

VOLUME 134 | February 2016

The Key

SELECT DELUXE HOMES

大宅[®]



FEATURE

Snapshot +
Sketches

華實兼備

Prestigious
yet practical

本期焦點：翠巒之巔

Spotlight: Mountainside
splendour above the City

優質海外投資物業

Prime Overseas Property
for Investment

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Interior design
 constructions
 space planning
 project management
 tending
 landscaping
 quantity survey

Lucy SY Teo

Joseph has great aesthetic taste and so very detailed oriented, his super swift responses give me a great sense of security that he will always be ready to help.

Peak road –contemporary classic



Jennifer & Mandan Fong

We love your passion towards your work, your ideas are just awesome and I could never imagine my home will look like what it is now.

Magazine Gap road –pure elegance



Harry Dinh Khoan

Before I met Joseph, people said my schedule was a "Mission Impossible", in fact, my place finished 1 week ahead and with meticulous finishes.

Repulse Bay road –les Français



Salesha N. Boyd

Joseph no doubt a design guru, highly efficient and very pragmatic man, we had easy interactions and rapports over the project.

Mt Kellet road –deja vu



Stephen Carroll

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

Albion Terrace -colonial sensation



**Design is not putting things together,
 it's soul-discovery.....**

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 e/ jvision@biznetvigator.com
 U/ 852 2524 9988 I/ 852 2524 4388



Josephine University of the Pacific is a private university in Hong Kong. It is a member of the Association of Universities and Colleges in Hong Kong (AUCHE) and the Association of Universities and Colleges in Asia (AUA).

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HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

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



陽剛氣息

A masculine touch for the bedroom

The styling of bedrooms tends to be the domain of the female of the house, but in the new millennium, men have been more involved in determining not just the overall look of the décor, but even the bedlinen itself.

Many bedlinen design and manufacturing houses have responded to changes in what men choose to sleep in. Collections which feature a number of more 'masculine' designs — such as strong geometrics and stripes in bolder, deeper colourways, which tend to be the preferred look of the male in the house — are now more readily available.

Colour palettes also tend to run to the darker end of the scale, with varying hues of navy, taupe, grey or charcoal predominating, creating a haven that is both inviting and stylish.

睡房風格向來依照女戶主的喜好設計，但新世紀伊始，男士不僅多參與睡房的設計，更決定床單及被鋪的款式。

有見為此，不少寢具生產商改變設計，迎合男士喜好，例如以幾何形狀及條紋設計，又使用較深的顏色。目前市場上已提供不少同類產品。

現時寢具的顏色以深色為主，例如深藍色、灰色或深灰色。營造時尚及迷人的感覺。

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perspective

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華實兼備

Prestigious yet practical

On Hong Kong Island, The Peak is considered one of the most prestigious addresses to have, and when you step into the massive lounge area of this substantial 2,222 s.f. (saleable area) apartment on Mount Kellet Road, it's easy to see why — literally.

With windows designed to showcase the beautiful green vistas which surround Mountain Lodge, seaviews out towards Lamma and Lantau islands make this residence an escape from the frantic pace of the city.

This family home has four bedrooms including one ensuite, three bathrooms (the powder room decorated in blue and white tiles is a particular delight), separate living and dining room, a fully-fitted kitchen, a maid's room and a utility room. Furnishings and décor are simple and functional, providing a clutter-free backdrop for the intriguing artworks which adorn almost every wall — particularly the super-sized wall-hanging in the sitting room.

Available for purchase at HK\$69.5 million, another major plus point of the unit is extremely high efficiency, thanks to the fact that the building dates back to 1972, a period when the majority of residential apartments were designed to be as efficient as possible.





山頂無疑是香港島上最尊貴的住宅區。崑廬位於山頂加列山道，此單位實用面積2222平方呎，當你踏進此住宅時，便會清楚明白其中原因。

從單位往窗外看不僅可欣賞附近翠綠景色及怡人海景，更可遠眺南丫島及大嶼山，環境寧靜優美，是遠離繁囂的好地方。

此家庭式單位提供四間睡房，其中一間為套房，另有三間浴室，其中化妝間更以藍白色為主調，增添美感。此外，單位又有獨立的客廳及飯廳，設備齊全的廚房，一間家傭房及多用途房。單位裝修簡約實用，牆壁上掛有不少藝術品，特別是客廳牆上的巨型畫作。

崑廬於1972年建成，與同期物業一樣，設計均以高實用率為賣點。單位目前以6950萬港元放售。

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.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404



THE MEDITERRANEAN 逸 瓏 園

Sai Kung · Hong Kong





- Low-density, Mediterranean resort-style residences in Sai Kung
- Luxurious clubhouse featuring a 45m-long swimming pool, jogging trail and horticultural amenities³ and more
- Close to Kau Sai Chau Golf Course, Hong Kong Geopark of China and Waterfront Park
- Relaxing seaside community, renowned for seafood alfresco dining and charming cafes
- In the vicinity of Hong Kong Academy⁴ and a wide selection of sports facilities

District: Sai Kung Town Website Address: www.themediterranean.hk[#]

Sales Gallery: 146 & 148A, 1/F, Olympian City 2 (Olympic MTR station Exit D3)

Enquiries: 8208 8223



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DEVELOPER
IN HONG KONG

信和置業
Sino Land

Suns Land Company Limited has been named the "Best Developer Overall in Hong Kong", "Best Residential Developer in Hong Kong", "Best Leisure/Hotel Developer in Hong Kong" and "Best Mixed Developer in Hong Kong" in Real Estate Survey conducted by leading international financial magazine *Euromoney* for two consecutive years.

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[illegible][illegible]

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Starcrest 灣仔 星域軒

9 Star Street

Cozy apartment in well planned development close to business and entertainment areas

舒適完善住宅項目，毗鄰商業及消閒娛樂區

GROSS AREA 729 s.f.

SALEABLE AREA 584 s.f.

OFFERED AT \$15,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 39966



Valverde 中半山 蔚皇居

11 May Road

Luxury high-rise 2-bedroom plus study flat in prime neighbourhood with easy access to CBD

豪華高樓兩房住宅，連書房，地段優越，信步可達商業中心區

GROSS AREA 1,373 s.f.

SALEABLE AREA 1,010 s.f.

OFFERED AT \$27,000,000

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 140421



Glory Mansion 中半山 輝煌大廈

106-108 MacDonnell Road

Well kept mid-rise apartment with spacious balcony in convenient Midlevels Central

保養簇新中密度住宅，連寬敞露台，交通便利，可租可售

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$37,500,000 also for lease \$95,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 40189



Grand House 中半山 柏齡大廈

110-112 MacDonnell Road

Spacious 4-bedroom colonial mid-rise with large balcony at Midlevels Central

寬敞四房英式中密度單位，連大露台

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,087 s.f.

OFFERED AT \$42,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 25389



Birchwood Place 中半山 寶樺臺

96 MacDonnell Road

3-bedroom harbour view apartment with tennis court and pool on MacDonnell Road

三房海景住宅，連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 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 11390



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

品味裝修三房單位，連私家天台及開放式廚房，享維港景

GROSS AREA 1,350 s.f.

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

OFFERED AT \$49,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 135568





Bowen Mansion 中半山 寶雲大廈
7C Bowen Road

Rare find spacious colonial style
3-ensuite mid-rise apartment on
fringe of CBD
罕有英式中密度住宅，三套房寬敞間隔，
毗鄰商業中心區



GROSS AREA 4,100 s.f.
SALEABLE AREA 3,273 s.f.
OFFERED AT \$68,000,000
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 32206



Eredine 山頂 加列山道38號
38 Mount Kellett Road

Spacious colonial mid-rise apartment
with high ceiling taking in
spectacular Southside sea view and
green view
寬敞英式中密度住宅，樓底高，眺望壯麗南
區海景及翠綠景



GROSS AREA 3,300 s.f.
SALEABLE AREA 2,836 s.f.
OFFERED AT \$120,000,000
INQUIRIES 9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 1416



1-9 Watford Road
山頂 和福道1-9號

Rare find Peak townhouse in
tranquil neighbourhood
罕有山頂排屋，位處清幽恬靜社區



GROSS AREA 4,527 s.f.
SALEABLE AREA 2,706 s.f.
(plus 390 s.f. garden and 228 s.f. terrace)
OFFERED AT Open Offer
INQUIRIES
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 158148



Abergeldie
山頂 種植道52號

52 Plantation Road
Luxurious and modern townhouse
located on The Peak with
magnificent view of Victoria Harbour
豪華時尚排屋，享壯麗維港景致



GROSS AREA 3,688 s.f.
SALEABLE AREA 3,221 s.f.
(plus private terraces)
OFFERED AT \$230,000,000 Open Offer
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 108991





Starcrest

灣仔 星域軒

9 Star Street

Modern apartment in prime location with facilities and easy access to local shops and MTR
時尚住宅連設施，舉步可達鄰近商舖及港鐵站



GROSS AREA 929 s.f.

SALEABLE AREA 734 s.f.

OFFERED AT \$50,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 32081



Grosvenor House

中半山 高雲大廈

114-120 MacDonnell Road

Tastefully decorated colonial flat in peaceful and convenient neighbourhood

品味裝修英式住宅，位處清靜便利地段，可租可售



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,347 s.f.

OFFERED AT \$65,000 incl.

also for sale \$36,800,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 37576



Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

3-bedroom colonial apartment at prime location with Southside sea view and hill view

三房英式住宅，地段優越，享南區海景及山巒景



GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40247



Po Garden

中半山 寶園

9 Brewin Path

Rare 4-bedroom apartment with city view close to CBD

罕有四房城市景單位，鄰近商業中心區



GROSS AREA 2,572 s.f.

SALEABLE AREA 1,940 s.f.

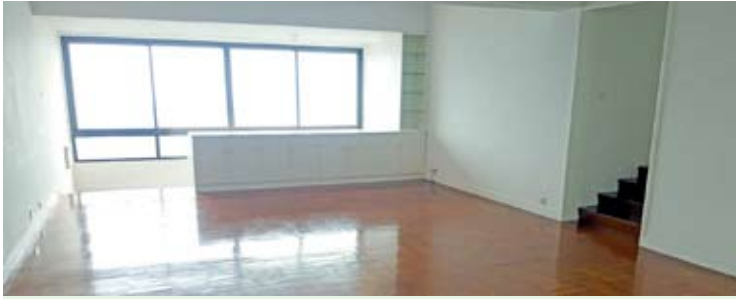
OFFERED AT \$86,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 26077





Magazine Heights

山頂 馬己仙大廈

17 Magazine Gap Road

4-bedroom harbour view apartment at lower Peak area

四房海景住宅，位處馬己仙峽道優越地段

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,097 s.f.

OFFERED AT \$87,500 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 19099



Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Boutique 3-bedroom apartment in prestigious location

精緻三房單位，地段尊貴，可租可售

GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$88,800 incl. also for sale \$48,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 130546



Tregunter Tower 2 中半山 地利根德閣 2座

14 Tregunter Path

Practical and efficient 3-bedroom apartment with extensive facilities in prime neighbourhood

實用三房單位，享完善設施，地段優越

GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 110180



Kam Yuen Mansion

中半山 錦園大廈

3 Old Peak Road

Spacious 3-ensuite low-rise flat in prime location

寬敞三套房低密度單位，地段優越

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,139 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 12594



Brewin Court

中半山 明雅園

5-7 Brewin Path

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

寬敞四房英式住宅，連大露台，毗鄰商業中心區

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38602



Estoril Court

中半山 愛都大廈

55 Garden Road

Large and efficient apartment with balcony on fringe of Central

偌大實用單位，連露台，毗鄰中環

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$108,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 5526





Regence Royale

中半山 富匯豪庭

2 Bowen Road

Luxury 4-bedroom flat with full height windows taking in harbour view

豪華四房住宅，連落地玻璃窗戶，坐擁海景

GROSS AREA 2,697 s.f.

SALEABLE AREA 1,933 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 116247



27 Plantation Road

山頂 種植道27號

Unique harbour view duplex with huge garden

獨特海景複式住宅，連偌大花園

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

OFFERED AT \$120,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 6094



The Harbourview 中半山 港景別墅

11 Magazine Gap Road

4-bedroom apartment with full harbour view with shuttle bus to

Admiralty and Central District

四房全海景住宅，享穿梭巴士至金鐘及中環

GROSS AREA 2,350 s.f.

SALEABLE AREA 1,971 s.f.

OFFERED AT \$125,000 excl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 150646



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Highly sought after large 4-bedroom apartment in prime location

受歡迎偌大四房單位，地段優越

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,113 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 36440



1-3 Homestead Road

山頂 堪仕達道1至3號

Full floor 3-ensuite apartment at convenient location on the Peak

全層三套房單位，交通便利

GROSS AREA 2,828 s.f.

SALEABLE AREA 2,156 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 29258



May Tower 1 中半山 梅苑一座

7 May Road

Fully decorated 2-ensuite bedroom triplex with balcony looking out to

Victoria Harbour View

優質裝修兩套房複式單位，連露台，眺望維港景色

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$138,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 163135





Eredine

山頂 加列山道38號

Rare find 5-bedroom colonial mid-rise apartment with Southside sea view on the Peak

罕有英式中密度住宅，五房間隔，坐擁南區海景

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,786 s.f.

OFFERED AT \$138,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 1628



Garden Terrace

中半山 花園臺

8A Old Peak Road

Nicely renovated 4-bedroom apartment with open city view

雅致裝修四房住宅，眺望開揚城市景色

GROSS AREA 3,319 s.f.

SALEABLE AREA 2,828 s.f.

OFFERED AT \$140,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 36615



Orient Crest 山頂 山頂道76號 76 Peak Road

4-bedroom townhouse with balcony and private garden taking in sea view at the Peak

四房排屋連露台及私家花園，坐擁海景

GROSS AREA 3,300 s.f.

SALEABLE AREA 3,260 s.f.

(plus 1,093 s.f. garden, 315 s.f. terrace and 320 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 2427



May Tower 1 中半山 梅苑一座

7 May Road

Large 3-bedroom duplex apartment on top floor with private rooftop in prime location

偌大三房頂層複式單位，連私家天台，地段優越

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,218 s.f. (plus 1,400 s.f. roof)

OFFERED AT \$160,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 31447



11 Coombe Road

山頂 甘道11號

Beautiful low-rise flat in tranquil setting with superior fits and finishes
華麗低密度單位，環境恬靜，配以頂級裝修

GROSS AREA 3,830 s.f.

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

OFFERED AT \$175,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 102083



9 Coombe Road 山頂 甘道9號

Spacious townhouse surrounded in lush greenery on The Peak with beautiful views

山頂寬敞排屋，環境茂綠，享美麗景色

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,911 s.f.

(plus 781 s.f. garden and 306 s.f. terrace)

OFFERED AT \$210,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 5570





Tavistock 2

中半山 騰皇居2座

10A Tregunter Path

Rare find triplex unit with excellent facilities located at Lower Peak

罕有三層複式單位，享優質設施

GROSS AREA 3,850 s.f.

SALEABLE AREA 3,032 s.f. (plus 574 s.f. terrace)

OFFERED AT \$250,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 18786



Strawberry Hill 山頂 紅莓閣

8 Plunkett's Road

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

山頂尊貴英式排屋，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 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 49439



2 Barker Road

山頂 白加道2號

Luxury townhouse with marvelous harbour view in Lower Peak

山頂豪華排屋，坐擁非凡海景

GROSS AREA 4,325 s.f.

SALEABLE AREA 2,993 s.f.

(plus 358 s.f. garden, 382 s.f. terrace and 553 s.f. roof)

OFFERED AT \$290,000 excl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 46173



Chateau De Peak 山頂 顯峰居

8 Mount Kellett Road

Rarely available Peak garden house with tasteful decorations

罕有山頂花園大屋，配以品味裝修

GROSS AREA 3,477 s.f.

SALEABLE AREA 3,425 s.f.

(plus 3,867 s.f. garden and 1,091 s.f. roof)

OFFERED AT \$300,000 excl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 5623



Severn Eight 山頂 倚巒 8 Severn Road

Prestigious townhouse with private garden overlooking Victoria Harbour panorama on secluded Severn Road

著名排屋連私家花園，飽覽維港全景，位處恬靜施動道，可租可售

GROSS AREA 5,067 s.f.

SALEABLE AREA 3,736 s.f.

(plus 770 s.f. garden and 743 s.f. roof)

OFFERED AT \$360,000 incl. also for sale \$450,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125923



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

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

尊貴四套房大屋，連私家游泳池，遠眺壯麗海景及山景

SALEABLE AREA 4,780 s.f.

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

OFFERED AT \$580,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 120474





Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Boutique 2-bedroom apartment in quiet neighbourhood in Pokfulam

精緻兩房單位，環境寧靜

GROSS AREA 1,591 s.f.

SALEABLE AREA 1,109 s.f.

OFFERED AT \$16,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 111794



Regent Palisades 薄扶林 帝柏園

43 Bisney Road

Charming 3-bedroom low-rise with practical layout in tree-lined neighborhood

迷人三房低密度住宅，間隔實用，環境綠樹成蔭

GROSS AREA 1,513 s.f.

SALEABLE AREA 1,143 s.f.

OFFERED AT \$17,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 131350



Greenery Garden 薄扶林 怡林閣

2A Mount Davis Road

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

獨特複式單位，連私家天台，位處清幽寧靜地段，俯瞰海景及山巒景

GROSS AREA 1,370 s.f.

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

OFFERED AT \$20,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 43734



Royalton

薄扶林 豪峰

116 Pok Fu Lam Road

Well decorated 2-ensuite apartment with full sea view

優質裝修兩套房住宅，眺望全海景

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,184 s.f.

OFFERED AT \$21,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 121728



88A-B Pokfulam Road

薄扶林 薄扶林道88號A-B

Colonial mid-rise with spacious balcony in quiet neighbourhood

英式中密度單位，連寬敞露台，地段寧靜

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,600 s.f.

OFFERED AT \$26,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 101683



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Well decorated apartment with superb sea view at tranquil location

優質裝修住宅，坐擁華麗海景，地段寧靜

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$38,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 48900





Vista Mount Davis

薄扶林 華亭閣

52-54 Mount Davis Road

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

雅致裝修三房單位，眺望全海景



GROSS AREA 2,200 s.f.

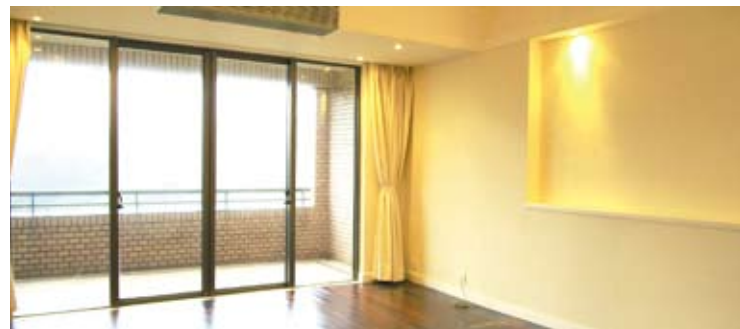
SALEABLE AREA 1,882 s.f.

OFFERED AT \$38,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 112287



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Family friendly 3-bedroom apartment with lush green view enjoys top notch facilities

家庭式三房單位，眺望茂綠景色，享頂級設施，可租可售



GROSS AREA 2,366 s.f.

SALEABLE AREA 1,886 s.f.

OFFERED AT \$45,000,000

also for lease \$92,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 144623



20-20C Shek O Headland

石澳 石澳山仔20-20號C

Rare find waterfront townhouse at tranquil location

罕有海濱排屋，位處清靜地段



SALEABLE AREA 1,795 s.f.

(plus 1,076 s.f. terrace)

OFFERED AT \$45,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 44350



Ming Wai Garden

淺水灣 明慧園

45 Repulse Bay Road

Highly sought after apartment on upper Repulse Bay Road with full view of Deep Water Bay golf course and the ocean

淺水灣道頭段受歡迎住宅，飽覽深水灣高爾夫球場全景及海景



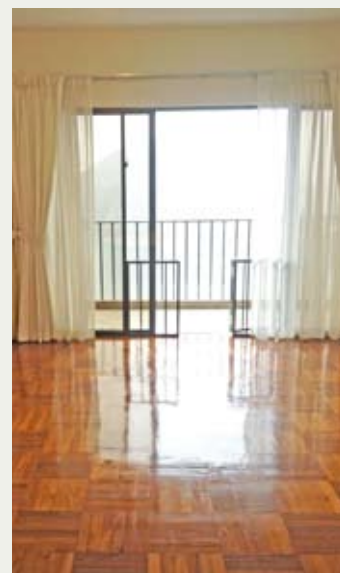
GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$55,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 4490





Ventura Villa 春坎角 華慧苑
27 Ching Sau Lane
Unique Spanish style townhouse
located at a tranquil and verdant
location of Chung Hom Kok
獨特西班牙式排屋，位處和諧恬靜的春坎
角，可租可售



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,351 s.f.
(plus 580 s.f. terrace)
OFFERED AT \$58,000,000
also for lease \$108,000 incl.
INQUIRIES
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 34854



Faber Villa
大潭 輝百苑
17 Tai Tam Road
Rare find high privacy full floor flat
with large island kitchen taking in
stunning sea view across Tai Tam Bay
罕有高私隱度全層住宅，連中島型廚房，
飽覽大潭灣壯麗景色



GROSS AREA 3,200 s.f.
SALEABLE AREA 2,631 s.f.
OFFERED AT \$61,800,000
INQUIRIES
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 29965



The Redhill Peninsula
大潭 紅山半島
18 Pak Pat Shan Road
Nice seaside house with sweeping
sea view and clubhouse facilities
雅致海濱大屋，眺望遼闊海景，享會所設施



GROSS AREA 2,672 s.f.
SALEABLE AREA 2,584 s.f.
(plus 779 s.f. garden, 108 s.f. terrace
and 114 s.f. roof)
OFFERED AT \$69,880,000
INQUIRIES
6258 8847 Anthea Ngai 魏小姐
SEARCH REFERENCE NO. 4560



Celestial Garden 淺水灣 詩禮花園
5 Repulse Bay Road
Large 2-bedroom apartment
enjoying sea and mountain views
on popular Upper Repulse Bay Road
淺水灣道頭段偌大住宅，兩房間隔，坐擁海
景及山巒景，極受歡迎，可租可售



GROSS AREA 2,363 s.f.
SALEABLE AREA 1,962 s.f.
OFFERED AT \$78,000,000
also for lease \$120,000 incl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 157154





Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

Rare on market spacious 3-bedroom apartment in tranquil location

寬敞三房住宅，地段寧靜，市場罕有

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$90,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 6443



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

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

罕有四房雅緻裝修住宅，眺望無敵海景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$98,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 109136



Las Pinadas 壽臣山 朗松居

33 Shouson Hill Road

Exquisite 4-bedroom townhouse with green view in tranquil location

精緻四房排屋，享翠綠景色，環境寧靜

GROSS AREA 3,400 s.f.

SALEABLE AREA 2,917 s.f.

(plus 294 s.f. garden, 1,520 s.f. terrace and 617 s.f. roof)

OFFERED AT \$130,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 11642



Ocean Bay

春坎角 海天徑15-17號

15-17 Horizon Drive

Unique 4-bedroom townhouse in serene location with spectacular sea view

獨特四房排屋，位處寧靜地段，享華麗海景

GROSS AREA 3,180 s.f.

SALEABLE AREA 2,481 s.f.

OFFERED AT \$168,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 113747



Island Road 深水灣 香島道

Top notch townhouse with 5 ensuite bedrooms and private garden

enjoying the stunning sea view of Deep Water Bay

豪華五套房排屋，連私家花園，飽覽深水灣壯麗海景

GROSS AREA 6,389 s.f.

SALEABLE AREA 4,720 s.f.

(plus 1,907 s.f. garden and 157 s.f. terrace)

OFFERED AT ~~\$580,000,000~~ \$480,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 115984



Rare single lot at Pok Fu Lam with superior redevelopment potential

薄扶林罕有可重建獨立地段

Site Area approx. 8,100 s.f.

地盤面積約8,100平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



Mountain View Court

西半山 峰景大廈

12 Conduit Road

Practical 2-bedroom apartment in stylish décor close to Midlevels escalators

實用兩房單位，裝修時尚，鄰近半山行人扶手電梯



GROSS AREA 1,100 s.f.

SALEABLE AREA 839 s.f.

OFFERED AT \$15,800,000

INQUIRIES

9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 148159



Robinson Place

西半山 雍景臺

70 Robinson Road

Modern flat in sought after development on Robinson Road

羅便臣道時尚單位，位處受歡迎住宅項目



GROSS AREA 1,353 s.f.

SALEABLE AREA 1,117 s.f.

OFFERED AT \$21,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 13535



1 Robinson Road

西半山 羅便臣道1號

Full floor duplex with high privacy overlooking the Zoological & Botanical Garden

私隱度高全層複式住宅，俯瞰動植物公園景致



GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$65,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 114909



Hatton House

西半山 赫頓大廈

15 Kotewall Road

Spacious and practical 5-bedroom apartment in Midlevels West

西半山寬敞實用單位，五房間隔



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,324 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 104397



Midlevels East & Happy Valley SALE

東半山及跑馬地 出售



Pine Gardens 跑馬地 松園

11 Broom Road

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

英式三房低密度住宅，單位全面翻新，連露台，可租可售

GROSS AREA 1,400 s.f.

SALEABLE AREA 1,169 s.f.

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

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 150336



Linden Height

渣甸山 年達園

11 Boyce Road

Boutique 3-bedroom apartment in quiet neighbourhood

精緻三房住宅，環境寧靜

GROSS AREA 1,150 s.f.

SALEABLE AREA 973 s.f.

OFFERED AT \$20,600,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 45679



Well View Villa

東半山 瑩景閣

17 Tung Shan Terrace

Practical 3-bedroom apartment with private roof and communal pool

實用三房單位，連私家天台及公共游泳池

GROSS AREA 1,657 s.f.

SALEABLE AREA 1,297 s.f. (plus 1,100 s.f. roof)

OFFERED AT \$23,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 101637



Butler Tower

渣甸山 柏麗園

1-5 Boyce Road

Spacious 4-bedroom apartment with practical layout in great condition

寬敞四房單位，間隔實用，裝修簇新

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,492 s.f.

OFFERED AT \$35,500,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 38287



Nicholson Tower

東半山 蔚豪苑

8 Wong Nai Chung Gap Road

Large 4-bedroom apartment with open view

偌大四房單位，享開揚景觀

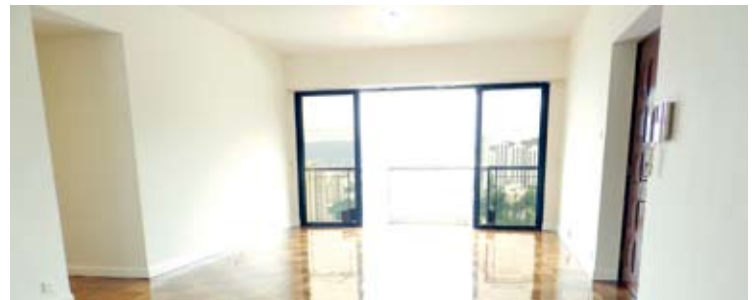
GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$46,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 107388



Nicholson Tower 東半山 蔚豪苑

8 Wong Nai Chung Gap Road

Harbour view 4-bedroom apartment in tranquil yet convenient location with open views

海景四房單位，環境寧靜，交通便利，享開揚景色

GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$52,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 16348





Villa Monte Rosa 東半山 玫瑰新村

41A Stubbs Road

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

典雅裝修四房單位，連大露台，地段優越

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 49501



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Rare 3-bedroom mid-rise apartment with panoramic view

罕有三房中密度住宅，享優美景色

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$67,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 131038



Trafalgar Court

東半山 大寶閣

70 Tai Hang Road

5-bedroom large apartment in efficient layout with harbour view

五房寬敞住宅，間隔實用，享海景

GROSS AREA 3,008 s.f.

SALEABLE AREA 2,465 s.f.

OFFERED AT \$82,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 21247



Broadwood Park 跑馬地 柏樂苑

38 Broadwood Road

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

罕有偌大單位，坐擁部分海景、開揚城市及翠綠景致

GROSS AREA 2,913 s.f.

SALEABLE AREA 2,414 s.f.

OFFERED AT \$85,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 34736



Broadview Villa

跑馬地 樂景園

20 Broadwood Road

Large and practical 4-bedroom apartment with fantastic views

偌大實用四房單位，眺望迷人景色

GROSS AREA 3,134 s.f.

SALEABLE AREA 2,583 s.f.

OFFERED AT \$90,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 6338



Jardine's Lookout Single House

渣甸山獨立屋

Exclusive detached house at quiet location with garden and rooftop

渣甸山罕有大屋，位處清幽恬靜地段，連花園及天台

GROSS AREA 4,500 s.f.

SALEABLE AREA 2,961 s.f.

OFFERED AT \$230,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 12657



Parisian chic

The Belleville chair is a technically sophisticated plastic chair made up of two components: a structural frame in polyamide and a seat shell in variable materials, named for the vibrant Paris neighbourhood where the designers Ronan and Erwan Bouroullec have their studio.

Tracing the calligraphic lines of the legs and back, the slender black frame supports a thin shell that tapers from the wide seat surface into a narrow backrest. The surface of the seat shell is the defining characteristic of the Belleville chair's identity: available in coloured polyamide, moulded plywood veneer or with a cover in leather or fabric, the perception of the Belleville chair is transformed from a plastic chair to a wooden chair to an upholstered chair – and even to an armchair with forward slanting armrests.

For more information, see www.vitra.com/en-pt/product/belleville-chair





Floor of Love Charity Art Room @ Hotel sáv

Hong Kong's Hotel sáv has launched – *Floor of Love*, a charity art room campaign which features a distinctive accommodation experience as well as mini-exhibition showcasing works by over 20 global artists, including eight from the Arts with the Disabled Association Hong Kong (HKADA).

Other artists include Prudence Mak, founder of Chocolate Rain; Sim Chan (whose rooms are both pictured here); Sarah Tse; London-based street artist and designer Gustav Szabo; Charmaine Ho, founder of Me Char Handbags; and TK Chan.

"A core corporate value of ours is to give back to society," says Edwin Chuang, CEO and founder of sáv Hospitality Group. "By introducing artistic elements in our hotel with a charitable focus, we will support the development of art and culture, as well as promote an inclusive society for everyone."

Fifteen per cent of the room revenue from stays at the – *Floor of Love* will be donated to Make-A-Wish Hong Kong and HKADA.

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



Mono LED Lamp

Dimmable via its touch base, the Azel Mono LED lamp can double up as mood lighting for the living room or table lighting for dining. The lamp can also be detached from its base to function as a portable handheld light for added mobility. With built-in Qi technology, the unit can be used to wirelessly charge a mobile phone simply by placing it on the lamp base.

Available at eLighting, Francfranc, Manhattan Lighting and HKTDC Design Gallery, or visit www.azelite.com

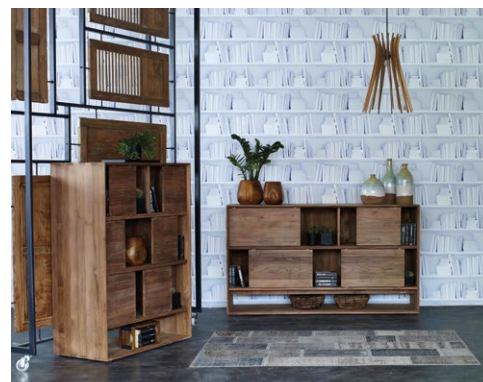
Point-to-Point® Sleep Solution

DPM's Point-to-Point® sleep solution includes a 100 per cent custom-fit mattress and pillow, which enable more precise Point-to-Point® pressure relief and support. This will ensure better spinal posture, thanks to scientific data recorded using advanced sensors that illustrate the pressure points on the body while in bed.

DPM, Shop 1209-1210, 12/F Windsor House, Causeway Bay, Hong Kong. Call +852 2366 2881, email CS@dpmhome.com or visit www.dpmhome.com



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



Nordic Collection

Made from 100 per cent FSC-certified teak wood, Nordic features the lean and light lines of Scandinavian design, which highlight the texture and character of the solid-wood grains. Nordic utilises open and closed design with four or six choices of sliding doors to create a dynamic and versatile space, which adds up to an eco-chic storage solution – and suits your style.

Tree, 28/F Horizon Plaza, 2 Lee Wing Street, Ap Lei Chau, Hong Kong. Call +852 2870 1582 or visit www.tree.com.hk



Peak One

沙田 壹號雲頂

68 Mei Tin Road

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

罕有排屋連私家游泳池及雙車庫，位處清幽恬靜地段



GROSS AREA 4,025 s.f.
SALEABLE AREA 2,722 s.f. (plus 1,234 s.f. garden and 185 s.f. terrace)
OFFERED AT \$75,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 154288



Wiltshire Road

九龍塘 渭州道

Deluxe decorated 5-bedroom detached house in Kowloon Tong

豪華尊貴大屋，五房間隔



GROSS AREA 7,000 s.f.
SALEABLE AREA 5,767 s.f. (plus 347 s.f. garden and 1,286 s.f. roof)
OFFERED AT Open Offer
INQUIRIES 9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 174094



高瞻遠矚 High luxury living

The Altitude

紀雲峰

20 Shan Kwong Road, Happy Valley

跑馬地 山光道20號



GROSS AREA 1,923 s.f.
SALEABLE AREA 1,516 s.f.
OFFERED AT \$58,000,000
INQUIRIES 6183 8339 Carman Szeto 司徒小姐
SEARCH REFERENCE NO. 155994

Happy Valley has always been highly appreciated by well-to-do families, enjoying proximity to Causeway Bay's multi-faceted offerings with numerous renowned schools in the area.

Located on the second-highest floor of the tower with 4m-high ceiling, full-height windows and motorised curtain system, this elegant unit overlooks stunning racecourse and lush mountain views. Practically designed with a combined living and dining room, an en suite master bedroom cum walk-in closet, a study (transformable to another en suite bedroom), a fully equipped kitchen, a guest bathroom, a balcony and a maid's room, the unit is tastefully fitted out with top quality materials, branded furniture and audio system at luxury hotel standard.

Available for sale at a negotiable price of HK\$58 million (inclusive of one covered car park & furniture) with current tenancy at HK\$130,000 per month, it is certainly a pleasant residence and also a good-yield property for investment. The Altitude was completed in 2011, offering a gym, function rooms and thoughtful services including complimentary chauffeured transfer to Causeway Bay for residents.

跑馬地毗鄰銅鑼灣，盡享該區完善的配套服務，且名校林立，地段優越，吸引不少富裕家庭擇居於此。

這個位居極高樓層的雅緻單位可能覽壯麗馬場景觀及茂綠山景，單位樓底高達4米，盡顯闊落開揚，另設落地窗戶及電動窗簾系統。單位間隔實用，設相連的客飯廳、一間主人套房及衣帽間、毗鄰的書房亦可改為套房、設備齊全的廚房、客浴室、一個露台及一間家傭房。單位陳設佈置具豪華酒店水準，採用頂級物料、名牌家具及音響設備，屬品味之選。

單位現以5800萬港元連租約出售（售價可議，連一個有蓋車位及名牌家具），目前月租為13萬港元，既是舒適愜意的居亭，亦是具高投資回報的選擇。紀雲峰於2011年落成，設有健身室及多用途室，住戶亦尊享往來銅鑼灣區專車接送服務。





Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Modern 2-bedroom low-rise apartment in quiet enclave

時尚兩房低密度單位，環境舒適寧靜

GROSS AREA 1,591 s.f.

SALEABLE AREA 1,109 s.f.

OFFERED AT \$50,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 172887



Grand Garden 淺水灣 華景園

61 South Bay Road

Spacious 3-bedroom apartment with comprehensive clubhouse facilities enjoying green view

寬敞三房單位，會所設施完善，眺望翠綠景

GROSS AREA 1,657 s.f.

SALEABLE AREA 1,239 s.f.

OFFERED AT \$67,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 126727



Larvotto

薄扶林 南灣

8 Ap Lei Chau Praya Road

2-ensuite modern apartment with peaceful sea view and great facilities

兩套房時尚單位，坐擁怡人海景，連優質設施

GROSS AREA 1,968 s.f.

SALEABLE AREA 1,559 s.f.

OFFERED AT \$75,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 133988



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

3-bedroom marina view apartment with spacious layout and comprehensive facilities

三房海濱單位，間隔寬敞，享完善設施

GROSS AREA 2,143 s.f.

SALEABLE AREA 1,567 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 34801



Repulse Bay Garden 淺水灣 麗景園

18-40 Belview Drive

Fully furnished and equipped spacious flat with designer decorations overlooking Repulse Bay Beach

裝修完善偌大住宅，匠心獨運，俯瞰淺水灣泳灘景致，可租可售

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$120,000 incl. also for sale \$68,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 30953



Grosvenor Place 淺水灣 淺水灣道117號

117 Repulse Bay Road

Exclusive modern apartment with only one unit per floor taking in Repulse Bay panorama

獨特時尚單位，一梯一伙，眺望淺水灣全景，可租可售

GROSS AREA 2,809 s.f.

SALEABLE AREA 1,975 s.f.

OFFERED AT \$130,000 incl. also for sale \$120,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 100172





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，連私家偌大花園

GROSS AREA 2,320 s.f.

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

OFFERED AT \$132,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 12287



Residence Bel-Air

薄扶林 貝沙灣

28 Bel-Air Avenue

Stunning sea view duplex apartment with private roof
壯麗海景複式住宅，連私家天台

GROSS AREA 3,262 s.f.

SALEABLE AREA 2,727 s.f. (plus 1,583 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 39714



56 Repulse Bay Road

淺水灣 淺水灣道56號

Nicely renovated low-rise with sweeping Repulse Bay sea view
雅致裝修低密度住宅，眺望淺水灣遼闊海景，可租可售

GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f.

OFFERED AT \$160,000 incl. also for sale \$125,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 45061



Coral Villas 春坎角 珊瑚小築

27 Horizon Drive

Newly renovated 5-bedroom townhouse with private terrace and roof
enjoys stunning sunset view

全新裝修五房排屋，連私家平台及天台，眺望壯麗日落景色

SALEABLE AREA 3,345 s.f.

OFFERED AT \$180,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 20876



Rosecliff 大潭 大潭道20號

20 Tai Tam Road

Luxurious 4-bedroom townhouse with private garden and splendid sea view
豪華四房排屋，連私家花園，海景壯麗，可租可售

GROSS AREA 3,980 s.f.

SALEABLE AREA 3,209 s.f.

(plus 649 s.f. garden and 1,050 s.f. roof)

OFFERED AT \$240,000 incl. also for sale \$190,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 50071



Shek O Road

石澳 石澳道

Unique and rare colonial single house with large garden and private
swimming pool in the exclusive Shek O Country Club

獨特罕有英式獨立屋，連大花園及私家游泳池，位處尊貴石澳鄉村俱樂部

GROSS AREA 4,500 s.f.

SALEABLE AREA 3,911 s.f. (plus 6,889 s.f. garden)

OFFERED AT \$280,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 50091





Arezzo

西半山 瀚然
33 Seymour Road
Brand new 2-bedroom flat on
fringe of CBD
全新兩房住宅，鄰近商業中心區



SALEABLE AREA 973 s.f.
OFFERED AT \$65,000 incl.
INQUIRIES
9681 1819 Peggy Yau 丘小姐
SEARCH REFERENCE NO. 169741



Po Shan Mansion

西半山 寶城大廈
10-16 Po Shan Road
Large 3-ensuite apartment with
huge balcony enjoying harbour view
偌大三套房單位，連大露台，坐擁維港美景



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,410 s.f.
OFFERED AT \$100,000 incl.
INQUIRIES
6258 8847 Anthea Ngai 魏小姐
SEARCH REFERENCE NO. 94691



半山精選 Space in the Midlevels

Mirror Marina

鑑波樓
47 Conduit Road, Midlevels West
西半山 干德道47號



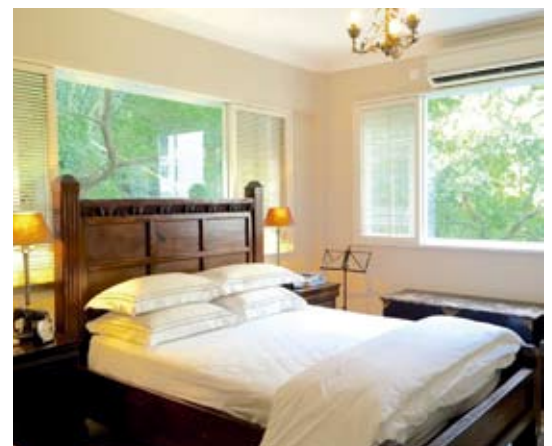
GROSS AREA 1,900 s.f.
SALEABLE AREA 1,662 s.f.
OFFERED AT \$29,900,000 (Negotiable)
INQUIRIES 9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 47949

If you like your privacy in comfortable proximity to the conveniences of modern life, then Mirror Marina is perfect: located in Midlevels West, the Central pedestrian elevator makes this easily within walking distance of shops, restaurants, nightlife and, of course, workplaces.

Measuring 1662 s.f. (saleable area) and boasting four good-sized bedrooms including one ensuite, there are also two bathrooms, an open-plan living and dining room, a fully-fitted kitchen, a maid's room, utility room and one covered car park. The balcony is also spacious, making it a nice spot for outdoor relaxation.

鑑波樓位於西半山，該區鄰近市中心，但不失寧靜及私隱。區內設半山行人扶手電梯連接，前往附近一帶的商店、餐廳、酒吧及辦公室均非常方便。

單位實用面積1662平方呎，提供四間寬敞睡房，其中一間為套房，另有兩間浴室、相連的客廳及飯廳、設備齊全的廚房、一間家傭房、一間多用途房及一個有蓋車位。單位的露台非常闊落，是舒展身心的好地方。



Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Silver Star Court

跑馬地 銀星閣

22-26 Village Road

Quiet 3-bedroom flat on high floor
close to all kinds of daily amenities
高層三房寧靜單位，毗鄰日常生活所需設施



GROSS AREA 1,088 s.f.

SALEABLE AREA 940 s.f.

OFFERED AT \$45,000 incl.

INQUIRIES

9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 116710



Wah Fung Mansion

東半山 華峰樓

27 Tai Hang Road

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



GROSS AREA 2,087 s.f.

SALEABLE AREA 1,564 s.f.

OFFERED AT \$60,000 incl.

also for sale \$32,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 44383



Butler Tower

渣甸山 柏麗園

1-5 Boyce Road

Practical 4-bedroom flat with
open view of Jardine's Lookout
實用四房單位，飽覽開揚景色



GROSS AREA 1,650 s.f.

SALEABLE AREA 1,492 s.f.

OFFERED AT \$72,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38291



Elegant Court

東半山 雅麗閣

333 Tai Hang Road

Low-rise large apartment with
balcony and huge rooftop
低密度寬敞住宅，連露台及偌大天台



GROSS AREA 2,000 s.f.

SALEABLE AREA 1,628 s.f.

(plus 3,410 s.f. roof)

OFFERED AT \$75,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 44261





Elm Tree Towers 渣甸山 愉富大廈
8-10 Chun Fai Road

Spacious 3-bedroom apartment with full facilities at quiet location with city view

寬敞三房單位，享完善設施，地段寧靜，遠眺城市景

GROSS AREA 2,329 s.f.

SALEABLE AREA 1,857 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 25976



Broadwood Twelve 跑馬地 樂天峰
12 Broadwood Road

3-bedroom apartment with spacious layout taking in stunning view over the racecourse and deluxe clubhouse facilities

間隔寬敞三房住宅，坐擁馬場壯麗景致及豪華會所設施

GROSS AREA 1,653 s.f.

SALEABLE AREA 1,281 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 131975



Evergreen Villa

東半山 松柏新村

43 Stubbs Road

4-bedroom apartment with city view at prime location

四房城市景住宅，地段優越

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,366 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 11573



Fontana Gardens 東半山 豪園

1-25 Ka Ning Path

Huge 4-bedroom apartment with Hong Kong Stadium view within easy walk to Causeway Bay

偌大四房住宅，眺望香港大球場景觀，舉步可達銅鑼灣

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,530 s.f.

OFFERED AT \$90,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 46140



The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Luxury 4-bedroom flat with clubhouse facilities overlooking the racecourse

豪華四房住宅，連會所設施，俯瞰馬場美景

GROSS AREA 1,902 s.f.

SALEABLE AREA 1,485 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 42119



Woodland Heights 東半山 怡園

2A-2F Wong Nai Chung Gap Road

Huge 4-bedroom duplex with plenty of built-in cupboards enjoying open city and mountain views

四房偌大單位，設多個入牆櫃，享開揚城市及山巒景

GROSS AREA 3,300 s.f.

SALEABLE AREA 3,189 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 117650





Jade House

東半山 寶璧大廈

47C Stubbs Road

Full floor 4-bedroom apartment with balcony overlooking stunning city view

全層四房單位，連露台，俯瞰壯麗城市美景



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,216 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 9672



The Summit

東半山 御峰

41C Stubbs Road

Deluxe 4-bedroom duplex with stunning view of the city skyline

豪華四房複式單位，飽覽城市壯麗景色



GROSS AREA 3,254 s.f.

SALEABLE AREA 2,375 s.f.

OFFERED AT \$128,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 23868



Victoria Heights

東半山 威利閣

43A Stubbs Road

Nicely renovated large penthouse apartment with large roof terrace and balcony

雅致裝修大頂層單位，連寬敞天台及露台



GROSS AREA 2,650 s.f.

SALEABLE AREA 2,344 s.f.

(plus 1,936 s.f. roof)

OFFERED AT \$135,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 37158



Highcliff

東半山 曉廬

41D Stubbs Road

Harbour view apartment in iconic high-rise building with deluxe clubhouse facilities

地標住宅大廈，單位享海景，連豪華會所設施，可租可售



GROSS AREA 3,816 s.f.

SALEABLE AREA 2,810 s.f.

OFFERED AT \$150,000 incl.

also for sale \$165,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 109063



Golden Opportunity to Invest in

Portugal's Reviving Property Market

經濟復蘇 投資葡萄牙房產好時機

PORTUGAL 葡萄牙

SALITRE

100

Simulation image for advertisement purpose only

- Located at the most renowned address in Lisbon, the capital of Portugal, just minutes away from Avenida da Liberdade and prestigious shopping area
位於首都里斯本中心區，鄰近高尚購物中心、公園、國際學校，生活所需一應俱全
- Freehold, starting from **€515,000**
永久業權、售價由 **515,000 歐羅起**
- Intelligent design with 2/3/4 - bed layouts, estimated completion date: Q2 2017
物業提供 2 / 3 / 4 睡房設計，預計 2017 年第二季入伙
- **GOLDEN VISA** — Obtaining a residence permit by investing in Portugal / Europe
黃金簽證 - 通過投資葡萄牙房產可獲得葡萄牙居留權及歐洲通行證



Developer

Lantia
LIFE CHANGE PROPERTY

Agent

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Prime Soho retail unit close to Shaftsbury Avenue

Soho W1

Subject property is within 2 mins walking time from Shaftsbury Avenue and within 5 mins from Piccadilly Circus. It comprises G/F and LG/F which are single let to a French restaurant on new 20 year lease. The current passing rent is £300,000 p.a. The upper levels comprising residential units which have been sold off on long leasehold basis.

此物業距離Shaftsbury Avenue僅兩分鐘步程及Piccadilly Circus僅五分鐘步程。物業設首層及地下一層，現由一間法國餐廳獨立承租，擁20年新租約，年租金收入達300,000英鎊。上層即一樓以上則是住宅單位，並已出售。

Freehold

Gross internal area circa 3,000 s.f.

Circa £7.3M – £8.0M

6199 7640 Gary Lam 林先生



Retail investment in Prime Central London

Victoria SW1

Subject property consists of one well-configured retail unit arranged over ground level. The premises are single-let to one of the UK's leading supermarket operators representing a very strong covenant. Currently the passing rent is £145,000 p.a. with reversionary potential via an upcoming rent review in 2017. The nearest Tube station is St James's Park (7 minutes on foot).

此物業的首層是一零售旺舖。現由英國一間牽頭超市營運商獨立承租，年租金收入達145,000英鎊，2017年租金可向上調整，潛力優厚。鄰近St James's Park地鐵站（7分鐘步程）。

Long Leasehold with 142 years unexpired

Gross Yield 4.50%

Total Internal Area 4,622 s.f.

Circa £3.225M - £3.685M

9284 0044 Dougal Robertson 羅先生



Retail investment in West London with good yield

Fulham SW6

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

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

Freehold

Gross Yield 4.58%

Net Internal Area 6,569 s.f.

Circa £2.65M - £2.95M

9284 0044 Dougal Robertson 羅先生



Exclusive Terrace houses and flats in new exclusive gated development

Chelsea SW3

Subject comprehensive development comprises 7 terrace houses and 12 residential units and one retail unit + 10 underground car parks with porter/management office. All units have some outdoor space and all units refurbished within last 2 years with high specifications fixtures and fittings. Current total passing rent is £1,045,520 p.a.

這個綜合發展項目共有七間疊屋、十二個住宅單位、一個零售商舖及十個地下停車位，設保安管理處。所有單位設戶外空間，全部已於過去兩年內翻新，享優質設備。年租金收入達1,045,520英鎊。

Freehold

Gross Residential Internal Area 18,065 s.f.

Gross commercial area 1,136 s.f.

Circa £40M – £44M

9051 3096 Edward Chiang 姜先生



Retail/office mixed use en bloc investment with redevelopment potential

Farringdon EC1

Subject property is within 400 metres to the future Farringdon Cross Rail Station which will become operational in 2018/19. Retail accommodation on G/F which is let to a listed company until 2030 with current passing rent of £12,500 p.a. The remainder of the property is for office (B1) Use and will be sold with vacant possession.

此物業距離2018/19開始營運的Farringdon Cross Rail火車站僅400米。首層是零售商舖，由上市公司承租至2030年，年租金收入達12,500英鎊。其他部分則是辦公室（B1）用途，此部分將會交吉出售。

Freehold

Gross internal area 11,326 s.f.

Circa £5.75M – £6.33M

6199 7640 Gary Lam 林先生



Prominent retail property with reversionary potential

Vauxhall SW8

Subject property is a modern ground floor retail unit within a larger waterfront development. It is currently let, on FRI basis, to a leading medical supplier with a passing rent of £69,975 per annum, providing reversionary potential. The premises are directly opposite Vauxhall Station (100 metres).

大型河濱區的時尚零售地舖，現由一間牽頭醫療供應商以FRI形式承租，年租金收入達69,975英鎊。物業的對面是Vauxhall地鐵站（100米）。

Virtual Freehold

Gross Yield 4.12%

Total Internal Area 2,170 s.f.

Circa £1.70M

9051 3096 Edward Chiang 姜先生





FREEHOLD CONDOMINIUM PHUKET THAILAND

普吉島全新永久業權渡假公寓

6% Guaranteed yield for 2 years*
首兩年每年 6% 租金回報保證*

STARTS FROM

HKD 2,600,000**

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ENQUIRIES AND APPOINTMENTS 查詢及預約

Gary 林先生 5348 2650
Maggie 郭小姐 9028 0519
Patty 鄧小姐 9162 9219

Sharon 盧小姐 6680 4173
Wendy 杜小姐 9349 0622

BAAN MAI KHAO
PHUKET

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Luxurious grand apartment close to Buckingham palace Westminster SW1

Subject property comprises a large size mansion flat occupying the entire floor with 5 bedrooms and 3 grand reception rooms, all boasting ceiling heights over 3 metres. The interiors have been meticulously refurbished throughout with features such as French oak flooring and a fully-modern kitchen. The building itself is serviced by a private passenger lift and a 24-hour porter providing additional security. The nearest Tube station is Victoria (5 minutes on foot).

此一梯一伙偌大華麗住宅設五房，連三間客廳、飯廳及接待間，樓底高超過三米。室內裝修精緻及簇新，配備有如法國橡木地板及現代化的廚房。大廈設私家升降機及24小時保安員，保安嚴密。毗鄰Victoria地鐵站（5分鐘步程）。

99 years leasehold title

Vacant Possession

Gross Internal Area 3,767 s.f.

Circa £5.6M

9284 0044 Dougal Robertson 羅先生



En bloc mixed use property in affluent area West Hampstead NW6

Subject property consists of a retail unit on the G/F + LG/F floors, with 2 flats arranged across three upper floors. The retail unit is let to a well-established restaurant operator with 14 years unexpired with £55,200 p.a. Retail unit is under-let to Pizza Express UK. The residential units are sold off on total 125 years leasehold title. The nearest tube station is West Hampstead (5 minutes' walk away).

此物業的首層及地下一層是零售商舖，樓上三層是2個住宅單位。零售商舖租予英國一間中大型餐飲營運商，擁14年租約，年租金收入55,200英鎊。零售商舖已分租予英國Pizza Express，住宅單位擁125年租約。鄰近West Hampstead地鐵站（5分鐘步程）。

Gross Yield 5.02%

Total Internal Area 838 s.f.

180 s.f. external terrace

Circa £1.1M - £1.2M

6199 7640 Gary Lam 林先生



en bloc retail investment entirely let to Iceland Supermarkets in North London Tottenham N17

Subject property is located directly opposite to Bruce Grove tube station in North London. It is entirely let to Iceland Supermarkets group, one of the largest supermarket chains in the UK, with 10.5 years still unexpired. Current passing rent will be topped up to £131,000 p.a., until the fixed rent review in June 2017. Open market rent review by June 2022. Potential to convert the upper levels to residential use (subject to all necessary planning consents).

位處倫敦北部Bruce Grove地鐵站對面的物業，現全數租予英國其中一間連鎖超市冰島超級市場集團，尚餘十年半租約。年租金收入可增加至131,000英鎊至2017年6月，但賣方同意由成交日開始每月補貼租金差額達到年收入131,000英鎊。2022年6月可按公開市場租金調整。若透過城規批准，可改建上層作住宅用途。

Freehold

Gross retail area 5,000 s.f.

Circa £2.3M for retail areas, Gross yield 5.69%

Circa £4.1M for en bloc sale, Gross yield is 3.2%

9051 3096 Edward Chiang 姜先生



En Bloc office and retail bldg in Prime London Mayfair W1

Subject property consists of a prominent office and retail building comprising six levels (basement through fifth floors). The current vendor is offering an annual after 'top-up' rental of £971,000 to be paid until the expiry of the existing lease. There is significant asset enhancement potential via redevelopment with vacant possession achievable from 2021. The nearest Tube station is Green Park (55 metres).

此辦公室及零售物業共有六層（由地庫至五樓）。賣方目前提供年租金保證至971,000英鎊至租約期滿。物業於2021年可交吉，物業有資產增值潛力。鄰近Green Park地鐵站（55米）。

Long Leasehold (new 125 year lease)

Gross Yield 4.22%

Total Internal Area 16,859 s.f.

Circa £23M - £25M

9284 0044 Dougal Robertson 羅先生



Prime West London Boutique hotel investment South Kensington SW7

Subject property comprises a charming hotel contained within two period stucco-front buildings located in a sought-after part of South Kensington close to the tourists attractions. The 38 rooms are arranged across the circa 13,500 s.f. interior accommodation with a competitive average room rate of roughly £447,368 per room. The gross operating income EBITDA is estimated at £703,681 for the fiscal year 2017-2018. The nearest Tube station is Gloucester Road (3 minutes on foot).

位處South Kensington優越地段的兩幢相鄰的精品酒店，毗鄰倫敦旅遊觀光熱點，室內面積約13,500平方呎，共有38間房間，每間房間平均價約447,368英鎊。2017-2018財政年度定的EBITDA約為703,681英鎊。鄰近Gloucester Road地鐵站（3分鐘步程）。

Freehold

Projected Operating Yield (17/18) 4.14%

38 Rooms

Circa £17M - £20M

6199 7640 Gary Lam 林先生



Prime en bloc retail and residential investment Mayfair W1

Subject property is located in the heart of Mayfair on a prime retail street. The interior accommodation is arranged over lower ground through third floors, providing 2,254 s.f. of retail space plus an 857 s.f. residential apartment. The premises are single-let to a major international fashion house generating a passing rent of £262,500 p.a. with a future upwards only rent review upcoming in 2017. The nearest tube station is Bond Street (150 metres).

此物業座落於Mayfair核心地段的優質零售商業街。地下一層至樓上三層設2,254平方呎的零售空間及一個857平方呎的住宅單位。大廈由一大型國際時裝公司整幢承租，年租金收入達262,500英鎊，2017年租金只可向上調整。物業鄰近Bond Street地鐵站（150米）。

Freehold

Gross Yield 2.53%

Total Internal Area 3,111 s.f.

Circa £10.5M - £12.1M

9051 3096 Edward Chiang 姜先生





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Patty 鄧小姐	9162 9219		

Prime en bloc Office/Residential bldg in Harajuku

Harajuku, Shibuya-Ku, Tokyo 東京 涉谷區 原宿

Subject property comprises an en bloc office/residential building completed in 2014 with land area of 229.82 sq.m. It comprises an office on street level and 18 residential units on 4 upper levels above ground. All units except one unit are full leased. The projected rental on full occupancy is JPY 33.8 Million pa. The premises are located within 9 minutes from Harajuku station along the Yamanote line.

建於2014年的整幢辦公室及住宅大廈，土地面積229.82平方米。地舖是辦公室，樓上四層是18個住宅單位，僅餘一個單位尚未租出。如果滿租，年租金收入可達33.8百萬日元，由物業前往山手線原宿站約9分鐘行程。

**Freehold**

Projected reversionary yield on full occupancy 4.0%

Total internal area is 522.33 sq.m.

JPY 840M (including consumption tax)

Approx. HK\$52.5M

9051 3096 Edward Chiang 姜先生

Prime en bloc residential bldg in Minami Aoyama

Minami Aoyama, Minato-Ku, Tokyo 東京 港區 南青山

Subject property comprises an en bloc residential building completed in 1989 with site area of approx. 138.94 sq.m. with 3 levels above ground. It is currently left vacant and is in the process of being leased out. It is located in the affluent Minami Aoyama suburb with abundant cafes, restaurants, street level boutiques and fancy goods stores which are well liked by tourists and locals alike. The premises are located within 6 minutes walking distance from the Omotesando Station of the Tokyo Ginza Line.

建於1989年的住宅大廈，土地面積138.94平方米，樓上設三層，單位目前空置有待租出。此物業位處南青山富裕小區的優越地段，附近有眾多咖啡廳、餐廳、精品店等，深受遊客和當地人歡迎。物業距離東京地鐵銀座線表參道站僅6分鐘步程。

**Freehold**

Total internal area is 260.31 sq.m.

JPY 730M

Approx. HK\$45.6M

9284 0044 Dougal Robertson 羅先生

Retail unit in the heart of Roppongi

Roppongi, Minato-Ku, Tokyo 東京 港區 六本木

Subject property is a retail unit located on the second floor of a retail arcade which is located on the lower levels of a 39 storey high rise luxury residential tower. It was completed in 2011 and is approx. 3 mins walking time from the Roppongi Station along the Toei Oedo line and the Tokyo Metro Hibiya line. Current passing rent is JPY 14,475,552 p.a.

樓高39層的豪華住宅大廈，低層是商場，此零售舖位處二樓。物業建於2011年，約3分鐘步程可到達都營地下鐵大江戶線及東京地鐵日比谷線的六本木站。年租金收入可達14,475,552日元。

**Freehold**

Gross yield 4.38%

Total internal area of shop approx. 174.72 sq.m.

JPY 330M

Approx. HK\$20.6M

9051 3096 Edward Chiang 姜先生

Brand new En Bloc retail investment located in fashionable Roppongi area

Roppongi, Minato-Ku, Tokyo 東京 港區 六本木

Subject building is a brand new en bloc retail building located in the heart of fashionable Roppongi shopping area which is approx. 2 minutes walking distance from Roppongi Station of Toei Oedo Line. Completion date is estimated to be in April 2016 and the site area is approx. 82.22 sq.m. with 3 levels above ground level and one basement level. This retail block comprises a total 3 self contained retail units. The projected rental on full occupancy is JPY 21,840,000 pa.

位處六本木的流行商業購物地段的全新零售大廈，距離都營地下鐵大江戶線的六本木站約2分鐘步程。大廈預計2016年4月竣工，地盤面積約82.22平方米，設樓上三層、首層及地下一層。整幢大廈共有三個設備齊全的零售單位，如果滿租，年租金收入可達21,840,000日元。

**Freehold**

Total internal area is 197.31 sq.m.

Projected rental yield on full occupancy is 4.76%

JPY 458M

Approx. HK\$28.62M

9284 0044 Dougal Robertson 羅先生

A beautiful penthouse with panoramic views of Manhattan skyline

Midtown East, Manhattan, NY 紐約 曼哈頓 城東區

Subject property is a duplex penthouse unit which has the benefit of 14 foot ceilings and 28 full length floor to ceiling window panels to take in panoramic views of the Manhattan skyline. It has a 45 foot by 20 foot double living room, a formal dining room, wood paneled library with real fireplace and a 16 foot skylight- den/office plus a large eat-in kitchen. Large and lavish corner master suite with large dressing room, whirlpool bath tub and separate shower. Additional 7 bedrooms with bathrooms.

此複式頂層單位樓底高達14英尺，另有28扇落地窗戶，飽覽曼哈頓市內全景。設有45英尺乘20英尺的雙客廳、正規宴客用飯廳、木製裝修的收藏室連壁爐、16英尺書房及一個偌大廚房。寬闊的主人套房更設寬敞衣帽間，按摩浴缸及獨立的淋浴間，裝修奢華極致。另有七間睡房連浴室。

Price: Circa US\$38M

Property Type:

Duplex penthouse

Internal Area: 9,450 s.f.

Bedroom: 8

Bathroom: 9.5



9051 3096 Edward Chiang 姜先生

One bed flat on 5th Avenue with great views

Midtown Manhattan, NY 紐約 曼哈頓中城

A compact one bed flat located in one of the premium condominium buildings along the bustling Fifth Avenue in midtown Manhattan with good views of the spires of St. Patrick Cathedral and the landscaped roof terraces of Rockefeller Center. This condo building is located near the finest shopping, dining and transportation that NYC has to offer. This unit has high ceilings accented by south facing floor to ceiling windows with stunning good views.

位處其中一幢尊貴住宅大廈的一房高尚住宅單位，座落於曼哈頓中城繁華的第五大道，眺望 St. Patrick Cathedral 及 Rockefeller Center 天台的優美怡人景色。這幢大廈毗鄰購物、著名餐廳區及交通網絡。單位樓底高，向南的落地玻璃窗戶可遠眺壯麗美景。

Price: Circa US\$1.875M

Property Type: NYC

Condominiums

Internal Area: 674 s.f

Bedroom: 1

Bathroom: 1



9051 3096 Edward Chiang 姜先生

Nicely appointed 3 bed Loft with Terrace in West Village

West Village, Downtown, NY 紐約 下城區 格林威治村以西

Subject property is a 3 bedrooms, three and a half bathroom loft with a large outdoor terrace. It has 11 foot plus ceilings and is bright all day, with a straight staircase that leads to a cabana room to service the private terrace. The private terrace has open north river views, offering expansive outdoor and entertaining space. There is a generous foyer which separates the large living/dining room from the bedroom wing. The subject property is in prime West Village location in downtown Manhattan yet has easy access to the best of the downtown neighbourhoods and the Hudson River Park.

此單位設有三間睡房連三間半浴室，另有一個偌大戶外平台，樓底高達11英尺，室內明亮光猛。亦設樓梯往小屋至私家平台。私家平台上可遠眺北面開揚的河景，提供闊落的戶外消閒空間。恢宏的門廳將偌大的客飯廳從睡房分隔。物業座落於曼哈頓市中心格林威治村以西的優越地段，前往鄰近繁華市中心及哈得遜河公園僅咫尺之遙。



Price: Circa US\$5.795M

Internal Area: 2,191 s.f.

Outdoor space: 479 s.f.

terrace

Bedroom: 3

Bathroom: 3.5

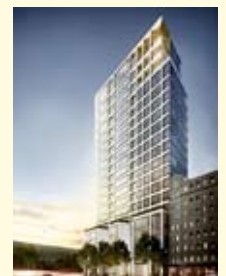
9051 3096 Edward Chiang 姜先生

Exquisitely designed and fitted out one bed unit

Chelsea, Manhattan, NY 紐約 曼哈頓 切爾西區

This west facing generous one bedroom unit is designed by the world famous Norman Foster & Partners. It features an impressive 28 foot long by 15 and a half foot wide living and dining room with solid white oak floors and over 9 foot ceilings. It comes fitted with large closets, and a bespoke Molteni kitchen with Blanco de Macaei marble countertops and natural oak cabinetry. The kitchen features a large center island, Gaggenau cooktop and Falmaec extraction hood, a Sub-Zero refrigerator/freezer, and a Miele oven and dishwasher. A large laundry room with Miele washer and dryer. Ready for occupation around the 1st Quarter of 2016.

這恢宏的一房單位向西朝向，由世界知名的建築師 Norman Foster & Partners 設計。單位擁28英尺長乘15英尺半闊的客飯廳，設純白橡木地板，樓底超過9英尺。單位配備偌大衣櫥，廚房設Blanco de Macaei大理石檯面及天然橡木櫥櫃，另有一個大型的中島工作檯、Gaggenau 爐灶、Falmaec 抽油煙機、Sub-Zero 冰箱和Miele 焗爐及洗碗碟機。大型洗衣房則設Miele牌洗衣機和乾衣機。2016年的第一季度即可入住。



Price: Circa US\$2.85M

Property Type: Condominiums

Internal Area: approx. 1,228 s.f.

Bedroom: 1

Bathroom: 1.5



9051 3096 Edward Chiang 姜先生

Beautiful fully detached French chateau inspired mansion with pool cabana

Toronto, Ontario, Canada 加拿大 安大略省 多倫多市

A timeless French chateau inspired mansion set atop 55,000 s.f. site of abounding resort style living. Approx. 10,300 s.f. of above ground living space with a further 5,020 s.f. in lower level. Soaring 22 s.f. high ceilings in the magazine quality Downsview kitchen. Finishes of the highest caliber-custom walnut millwork in the library, marble mantels from the UK, artistry sketched walls in the dining room.

法國別墅度假式風格的大宅，地塊面積廣達55,000平方呎。上層生活空間約10,300平方呎，低層則是5,020平方呎。配備豪華的廚房樓底高達22英尺。飯廳設豪華裝修，核桃木的家具、英國大理石壁爐及牆壁上的藝術品。

Price: Circa C\$9,880,000

Property type: Detached, 2 storey

Bedroom: 5+1

Bathroom: 10

Parking: 5 car garage + 20 spaces

Status: For sale with vacant possession



9051 3096 Edward Chiang 姜先生

Bordeaux, France

法國 波爾多

Beautiful Girondine house with lovely views surrounded by its land of 7.75 ha, consists of a main house of 400m² with indoor and outdoor swimming pools, sauna and Jacuzzi, a Caretaker's cottage of 100m², outbuildings of 300m². There are 6.76ha of red vines surrounding the property (Grape varieties are Merlot, Cabernet Sauvignon and Cabernet Franc), and there is a barn which could be converted into a winery of 200m². The house is very light and airy, South facing with many French Windows allowing access to the pretty garden.

50 minutes from Bordeaux city centre and its International airport and TGV. Close to Saint Emilion.

此吉倫特風格的漂亮大宅座落於7.75公頃的土地上，眺望怡人美景。主建築佔地400平方米，設有室內及戶外游泳池、桑拿浴、按摩浴、100平方米的傭人宿舍及300平方米的外圍建築。物業被6.76公頃的紅葡萄樹包圍（葡萄品種是美樂、赤霞珠和品麗珠），設有一個穀倉，可改建成200平方米的釀酒廠。大宅光猛通風，南面的法式窗戶可通往美麗的花園。

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Price: €1,272,000

REF: 3763191



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
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