

The Key

SELECT DELUXE HOMES

大宅®



FEATURE

The Designers:
Mike DeFrino

至尊氣派
Designed for
luxury living

本期焦點：半山豪宅
Spotlight:
Luxurious residences
across Mid-Levels

LANDSCOPE

CHRISTIE'S
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領域佳士得國際地產

倫敦及東京商舖及辦公室大巡禮
London and Tokyo Retail
and Office bargains



南區港鐵 直達都會 Direct access to the city

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

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

The MTR South Island Line has been operating since last December, which greatly enhance the accessibility of Marinella, as it is close to Wong Chuk Hang Station. Apart from this, ample bus and minibus routes are available to Central and Causeway Bay.

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

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

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

The apartments can be sold via share transfer.

單位可以轉讓公司股份形式買賣

Marinella

深灣9號

9 Welfare Road, Wong Chuk Hang

黃竹坑惠福道9號

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

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

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

\$82,000,000 (2 units)

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 152367



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盡用戶外 Make the most of the outdoors

Whether you've got a lovely balcony or a private rooftop, outdoor living is an essential part of Hong Kong life. Modular furniture provides the option to reconfigure seating to suit each occasion, and the best outdoor furniture is constructed using marine grade materials, which can withstand temperature fluctuations, salt water, wind and rain and offers superior corrosion resistance.

While the warmer temperatures of summer are still a few months away, don't let the cold spoil your enjoyment of your outdoor spaces — just add cosy woollen throws, cushions in fluffy, tactile fabrics and even an outdoor heater or fire. Now, of course, is the perfect time for a barbecue, as you and your guests can keep extra warm while dinner is cooking!

不論是小露台或私家天台，戶外空間生活絕對是香港重要的一環。組合式傢具切合不同場合的需要，使用時有彈性，特別適合戶外空間。購買戶外傢具時，應選擇能適應溫度變化及抵禦因風、雨或海水而出現鏽蝕的產品。

雖然正值冬季，目前仍可享受戶外空間的樂趣，例如添加羊毛暖墊、有絨毛的軟墊、具質感的纖維，甚至戶外專用的暖爐，都能增添暖意。另外亦可舉行戶外燒烤派對，與來賓一同玩樂，更覺溫馨舒適。

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至尊氣派

Designed for luxury living

Midlevels West has long been renowned as an area where residents can enjoy a pampered lifestyle, with expansive homes set amid lush green surroundings. Here on Conduit Road, Pearl Gardens is a perfect example of this, with a spacious, modern apartment boasting an impressive efficiency ratio of 95 per cent.

Spanning 2,100 s.f. (saleable area), one of the greatest attractions of the residence is the balcony located at the master bedroom, where floor-to-ceiling windows provide sweeping views of the city and hills. Large enough to accommodate ample outdoor furniture, the balcony provides valuable space for rest and relaxation.

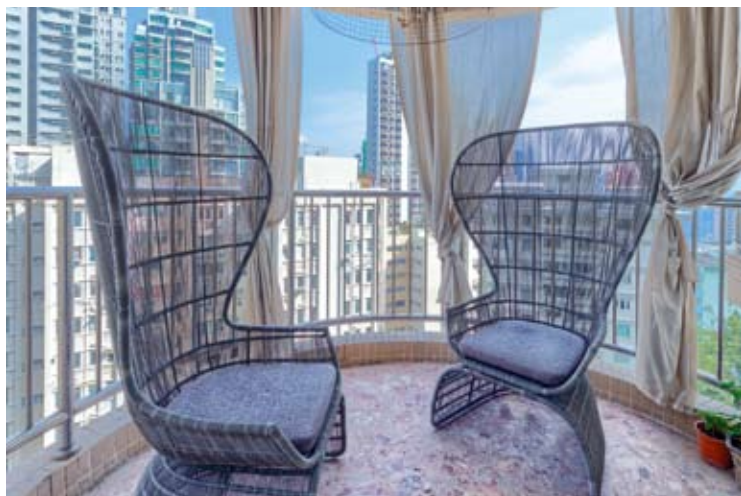
Thanks to its extremely high efficiency ratio, the apartment offers more useable space compared to new developments in the city. Other layout changes, such as the vast, open-plan kitchen, dining and living space, ensure that the home never feels claustrophobic or cluttered.

With warm wood flooring providing a welcoming feel, a touch of luxury is added with the beautiful marble floors and walls of the bathroom suites, which have also been redesigned to the highest standards.

Overall, the residence encompasses three bedrooms including one ensuite, two bathrooms, the combined kitchen, living and dining room, a maid's room, a utility room, a balcony and one covered car park. The owner is open to purchase offers and also invites all-inclusive rental offers at HK\$138,000 per month.

Pearl Gardens is located close to the Midlevels escalator, offering residents convenient access to the heart of the city on foot.





西半山一直是本港著名的豪宅區，區內住宅寬敞實用，附近綠樹環抱，住戶享優質生活。此位處干德道明珠臺的時尚偌大單位，格調高雅，實用率更高達百分之95。

單位實用面積2,100平方呎，主人睡房連接露台，是單位其中一大特色。主人睡房有大型落地玻璃窗戶，方便住戶可眺望附近景色。露台非常寬闊，可擺放大型室外傢具，是放鬆身心的好地方。

單位實用率極高，空間比時下的新型物業充裕得多。業主曾改動單位間隔，例如將廚房改成有吧檯的開放式廚房，令人更覺寬敞及井井有條。客飯廳的硬木地板營造溫馨氣氛，觸感豐盈。此外，浴室的地板及牆壁均以華麗的大理石裝嵌，氣派十足。

單位提供三間睡房，其中一間為套房，兩間浴室、相連的客飯廳及廚房、家傭房、多用途房、一個露台及一個有蓋車位。單位目前以自由出價放售及以13萬8千港元全包出租。

明珠臺鄰近半山行人扶手電梯，可步行前往市中心，非常便利。

Pearl Gardens

明珠臺

7 Conduit Road, Midlevels West

西半山 干德道7號

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

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

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 171023





The Gloucester

灣仔 尚匯

212 Gloucester Road

Modern 1-bedroom flat with partial harbour view

時尚一房單位，享部分海景

GROSS AREA 929 s.f.

SALEABLE AREA 667 s.f.

OFFERED AT \$18,800,000

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 147334



Blessings Garden

西半山 殷樺花園

95 Robinson Road

Top floor apartment with private roof in new decorations

全新裝修頂層單位，連私家天台，可租可售

GROSS AREA 1,106 s.f.

SALEABLE AREA 854 s.f. (plus 653 s.f. roof)

OFFERED AT \$19,000,000 also for lease \$55,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 16773



Best View Court 中半山 好景大廈

66-68 MacDonnell Road

Charming colonial 2-bedroom low-rise apartment with balcony and backyard at prime location

迷人英式兩房低密度單位，連露台及後院，地段優越

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,311 s.f.

OFFERED AT \$20,300,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 94654



Wing Way Court 中半山 永威閣

31 Kennedy Road

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

三房私隱度高住宅，舉步可達灣仔及銅鑼灣

GROSS AREA 1,860 s.f.

SALEABLE AREA 1,478 s.f.

OFFERED AT \$23,300,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 94524



Pak Fai Mansion

中半山 百輝大廈

72 MacDonnell Road

Practical mid-rise flat in recently refurbished building

實用中密度住宅，大廈剛全新翻新

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,364 s.f.

OFFERED AT \$26,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 88804



South Garden Mansion 中半山 南園大廈

40-40A Kennedy Road

Stylishly decorated mid-rise apartment with open city and Hong Kong Park View in convenient location

時尚裝修中密度住宅，坐擁開揚城市景致，交通便利

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,348 s.f.

OFFERED AT \$32,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 45145



SALE
出售

Luxurious residences across Mid-Levels
半山豪宅



Amber Garden 中半山 柏苑

70-72 Kennedy Road

Conveniently located 3-bedroom apartment with 2 car parks close to Hopewell Centre

便利三房單位，連雙車位，毗鄰合和中心

GROSS AREA 1,732 s.f.

SALEABLE AREA 1,479 s.f.

OFFERED AT \$34,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 113563



Belmont Court

西半山 清暉大廈

10 Kotewall Road

Well decorated apartment with spacious layout located at tranquil area

優質裝修住宅，間隔實用，地段清幽恬靜，可租可售

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,695 s.f.

OFFERED AT \$35,800,000 also for lease \$80,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 123398



Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

3-bedroom apartment with green and city view at Midlevels Central

中半山三房單位，享翠綠景及城市景

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29619



Casa Bella 西半山 寶華軒

117 Caine Road

Tastefully decorated 3-bedroom apartment with private roof top

enjoying spectacular Victoria Harbour view

品味裝修三房住宅，連私家天台，坐擁壯麗維港景色

GROSS AREA 1,945 s.f.

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

OFFERED AT \$38,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 133522



Horizon Mansion

中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony on fringe of CBD

品味裝修大住宅，連露台，鄰近商業中心區

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 148423



Silvercrest

中半山 聚安樓

24 MacDonnell Road

Full floor 4-bedroom apartment with 2 ensuite

四房全層住宅，連兩套房

GROSS AREA 2,643 s.f.

SALEABLE AREA 2,082 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 48201





Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Nicely decorated 3-bedroom harbour view apartment with large balcony

雅致裝修三房海景單位，連大露台

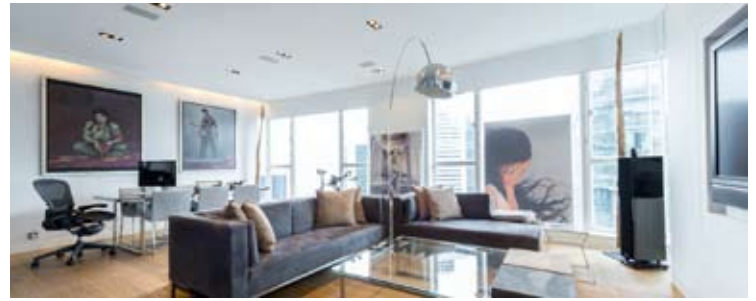
GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$51,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 35339



Starcrest

灣仔 星域軒

9 Star Street

Rarely available duplex flat next to Pacific Place III

罕有複式住宅，鄰近太古廣場三期，可租可售

GROSS AREA 1,902 s.f.

SALEABLE AREA 1,510 s.f.

OFFERED AT \$56,500,000 also for lease \$115,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 48839



Regence Royale

中半山 富匯豪庭

2 Bowen Road

Well decorated 4-bedroom apartment enjoying fantastic city view

優質裝修四房單位，飽覽怡人城市景

GROSS AREA 2,522 s.f.

SALEABLE AREA 1,805 s.f.

OFFERED AT \$62,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 110087



Estoril Court

中半山 愛都大廈

55 Garden Road

Huge 4-bedroom apartment with spacious and efficient layout

偌大四房單位，間隔寬敞實用

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$68,800,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 15350



Kennedy Park at Central

中半山 君珀

4 Kennedy Road

Brand new apartment in prime location enjoys sweeping city view

中半山全新住宅，地段優越，坐擁遼闊城市景，可租可售

GROSS AREA 2,007 s.f.

SALEABLE AREA 1,487 s.f.

OFFERED AT \$75,000,000 also for lease \$100,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 157948



Century Tower 2

中半山 世紀大廈 2座

1A Tregunter Path

High privacy harbour view home with tasteful decorations

私隱度高海景住宅，配以品味裝修

GROSS AREA 3,638 s.f.

SALEABLE AREA 2,792 s.f.

OFFERED AT \$115,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 104563





Valverde

中半山 蔚皇居

11 May Road

Popular 2-bedroom apartment in prestigious location

受歡迎兩房單位，地段顯赫尊貴

GROSS AREA 998 s.f.

SALEABLE AREA 727 s.f.

OFFERED AT \$43,800 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 33245



Man Yuen Garden 中半山 文苑花園

52A-52B Kennedy Road

Practical and spacious 3-bedroom apartment in convenient location with huge balcony

寬敞實用三房住宅，交通便利，連搭大露台

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,669 s.f.

OFFERED AT \$72,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 64974



Rose Gardens

中半山 玫瑰別墅

9 Magazine Gap Road

Lower Peak apartment with city and harbour view in prestigious location

中半山尊貴住宅，享城市景及海景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,235 s.f.

OFFERED AT \$77,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 21557



Po Garden

中半山 寶園

9 Brewin Path

3-bedroom apartment with facilities and open city view

三房單位連設施，享開揚城市景，可租可售

GROSS AREA 2,596 s.f.

SALEABLE AREA 1,943 s.f.

OFFERED AT \$85,000 incl. also for sale Open Offer

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 42902



Grand Bowen

中半山 寶雲殿

11B Bowen Road

High privacy large apartment enjoys sweeping harbour view

私隱度高偌大單位，眺望遠闊海景

GROSS AREA 3,071 s.f.

SALEABLE AREA 2,181 s.f.

OFFERED AT \$89,900 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 22198



Kennedy Apartment

中半山 堅尼地大廈

34A Kennedy Road

Full floor unit with high privacy overlooking full Hong Kong Park view

私隱度高全層單位，俯瞰香港公園全景

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 99978





Clovelly Court

中半山 嘉富麗苑
12 May Road

Spacious family flat with facilities in upscale neighbourhood
寬敞家庭式住宅，連設施，地段尊貴

GROSS AREA 2,276 s.f.

SALEABLE AREA 1,935 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 5642



Wealthy Heights 中半山 威豪閣

35 MacDonnell Road

City view apartment with practical layout within short reach to Admiralty and Central

中半山城市景單位，間隔實用，舉步可達金鐘及中環

GROSS AREA 2,128 s.f.

SALEABLE AREA 1,826 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 178413



Tregunter Tower 1

中半山 地利根德閣 1座
14 Tregunter Path

4-bedroom apartment in upscale neighbourhood with brand new decorations
全新裝修四房住宅，位處尊貴顯赫地段，可租可售

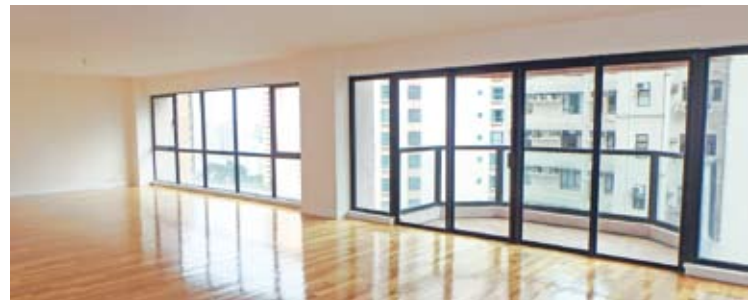
GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$98,000 incl. also for sale \$60,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 94536



Estoril Court

中半山 愛都大廈
55 Garden Road

Practical and spacious 4-bedroom apartment on Garden Road close to CBD
花園道寬敞實用四房住宅，毗鄰商業中心區

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$98,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 5479



May Tower 1 中半山 梅苑一座

7 May Road

Newly renovated 3-bedroom triplex apartment with balcony in prestigious location

全新裝修三層複式單位，三房間隔，連露台，地段顯赫尊貴

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,252 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 19400



Branksome Crest

中半山 地利根德里3A號
3A Tregunter Path

Luxurious 3-bedroom flat in upscale development

豪華三房單位，位處尊貴住宅項目

GROSS AREA 2,370 s.f.

SALEABLE AREA 1,767 s.f.

OFFERED AT \$106,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 33564





The Morgan

西半山 敦皓

31 Conduit Road

Brand new 3-bedroom mountain
view apartment with car park

全新三房單位，享山巒景，連車位



SALEABLE AREA 1,303 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 176454



The Royal Court

中半山 帝景閣

3 Kennedy Road

Top floor duplex apartment in prime
location with fantastic harbour view
and green view

頂層複式單位，地段優越，享迷人海景及翠
綠景



GROSS AREA 2,846 s.f.

SALEABLE AREA 2,188 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 108135



Eva Court

中半山 惠園

36 MacDonnell Road

Practical and spacious 4-bedroom
apartment in MacDonnell Road close
to CBD

實用寬敞四房住宅，毗鄰商業中心區



GROSS AREA 4,500 s.f.

SALEABLE AREA 4,017 s.f.

OFFERED AT \$190,000 incl.

INQUIRIES

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 96353



Tavistock 1

中半山 地里根德里10號

10-10A Tregunter Path

Fully renovated huge 4-bedroom
apartment with balcony at
prestigious location

新裝修偌大四房單位，連露台，地段尊貴



GROSS AREA 4,860 s.f.

SALEABLE AREA 3,838 s.f.

OFFERED AT \$268,000 excl.

INQUIRIES

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 96566





Cherry Court

薄扶林 昌麗閣

10-12 Consort Rise

Boutique 3-bedroom low-rise apartment with private roof in Pokfulam

精品三房低密度住宅，連私家天台

GROSS AREA 1,290 s.f.

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

OFFERED AT \$16,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 54996



Regent Palisades

薄扶林 帝柏園

43 Bisney Road

Cosy low-rise apartment in a tranquil neighbourhood of Pokfulam

舒適低密度單位，位處薄扶林寧謐地段

GROSS AREA 1,658 s.f.

SALEABLE AREA 1,243 s.f.

OFFERED AT \$20,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 126631



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Ideal family flat with practical layout, excellent facilities and close to international school

受歡迎家庭式住宅，間隔實用，設施完善，鄰近國際學校

GROSS AREA 2,153 s.f.

SALEABLE AREA 1,575 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 99554



Ventura Villa 春坎角 華慧苑

27 Ching Sau Lane

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

獨特西班牙式四套房屋，環境和諧恬靜，可租可售

GROSS AREA 2,800 s.f.

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

OFFERED AT \$50,000,000 also for lease \$90,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 34854



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Spacious 3-bedroom sea view apartment in older style development

寬敞三房海景單位，位處傳統豪宅項目

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 106454



Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Colonial style apartment in desirable location

優質英式住宅，地段優越

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$55,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40245





Bayview Court

薄扶林 碧海閣

49 Mount Davis Road

Rare find large sea view penthouse with 2 private roof terraces

罕有偌大海景頂層單位，連兩個私家平台天台

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,625 s.f. (plus 1,980 s.f. roof)

OFFERED AT \$56,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 112112



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Tastefully designed sea view house in Tai Tam

大潭海景大屋，配以品味設計裝修

GROSS AREA 3,377 s.f.

SALEABLE AREA 2,958 s.f.

(plus 1,960 s.f. garden and 1,011 s.f. roof)

OFFERED AT \$92,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 33824



Sea Cliff Mansions 淺水灣 海峰園

19A-19D Repulse Bay Road

Sought-after penthouse with internal staircase to private roof garden overlooking stunning views of South China Sea

受歡迎頂層單位，連室內內置樓梯往私家空中花園，飽覽南中國海優美景色

GROSS AREA 2,600 s.f.

SALEABLE AREA 1,961 s.f. (plus 2,600 s.f. roof)

OFFERED AT \$100,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 16797



Grosvenor Place

淺水灣 淺水灣117號

117 Repulse Bay Road

Rare 4-bedroom apartment with stunning view of Repulse Bay Beach

罕有四房單位，坐擁淺水灣泳灘美景

GROSS AREA 2,809 s.f.

SALEABLE AREA 1,974 s.f.

OFFERED AT \$110,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 108850



56 Repulse Bay Road 淺水灣 淺水灣道56號

Luxury waterfront apartment with walk-out terrace taking in uninterrupted sea view

豪華海濱單位，連平台，眺望遼闊海景

GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f.

(plus 222 s.f. garden and 462 s.f. terrace)

OFFERED AT \$122,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 109345



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Exclusive hill top townhouse with garden and rooftop enjoys sweeping views

大潭尊貴排屋，匠心獨具，連花園及天台，享遼闊景色

GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f. (plus 414 s.f. garden and 481 s.f. roof)

OFFERED AT \$135,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 107188





Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Rare colonial apartment in tranquil area with greenery and sea view
罕有英式住宅，地段寧靜，眺望翠綠景及海景



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f.

OFFERED AT \$148,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 53687



12-16 Tai Tam Road

大潭 大潭道12-16號

Contemporary waterfront garden house with private pool

時尚海濱花園大屋，連私家游泳池



GROSS AREA 5,193 s.f.

SALEABLE AREA 3,350 s.f.

(plus 636 s.f. terrace and 933 s.f. roof)

OFFERED AT \$238,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 127174



Deep Water Bay

深水灣

Renowned townhouse with fantastic sea view in Deep Water Bay, can be sold via share transfer

深水灣著名排屋，眺望迷人海景，可以轉讓公司股份形式買賣



GROSS AREA 4,180 s.f.

SALEABLE AREA 3,562 s.f.

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

OFFERED AT \$340,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 161061



11-21 Watford Road

山頂 和福道11-21號

11-21 Watford Road

Rare find lower Peak townhouse in tranquil neighbourhood

罕有山頂排屋，環境寧靜



GROSS AREA 4,800 s.f.

SALEABLE AREA 3,530 s.f.

(plus 351 s.f. garden and 158 s.f. roof)

OFFERED AT \$388,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 5196



SALE
出售

Midlevels East & Happy Valley
東半山及跑馬地



Race Tower

跑馬地 駿馬閣

81 Wong Nai Chung Road
Refurbished apartment with
racecourse view in Happy Valley
跑馬地新裝修住宅，眺望馬場美景，
可租可售



GROSS AREA 811 s.f.
SALEABLE AREA 589 s.f.
OFFERED AT \$12,500,000
also for lease \$30,000 incl.
INQUIRIES
9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 157185



16-18 Tai Hang Road

東半山 大坑道16-18號

Cozy 2-bedroom low-rise apartment
with nice decorations at prime
location
舒適低密度兩房住宅，配以雅致裝修，地段
優越，可租可售



GROSS AREA 1,400 s.f.
SALEABLE AREA 851 s.f.
OFFERED AT \$16,000,000
also for lease \$55,000 incl.
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 157321



35-41 Village Terrace

跑馬地 山村臺35-41號

Colonial style mid-rise apartment
with private roof in tranquil location
英式中密度單位，連私家天台，
地段清幽恬靜



GROSS AREA 1,500 s.f.
SALEABLE AREA 1,232 s.f.
(plus 1,000 s.f. roof)
OFFERED AT \$20,000,000
INQUIRIES
6277 1295 Henry Chan 陳先生
SEARCH REFERENCE NO. 128055



9 Broom Road

跑馬地 蟠龍道9號

Lovely 3-bedroom low-rise at
quiet location
精品三房低密度單位，地段清靜



GROSS AREA 2,150 s.f.
SALEABLE AREA 1,737 s.f.
(plus 130 s.f. terrace)
OFFERED AT \$24,800,000
INQUIRIES
9551 1077 Walker Lam 林先生
SEARCH REFERENCE NO. 67623





Villa Lotto

跑馬地 樂陶苑

18 Broadwood Road

Nicely renovated 3-bedroom apartment on fringe of Causeway Bay

雅致裝修三房單位，毗鄰銅鑼灣，可租可售

GROSS AREA 1,225 s.f.

SALEABLE AREA 1,116 s.f.

OFFERED AT \$25,000,000 also for lease \$53,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 48524



Shuk Yuen Building

跑馬地 菽園新臺

2 Green Lane

Cosy low-rise apartment with tasteful decorations at tranquil area

舒適低密度住宅，配以品味裝修，地段清幽恬靜

GROSS AREA 1,950 s.f.

SALEABLE AREA 1,560 s.f.

OFFERED AT \$29,500,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 124242



The Legend 東半山 名門

23 Tai Hang Drive

High floor 4-bedroom (3-ensuite) apartment set in a secluded neighbourhood with full clubhouse facilities

高層四房（連三套房）單位，環境清幽寧靜，會所設施齊全

GROSS AREA 2,348 s.f.

SALEABLE AREA 1,741 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 158339



Woodland Heights

東半山 怡園

2A-2F Wong Nai Chung Gap Road

Rare find top floor apartment with private roof in prime location

罕有頂層住宅，連私家天台，地段優越

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,547 s.f. (plus 2,000 s.f. roof)

OFFERED AT \$85,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 38337



Trafalgar Court 東半山 大寶閣

70 Tai Hang Road

Rare huge 5-bedroom apartment at vantage position to take in panoramic harbour view

罕有偌大五房單位，地段優越，眺望全海景

GROSS AREA 3,008 s.f.

SALEABLE AREA 2,465 s.f.

OFFERED AT \$89,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 21247



Jardine's Lookout

渣甸山

Exclusive detached house in Jardine's Lookout with garden and roof top, can be sold via share transfer

渣甸山獨特大宅，連花園及天台，環境恬靜，可以轉讓公司股份形式買賣

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





Villa Pergola

清水灣 百高別墅

11 Pik Sha Road

Rare find waterfront townhouse in sought after location with large communal garden and pool
罕有海濱排屋，位處受歡迎地段，連搭大公共花園及游泳池



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,706 s.f.

OFFERED AT \$62,800,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 70515



Mount Parker Residences

鯽魚涌 西灣臺1號

1 Sai Wan Terrace

Brand new apartment with open harbour view at Island East
港島東全新住宅，享開揚海景



SALEABLE AREA 1,186 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES

9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 165097



寧靜隱逸

Perfect privacy
and tranquility

can be sold via share transfer
可以轉讓公司股份形式買賣

Seascope 海日樓

42 Sassoon Road, Pokfulam

薄扶林 沙宣道42號

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,371 s.f.

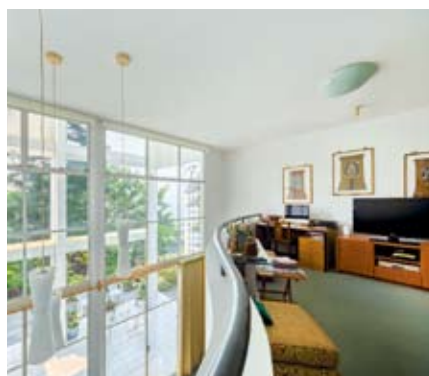
(plus 2,740 s.f. garden and 404 s.f. roof)

OFFERED AT \$118,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38624



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

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

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

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

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

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



The design-oriented Beverly Hills boutique hotel Kimpton Hotel Palomar in Los Angeles

It's all about fun

With its clear branding and approachable, fun and sophisticated style, American hospitality brand Kimpton Hotels & Restaurants has become sought after by travellers. Here, chief executive officer Mike DeFrino discloses the secrets behind its success, and what type of designers the group is looking for as it begins its expansion into Asia

TEXT:

Leona Liu

PHOTOGRAPHY:

Courtesy of Kimpton Hotels & Restaurants



Mike DeFrino, chief executive officer of Kimpton Hotels & Restaurants

In 1981, Kimpton Hotels founder Bill Kimpton opened his first boutique hotel – the Clarion Bedford Hotel in San Francisco. Today, the group has grown to run 60-plus hotels and over 70 restaurants and bars across the USA, with an additional 16 hotels in the pipeline.

Combining many of the design hotel characteristics with a new experience different from the big brands, Kimpton Hotels & Restaurants is known for its modern, fun and light-hearted design aesthetic, which has assisted the brand in becoming a distinguished name that appeals to a wide range of demographics.

In our conversation with chief executive officer Mike DeFrino at the InterContinental Hotel Hong Kong, owned by the InterContinental Hotels Group (IHG) which has just acquired Kimpton, he points out what distinguishes Kimpton from other brands is “we’re trying to have fun and not taking ourselves too seriously”.

In approaching the luxury level of hotels and clientele, the brand has carefully maintained a low-key, friendly approach so that people do not feel intimidated. With regards to the design of the group’s properties, ‘comfortable elegance with a sense of humour’ would be an apt description, and this is coupled with high-end, luxury finishes and furnishings. For instance, Kimpton’s first hotel in Europe, which is slated to open this year in Amsterdam, the Netherlands, is an art and ambience-filled hotel close to Central Station, the Red Light district and other attractions.

“Customers will remember a stay that they think was fun, rather than just being elegant,” explains DeFrino. In fact, while 45 per cent of the hotel’s guests are leisure travellers, a large proportion are also local citizens who appreciate their staycations



Clockwise from above

Kimpton Palladian Hotel in downtown Seattle blends vintage fashion with colourful, quirky accents • At the Kimpton Brice Hotel in Savannah, Georgia, Savannah-inspired décor sets the scene for Southern graciousness • Stylishly designed restaurants and bars are a staple of Kimpton hotels, such as the chic Stratus rooftop lounge in Kimpton Hotel Monaco Philadelphia

for the Kimpton properties' enjoyable design. Generally crafted by practices based in major design hubs such as New York, Los Angeles and San Francisco, Kimpton has in fact collaborated with many small American design studios – and helped put their careers on the map.

For its upcoming new projects in Asia – Hong Kong, Macau, Shanghai, Beijing, Singapore and Bangkok are soon to be on the fun map, the CEO tells *Perspective* – Kimpton intends to enlist local design talents. Specifically being targeted are studios which may perhaps be less established, but whose work demonstrates cutting-edge style; DeFrino says the design produced by lesser-known, smaller practices tends to be “fresher”.

“It’s fun to work with that level of energy and creativity,” he adds. Boutique and lifestyle hotels in Asia are a market yet to reach full maturity, but the businessman has a clear image for Kimpton’s estates: “In a cosmopolitan city like Hong Kong, authenticity of the design is important, but we don’t want any clichés.”

Once appointed, designers are trusted with the freedom to run their ideas, while Kimpton’s creative team steers the aesthetics. “As operators, we choose what’s operational, but do not stifle the design,” DeFrino remarks.

The group also takes an offbeat track on branding – that is, not looking like a brand, with each property having its own distinctive style. “Having too much commonality will undermine the experience we’re trying to create, especially when our customers are those who have a sense of adventure and discovery,” DeFrino explains.

Although each product and experience of Kimpton is different from the next, the group’s hotels are subtly woven together by a common thread – a fresh and fun design, as well as a sense of community and good restaurants that guests can truly enjoy.

Before joining Kimpton, DeFrino worked for ANA Hotels in Washington, DC, and Ritz-Carlton Hotels in Atlanta, Detroit and Los Angeles, progressing from general manager to CEO of Kimpton in less than two decades. He now is responsible for overseeing all personnel and systems to acquire, develop, renovate, operate and maintain the growing number of hotels and restaurants managed by Kimpton, and to administer the overall operation of the company.



As the man who manages a collection of boutique properties, it’s no surprise the jetsetter demands nothing less than the full package when choosing where to stay: a cool hotel in a great location with high design, a fabulous bar and restaurant, good finishes and friendly service. “Everything which touches your skin or your spirit should match the feeling of the hotel,” concludes the hotelier. ●

perspective

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





Bisney Terrace

薄扶林 碧荔臺

73-79 Bisney Road

2-bedroom walk-up apartment with terrace in Pokfulam

薄扶林兩房住宅，連平台

GROSS AREA 1,304 s.f.

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

OFFERED AT \$59,800 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 180554



Stewart Terrace

山頂 史釗域臺

81-95 Peak Road

Colonial style apartment with spacious layout and large balcony

山頂英式住宅，間隔寬敞，連偌大露台

GROSS AREA 2,327 s.f.

SALEABLE AREA 1,936 s.f.

OFFERED AT \$67,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 30477



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Irresistible sea view with blue sky, fresh air and plenty of open space in the area

大潭海景單位，海天一色，區內戶外空間充裕，空氣清新

GROSS AREA 2,143 s.f.

SALEABLE AREA 1,567 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 179342



Baguio Villa

薄扶林 碧瑤灣

550 & 555 Victoria Road

4-bedroom apartment with brand new kitchen and bathrooms

薄扶林四房住宅，連全新廚房及浴室

GROSS AREA 2,330 s.f.

SALEABLE AREA 2,079 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 168586



3 Consort Rise

薄扶林 金粟街3號

Boutique 3-bedroom townhouse in tree-lined neighbourhood

精品三房排屋，位處綠樹成蔭地段

GROSS AREA 2,735 s.f.

SALEABLE AREA 1,915 s.f.

(plus 552 s.f. terrace and 442 s.f. roof)

OFFERED AT \$95,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 180845



Larvotto 鴨洲南灣

8 Ap Lei Chau Praya Road

Modern sea view apartment with top notch facilities and easy access to MTR station

時尚海景單位，連頂級會所設施，鄰近港鐵站，可租可售

GROSS AREA 2,545 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$100,000 incl. also for sale \$60,000,000

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 133822





Bluewater

大潭 大潭道25號
25 Tai Tam Road
Exclusive luxurious 4-bedroom
apartment on Tai Tam Road with
sweeping sea view
大潭道尊貴四房住宅，別樹一幟，眺望遼闊
海景



GROSS AREA 2,500 s.f.
SALEABLE AREA 1,824 s.f.
OFFERED AT \$100,000 incl.
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 34008



14 Stanley Beach Road

赤柱 赤柱灘道14號
Garden low-rise with serene
surrounding close to Stanley Beach
低密度花園單位，環境和諧清幽，毗鄰赤柱
泳灘



GROSS AREA 2,320 s.f.
SALEABLE AREA 1,828 s.f.
(plus 2,000 s.f. garden)
OFFERED AT \$108,000 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 12287



Celestial Garden

淺水灣 詩禮花園
5 Repulse Bay Road
Spacious layout 3-bedroom
apartment with lush green
surroundings
寬敞三房單位，環境茂綠



GROSS AREA 2,375 s.f.
SALEABLE AREA 1,970 s.f.
OFFERED AT \$110,000 incl.
INQUIRIES 9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 22426



20-20C Shek O Headland

石澳 石澳山仔 20-20號C
Unique townhouse with enchanting
sea view at secluded Shek O
石澳獨特排屋，飽覽怡人海景，環境幽靜



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,263 s.f.
(plus 2,196 s.f. terrace)
OFFERED AT \$119,000 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 44349





Belgravia

淺水灣 南灣道57號

57 South Bay Road

Luxurious sea view flat on tranquil South Bay Road

豪華海景住宅，位處寧靜南灣道，可租可售



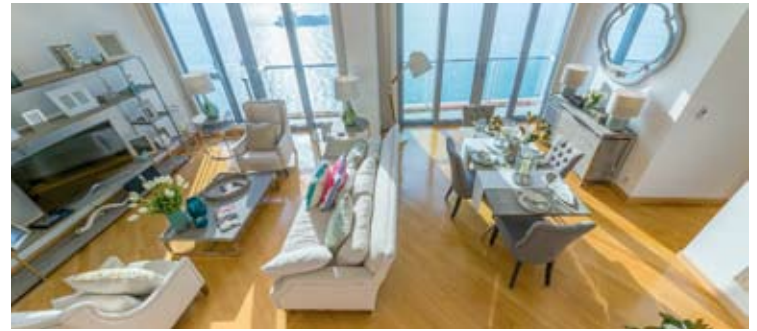
GROSS AREA 2,390 s.f.
SALEABLE AREA 1,875 s.f.

OFFERED AT \$120,000 incl.
also for sale \$72,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 118350



Residence Bel-Air

薄扶林 貝沙灣

28 Bel-Air Avenue

Sea view apartment with large roof terrace in upscale development

尊貴住宅項目海景單位，連偌大天台，可租可售



GROSS AREA 1,858 s.f.
SALEABLE AREA 1,532 s.f.
(plus 1,307 s.f. roof)

OFFERED AT \$125,000 incl.
also for sale \$55,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31178



84 Repulse Bay Road

淺水灣 淺水灣道84號

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

偌大實用低密度複式單位，四房間隔，連私家天台



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,403 s.f.

(plus 1,922 s.f. roof)
OFFERED AT \$125,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 27994



Belgravia Heights

大潭 碧濤閣

27 Tai Tam Road

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

大潭海濱低密度單位，位處寧靜尊貴地段

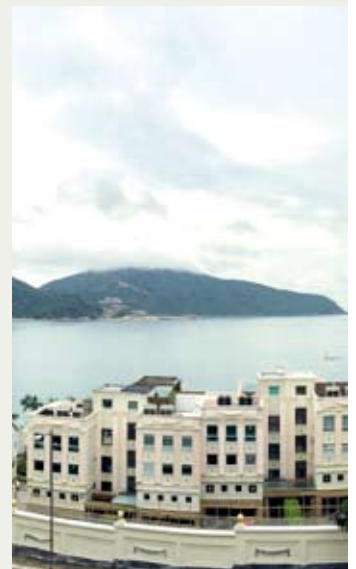


GROSS AREA 2,890 s.f.
SALEABLE AREA 2,534 s.f.
OFFERED AT \$128,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33875





Evergreen Gardens

東半山 松柏花園
18 Shouson Hill Road
Charming 4-bedroom low-rise
apartment with green view at
tranquil location
迷人四房低密度單位，享翠綠景致，
地段寧靜



GROSS AREA 2,106 s.f.
SALEABLE AREA 2,015 s.f.
(plus 1,591 s.f. garden)
OFFERED AT \$140,000 incl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 21999

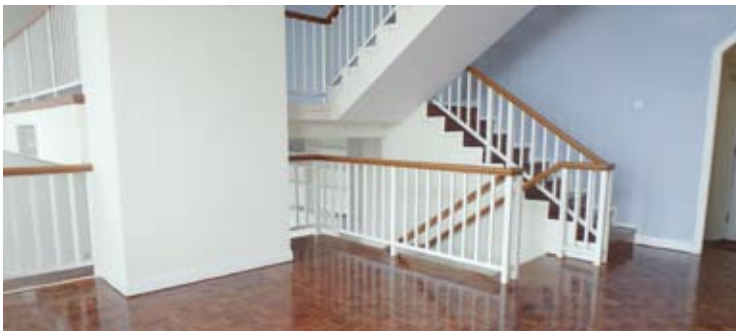


50 Stanley Village Road

赤柱 赤柱村道50號
Brand new 3-bedroom garden
house with fully furnished at
tranquil location
全新裝修三房花園大屋，連簇新時尚傢具出
租，地段寧靜



SALEABLE AREA 2,719 s.f.
(plus 791 s.f. garden, 117 s.f. terrace
and 526 s.f. roof)
OFFERED AT \$250,000 incl.
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 172908



Strawberry Hill

山頂 紅莓閣
8 Plunkett's Road
Spacious colonial townhouse with
ample alfresco spaces in tranquil area
寬敞英式排屋，戶外環境充裕



GROSS AREA 3,900 s.f.
SALEABLE AREA 3,857 s.f.
OFFERED AT \$250,000 incl.
INQUIRIES
9011 5499 Yuky Chung 鍾小姐
SEARCH REFERENCE NO. 5662



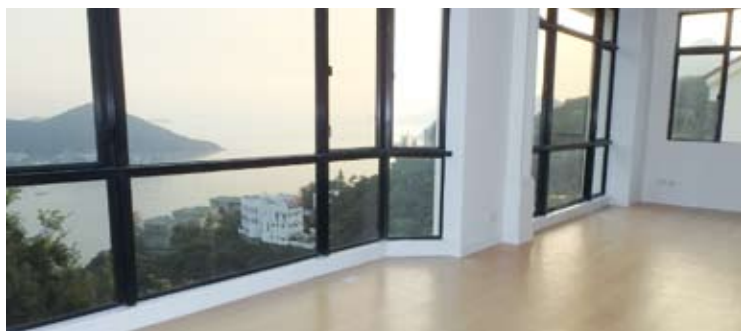
56 Plantation Road

山頂 種植道56號
Extravagant modern townhouse
with full facilities overlooking
fantastic Victoria Harbour
豪華時尚排屋，俯瞰迷人維港美景，
設施齊全



GROSS AREA 4,733 s.f.
SALEABLE AREA 4,021 s.f.
OFFERED AT \$280,000 incl.
INQUIRIES
9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 172620





Deep Water Bay Road

深水灣 深水灣道

Prestigious 3 ensuite bedrooms and large family room sea view townhouse in exclusive location 著名海景排屋，連三套房及偌大家庭廳，地段尊貴顯赫



GROSS AREA 4,502 s.f.
SALEABLE AREA 3,750 s.f. (plus 1,012 s.f. garden and 449 s.f. roof)
OFFERED AT \$280,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 30818



Deep Water Bay

深水灣

Top notch townhouse with 5 ensuite bedrooms and private garden enjoying 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 7,260 s.f.
SALEABLE AREA 5,578 s.f.
(plus 2,396 s.f. garden, 154 s.f. terrace and 288 s.f. roof)

OFFERED AT \$498,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 32942



Oliv

21/F, 15 Sharp Street East,
Causeway Bay
銅鑼灣雲東街15號21樓

FLOOR AREA 1,891 s.f.

OFFERED AT \$63,000,000 also for lease
\$100,000 excl.

(Management fee: around HK\$10,500/month)

(Rates: around HK\$14,500/quarter)

INQUIRIES 9551 1077 Walker Lam 林先生



- Prominent commercial building situated in convenient location, close to Causeway Bay MTR station

- High ceiling with stunning racecourse and city view

- Independent A/C and toilets

- Can be sold via share transfer

- 位處交通便利地段的優質商廈·毗鄰銅鑼灣港鐵站·人流如鯽

- 單位樓底高·遠眺壯麗馬場及城市景色

- 設獨立冷氣空調系統及洗手間

- 單位可以轉讓公司股份形式買賣



Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey



Then



Now



THEN




NOW





The Legend

東半山 名門
23 Tai Hang Drive
Mountain view apartment at
modern and well planned
development
時尚完善住宅項目，單位享山巒景



GROSS AREA 1,176 s.f.
SALEABLE AREA 871 s.f.
OFFERED AT \$48,000 incl.
INQUIRIES
9310 3610 Connie Leung 梁小姐
SEARCH REFERENCE NO. 42824



The Leighton Hill

跑馬地 禮頓山
2B Broadwood Road
Newly renovated 4-bedroom
(2-ensuite) apartment with
comprehensive clubhouse facilities
全新裝修四房（連兩套房）單位，享完善會
所設施



GROSS AREA 2,238 s.f.
SALEABLE AREA 1,724 s.f.
OFFERED AT \$108,000 excl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 42098



Evergreen Villa

東半山 松柏新村
43 Stubbs Road
Large 4-bedroom apartment with
panoramic vista of the city
偌大四房單位，眺望城市全景



GROSS AREA 2,700 s.f.
SALEABLE AREA 2,363 s.f.
OFFERED AT \$115,000 incl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 159794



Victoria Heights

東半山 威利閣
43A Stubbs Road
Well decorated and practical
4-bedroom apartment with balcony
overlooking the harbour
優質裝修及實用四房住宅，連露台，俯瞰怡
人海景



GROSS AREA 2,553 s.f.
SALEABLE AREA 2,344 s.f.
OFFERED AT \$120,000 incl.
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 35257





Villa Monte Rosa

東半山 玫瑰新村
41A Stubbs Road
Nicely decorated huge 3-bedroom
apartment in prime location
雅致裝修大住宅，三房間隔，地段優越



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,471 s.f.
OFFERED AT \$95,000 incl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 37351



Jardine's Lookout Garden Houses

渣甸山 渣甸山花園
21-49 Moorsom Road
Tastefully decorated and fully
furnished garden townhouse with
5 ensuite bedrooms in sought after
neighbourhood
品味裝修花園排屋，連五套睡房，位處受歡迎
地段，可租可售



GROSS AREA 3,200 s.f.
SALEABLE AREA 1,716 s.f. (plus 226
s.f. garden and 366 s.f. terrace)
OFFERED AT \$185,000 incl.
also for sale \$120,000,000
INQUIRIES 9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 160623



寬敞大戶 Space to stretch out

6 Shiu Fai Terrace, Midlevels East
東半山 肇輝台6號



SALEABLE AREA 2,805 s.f.
OFFERED AT for lease \$127,000 incl.
INQUIRIES 6183 8339 Carman Szeto 司徒小姐
9871 6828 Louis Wong 黃先生
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 136297



One of the most unique aspects of this 2,805 s.f. (saleable area) residence is its ceiling height of 11 feet, setting it apart from the majority of residences in Hong Kong with its spacious feel.

The residence offers four bedrooms with two ensembles, while the kitchen is equipped with internationally recognised brands. Additionally, the residence has its own private lift lobby along with a state-of-the-art smartcard control system.

Most units in 6 Shiu Fai Terrace enjoy a captivating view of the Happy Valley Racecourse. Several famous International schools are located nearby, while the renowned Midlevels East school network includes primary school net number 12, as well as secondary schools in the Wan Chai district.

這實用面積2,805平方呎的住宅樓底高達11呎，遠高於本港不少住宅單位，令人更見寬闊。

這單位為四房兩套房間隔，廚房搜羅國際著名廚具品牌。糅合私人電梯大堂概念，採用智能卡系統直達專屬單位，大大提高私隱。

肇輝台6號可飽覽跑馬地馬場一帶的景致。鄰近多間著名國際學校，該區同時是小學12校網，中學校網為灣仔區。



Mixed-use office and retail investment

Covent Garden WC2

- Prime Midtown location, being within the Covent Garden area
- Prominent and attractive mid-terrace, office and retail building with internal retail and office accommodation arranged over LG, G, and 9 upper floors
- Multi-let to 8 tenants with a total passing rent of £1,328,451 p.a.
- 7 minute walk to Covent Garden Tube station or 4 minute to Holborn Tube station
- 物業位處Covent Garden的優越Midtown地段
- 受歡迎商業及零售大廈，地下一層、首層及九層上層設辦公室及零售商舖
- 由八個租戶承租，年租金收入1,328,451英鎊
- 7分鐘路程可抵達Covent Garden地鐵站，6分鐘路程可抵達Holborn地鐵站

Freehold; Net Initial Yield 4.00%

Net Internal Area 26,174 s.f.

Circa £3.1M - £3.3M

9051 3096 Edward Chiang 姜先生



En-bloc retail/residential bldg. let to national bookmaker

Clapham Junction SW11

- Comprising a retail unit on lower levels let to a national bookmaker and 3 self-contained flats on upper floors
- Total passing rent is £101,360 per year
- Within 3 minute walk to Clapham Junction Railway station
- 低層是零售商舖，由全國性賭波集團承租，上層則是三個設備一應俱全的住宅單位
- 年租金收入合共101,360英鎊
- 3分鐘路程可抵達Clapham Junction火車站

Freehold; Net Initial Yield 4.15%

Net Internal Area 3,144 s.f.

Circa £2.3M - £2.53M

9051 3096 Edward Chiang 姜先生



High yield office investment opportunity

The City EC2

- Attractive core City location within 250 metres from Bank of England
- Recently refurbished Grade II listed building comprising Grade A office space over basement, LG, G, and 5 upper floors
- Single-let in its entirety on FRI basis with a net rental income of £2,052,317 p.a.
- 5 minute walk to Liverpool Street Station
- 物業位處倫敦市中心受歡迎地段
- 大廈剛完成翻新，屬二級文物，地庫、地下一層、首層及五層上層設甲級寫字樓
- 由獨立租戶以FRI形式承租，年租金淨收入2,052,317英鎊
- 5分鐘路程可抵達Liverpool Street地鐵站

Long Leasehold (107 years remaining);

Gross Yield 5.13%

Total Internal Area 55,853 s.f.

Circa £40M - £44M

9051 3096 Edward Chiang 姜先生



City of London retail parade

The City EC4

- Excellent City of London location with highly visible frontage on multiple streets
- Property comprises 10 retail units arranged over G and LG levels
- Multi-let to a range of respected tenants producing a total rental income of £261,654.50 p.a. with upcoming rental reversions in 2017
- 4 minute walk to Blackfriars Tube station
- 物業位處優越倫敦市中心地段，設當眼樓面
- 首層及地下一層設十個零售商舖，擁長租約期
- 由多個信譽良好租戶承租，年租金總收入261,654.50英鎊，租金於2017年可向上調整
- 4分鐘路程可抵達Blackfriars地鐵站

Freehold; Gross Yield 4.98%

Total Internal Area 12,366 s.f.

Circa £5.245M - £6.105M

9051 3096 Edward Chiang 姜先生



Prime Central London en-bloc residential building

Westminster SW1

- Striking period property in one of London's most sought-after areas, located only 200 metres from Buckingham Palace
- Totally refurbished interiors providing 7 self-contained apartments in 1, 2, and 3 bedroom configurations including a stunning duplex penthouse
- 6 minute walk to St James's Tube station
- 距離Buckingham Palace僅200米，此物業坐落於倫敦最受歡迎地段
- 大廈提供七個住宅單位，室內全部已經翻新，設一房、兩房及三房間隔，連一個頂層複式單位
- 6分鐘路程可抵達St James's地鐵站

Freehold; Vacant Possession

Gross Internal Area 10,836 s.f.

Circa £19M - £21M

9051 3096 Edward Chiang 姜先生



Stunning En-bloc office investment in Prime Central London

St. James's, SW1

- Grade II* listed building with prominent frontage to Pall Mall in the heart of St James's
- High end office accommodation arranged over LG, G and 5 upper floors
- Single-let to a globally respected company generating a net rental of £2,540,321 p.a.
- 9 minute walk to Green Park Tube station
- 位處St James's核心，面向Pall Mall的二級文物大廈
- 地下一層、首層及五層上層設優質辦公室
- 現由國際公司獨立承租，年租金淨收入2,540,321英鎊
- 9分鐘路程可抵達Green Park地鐵站

Long leasehold (116 years remaining);

Gross Yield 4.94%

Total Internal Area 37,279 s.f.

Circa £58.715M - £62.215M

9051 3096 Edward Chiang 姜先生



En-bloc office building in Pretty Central London

Fitzrovia W1

- Fully refurbished office building in a highly desirable West End location
- Multi-let to a variety of respectable tenants with a total rent of £1,883,807 p.a.
- Estimated Rental Value (ERV) of £2,383,895 p.a. reflecting significant reversionary potential
- 4 minute walk to Oxford Circus Tube station
- 位處優質West End地段的經已全面翻新辦公室大廈
- 由多個信譽良好租戶承租，年租金總收入1,883,807英鎊
- 估計年租金收入可達2,383,895英鎊，極具投資潛力
- 4分鐘路程可抵達Oxford Circus地鐵站



Freehold; Gross Yield 4.09%

Total Internal Area 27,654 s.f.

Circa £46M - £51M

9051 3096 Edward Chiang 姜先生

En-bloc retail arcade investment opportunity

Chelsea, SW3

- A continuous row of 12 retail shops located along one of the most fashionable retail street in Chelsea
- Fully let to 12 respectable retailers
- Current passing rent is £602,450 per year with 7.5 years unexpired lease term
- Nearest tube station is Sloane Square
- 位處Chelsea最時尚繁華街的連續12間地舖
- 由12個具信譽的零售商承租
- 年租金收入602,450英鎊，擁7.5年租約
- 毗鄰Sloane Square地鐵站



60 years leasehold title

Total Internal Area 8,920 s.f.

Gross Yield 4.82%

Circa £12.5M - £13.75M

9051 3096 Edward Chiang 姜先生

Super Prime retail unit with good yield

St. James's SW1

- Excellent location in the heart of St. James's benefiting from Crown Estate's regeneration of St. James's
- Single let on FRI basis to a renowned British tailor with 14 years unexpired
- Rental will be topped up to £350,000 p.a. until June 2019 when the fixed uplift will kick in
- Access to a garage to the rear, nearest tube station is Piccadilly Circus which is 5 minute walk away
- 位處St. James's核心優質地段，受惠於Crown Estate's更新計劃
- 由英國著名的裁縫店以FRI形式承租，擁14年租約
- 年租金收入至2019年6月可上調至350,000英鎊
- 物業可通往車庫後方，5分鐘路程可抵達Piccadilly Circus地鐵站



Virtual Freehold; Net Initial Yield 3.25%

Circa £10.1M - £11.1M

9051 3096 Edward Chiang 姜先生

Prime London retail investment

Holborn EC4

- Excellent retailing location in London's Midtown area
- Property comprises a highly visible shop arranged over G and LG levels
- Single-let to a major UK restaurant operator at an annual passing rent of £92,000 with fixed uplift to 2020 and 2025
- 4 minute walk to Chancery Lane Tube station
- 位處倫敦Midtown的優質零售地段
- 首層及地下一層是零售旺舖
- 現由英國大型餐廳營運商獨立承租，年租金收入92,000英鎊，2020及2025年租金均可定額向上調整
- 4分鐘路程可抵達Chancery Lane地鐵站



Virtual Freehold (999 year lease);

Gross Yield 4.51%

Total Internal Area 2,327 s.f.

Circa £2.037M - £2.241M

9051 3096 Edward Chiang 姜先生

Prime Central London retail investment

St James's SW1

- Long-let retail investment in the heart of Westminster
- Internal accommodation arranged over G and LG levels with highly visible street frontage
- Single-let to a reputable café operator at a passing rent of £120,000 p.a. with 5 yearly rent reviews
- 100 metres from St James's Park Tube station
- 位處Westminster核心的零售投資物業
- 大廈室內設首層及地下一層，位於當眼地段
- 現由著名咖啡廳營運商獨立承租，年租金收入120,000英鎊，租金每五年可向上調整
- 距離St James's Park地鐵站僅100米



Long Leasehold (119 years remaining);

Gross Yield 4.80%

Total Internal Area 2,743 s.f.

Circa £2.375M - £2.613M

9051 3096 Edward Chiang 姜先生

Residential apartment building near Oxford Circus

Fitzrovia W1

- Beautiful Grade II Listed Georgian building in the heart of Fitzrovia, only a short distance from Oxford Circus and Regent Street
- The building is currently arranged as six self-contained flats
- All six flats are currently let on ASTs (assured short-hold tenancies) at a passing rent of £173,000 p.a. with an ERV (estimated rental value) of £190,000 p.a.
- 8 minute walk to Oxford Circus Tube station
- 位處Fitzrovia核心地段的華麗二級文物Georgian風格大廈，舉步可達Oxford Circus及Regent Street等地標。
- 提供六個設備齊全住宅單位
- 六個住宅單位以ERV形式承租，年租金收入173,000英鎊，估計年租金收入可達190,000英鎊
- 8分鐘路程可抵達Oxford Circus地鐵站

Freehold; Gross Yield 2.88%

Gross Internal Area 4,950 s.f.

Circa £6M - £6.6M

9051 3096 Edward Chiang 姜先生



Prime Retail/office mixed use commercial building with good immediate yield

Jingumae, Shibuya-Ku 涉谷區 神宮前

- Retail/office mixed use 3 storey steel structure commercial bldg.
- Entirely let to one tenant at a current passing rent of 6,780,000 JPY per year
- Within 9 mins on foot to Gaienmae Station of Ginza Line, 9 mins to Kokuritsu Kyogijomae Station of Toei Oedo Line and 10 mins from Kitasando Station of Fukutoshin Line
- 樓高三層的鋼鐵商業大廈，設零售商舖及辦公室
- 由獨立租戶承租，年租金收入6,780,000日元
- 距離地下鐵銀座線外苑前站9分鐘路程，都營地下鐵大江戶線國立競技場站9分鐘路程，地下鐵副都心線北參道站10分鐘路程



Freehold; Gross Yield 4.91%
Total internal area 91.87 sq.m.
JPY 138,000,000 (approx. HK\$9.2M)

En Bloc residential/office bldg with good immediate yield

Ichihara Machida, Machida-Shi 町田市 市原町田

- En bloc 4 storey reinforced concrete residential bldg. in a satellite town close to city centre of Tokyo; Completed in Feb 1988
- 16 out of a total of 23 units are leased out
- Subject property comprising 1 retail unit and 1 office unit and 21 residential units in total; To be sold subject to all existing tenancies
- 6 mins on foot to Machida Station of Yokohama Line
- 毗鄰東京市中心的衛星市鎮，樓高4層的鋼筋混凝土住宅大廈，建於1988年2月
- 共有23個單位，其中16個現已租出
- 物業設1個零售商舖、1個辦公室及21個住宅單位，連租約出售
- 距離橫濱線町田站6分鐘路程



Freehold
Total internal area 776.56 sq.m.
Gross immediate yield 5.6%
JPY 294,000,000
(approx. HK\$19.6M)

Super prime strata title office unit with good immediate yield

Nishi Shinjuku, Shinjuku-Ku 新宿區 西新宿

- 1/F office unit located in a 7 storey reinforced concrete retail/office mixed use building situated in a busy street of Nishi Shijuku
- Subject bldg. was completed in December 1992 and comprised 13 units in total
- Subject office unit is leased out with current passing rent at 8,016,000 JPY per year
- 5 min walking distance to Shijuku Station of Yamanote Line and 1 min to Shinjuku Nishiguchi Station of Toei Oedo Line
- 位處西新宿繁華街，樓高7層的鋼筋混凝土零售及辦公室混合大廈，一樓是辦公室單位
- 大廈建於1992年12月，共有13個單位
- 辦公室現已租出，年租金收入8,016,000日元
- 距離山手線新宿站5分鐘路程，都營地下鐵大江戶線新宿西口站1分鐘路程



Freehold
Total internal area 71.57 sq.m.
Gross immediate yield 5.01%
JPY 160,000,000 (approx. HK\$10.67M)

Prime en bloc residential bldg in central Tokyo

Akasaka, Minato-Ku 港區 赤坂

- En bloc residential 8 storey reinforced concrete building located in the upmarket and trendy district of Akasaka; Subject property was completed in March 2007
- 12 out of 13 residential units are currently leased out
- 3 mins on foot to Akasaka station of Chiyoda Line, 6 mins to Tameikesano Station of Ginza and Nanboku Line, 9 mins to Akasaka Mitsuke Station of Marunouchi Line
- 位處尊貴時尚赤坂的樓高8層混凝土住宅大廈，物業建於2007年3月
- 共有13個住宅單位，其中12個現已租出
- 距離地下鐵千代田線赤坂站3分鐘路程，地下鐵南北線及銀座線溜池山王站6分鐘路程，地下鐵丸之內線赤坂見附站9分鐘路程



Freehold
Gross reversionary yield 3.96% when fully leased up
Total internal area 707.32 sq.m.
JPY 720,000,000 (approx. HK\$48M)

High End condominium unit with high immediate yield

Shibaura, Minato-Ku 港區 芝浦

- Subject unit is located on the 13th floor of a 49 storey reinforced concrete high rise condominium tower in the up-market residential suburb of Shibaura in Minato-Ku; Completed in November 2006
- Subject unit is leased out with current passing rent of 2,340,000 JPY per annum; To be sold subject to existing tenancy
- 8 min walking distance to Shibaura Station of JR Yamanote Line, 10 mins to Mita Station of Toei Mita and Toei Asakusa Line, 9 mins to Shibaura Futo Station of Yurikamome Line
- 位處港區芝浦高尚住宅區，此樓高49層的高層住宅大廈，屬鋼筋混凝土建築，物業位於13樓，物業建於2006年11月
- 單位現已承租，年租金收入2,340,000日元，連現有租約出售
- 距離JR山手線Shibaura站8分鐘路程，都營地下鐵三田線及淺草線三田站10分鐘路程，臨海線Shibaura Futo站9分鐘路程



Freehold
Total internal area 47.06 sq.m.
Gross immediate yield 5.44%
JPY 43,000,000 (approx. HK\$2.867M)

Prime Strata title retail unit very close to Ginza line train station

Soto Kanda, Chiyoda-Ku 千代田區 外神田

- Subject retail unit is located on B1 level in the basement of a 9 storey RC building with 2 basement levels and just one street block from Ginza Line train station
- Completed in Sept 1993 and fully leased with current passing rent at 9,693,552 JPY per annum; To be sold subject to existing tenancy
- 1 min walking distance to Suehiro Cho Station of Ginza Line, 5 min distance to Yushima Station of Chiyoda line, 8 min distance to Okachimachi Station of JR Yamanote Line
- 此物業樓高9層，設兩層地庫，零售商舖位於地庫B1層，距離銀座線車站僅一街之隔
- 建於1993年9月，單位已全數承租，年租金收入9,693,552日元，連現有租約出售
- 距離地下鐵銀座線末廣町站1分鐘路程，地下鐵千代田線湯島站5分鐘路程，JR山手線御徒町站8分鐘路程



Freehold
Total internal area 204.41 sq.m.
Gross immediate yield 4.45%
JPY 217,800,000 (approx. HK\$14.52M)



The Harbourview 港景別墅

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



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$125,000,000

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

SEARCH REFERENCE NO. 165970

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

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



Mountain Lodge 崑廬

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



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404

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



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



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香港區首展

日期: 2月11-12日(星期六、日)

時間: 上午11時至傍晚7時

地點: 馬哥孖羅香港酒店6樓風水廳
尖沙咀廣東道3號海港城

同場設有曼谷物業講座
(每日下午3時)

查詢及
預約

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