f. (plus 187 s.f. terrace)

OFFERED AT \$68,000,000 also for lease \$120,000 excl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 140530



Manderly Garden

深水灣 文禮苑

48 Deep Water Bay Road

Deep Water Bay 3-bedroom townhouse in quiet neighbourhood

深水灣三房排屋，環境寧靜

GROSS AREA 3,594 s.f.

SALEABLE AREA 3,200 s.f. (plus 691 s.f. roof)

OFFERED AT \$180,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 155851





Larvotto

鴨洲南灣

8 Ap Lei Chau Praya Road

Sea view apartment with terrace for rent in Island South
海景住宅連平台，罕有出租

GROSS AREA 1,943 s.f.

SALEABLE AREA 1,537 s.f. (plus 532 s.f. terrace)

OFFERED AT \$85,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 133948



1-4 Briar Avenue 跑馬地 比雅道1-4號

Rare find practical 3-bedroom (2 ensuite) low-rise with private garden and terrace

罕有實用三房單位(連兩間套房)，密度低，連私家花園及平台

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,469 s.f.

(plus 1,000 s.f. garden and 100 s.f. terrace)

OFFERED AT \$88,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 61584



Evergreen Villa 東半山 松柏新村

43 Stubbs Road

Spacious apartment with big balcony and private roof enjoying
stunning views

寬敞住宅，連偌大露台及私家天台，飽覽壯麗景色

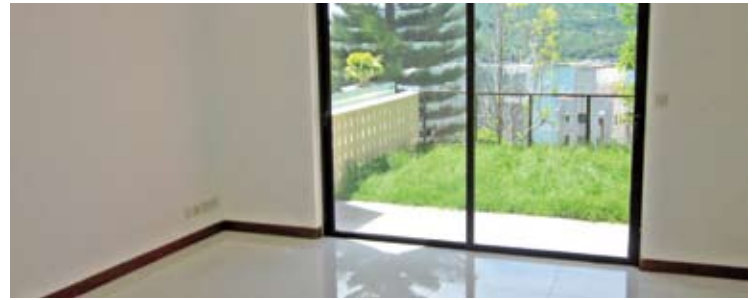
GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 20276



Carmel Hill 赤柱 海明山

12 Carmel Road

Hilltop garden townhouse with sweeping views

山頂花園排屋，享遼闊景致

GROSS AREA 2,395 s.f.

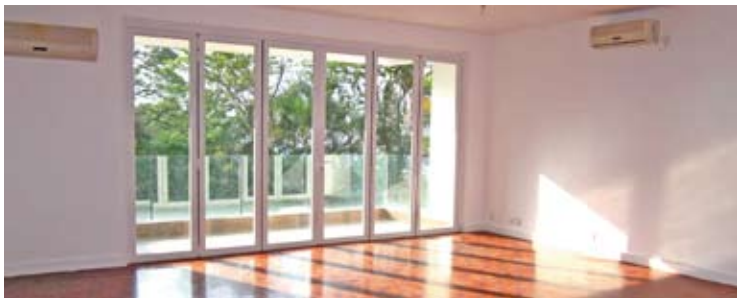
SALEABLE AREA 1,957 s.f.

(plus 381 s.f. garden and 262 s.f. terrace)

OFFERED AT \$95,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 8468



Deepdene 深水灣 蒲苑

55 Island Road

Large and spacious 4-bedroom apartment with private garden at Deep
Water Bay

偌大寬敞四房住宅，連私家花園

GROSS AREA 2,077 s.f.

SALEABLE AREA 2,068 s.f. (plus 610 s.f. garden)

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 10628



Conduit 18 西半山 干德道18號

16-18 Conduit Road

Rare find furnished penthouse duplex with private roof and terrace close
to Midlevels escalators

罕有新裝修頂層複式單位，連私家天台及平台，毗鄰半山行人扶手電梯

GROSS AREA 1,903 s.f.

SALEABLE AREA 1,403 s.f. (plus 69 s.f. terrace and 231 s.f. roof)

OFFERED AT \$105,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 125367

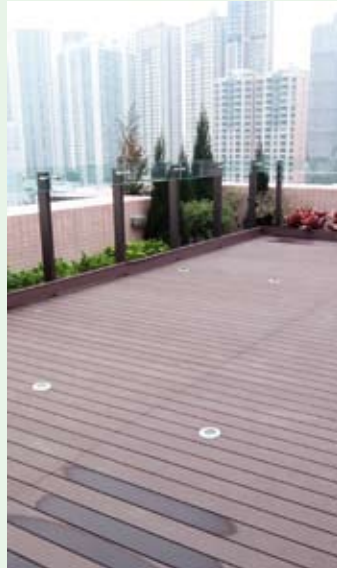




Fortuna Court 跑馬地 永光苑
1 Wong Nai Chung Road
Unique full floor penthouse with
private roof terrace overlooking
Happy Valley racecourse
獨特全層頂層單位，連私家天台，俯瞰跑馬
地馬場景色



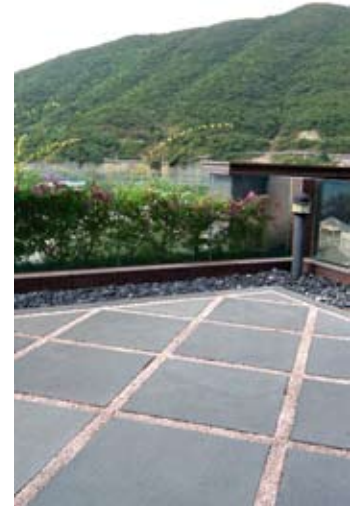
GROSS AREA 2,096 s.f.
SALEABLE AREA 1,300 s.f.
(plus 823 s.f. roof)
OFFERED AT \$110,000 incl.
INQUIRIES
9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 28276



Le Palais
大潭 皇府灣
8 Pak Pat Shan Road
Well maintained 4-bedroom
townhouse with private garden in
prestigious location enjoying
stunning sea view
保養簇新四房排屋，連私家花園，眺望壯麗
海景



GROSS AREA 3,271 s.f.
SALEABLE AREA 2,476 s.f.
(plus 595 s.f. garden)
OFFERED AT \$110,000 incl.
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 6977



Brewin Court 中半山 明雅園
5-7 Brewin Path
Highly sought after 4-bedroom
colonial style mid-rise apartment on
fringe of Central
受歡迎英式中密度住宅，四房間隔，毗鄰中環



GROSS AREA 2,600 s.f.
SALEABLE AREA 2,145 s.f.
(plus 2,600 s.f. roof)
OFFERED AT \$130,000 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 38605



Sea Cliff Mansions
淺水灣 海峰園
19A-19D Repulse Bay Road
Sought-after penthouse with
private roof terrace overlooking
stunning views of South China Sea
受歡迎頂層單位，連私家天台，飽覽壯麗南
中國海景色



GROSS AREA 2,600 s.f.
SALEABLE AREA 1,961 s.f.
(plus 2,600 s.f. roof)
OFFERED AT \$138,800 incl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 16797





Bellevue Place

淺水灣 寶晶苑

93 Repulse Bay Road

High quality sea view townhouse with private garage at Repulse Bay

高質素海景排屋，連私家車庫



GROSS AREA 3,619 s.f.

SALEABLE AREA 2,533 s.f.

(plus 171 s.f. terrace and 747 s.f. roof)

OFFERED AT \$140,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 134704



Stanley Court

赤柱 海灣園

9 Stanley Mound Road

3-bedroom (2-ensuite) townhouse with private garden within short walk to Stanley Main Beach

三房（連兩套房）排屋，連私家花園，信步可達赤柱泳灘



GROSS AREA 2,669 s.f.

SALEABLE AREA 2,049 s.f.

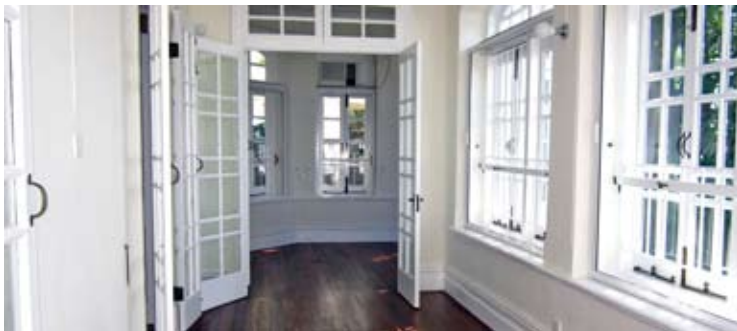
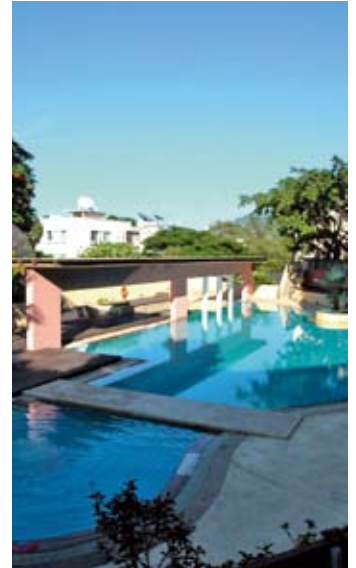
(plus 452 s.f. garden, 320 s.f. terrace and 617 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 165581



Old Alberose

薄扶林 舊玫瑰村

132A-132B Pok Fu Lam Road

Huge colonial low-rise apartment with ample outdoor spaces overlooking greenery and sea views
偌大英式低密度單位，戶外空間充裕，坐擁翠綠景及海景



GROSS AREA 3,731 s.f.

SALEABLE AREA To be confirmed

OFFERED AT \$165,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 134676



74 Mount Kellett Road

山頂 加列山道74號

4-bedroom townhouse with ample outdoor spaces taking in Southside sea view and hill view on the Peak
山頂四房排屋，戶外空間充裕，坐擁南區海景及山景



GROSS AREA 4,200 s.f.

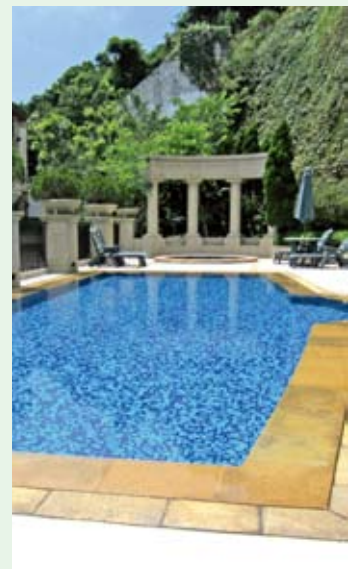
SALEABLE AREA 2,713 s.f.

(plus 178 s.f. garden, 178 s.f. terrace and 677 s.f. roof)

OFFERED AT \$180,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 11703





Henredon Court

壽臣山 恒安閣
8 Shouson Hill Road
Highly sought after duplex with private roof terrace in tranquil Shouson Hill
受歡迎複式住宅，連私家天台，位於寧靜壽臣山



GROSS AREA 4,937 s.f.
SALEABLE AREA 4,069 s.f.
(plus 1,435 s.f. roof)
OFFERED AT \$180,000 excl.
INQUIRIES
9229 2396 Elaine Chow 周小姐
SEARCH REFERENCE NO. 161846

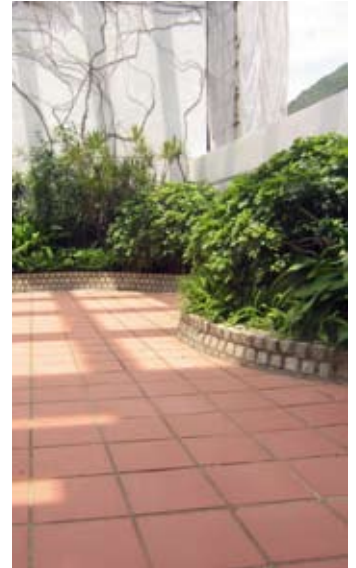


The Repulse Bay

淺水灣 影灣園
109 Repulse Bay Road
Extravagant 3-bedroom duplex with private sky garden overlooking Repulse Bay Beach panorama
豪華三房複式單位，連私家空中花園，俯瞰淺水灣泳灘全景



GROSS AREA 4,378 s.f.
SALEABLE AREA 3,475 s.f.
(plus 1,027 s.f. terrace)
OFFERED AT \$198,000 excl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 121755



Las Pinadas

壽臣山 朗松居
33 Shouson Hill Road
Well kept garden house with ample alfresco spaces in a serene neighbourhood of Shouson Hill
保養完善花園大屋，戶外空間充裕，位處環境清幽的壽臣山，可租可售



GROSS AREA 3,375 s.f.
SALEABLE AREA 2,917 s.f.
(plus 196 s.f. garden, 152 s.f. terrace and 617 s.f. roof)
OFFERED AT \$200,000 incl.
also for sale \$120,000,000
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 115946



Kelletteria

山頂 加列山道71號
71 Mount Kellett Road
Prestigious Peak house with beautiful sea view and hill view
著名山頂大屋，享美麗海景及山景，可租可售



GROSS AREA 3,198 s.f.
SALEABLE AREA 2,368 s.f.
(plus 1,370 s.f. garden, 169 s.f. terrace and 906 s.f. roof)
OFFERED AT \$200,000 incl.
also for sale \$178,000,000
INQUIRIES
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 158813





The Beachfront 淺水灣 壁池 7 Belleview Drive

Prestigious house with garden terrace and private garage overlooking Repulse Bay Beach panorama

尊貴排屋連平台花園，設獨立大車房，俯瞰淺水灣泳灘美景



GROSS AREA 3,619 s.f.
SALEABLE AREA 2,821 s.f. (plus 321 s.f. garden and 105 s.f. terrace)
OFFERED AT \$210,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 4263



Watford Villa

山頂 和福別墅

18-28 Watford Road

Peak townhouse with lofty ceilings and peaceful Southside sea view

山頂優質排屋，樓底高，飽覽南區怡人海景，可租可售



GROSS AREA 3,300 s.f.
SALEABLE AREA 2,640 s.f.
OFFERED AT \$238,000 incl.
also for sale \$220,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 104174



Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

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

著名英式排屋，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 \$250,000 incl.
also for sale \$180,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 49439



40 Peak Road

山頂 山頂道40號

Extravagant townhouse with ample outdoor spaces at Lower Peak overlooking Victoria Harbour view

戶外空間充裕豪華排屋，坐擁維港美景



GROSS AREA 7,122 s.f.
SALEABLE AREA 3,943 s.f.
(plus 3,256 s.f. garden, 298 s.f. terrace and 1,313 s.f. roof)

OFFERED AT \$400,000 excl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 31370





7-15 Mount Kellett Road

山頂 加列山道7-15號

Garden townhouse with roof terrace and private swimming pool at prestigious location enjoying Southside sea view
山頂花園排屋，連天台平台及私家游泳池，坐擁南區海景，地段尊貴



SALEABLE AREA 6,208 s.f. (plus 1,196 s.f. garden and 1,515 s.f. roof)

OFFERED AT \$550,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 160079



70 Deep Water Bay Road

深水灣 深水灣道70號

Prestigious house with ample alfresco space for rent in Deep Water Bay
深水灣著名排屋，戶外空間充裕，罕有出租



GROSS AREA 4,000 s.f.

SALEABLE AREA 3,979 s.f.

(plus 2,079 s.f. garden, 246 s.f. terrace and 880 s.f. roof)

OFFERED AT Open Offer

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 21928



9 Coombe Road

山頂 甘道9號

Renovated spacious townhouse with large private garden and terrace in exclusive neighbourhood
全新裝修寬敞排屋，連偌大私家花園及平台，地段顯赫尊貴



GROSS AREA 7,500 s.f.

SALEABLE AREA 5,102 s.f. (plus 400 s.f. garden and 3,639 s.f. terrace)

OFFERED AT Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 5569



Rare single house on The Peak

山頂 罕有獨立屋

Rare find colonial single house with large garden and pool
罕有英式獨立大屋，連偌大花園及游泳池



GROSS AREA 7,725 s.f.

SALEABLE AREA 6,200 s.f.

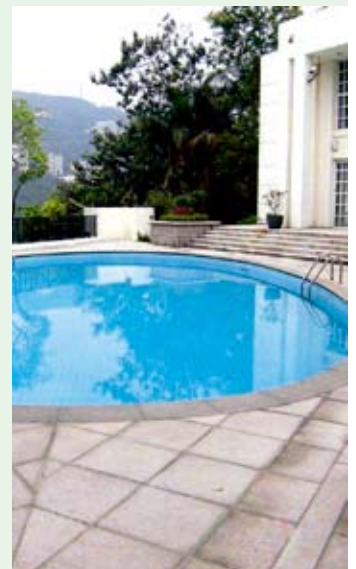
(plus 7,146 s.f. garden)

OFFERED AT Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 31646





Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Modern low-rise 3-bedroom apartment in Pokfulam

時尚裝修低密度單位，三房間隔

GROSS AREA 1,798 s.f.

SALEABLE AREA 1,257 s.f.

OFFERED AT \$18,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 111784



South Bay Towers 淺水灣 南灣大廈

59 South Bay Road

Tastefully decorated 2-bedroom apartment with balcony enjoying sweeping sea view

品味裝修兩房住宅，連露台，眺望遼闊海景

GROSS AREA 1,433 s.f.

SALEABLE AREA 1,112 s.f.

OFFERED AT \$25,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 145039



Villa Verde

山頂 環翠園

4-18 Guildford Road

Cozy flat with enlarged master bedroom enjoying open view in Lower Peak

舒適住宅連偌大主人睡房，享開揚景色

GROSS AREA 1,200 s.f.

SALEABLE AREA 1,070 s.f.

OFFERED AT \$29,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 128189



Larvotto

鴨洲 南灣

8 Ap Lei Chau Praya Road

2-bedroom unit with clubhouse facilities enjoying Marina view

兩房單位連會所設施，享遊艇海景，可租可售

GROSS AREA 1,730 s.f.

SALEABLE AREA 1,377 s.f.

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

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 134295



Residence Bel-Air

薄扶林 貝沙灣

68 Bel-Air Peak Rise

Boutique duplex apartment on high floor with sweeping sea view

精緻複式高層住宅，坐擁廣闊海景，可租可售

GROSS AREA 1,614 s.f.

SALEABLE AREA 1,306 s.f.

OFFERED AT \$30,000,000 also for lease \$78,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 103474



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Tastefully decorated 3-bedroom country apartment with deluxe clubhouse facilities

品味裝修三房住宅，設豪華會所設施

GROSS AREA 1,925 s.f.

SALEABLE AREA 1,504 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 113370





Pacific View

大潭 浪琴園

38 Tai Tam Road

Well decorated high quality 4-bedroom apartment at Tai Tam waterfront

優質裝修四房單位，質素高，位於大潭海濱



GROSS AREA 2,054 s.f.

SALEABLE AREA 1,674 s.f.

OFFERED AT \$38,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 124936



Ruby Court

淺水灣 嘉麟閣

55 South Bay Road

3-bedroom sea view apartment with balcony and clubhouse facilities at South Bay

三房海景單位，連露台及會所設施，可租可售



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,775 s.f.

OFFERED AT \$56,000,000

also for lease \$70,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 51578



Faber Villa

大潭 輝百苑

17 Tai Tam Road

Commodious mid-rise apartment with unobstructed sea view of Tai Tam

寬敞中密度住宅，坐擁大潭遼闊海景



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

OFFERED AT \$59,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 29965



Consort Garden

薄扶林 金碧花園

22-24 Consort Rise

Tastefully decorated low-rise flat with spacious layout in quiet neighbourhood

品味裝修低密度單位，寬敞搭大，環境清幽恬靜



GROSS AREA 4,400 s.f.

SALEABLE AREA 3,645 s.f.

OFFERED AT \$59,900,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 99333



Southside & The Peak SALE

南區及山頂 出售



Stewart Terrace

山頂 史釗域臺

81-95 Peak Road

Well decorated colonial low-rise with balcony on The Peak

優質裝修英式密度低單位，連露台



GROSS AREA 3,077 s.f.

SALEABLE AREA 2,377 s.f.

OFFERED AT \$69,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 113372



Oasis

山頂 欣怡居

8-12 Peak Road

Well decorated 4-bedroom (2 ensuite bedrooms) apartment on The Peak with stunning views

優質裝修四房(連兩套睡房)單位，享壯麗景色



GROSS AREA 2,891 s.f.

SALEABLE AREA 1,992 s.f.

OFFERED AT \$80,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 131537



Twin Brook

淺水灣 雙溪

43 Repulse Bay Road

Rarely available seaview duplex on Repulse Bay Road with tasteful decorations

罕有海景複式住宅，配以品味裝修



GROSS AREA 5,400 s.f.

SALEABLE AREA 4,858 s.f.

OFFERED AT \$160,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 130745



Single detached house for sale

at The Peak with exceptional redevelopment opportunity

山頂區罕有可重建獨立屋出售

Site Area approx. 11,000 sq.ft.

地盤面積約11,000平方呎

OFFERED AT Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生





2 Park Road

西半山 柏道2號

Modern high-rise apartment with open view in convenient location
時尚高樓住宅單位，享開揚景色，交通便利



GROSS AREA 1,240 s.f.
SALEABLE AREA 905 s.f.
OFFERED AT \$16,500,000
INQUIRIES
9551 1077 Walker Lam 林先生
SEARCH REFERENCE NO. 136825



Skyline Mansion

西半山 年豐園

51 Conduit Road
Practical 2-ensuite apartment in quiet yet convenient location
實用兩套房單位，環境寧靜方便



GROSS AREA 1,445 s.f.
SALEABLE AREA 1,258 s.f.
OFFERED AT \$18,700,000
INQUIRIES 9662 2199 David Lau 劉先生
SEARCH REFERENCE NO. 46399



Kenne Mansion

中半山 堅尼地台

20 Kennedy Road
Conveniently located mid-rise apartment with green view
交通便利中密度住宅，享翠綠景色



GROSS AREA 1,200 s.f.
SALEABLE AREA 1,060 s.f.
OFFERED AT \$20,000,000
INQUIRIES 9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 122970



Monticello

中半山 滿峰台

48 Kennedy Road
Well decorated practical apartment in move-in condition
優質裝修實用單位，保養簇新



GROSS AREA 1,453 s.f.
SALEABLE AREA 1,232 s.f.
OFFERED AT \$23,000,000
INQUIRIES 9662 2199 David Lau 劉先生
SEARCH REFERENCE NO. 136190



Midlevels Central & West SALE

中半山及西半山 出售



Beau Cloud Mansion

中半山 碧雲樓

64 MacDonnell Road

3-bedroom (2-ensuite) apartment with newly renovated outlook

三房 (連兩套房) 單位，大廈外牆全面翻新，可租可售



GROSS AREA 1,800 s.f.

SALEABLE AREA 1,585 s.f.

OFFERED AT \$27,000,000

also for lease \$60,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 48257



Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

Spacious 3-bedroom apartment with balcony on fringe of CBD

寬敞三房單位，連露台，鄰近商業中心區



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123107



Pearl Gardens

西半山 明珠臺

7 Conduit Road

Efficient and practical 4-bedroom apartment with city view in tranquil location

實用四房住宅，享城市景色，環境恬靜



GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$34,000,000

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 108559



Valverde

中半山 蔚皇居

11 May Road

2-bedroom flat in prestigious development with brand new decorations

中半山名廈住宅，兩房間隔，全新裝修，可租可售



GROSS AREA 1,398 s.f.

SALEABLE AREA 1,071 s.f.

OFFERED AT \$35,000,000

also for lease \$65,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 47019





Visalia Garden

中半山 蔚山花園

48 MacDonnell Road

Spacious 4-bedroom apartment
with city view on fringe of CBD
寬敞四房城市景住宅，毗鄰商業中心區



GROSS AREA 2,195 s.f.

SALEABLE AREA 1,848 s.f.

OFFERED AT \$40,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 133454



Birchwood Place

中半山 寶樺臺

96 MacDonnell Road

3-bedroom harbour view apartment
with tennis court and pool on
MacDonnell Road
三房海景單位，設網球場及游泳池設施



GROSS AREA 2,018 s.f.

SALEABLE AREA 1,596 s.f.

OFFERED AT \$42,800,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 11390



Kam Yuen Mansion

中半山 錦園大廈

3 Old Peak Road

Mid-rise colonial apartment for sale
in prime location

英式中密度住宅，地段優越，罕有出售



GROSS AREA 2,500 s.f.

SALEABLE AREA 2,116 s.f.

OFFERED AT \$44,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 19675



Azura

西半山 蔚然

2A Seymour Road

Contemporary 3-bedroom
apartment with city and harbour
views for sale with tenancy
時尚三房單位，飽覽城市及海港景致



GROSS AREA 1,679 s.f.

SALEABLE AREA 1,301 s.f.

OFFERED AT \$44,000,000

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 150451





Bowen Place

中半山 寶雲閣

11A Bowen Road

3-bedroom city view apartment
in prime location

三房城市景單位，地段優越，可租可售



GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$45,100,000

also for lease \$70,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 18779



Po Garden

中半山 寶園

9 Brewin Path

Spacious 3-bedroom apartment
on fringe of CBD

寬敞三房住宅，鄰近商業中心區



GROSS AREA 2,594 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$48,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 127946



Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Boutique 3-bedroom apartment in
prestigious location

精緻三房住宅，地段尊貴



GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$49,200,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130546



Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Newly decorated large practical 4-
bedroom (3-ensuite) apartment
with big balcony

偌大實用四房單位（連三套房），配以全新
裝修，連寬敞露台



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$52,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 160707





Silvercrest

中半山 聚安樓

24 MacDonnell Road

Rare find 4-bedroom large apartment on MacDonnell Road close to CBD

罕有四房偌大單位，毗鄰商業中心區



GROSS AREA 2,643 s.f.

SALEABLE AREA 2,082 s.f.

OFFERED AT \$54,000,000

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 36915



Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Custom designed and decorated large two-bedroom apartment with stylish open kitchen in award-winning building

獨特設計兩房偌大住宅，配以品味開放式廚房，位於獲獎名廈



GROSS AREA 2,565 s.f.

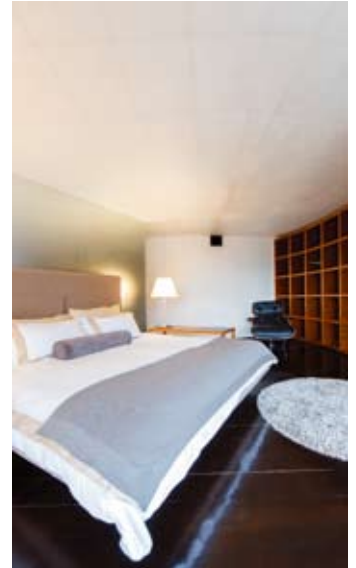
SALEABLE AREA 2,041 s.f.

OFFERED AT \$56,000,000

INQUIRIES 6183 8339 Carman Szeto

司徒小姐 **SOLE AGENT**

SEARCH REFERENCE NO. 8919



The Royal Court

中半山 帝景閣

3 Kennedy Road

Unique Manhattan-style decorated duplex with 3 bedrooms enjoying city view

獨特曼克頓風格複式單位，連三間睡房，眺望城市景色



GROSS AREA 2,334 s.f.

SALEABLE AREA 1,758 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 107109



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Brand new decorated huge apartment with balcony enjoying open city and green view

全新裝修偌大單位，連露台，飽覽開揚城市及翠綠景色，可租可售



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,366 s.f.

OFFERED AT \$130,000,000

also for lease \$200,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 36441



Midlevels East & Happy Valley SALE

東半山及跑馬地 出售



Royal Court

東半山 騰皇閣

52A Tai Hang Road

Compact 3-bedroom apartment at convenient location with city and greenery views

簡潔三房單位，眺望城市及翠綠景色，交通便利



GROSS AREA 1,036 s.f.

SALEABLE AREA 661 s.f.

OFFERED AT \$10,200,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 109448



Sheffield Garden

東半山 肇豐園

5 Shiu Fai Terrace

Practical 3-bedroom apartment in tranquil Shiu Fai Terrace

實用三房單位，位處寧靜肇豐台



GROSS AREA 1,450 s.f.

SALEABLE AREA 1,170 s.f.

OFFERED AT \$17,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 136456



15-21 Broom Road

跑馬地 蟠盧

Colonial low-rise apartment located at a quiet location of Happy Valley

英式低密度住宅，位處跑馬地清幽恬靜地段，可租可售



GROSS AREA 1,300 s.f.

SALEABLE AREA 1,037 s.f.

OFFERED AT \$18,500,000

also for lease \$45,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 67815



Jardine's Lookout Garden Mansion

東半山 渣甸山花園大廈

148-150 Tai Hang Road

2-bedroom apartment at convenient location overlooking Hong Kong Stadium for sale with tenancy

兩房交通便利住宅，俯瞰香港大球場景致，連租約出售，快將交吉



GROSS AREA 1,100 s.f.

SALEABLE AREA 839 s.f.

OFFERED AT \$18,500,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 89787





2-6A Wilson Road

渣甸山 衛信道2-6A 號

Practical 3-bedroom low-rise at convenient yet tranquil location with green view

實用三房低密度單位，享茂綠景致



GROSS AREA 1,550 s.f.

SALEABLE AREA 1,262 s.f.

OFFERED AT \$28,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 124604



Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Well appointed 3-bedroom apartment with greenery view at upscale location

優質裝修三房單位，享茂綠景色，地段尊貴



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,525 s.f.

OFFERED AT \$28,800,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 10958



Moulin Court

跑馬地 玫瑰林別墅

65 Blue Pool Road

High efficiency 3-bedroom unit in upper Happy Valley

高實用率三房單位，位於跑馬地 頭段



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,574 s.f.

OFFERED AT \$30,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 54864



1-4 Briar Avenue

跑馬地 比雅道1-4號

2-bedroom colonial low-rise at quiet end of Happy Valley

兩房低密度英式單位，位處跑馬地寧靜地段



GROSS AREA 2,000 s.f.

SALEABLE AREA 1,560 s.f.

OFFERED AT \$35,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 89489



Midlevels East & Happy Valley SALE

東半山及跑馬地 出售



Carnation Court

東半山 康馨園

43 Tai Hang Road

Spacious apartment with newly
facelifted exteriors on fringe of
Causeway Bay

寬敞住宅單位，大廈外牆全面翻新，
鄰近銅鑼灣



GROSS AREA 2,122 s.f.

SALEABLE AREA 1,652 s.f.

OFFERED AT \$35,800,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 44272



The Elegance

東半山 優雅閣

60 Tai Hang Road

Spacious 3-bedroom full floor duplex
apartment with open city view on
fringe of Causeway Bay

寬敞三房全層複式住宅，坐擁開揚城市景
色，毗鄰銅鑼灣



GROSS AREA 2,404 s.f.

SALEABLE AREA 1,710 s.f.

OFFERED AT \$39,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 108760



The Colonnade

東半山 嘉崙臺

152 Tai Hang Road

Tastefully decorated 3-bedroom
apartment with deluxe clubhouse
facilities

品味裝修三房住宅，享豪華會所設施



GROSS AREA 2,256 s.f.

SALEABLE AREA 1,721 s.f.

OFFERED AT \$53,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 40436



Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

High efficiency apartment with
balcony enjoying open city view

高實用率單位，連露台，享開揚城市景色



GROSS AREA 2,329 s.f.

SALEABLE AREA 1,908 s.f.

OFFERED AT \$55,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 122474





Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Huge 3-bedroom apartment with big balcony offering sweeping city and harbour views

偌大三房單位，連大露台，享遼闊城市景及海景



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$58,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 37661



Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

Nicely decorated 3-bedroom apartment with open city view on fringe of Causeway Bay

雅致裝修三房住宅，眺望開揚城市景致，毗鄰銅鑼灣



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$62,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 99627



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Rare 3-bedroom mid-rise apartment with panoramic city view

罕有中密度住宅，三房間隔，飽覽城市全景



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$64,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 131038



Woodland Heights

東半山 怡園

2A-2F Wong Nai Chung Gap Road

Rare high floor unit in sought after building overlooking Happy Valley Racecourse

受歡迎住宅大廈高層單位，俯瞰跑馬地馬場美景



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,548 s.f.

OFFERED AT \$78,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 50405





Victoria Heights

東半山 威利閣

43A Stubbs Road

Sought after 4-bedroom apartment with harbour view on Stubbs Road

受歡迎四房住宅，眺望海景



GROSS AREA 2,650 s.f.

SALEABLE AREA 2,344 s.f.

OFFERED AT \$82,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 7108



The Altitude

跑馬地 紀雲峰

20 Shan Kwong Road

Brand new large 5-bedroom apartment with green view in quiet neighbourhood

全新特大五房單位，享翠綠景色，環境清靜，可租可售



GROSS AREA 3,808 s.f.

SALEABLE AREA 2,960 s.f.

OFFERED AT \$86,000,000

also for lease \$170,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 156051



一室明亮

Light & bright

East Garden 東園

4 Tung Shan Terrace, Midlevels East

東半山 東山臺4號



GROSS AREA 1,747 s.f.

SALEABLE AREA 1,381 s.f.

OFFERED AT \$25,500,000 also for lease \$61,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 117018

This Midlevels East home is a rare gem located above Happy Valley, in a low density neighbourhood surrounded by lush green hillsides.

Spanning 1,381 s.f. (saleable), this uncluttered simplex boasts sleek and modern finishes, with four bedrooms (one ensuite), two bathrooms, a combined living and dining room, a maid's room, a balcony and a covered car park.

A low-rise apartment building situated in Tung Shan Terrace, East Garden is easily connected to shopping paradise of Causeway Bay, Happy Valley and Jockey Club via ample public transport options.

位於跑馬地東半山的這個罕有單位，位處低密度的住宅地段，四周是青翠蔥綠的山景，環境清幽異常。

這佈置跳脫時尚的單位實用面積達1381平方呎，設四個睡房，其中一間是套房，相連客廳、一個家傭房、一個露台及一個有蓋車位。

東園是東山臺的其中一座低層住宅樓宇，區內有不少公共交通工具直達購物天堂銅鑼灣、跑馬地及馬會會所。





Windsor Park Phase II

沙田 寶柏苑2期
1 Ma Lok Path

Contemporary townhouse with sizeable garden overlooking spectacular view of Shatin Racecourse

當代時尚排屋，連偌大花園，飽覽沙田馬場壯麗景色



GROSS AREA 1,600 s.f.
SALEABLE AREA 1,253 s.f.
(plus 2,636 s.f. garden and 465 s.f. roof)
OFFERED AT \$50,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 75808



Kadoorie Avenue 九龍嘉道理道

Highly efficiency colonial style apartments and superb privacy townhouse with large garden areas for lease in a convenient and tranquil location

嘉道理道高實用英式單位及高私隱獨立花園洋房，位處恬靜方便名校網地段，罕有出租

Houses:

SALEABLE AREA 4,674 s.f.

OFFERED AT \$218,000 excl.

Apartments:

SALEABLE AREA
ranging 2,486 s.f. to 2,939 s.f.

OFFERED AT \$86,000 excl.

INQUIRIES

9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生



維港美色 Grand Harbour beauty

The Arch

凱旋門
1 Austin Road West, Tsim Sha Tsui
尖沙咀 柯士甸道西1號



GROSS AREA 3,465 s.f.

SALEABLE AREA 2,756 s.f.

OFFERED AT \$210,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 89296



Calling to mind Paris' grand Arc de Triomphe, this 2,756 s.f. (saleable) apartment is located in The Arch, one the latest skyscrapers on top of Kowloon Station in Tsim Sha Tsui West. The apartment enjoys spectacular views of Victoria Harbour from the combined living and dining room, balcony and all four bedrooms (three ensuite).

High ceilings, ample storage and well-planned rooms accentuate the apartment's smart layout, while floor-to-ceiling windows allow natural light to flood in during the day and a million-dollar night view.

Conveniently located atop Kowloon Station, The Arch has plenty of shopping, restaurant and entertainment options, thanks to the Element shopping mall. The Airport Express and Tung Chung subway lines are just downstairs, allowing easy access to the airport and Central.

凱旋門是尖沙咀西九龍站上空的摩天大廈，它的獨特建築設計令人想起法國巴黎宏偉的凱旋門。這個實用面積2,756平方呎的住宅單位，客廳廳、陽台及四間睡房（三間為套房）皆有迷人維多利亞港海景。

高樓底配搭充足的貯物空間，加上房間佈局得宜，盡顯室內間隔精妙實用。落地玻璃窗令室內陽光充沛，晚上則坐擁千金難求的維港醉人璀璨夜景。

凱旋門位置便利，位於港鐵九龍站上蓋，鄰近圓方商場，購物、飲食、消閒娛樂一應盡有。乘搭機場快線及東涌線極為方便，機場或中環瞬間即達。

溫馨氣氛

A Welcoming Atmosphere

You don't need to be in the hospitality business to know the importance of making guests feel at home, especially if you're always entertaining visitors of your own — and this carefully curated selection of products and services will ensure that whoever they are, they'll keep coming back for more

要是你經常招呼朋友到家中作客，相信不用從事款客業你也懂得如何佈置家居，讓人客感到賓至如歸。以下為你推介的產品，最適合為家居添上愜意的感覺



Zimmer + Rohde

Zimmer + Rohde's autumn collection, Casual and Natural Chic, offers an exciting interplay of contrasts and harmonious complements: elegant fabrics meet floral prints, light and flowing transparent materials meet soft wool, and subtle surfaces meet rich accents in many colours.

Cetec, 18/F Printing House, 6 Duddell Street, Central, Hong Kong. Call +852 2522 6515, email info@cetec.com.hk or visit www.cetec.com.hk

Zimmer + Rohde秋季最新系列Casual and Natural Chic，展現了激動人心的對比與和諧審美的相互補充。優雅的織物遇上花卉印花，輕柔的薄紗遇到柔軟的羊毛，微妙的織物表面在多重色彩中遇到了豐富的情調。

Cetec地址為香港中環都爹利街6號印刷行18樓，致電+852 2522 6515，電郵info@cetec.com.hk或瀏覽www.cetec.com.hk。



HansaMedijet

The HansaMedijet flex hand shower combines maximum safety and hygiene with outstanding comfort. It is also innovative, offering a flexible, 360° rotating grip and soft-touch surface.

SL Gallery, G/F Kiu Yin Commercial Building, 361-363 Lockhart Road, Wanchai Hong Kong. Call +852 2598 0298 or visit www.shunlee.com.hk

HansaMedijet Flex手握花灑結合高度安全和衛生於一身，並配備多種智慧功能，更配備獨特的360°轉動SOFTTOUCH抓握位，不會傳熱。

SL Gallery地址為香港駱克道灣仔翹賢商業大廈地下，致電+852 2598 0298或瀏覽www.shunlee.com.hk。



Hotel Sáv

Hotel Sáv is the flagship property of Sáv Hospitality, a new lifestyle hotel brand under Chuang's Consortium International, featuring 388 guest rooms. CEO and founder Edwin Chuang aims to challenge the status quo by creating a new hospitality experience in order to deliver an unparalleled personalised service for guests.

Hotel Sáv, 83 Wuhu Street, Hung Hom, Kowloon, Hong Kong. Call +852 2275 8888, email info@hotelsav.com or visit www.hotelsav.com

逸·酒店設有388間客房並由「逸」酒店集團管理，是莊士機構國際旗下全新時尚酒店品牌的旗艦項目。行政總裁及創辦人莊家豐先生銳意突破傳統酒店營運模式，為客人提供無與倫比的個性化服務。

Hotel Sáv地址為九龍紅磡蕪湖街83號，致電+852 2275 8888，電郵info@hotelsav.com或瀏覽www.hotelsav.com



Yuri-Koubou Pewter Sake Set with Tray

Pewter is much-loved in Japan for its historical symbolism, as well as for more practical reasons — it's also the perfect medium to keeping foods at a preferred temperature. Deeply inspired by this traditional material, designer Yuri-Koubou incorporates the aesthetics of the concepts of Japanese Zen and ikebana into her works, achieving an elegant and subtle beauty.

Maison Huit, G/F, 8A St Francis Street, Wanchai, Hong Kong. Call +852 2520 0281, email info@maisonhuit.com.hk or visit www.scipian.com

錫於日本廣受愛戴，它不但象徵了日本錫製品的發展歷史，更比一般容器保溫。日本設計師中村百合惠的創作靈感源自對傳統錫器的喜愛。於作品中融入日式禪意和傳統插花文化，低調卻不失典雅。

Maison Huit地址為香港灣仔聖佛蘭士街8號A地下，致電+852 2520 0281，電郵info@maisonhuit.com.hk或瀏覽www.scipian.com。



Poliform

Discover the exceptional variety of looks and functions of the Poliform range with the Senzafine walk-in closet, created with orderly storage in mind.

E.Bon — ViA, 1/F, 3 Wing Fung Street, Wanchai, Hong Kong. Call +852 3102 3189, email info@viahk.biz or visit www.viahk.biz

Poliform推出的Senzafine步入式衣櫃，外觀功能兼備，讓生活更整齊妥當。

E.Bon地址為香港灣仔永豐街3號1樓，致電+852 3102 3189，電郵info@viahk.biz或瀏覽www.viahk.biz。

Simmons Beautyrest

The Beautyrest Italian Dream Pillow is made in Italy with materials and a design that ensure a good night's rest. It is made from 100 per cent cotton fabric and 100 per cent hollow fibre polyester, which enhances ventilation and comfort, with pocketed coils providing optimum support to head and neck contours.

Simmons, Shop 201 Man Yee Building, 68 Des Voeux Road, Central, Hong Kong. Call +852 2506 1100, email enquiry@simmons.hk or visit www.simmons.com.hk

意大利製造的蓆夢思®意夢睡枕，保證良好的睡眠體驗。面布採用100%棉質布料，配合100%中空涤纶纖維枕芯，加強透氣度，柔軟舒適，中度承托及穩固承托確保頭部及頸部的舒適度。

蓆夢思®地址為香港中環萬宜大廈2樓201號，致電+852 2506 1100，電郵enquiry@simmons.hk或瀏覽www.simmons.com.hk



Stucco Paint

A piece of special design artwork, with unique wall finishes, creates a feeling of elegance in the room — Creativo Design & Contracting specialises in artistic decorative finishes and aims to provide the best service with exquisite craftsmanship for its customers.

Creativo Design & Contracting, Flat A, 5/F King Win Factory Building, 65-67 King Yip Street, Kwun Tong, Kowloon, Hong Kong. Call +852 3157 1898, email info@creativo-ltd.com or visit www.creativo-ltd.com

一件精緻的藝術品配以獨特的藝術牆面，營造出富有典雅感覺的空間。現代人對生活質量要求不段提高，Creativo Design & Contracting在設計上提供不同風格的藝術意念，以色調和物料配搭及精湛的工藝，為顧客創做一個「不一樣的家」。

Creativo Design & Contracting地址為九龍官塘敬業街65-67號敬運工業大廈5樓A室，致電+852 3157 1898，電郵info@creativo-ltd.com或瀏覽www.creativo-ltd.com



Whirlpool Heater Series

The brand new heater series from Whirlpool is intricately designed with the 6th Sense Intelligence Thermostatic Technology. Combined with in-depth consideration for safety, Whirlpool's new heaters are designed to deliver the perfect level of warmth to every corner of your home, always.

Call +852 2406 9138 or visit www.whirlpool.com.hk

惠而浦最新暖爐系列備有第6感智能恆溫，配合貼心及安全設計，讓你和家人在家中每個角落都感到溫暖。

惠而浦一站式顧客服務熱線+852 2406 9138瀏覽www.whirlpool.com.hk

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

請密切留意《透視》一 / 二月號更多有關建築與設計的專題報導，或登入www.perspectiveglobal.com參閱精彩內容。

perspective



Albany Court 薄扶林 雅鑾閣

51 Bisney Road

Nicely renovated 2-bedroom low-rise apartment in a tranquil location of Pokfulam

雅致裝修兩房低密度住宅，環境清幽寧靜，可租可售

GROSS AREA 1,795 s.f.

SALEABLE AREA 1,387 s.f.

OFFERED AT \$62,000 incl. also for sale \$18,000,000

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 104122



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

High efficiency 4-bedroom colonial mid-rise with green view at the Peak
英式中密度四房單位，實用率高，享翠綠景致

GROSS AREA 2,350 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 20664



The Carmina

深水灣 嘉名苑

7-9 Deep Water Bay Drive

Spacious 4-bedroom apartment with clubhouse facilities

偌大四房單位，享會所設施

GROSS AREA 2,628 s.f.

SALEABLE AREA 2,075 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 100140



La Hacienda 山頂 加列山道29-33號

29-33 Mount Kellett Road

Colonial mid-rise apartment with partial Southside sea view prestigiously located on The Peak

英式中密度住宅，享南區海景，地段顯赫尊貴

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,512 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 169576



Grand Garden

淺水灣 華景園

61 South Bay Road

Spacious 4-bedroom apartment with recreational facilities in South Bay

寬敞四房單位，享完善會所設施

GROSS AREA 3,061 s.f.

SALEABLE AREA 2,491 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 48312



Guildford Court 山頂 僑福道5號

5 Guildford Road

Nice 3-bedroom mid-rise apartment with mountain view and sea view at Lower Peak

雅致裝修三房中密度住宅，坐擁山巒景及海景

GROSS AREA 2,750 s.f.

SALEABLE AREA 2,308 s.f.

OFFERED AT \$110,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 30019





Eredine 山頂 加列山道38號
38 Mount Kellett Road
Well kept colonial high-ceilinged
mid-rise apartment with green and
sea views on the Peak
英式中密度高樓底單位，保養簇新，飽覽翠
綠景及海景



GROSS AREA 3,300 s.f.
SALEABLE AREA 2,893 s.f.
OFFERED AT \$130,000 excl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 1625



Grosvenor Place
淺水灣 淺水灣道117號
117 Repulse Bay Road
Deluxe 4-bedroom apartment with
fantastic Repulse Bay Beach view
豪華四房單位，享迷人淺水灣泳灘景色



GROSS AREA 2,809 s.f.
SALEABLE AREA 1,974 s.f.
OFFERED AT \$150,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 37517



Repulse Bay Apartments
淺水灣 淺水灣花園大廈
101 Repulse Bay Road
Huge combined apartment with 5
spacious bedrooms overlooking the
Repulse Bay Beach
巨大相連住宅，寬敞五房間隔，俯瞰淺水灣
泳灘



GROSS AREA 4,330 s.f.
SALEABLE AREA 3,784 s.f.
OFFERED AT \$155,000 excl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 34145



Altadena
山頂 白加道27號
27 Barker Road
Popular 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 \$280,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 12838



Midlevels Central & West LEASE

中半山及西半山 出租



Tregunter Tower 2

中半山 地利根德閣2座

14 Tregunter Path

Good upkeeping apartment with balcony in prime location

保養簇新住宅，連露台，位處優越地段，可租可售



GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$80,000 incl.

also for sale \$49,800,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 95140



Horizon Mansion

中半山 崇華大廈

102-104 MacDonnell Road

Colonial mid-rise with big balcony at peaceful neighbourhood

英式中密度單位，連偌大露台，環境和諧恬靜



GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 37391



Seymour

西半山 懿峯

9 Seymour Road

New contemporary 4-bedroom apartment close to Midlevels escalators

全新時尚四房住宅，鄰近半山行人扶手電梯



GROSS AREA 2,348 s.f.

SALEABLE AREA 1,730 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 125721



Piccadilly Mansion

西半山 碧苑

4-6 Po Shan Road

High Floor apartment with Victoria Harbour View in quiet neighbourhood

高層維港景住宅，位處清幽寧靜地段



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35976





Old Peak Mansion

中半山 舊山頂道5號

5 Old Peak Road

Practical mid-rise apartment with newly decorated and fully equipped kitchen at prime location

實用中密度新裝修單位，廚房設施完善，地段優越



GROSS AREA 3,100 s.f.

SALEABLE AREA 2,699 s.f.

OFFERED AT \$99,000 excl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 10320



Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Spacious colonial style 4-bedroom mid-rise apartment with big balcony
 偌大英式中密度單位，四房間隔，連偌大露台，可租可售



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$110,000 incl.

also for sale \$70,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 11525



Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Nicely renovated 4-bedroom apartment with huge balcony and stunning harbour view

雅致裝修四房單位，連偌大露台，享壯麗海景，可租可售



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

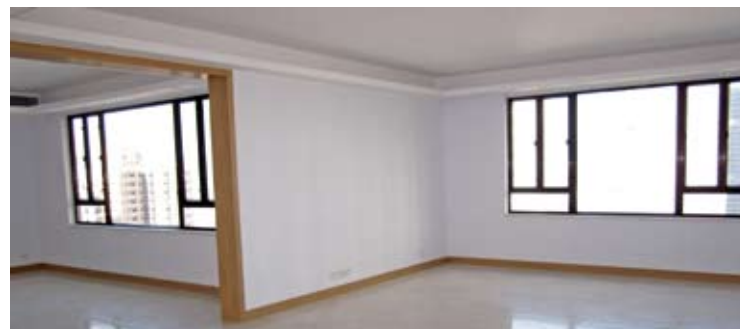
OFFERED AT \$110,000 incl.

also for sale Open Offer

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 112495



Chung Tak Mansion

中半山 重德大廈

2 Magazine Gap Road

Newly refurbished full floor apartment with three ensuite bedrooms

全新裝修全層住宅，三套房間隔



GROSS AREA 2,864 s.f.

SALEABLE AREA 2,550 s.f.

OFFERED AT \$129,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 34947





Century Tower 2

中半山 世紀大廈2座

1A Tregunter Path

Large full floor apartment in prime neighbourhood with full facilities enjoying Victoria harbour view
 偌大維港景全層住宅，享完善設施，地段優越，可租可售



GROSS AREA 3,663 s.f.

SALEABLE AREA 2,848 s.f.

OFFERED AT \$165,000 incl.

also for sale Open Offer

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 31547



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Newly renovated huge apartment with metropolitan view

全新裝修偌大住宅，飽覽城市美景



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$180,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 98391



至尊之選

One-of-a-sumptuous-kind

Durham Road, Kowloon Tong

九龍塘 對衡道

GROSS AREA 10,800 s.f.

SALEABLE AREA 9,546 s.f.

(plus 1,978 s.f. garden and 1,545 s.f. roof)

OFFERED AT \$560,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 75635



Located in a gated residential neighbourhood, this 9,546 s.f. (saleable), European-style four-storey detached house boasts luxurious custom design and tranquil green views.

Splendidly opulent, there are six bedrooms (four ensembles), six bathrooms, separate living and dining rooms, and four maid's rooms. A 1,978 s.f. garden provides a green, private space which is also ideal for outdoor entertaining.

With proximity to several renowned local and international schools, the residence is served by ample public transport options, and located within walking distance of upmarket shopping mall Festival Walk.

這座實用面積達9546平方呎的歐式四層高獨立屋，佈置瑰麗堂皇，更擁翠綠怡人的景色。

大屋散發非凡的氣派，設六個睡房，其中四個是套房、六個浴室、獨立的客飯廳和四個家傭房。另一大特色是1978平方呎的偌大花園，住戶可享有私人的綠色空間，亦適合歡朋宴客。

九龍塘對衡道鄰近數間著名本地及國際學校，多種交通工具供住戶選乘，信步可達高級購物商場又一城。





The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Luxury 3-bedroom apartment
with good views on fringe of
Causeway Bay

豪華三房單位，享怡人景致，毗鄰銅鑼灣



GROSS AREA 1,618 s.f.

SALEABLE AREA 1,260 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 133471



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap
Road

Large 3-ensuite apartment with
panoramic city view

巨大三套房單位，坐擁城市全景



GROSS AREA 2,800 s.f.

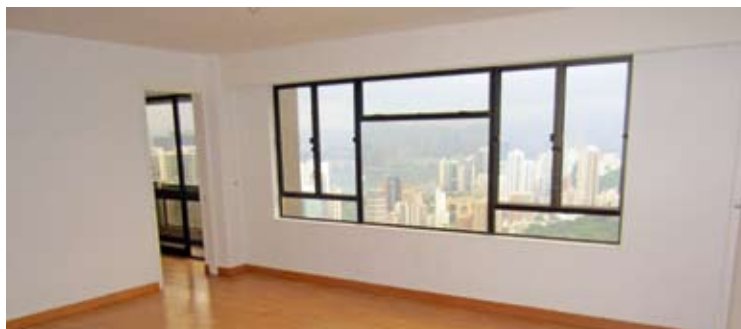
SALEABLE AREA 2,480 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 34564



Broadwood Park

跑馬地 柏樂苑

38 Broadwood Road

Spacious 4-bedroom apartment with
balcony overlooking sweeping city
and harbour views

寬敞四房單位，連露台，俯瞰遼闊城市景
及海景



GROSS AREA 2,913 s.f.

SALEABLE AREA 2,414 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 130630



Chantilly

東半山 肇輝台6號

6 Shiu Fai Terrace

Extravagant 4-bedroom apartment
with racecourse view at tranquil
location

豪華四房住宅，眺望馬場景，位處寧靜地段



GROSS AREA 3,600 s.f.

SALEABLE AREA 2,776 s.f.

OFFERED AT \$170,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 158532



Prime Retail Investment

Soho W1

Prime retail unit in the heart of the West End located on a busy and famous Soho street renowned for its trendy bars and restaurants. Recently let to a single tenant restaurant operator on a long 15 year lease. Strong long-term investment potential with an attractive rental yield.

位處West End市中心地段的零售投資商舖，座落於人流暢旺的著名繁華蘇豪街，極受酒吧和餐廳歡迎。商舖現由一間餐廳獨立承租，擁15年長約，回報優越，極具長線投資潛力。



Virtual Freehold

2,417 s.f.

Gross Yield 4.5%

Circa £5.115M – £5.36M

Prime London en-bloc building ideal for residential conversion

St. James SW1

Located on a prestigious square within walking distance of London's famous Piccadilly Circus, the building consists of 22,537 s.f. of commercial-zoned space which has planning consent for conversion into residential accommodation. The current planning permission allows for the creation of a luxurious single-dwelling home. The location is one of London's most sought-after residential addresses.

此物業位於著名的廣場，環境寧靜，信步可達倫敦知名的Piccadilly Circus。大廈共有22,537平方呎商業空間，已取得城規批准，可全數改建成住宅用途。並可改建成獨立豪華大宅。物業位處倫敦其中一個最受歡迎的住宅地段。



Freehold

Total Internal Area 22,537 s.f.

Circa £47M – £51M

Large scale redevelopment investment in urban regeneration area

West Croydon, CR0

Subject property consists of a site which is prime for redevelopment and has been designated for a modern residential tower of at least 20 storeys. The current proposal envisages a gross internal area of 255,000 s.f. for residential accommodation and an additional 20,000 s.f. of commercial space, presenting a highly competitive capital value of £65 per square foot. The premises are located near West Croydon station (3 minutes on foot) and the planned Westfield Shopping Centre.

此可重建地段已指定重建成樓高至少20層的時尚住宅大廈。計劃內包括255,000平方呎的室內住宅空間，另外20,000平方呎的商業空間，平均價每平方呎65英鎊，極具競爭力。物業鄰近West Croydon地鐵站（僅3分鐘路程）及計劃興建的Westfield購物中心。



Freehold

Proposed GIA 275,000 s.f.

Circa £18M – £21M

Centrally located commercial property in popular area

Aldgate E1

Subject property is located on a very busy street within walking distance of Aldgate and Aldgate East London Underground stations. The interior area consists of 7,928 s.f. spanning the ground and lower ground floors. Single-let to a leading fitness company which is operating one of its world-class gymnasiums across both floors. The current tenant is generating a passing rent of £120,000 per annum. Fixed rental uplift to £142,704 p.a. in 2019.

物業座落於繁華大街，舉步可達Aldgate及Aldgate East倫敦地鐵站。首層及地下一層室內面積合共達7,928平方呎，現由一間著名的健身中心獨立承租，擁有世界頂級的健身房，年租金收入達120,000英鎊，租金可向上調至142,704英鎊。



Virtual Freehold (new 999 year lease)

Gross Yield 6.9%

Gross Internal Area 7,928 s.f.

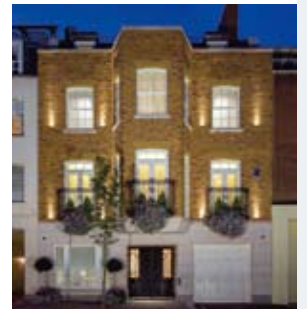
Circa £1.74M – £2M

Immaculate newly-built freehold house with secure garage parking

Mayfair W1

The subject property is located on one of Mayfair's most desired residential streets. The premises consists of a single, recently built single-dwelling townhome which is only a short walk from Berkeley Square. The building was completed in 2013 and has been designed to a totally modern, international standard. The house features a private swimming pool, gymnasium, media room, and an eight-person passenger lift.

位處Mayfair優越住宅地段的住宅物業，毗鄰Berkeley Square，是全新的獨立大宅。大廈於2013年竣工，設計時尚，具國際級的標準。大宅亦設私家游泳池、健身室、多媒體室及可容納八位乘客的升降機。



Freehold

Total Internal Area 8,139 s.f.

Circa £29.5M – £31M

Beautiful single-dwelling home in prime location

Mayfair W1

Subject property consists of a main townhouse building and a mews house which are constructed on a single plot. The main house is constructed over a ground, lower ground, and five upper floors with the mews house accommodation arranged over ground, first, and second floors. The two structures are connected internally via the lower ground and basement floors. The buildings are on a famous Mayfair street, only moments away from Berkeley Square.

此物業由一主屋及後庭小屋組成，主屋設首層、地下一層及五層上層，小屋於首層、一樓及二樓設住宿設施。室內地下一層及地庫層連接兩幢建築。物業座落於著名Mayfair street，瞬間可達Berkeley Square。



Freehold (Mews House held long leasehold)

Total Internal Area 13,564 s.f.

Circa £39.5M – £43M

Spacious apartment within prestigious gated community Kensington W8

Large apartment with three double-bedrooms located within a secure, desirable gated community in a quiet side street in the fashionable Kensington suburb. Approached via a landscaped courtyard and well-maintained communal hallway, the accommodation comprises a large reception room with dining area, modern kitchen, three bedrooms, and two bathrooms (one en-suite). Located within walking distance from both Kensington High Street and Notting Hill Gate.

位於Kensington時尚富裕小區的傑大住宅單位，三房間隔，地段優越，治安良好。通過庭院及保養簇新的庭院公共走廊，住宅單位設大型客廳、時尚設計的廚房、三間睡房及兩間浴室（其中一間為套房），舉步可達Kensington High Street及Notting Hill Gate。

Leasehold (over 100 years remaining)
Gross Internal Area 980 s.f.
Circa £1.325M



En-bloc residential investment in desirable quiet street Kensington, W8

Subject property consists of a complete apartment block comprising four self-contained flats. Each apartment has been finished to the highest standards with under-floor heating, air conditioning, home cinema systems, and fully-equipped Siemens kitchens. All the walls in the building use different finishes of specialist polished plaster to produce an impressive effect. The property is located within easy walking distance of High Street Kensington tube station.

此投資住宅大廈由四個設備一應俱全的住宅單位組成。單位內裝修完善，設高級的配套設施，包括地暖系統、空調設備、家庭影院設備及設有Siemens名牌廚具的廚房。大廈外牆由獨特亮麗的灰泥粉飾，極為吸引。物業鄰近High Street Kensington地鐵站。

Freehold
Net Internal Area 7,800 s.f.
Circa £16.5M – £18M



Prominent London headquarters office building for investment Hammersmith W8

Subject property is an impressive, modern office building, substantially refurbished in 1993 that occupies a broadly rectangular site of approximately 0.81 acres. All floors benefiting from excellent natural light. The accommodation is fully-let up to 2030 and is generating an annual passing rent of £2.85 million. Only five minutes away on foot from Hammersmith tube station.

此具吸引力的時尚辦公室大廈，於1993年全面翻新，長方形的用地佔地約0.81英畝。所有樓層均享充裕的自然光。所有單位獲承租至2030年，年租金收入達2.85百萬英鎊。物業距離Hammersmith地鐵站僅五分鐘路程。

Freehold
Gross Yield 5.56%
Net Internal Area 85,672 s.f.
Circa £51.3M – £57M



Prime central London mixed-use commercial investment The City, EC4

Well-located commercial retail investment opportunity benefits from its proximity to several major international corporate headquarters. The building is located in a pedestrianised area and demand is at a premium. Fully-let to three tenants including a globally-recognised restaurant group, an independent Korean restaurant, and a local newsagent. The current passing rent is £158,850 p.a. The nearest Tube station is London Blackfriars which is only a five minute walk away.

位處倫敦市中心的投資商舖物業，地段優越。物業毗鄰附近多間主要的國際企業總部，座落於需求極大的行人專用路。現由三個獨立租戶承租，包括一間世界知名的餐飲集團、獨立的韓國料理餐廳及報攤。目前年租金收入達158,850英鎊，5分鐘路程可達Blackfriars地鐵站。

Freehold
Gross Yield 4.96%
Circa £3.2M – £3.6M



Prime central London leisure investment opportunity Camden Town, NW1

Subject property is located on a busy main road with a number of major retailers and popular shops located nearby. Fully-let to a leading UK restaurant group which is producing a yearly passing rent of £200,000 with rent reviews every five years. The interior accommodation is arranged across the ground and basement levels. The nearest London Underground station is Camden Town which is only one minute away by foot.

此物業座落於人流興旺的繁華大道，鄰近多間流行零售商舖。現由英國一間著名餐飲集團承租，年租金收入達200,000英鎊，租金每五年可向上調整，極具競爭力，僅1分鐘路程可達Camden Town地鐵站。

Freehold
Gross Yield 4.76%
Total Internal Area 3,858 s.f.
Circa £4.2M – £4.7M



Retail property in desirable West London location Parsons Green, SW6

Subject property is along busy street. The ground floor has widely-visible frontage along a main road and benefits from a large daily footfall. Retail component is single-let to a nationwide UK supermarket company which is producing an annual rental income of £107,500 (subject to rent reviews every five years). The nearest tube station is Parsons Green which is only a twelve minute walk away.

位處繁華街道的零售物業。首層大門寬闊，面對大街，人流如鯽。零售部分現獨立租予英國大型的超級市場，年租金收入達107,500英鎊，租金每五年可向上調整。12分鐘路程可達Parsons Green地鐵站。

Freehold
Gross Yield 4.4%
Total Internal Area 6,569 s.f.
Circa £2.475M – £2.7M



Mixed-use building in desirable central Tokyo location

Sumida-ku, Tokyo 東京 墨田區

Subject property is a six storey mixed-use building with a solid, reinforced concrete structure which was completed in February 1988. There are 26 high-quality condominium units as well as office and retail space arranged across an internal area of 518.91 sq. m. The premises are within easy walking distance of Ryogoku station of the Toei Oedo Line (3 minutes) and also Ryogoku station of the JR Sobu Line (5 minutes). The projected annual passing rent if fully-let is approximately \$1.35 million.

建於1988年，樓高六層的商住大樓，屬混凝土建築結構。大廈室內面積518.91平方米，設有26個優質住宅單位，與及辦公室及零售空間。毗鄰地下鐵大江戶線兩國站僅3分鐘步程，JR總武緩行線的兩國站則是5分鐘步程。如果滿租，年租金收入則是1.35百萬港元。

Freehold

永久業權

Estimated Reversionary

Yield 6.1%

估計回報率6.1%

Net Internal Area

518.91 sq. m.

室內淨面積518.91平方米

Price: HKD \$22M

售價: 港幣 \$22M



En-bloc residential building for investment

Toshima-ku, Tokyo 東京 豐島區

Subject property is a residential building located in a convenient central Tokyo location. The property consists of a three-storey reinforced concrete structure with 12 apartments in total. 10 of the units are currently let and are generating a passing rent of JPY 12.2 million (HKD 792,000) per annum. The premises are conveniently within walking distance of Sugamo-Shinden station (5 minutes) of the Toei Arakawa line, Otsuka station (10 minutes) of the JR Yamanote line, Nishi-Sugamo station (10 minutes) of the Toei Mita line, and Kita-Ikebukuro station (11 minutes) of the Tobu Tojo line.

此住宅物業位處東京市中心，交通便利。物業樓高三層，屬混凝土建築結構，共有12個單位，其中10個單位現已租出，年租金收入達12.2百萬日元（港幣\$792,000）。毗鄰都電荒川線巢鴨新田站5分鐘步程，JR山手線大塚站及都營地下鐵三田線西巢鴨站10分鐘步程，東武東上線北池袋站則是11分鐘步程。

Freehold

永久業權

Gross Yield 4.4%

回報率4.4%

Total Building Area

499.5 sq. m.

總樓面面積499.5平方米

Price: HKD \$18M

售價: 港幣 \$18M



Iconic lakeside home in picturesque landscaped grounds

Lake Tahoe, California, USA 美國 加州 Lake Tahoe

Bordering seven acres of lakefront conservancy land, this 4 bedroom, 2.5 bath estate is a well-appointed, serene retreat. With its refinished craftsman-style interiors and position in one of North Shore's oldest neighborhoods, this estate exudes timeless charm with all the modern comforts.

The main house has 2,576 square feet of interior accommodation featuring two fireplaces, reading room, lake view living and dining area, as well as a gourmet lake-view kitchen. The main level common areas have access to a large deck for world-class indoor and outdoor living. Additionally, there is a large one-bedroom guest cottage with an exquisite fireplace, full kitchen, and spa bathroom with jetted marble tub.

Positioned on 0.43 acres overlooking Lake Tahoe, the main building enjoys stunning lake views from the wrap-around deck overlooking the expansive lawn. The lakeshore is easily accessed via the conservancy land through the backyard.

此住宅毗鄰約7英畝受保護的湖畔用地，設有4間睡房，2.5個浴室，設備齊全，環境寧靜。這個具傳統美式craftsman風格的物業位處北岸最悠久的社區，時尚的裝潢展現出永恆的魅力。

主屋室內面積達2,576平方呎，設有兩個壁爐、閱讀室、飽覽湖景的客飯廳及廚房。一室廣闊且亮麗的實木地板為居所營造出頂級的室內和戶外生活。此外，另有一間一房的獨立小屋，設獨特花崗岩壁爐、設施齊全的廚房及大理石浴缸的水療浴室。

住宅位於0.43英畝的土地上，可俯瞰Lake Tahoe，環境安靜怡人。從主屋實木地板上可眺望壯麗的湖景及遼闊的茂綠草地。從後院經過受保護的湖畔用地便可到達湖岸。



Total Internal Area

2,576 s.f.

室內總面積2,576平方呎

Price: USD \$1,996,000

售價: \$1,996,000美元



More similar properties are available upon request.

FOR ENQUIRIES 歡迎查詢

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How to value a vineyard – Part Two 如何評估葡萄園 — 四之二



According to the Bordeaux business management school, Insec, the income stream from a vineyard is not valued in the way that many other businesses are valued. With the vast majority of businesses there is an exit strategy envisaged and the accounts are organised to demonstrate a steady rise in revenue to impress the target for the exit after a certain number of years. This is not the case with Bordeaux vineyards. It is very rare, particularly in the lower end under €20 million, to see a normal business/exit strategy being pursued by owners. The majority of owners own the vineyard as a family business and intentionally follow a strategy of tax minimisation while at the same time maximising the French government's financial support for farm operations.

In this way, we place no value on the "goodwill" of the business. We do not take the Net Operating Income and apply a capitalization rate multiplier, instead we value the assets only and if there has been a legitimate reason for poor performance in recent years we apply a discount to asset value accordingly. The skill of the valuation therefore entails a detailed understanding of each composite part. Each part is therefore broken down to its unit size; square metres for buildings and hectares for the land surface. Depending on the condition and amenity of the buildings the appropriate multiplier is applied. For example a well presented chateau residence of 400 square metres might be valued at €3000/m² = €1.2m. In the same way individual multipliers are applied to the chai, offices, tasting rooms, barrel storage, bottle storage rooms, and equipment garages. For the vines, each parcel is analysed on the basis of its plant density, age, condition, aspect, ventilation, soil, and drainage. These qualities will place the vine's value within the range for a given appellation. For example a Bordeaux Superieur within the Entre deux Mers region will have a value range of €12,000



to €30,000 per hectare. The strength of these qualities will determine the final value for each parcel. Other influences will be the acclaim of the wine, its prizes and press strength, strength of sales contracts and marketing. Depending on their strengths and weaknesses, parcels may be towards the bottom or top of the range. Finally the materials and equipment for farming and making the wine are reviewed. Their age and condition will be significant factors and the company will list out all equipment owned by the estate.

While the accounts are certainly an important aspect of a vineyard investigation, they are not a basis for valuation and in this regard can even be misleading.

This month, we would like to introduce a vineyard with excellent investment opportunity in Bordeaux, France.

Superbly presented vineyard estate of approximately 20 hectares located in the Libournais only moments from St Emilion, yet in a quiet and private location. AOC Bordeaux Superieur planted to 6,000 plants per hectare on excellent terroir. The majority of the buildings are winemaking cellars and storage. The current owners have invested heavily in the vineyard and winemaking infrastructure. The main house is architecturally attractive and impressive, though it would benefit from additional renovation and refurbishment.

The chateau contains excellent winemaking facilities and presently produces approximately 125,000 bottles per annum. The majority of the vines are of the merlot variety (90%) with the balance consisting of cabernet franc. Production costs are very competitive, especially for the area, and reflect the strength of this particular vineyard as an investment opportunity.

The subject property is conveniently located only ten minutes by car from the nearest TGV station and from St Emilion itself; Bordeaux city is roughly forty minutes away.



根據波爾多商業經濟管理學院Insec, 葡萄園的收入估值方式與大部分生意的估值方式並不相同。絕大多數生意設有出售策略, 並會仔細編製帳目, 顯示收入持續上升, 務求吸引目標買家於若干年後收購業務。波爾多葡萄園的模式卻截然不同。鮮有葡萄園東主會制定一般的業務 / 出售策略, 尤其是莊園價值在2,000萬歐元的低價市場。大部分葡萄園皆由家族經營, 並刻意採用降低稅項的策略, 同時爭取法國政府提供予葡萄園財政資助的最大化。

根據這種方式, 業務的「商譽」並無價值, 亦不會以資本化倍數計算淨經營收入, 而是只評估資產的價值, 若近年的欠佳表現有其合理原因, 便在資產價值做相應折扣。因此, 估值時必須深入了解每個組成部分, 並會將每個部分分拆為最小的單位, 例如建築物則以平方米為單位, 地面則以公頃計算, 然後根據建築物的狀態及設施選擇適當的倍數。舉例而言, 一座狀態完好的400平方米酒堡, 其每平方米價值或為3,000歐元, 總值120萬歐元, 而酒窖、辦公室、品酒室、酒桶貯藏室、酒瓶貯藏室及設備倉庫的價值亦以採用不同的倍數按同一方式計算。葡萄園方面, 則會按種植密度、樹齡、生長情況、方位、通風、土壤及排水等因素分析每片土地。這些條件會決定葡萄園屬於某特定產區的哪一個價值範圍, 例如位於兩海之間(Entre-Deux-Mers)產區內的優質波爾多(Bordeaux Superieur)葡萄園, 每公頃價值為12,000歐元至30,000歐元。條件的優劣會決定每片土地的最終價值。其他考慮因素包括葡萄酒的評價、獎項、傳媒曝光率、酒商銷售合約條款及營銷優勢, 各項優點及弱點將會左右葡萄園的價值。最後, 種植及釀酒的材料及設備亦會計算在內, 有關設備的使用年期及狀態也是重要的因素, 因此公司會詳列莊園擁有的所有設備。

財務帳目當然是審評葡萄園的重要考慮, 但卻非估值的依據, 甚至可能造成誤導。

這個月, 我們為大家介紹一個波爾多的葡萄園, 絕佳的投資良機。

酒莊面積約20公頃, 位處利布爾訥, 鄰近聖埃米利永, 環境清幽, 隱私度高。葡萄園位於優級波爾多法定產區, 風土條件優良, 每公頃種植6,000株葡萄樹。莊園建築以酒窖和貯酒設施為主。現任莊主普氏巨資開墾葡萄園和興建釀酒設施, 但建築充滿特色的主樓需要稍事翻修。

莊園設有完善的釀酒設施, 目前葡萄酒年產量約125,000瓶。葡萄品種主要是美樂(90%), 其他則是品麗珠。生產成本尤其在當地極具競爭力, 酒莊的投資潛力極大。

該酒莊距離TGV車站10分鐘車程, 聖埃米利永10分鐘, 波爾多市則是40分鐘。

Price: €2,000,000
售價: 2,000,000歐元
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