

The
Key

大宅[®]

Select deluxe homes

Volume 85 JANUARY 2012

綠滿家園
Celebrating
green



KeyWords

“God, grant me the serenity to accept the things I cannot change,
courage to change the things I can, and wisdom to know the difference”

「主啊，求祢賜我平靜的心去接受不可改變的事；賜我勇氣去改變可以改變的事；再賜我智慧，分辨兩者的不同。」

– Reinhold Niebuhr (1892-1971), American theologian

– 美國神學家雷茵霍爾德·尼布爾(1892-1971)

KeyNotes

While real estate markets in most developed economies, including Hong Kong, are suffering from weakened demand, central London has bucked the trend to record price growth, and the escalation is expected to continue thanks to overwhelming demand from Russia, the Middle East and Asia. Buyers compete for high-end residential property in the British capital, where, due to strict town planning rules, most old buildings (dating back decades or even centuries) can only be renovated internally without increasing the floor area, thus limiting the amount of new space coming to the market. Prices in central London are on par with Hong Kong, a city itself world-famous for expensive residential properties.

全球各地經濟發展成熟的地區，包括香港，房地產需求都逐步減弱，唯獨倫敦市中心一枝獨秀，樓價繼升再創新高，皆因獲俄羅斯、中東及亞洲買家追捧，相信會持續推高樓價。要在倫敦購得高級住宅談何容易，皆因英國首都的城市規劃十分嚴謹，大部分老房子已有幾十年甚至上百年歷史，亦只能改建內部，不容增加樓面面積，導致供應十分有限，可謂寸金尺土。香港的住宅價格高昂世界知名，但倫敦市中心的樓價亦不相伯仲。

K.S. Koh

ks-koh@landscape.com

(The above is an excerpt from Market Watch on www.landscape.com. Read the full article at Market Watch, www.landscape.com/marketwatch)
(以上內容節錄於領域網站內的市場觀察，如欲觀看全文，請登上網址：www.landscape.com/marketwatch)



Monthly HIGHLIGHTS 每月精選

04 55 Blue Pool Road,
Happy Valley
跑馬地 藍塘道55號

13 Hong Villa,
Midlevels Central
中半山 峰景花園

15 11 MacDonnell Road,
Midlevels Central
中半山 麥當勞道11號

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.com/sell_let. Or you may simply fill out the space below and fax to us at 2866 0015.

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

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡

Published and distributed by

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Celebrating green 綠滿家園

Photography: Daniel Tam

Renovated less than a year ago, this 2,500 sq-ft apartment in Happy Valley is like having secret garden at home. From the living room featuring a full-sized replica of Monet's Family in the Garden painting to the terrace full of potted plants, the owner wanted to create a 360° forest.

Floor-to-ceiling windows allow ample natural lighting to enter the open kitchen and combined living and dining room, creating a warm and welcoming environment, and adding to its distinct elegance are various chandeliers imported from Europe. Facing a 2,376 sq-ft terrace, the open kitchen is fully equipped with Miele appliances, a wine cellar and sliding glass doors to separate it from the dining area. The efficient layout makes this apartment comfortable, while ample storage areas are concealed behind walls.

Part of a colonial-style mid-rise building in a quiet area of Happy Valley, all four bedrooms in this apartment on Blue Pool Road have ensuite bathrooms with showers. The property is within short walking distance to public transit. Public minibuses go between Causeway Bay and Holly Road via Blue Pool Road. Schools, supermarkets and laundry services are also available in the neighbourhood.

這個重新裝修不到一年位於跑馬地的2500平方呎住宅單位，彷彿擁有一個「秘密花園」。從客廳的莫內《Family in the Garden》原大複製畫，到滿佈陽台的盆栽，可見屋主主要在此塑造出環迴360度的園林。

充沛的陽光從落地玻璃窗直透開放式廚房和客飯廳，營造出溫暖窩心的氛圍，而歐洲進口的吊燈強調了室內獨特的高雅感。開放式廚房面向2376平方呎的陽台，設備完善，包括Miele電器和酒櫃，更有趟門可與飯廳分隔。住宅單位的佈局實用，舒適愜意，牆身後隱藏充足儲物空間。

這單位位於一幢殖民地風格的中層住宅大廈裏，坐落於跑馬地寧靜地段的藍塘道，四間睡房全附設有淋浴間的浴室。該住宅大廈鄰近公共交通設施，步行可達。附近有公共小巴來往銅鑼灣和冬青道，途徑藍塘道。區內設有學校、超級市場和洗衣店。



55 Blue Pool Road, Happy Valley

跑馬地 藍塘道55號

2,500 s.f. (plus 2,376 s.f. terrace)
HK\$75M

9093 3381 Stephen Chan 陳先生
www.landscape.com/130663.htm

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ONE MAYFAIR

逸 瓏



KOWLOON TONG

Visit One Mayfair Show Flat at 18 Kowloon East, 18 Wang Chiu Road, Kowloon Bay
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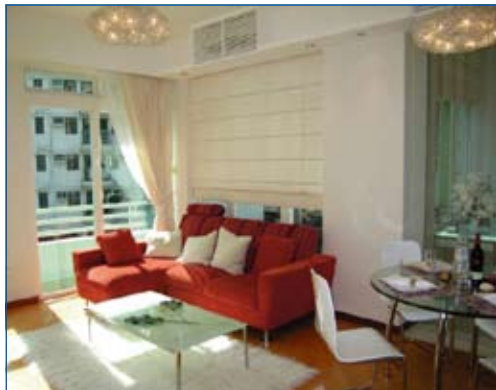
Luxury apartments ranging from 3-bedroom to 4-bedroom with 3 ensembles between 1,352 and 3,100 sq. ft.*

*Luxury apartments ranging from 3-bedroom to 4-bedroom with 3 ensembles between 1,042 and 2,421 sq. ft. in saleable area.



Vendor/Developer: Rainbow City Limited Parent/Holding Company of the Vendor: Sino Land Company Limited Vendor's Solicitors: F. Zimmern & Co./ King & Wood* *A partner of the solicitors firm, Messrs King & Wood, is a non-executive Director of the parent or holding company of the Developer. Authorized Person: Mr. Chau Tak Ho, Kenneth of CYS Associates (Hong Kong) Limited Architect: CYS Associates (Hong Kong) Limited Main Superstructure Contractor: Chevalier (Construction) Company Limited Mortgage Bank Financing the Construction of the Development under a Building Mortgage: The Bank of East Asia, Limited Financier which has Provided Loans to Finance the Development: Sing-Ho Finance Company Limited One Mayfair comprises a total of 120 residential units

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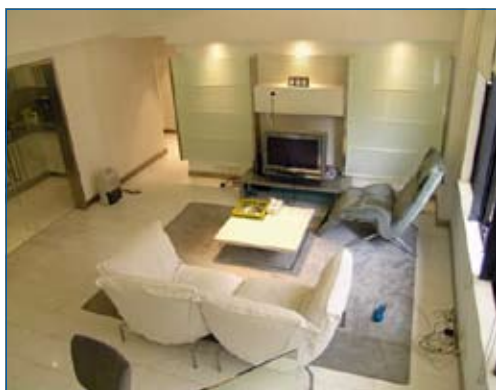
Riverain Valley

79 Sing Woo Road, Happy Valley
Cozy mid-rise apartment in the heart of Happy Valley
迷人中密度住宅，位於跑馬地中心，可租可售

1,025 s.f.
\$12M also for lease \$32K incl.

9551 1077 Walker Lam 林先生
www.landscape.com/50649.htm

跑馬地御駿居



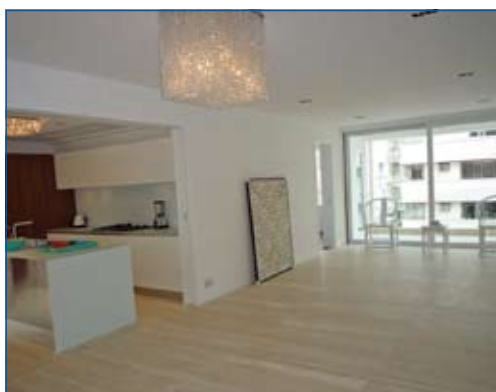
Wing On Lodge

72-82 Blue Pool Road, Happy Valley
Stylish mid-rise 2-bedroom flat with private roof and high ceilings
時尚中密度兩房住宅，連私家天台，樓底特高

1,308 s.f. (plus 992 s.f. roof)
\$33M

9809 8570 Stella Lo 羅小姐
www.landscape.com/133361.htm

跑馬地永安新村



9 Broom Road, Happy Valley

Renovated in modern contemporary style low-rise apartment with 1 car park
新裝修時尚設計低密度住宅，連一個車位

2,000 s.f.
\$33.8M

9833 9509 Michelle Chung 鍾小姐
www.landscape.com/136247.htm

跑馬地蟠龍道9號



11-15 Briar Avenue, Happy Valley

Stylish colonial low-rise in quiet environment
時尚英式低密度住宅，環境寧靜怡人

2,200 s.f.
\$35M

9229 2396 Elaine Chow 周小姐
www.landscape.com/9313.htm

跑馬地比雅道11-15號



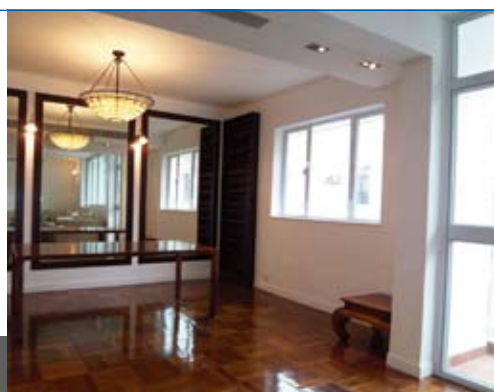
Antonia House

4-12 Broom Road, Happy Valley
Rarely available spacious colonial apartment at upper Happy Valley
跑馬地頭段英式住宅，間隔寬敞，市場罕有，可租可售

2,400 s.f.
\$40M also for lease \$80K incl.

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/66985.htm

跑馬地蟠龍道4-12號





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SHOP

G/F., 87 Wong Nai Chung Road, Happy Valley, Hong Kong | 香港跑馬地黃泥涌道87號地下

Tel: 852. 2808 0303 Fax: 852. 2801 6732



18-24 Bisney Road, Pokfulam
Low-rise apartment with private roof for sale in Pokfulam
薄扶林低密度住宅，連內置私家天台出售

薄扶林 碧林閣 18-24號

1,500 s.f. (plus 1,500 s.f. roof)
\$19.8M

9648 6082 Christine Chong 莊小姐
www.landscape.com/83518.htm



Academic Terrace
101 Pok Fu Lam Road, Pokfulam
3-bedroom duplex with direct access to private roof top with harbour view
三房複式住宅，連私家天台，尊享維港景

薄扶林 學士臺

1,046 s.f. (plus 312 s.f. roof)
\$13.75M

9028 0147 Jenson Au 區先生
www.landscape.com/150444.htm

可普通話



Pacific View
38 Tai Tam Road, Tai Tam
Exquisite 3-bedroom waterfront apartment with excellent clubhouse facilities
豪華三房海濱住宅，連完善住客會所設施

大潭 浪琴園

1,772 s.f.
\$23.5M

9486 1566 Mira To 杜小姐
www.landscape.com/33440.htm



La Mer
67-71 Bisney Road, Pokfulam
Full sea view 4-bedroom plus study room low-rise apartment with twin carparks
全海景四房連書房低密度住宅，連雙車位

薄扶林 浪韻居

2,063 s.f.
\$23.8M

9648 6082 Christine Chong 莊小姐
www.landscape.com/108873.htm



Cape Mansions
56-62 Mount Davis Road, Pokfulam
Nicely renovated practical flat with balcony overlooking superb sea view
雅致裝修住宅，連陽臺，間隔實用，俯瞰遠闊海景

薄扶林 翠海別墅

2,200 s.f.
\$31M

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/109494.htm



Country Villa
4 Shouson Hill Road, Shouson Hill
Well appointed 3-bedroom apartment at tranquil Shouson Hill
壽臣山優質三房單位，環境寧靜，可租可售

壽臣山 翠谷別墅

1,580 s.f.
\$40M also for lease \$57K incl.

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/125425.htm



Larvotto
8 Ap Lei Chau Praya Road, Aberdeen
Brand new apartment with carpark and nice sea view
全新香港仔臨海住宅，欣賞美麗海景，連車位

香港仔 南灣

2,363 s.f.
\$42M

6655 4488 William Tam 譚先生
www.landscape.com/133838.htm

可普通話



Hong Kong Parkview - Tower 18
88 Tai Tam Reservoir Road, Repulse Bay
4-bedroom newly decorated decent flat with estate shuttle bus to Central
全新裝修四房單位，設有接駁巴士往中環，十分方便

淺水灣 陽明山莊 18座

2,570 s.f.
\$45M

9093 3381 Stephen Chan 陳先生
www.landscape.com/127444.htm



Villa Verde
4-18 Guildford Road, The Peak
Rarely available practical apartment with private roof top in Peak area
山頂實用單位，連私家天台，市場罕有，可租可售

山頂 環翠園

1,200 s.f. (plus 1,000 s.f. roof)
\$45M also for lease \$78K incl.

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/99665.htm



Celestial Garden
5 Repulse Bay Road, Repulse Bay
3-bedroom apartment on upper Repulse Bay Road with soothing green and sea view
淺水灣道頭段三房單位，連翠綠景觀及海景，可租可售

淺水灣 詩禮花園

2,363 s.f.
\$65M also for lease \$130K incl.

9093 3381 Stephen Chan 陳先生
www.landscape.com/7296.htm



Alexis Lee

Joseph is friendly, honest, reliable, organized, and very meticulous in his work. I can't say enough good things about all the work he did to make my place gorgeous & very functional.

Old Peak road -the boundless en-suite



Sherrie Harps

Joseph is a problem-solver, talented designer, sophisticated and.....now my very good friend, I could not praise him and his firm enough

Repulse Bay -classical contemporary



Richard J. Brink

Throughout the project, Joseph was personally involved, assuring the quality of the work and the project's adherence to the budget and schedule. The project was completed on time and within budget, and we now have a beautiful new home, as well as a new friend, Joseph!

Capital Garden -minimal maximized flexibility



Mei Ling

Thank you so much for designing our new dreamy house. We absolutely love it! I just keep going upstairs and looking at it. It looks like a place out of a magazine. Fantastic Job! You matched the house to our personalities perfectly. Thanks again!

Red Hill Peninsula -accentuated coziness



Sean Holdren

We really appreciated the way Joseph worked with us in coming up with great ideas by taking our rudimentary ideas and developing them into amazing designs.

Park Place -interior & exterior connection

Interior design
constructions
space planning
project management
tendering
landscaping
quantity survey

**"you never own ya premises,
you merely live there unless
ya character implanted"**

-joseph chang-



Belgravia

57 South Bay Road, Repulse Bay
Newly renovated sea view flat with facilities in serene South Bay
全新裝修海景住宅，連住客設施，環境清幽怡人，可租可售

淺水灣
南灣道57號

2,390 s.f.
\$66M also for lease \$160K incl.

☎ 9093 3381 Stephen Chan 陳先生
🌐 www.landscape.com/118350.htm



Regalia Bay

88 Wong Ma Kok Road, Stanley
Waterfront townhouse with 5 bedrooms and splendid sea view
赤柱海濱五房排屋，尊享遼闊海景

赤柱
富豪海灣

4,105 s.f. (plus 1,167 s.f. roof and 799 s.f. garden)
\$70M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/31409.htm



Le Palais

8 Pak Pat Shan Road, Tai Tam
Garden townhouse with sweeping sea view in serene location
大潭花園洋房，環境寧靜，享優美海景

大潭
皇府灣

3,348 s.f. (plus 741 s.f. garden)
\$88M

☎ 9809 8570 Stella Lo 羅小姐
🌐 www.landscape.com/32677.htm



Guildford Court

5 Guildford Road, The Peak
Exclusive Peak garden low-rise with tasteful decorations
獨特山頂低密度住宅，享品味靚裝修

山頂
喬福道5號

2,750 s.f. (plus 2,000 s.f. garden)
\$95M

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/47046.htm



Belleview Place

93 Repulse Bay Road, Repulse Bay
Tastefully decorated modern townhouse with magnificent sea view
雅致裝修時尚大屋，尊享遼闊海洋美景

淺水灣
寶晶苑

3,619 s.f. (plus 735 s.f. roof and 310 s.f. terrace)
\$120M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/136438.htm



Sunshine Villa

48 Mount Kellett Road, The Peak
Bright and airy townhouse on Mount Kellett with nice views
光猛通爽排屋，位於加列山道，欣賞美麗景色

山頂
陽光花園

3,500 s.f. (plus 1,323 s.f. garden, 756 s.f. roof and 178 s.f. terrace)
\$128M

☎ 5182 8699 Maria Cheung 張小姐
🌐 www.landscape.com/25857.htm



Rosecliff

20 Tai Tam Road, Tai Tam
Waterfront townhouse with garden and twin balconies
大潭海濱排屋，連花園及雙陽臺

大潭
大潭道20號

3,980 s.f. (plus 1,050 s.f. roof and 649 s.f. garden)
\$148M

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/50071.htm



La Hacienda

29-33 Mount Kellett Road, The Peak
Newly decorated townhouse with facilities overlooking nice views
全新裝修洋房，連完善住客設施，俯瞰美麗景色

山頂
加列山道29-33號

2,800 s.f.
\$160M

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/33958.htm



Strawberry Hill

8 Plunkett's Road, The Peak
Tasteful designer decorated colonial townhouse
設計師品味裝修英式洋房

山頂
紅莓閣

3,200 s.f.
\$160M

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/108282.htm



Turtle Cove

60 Tai Tam Road, Tai Tam
Nicely decorated waterfront house in Tai Tam
大潭雅致裝修海濱大屋，可租可售

大潭
龜背灣

4,300 s.f. (plus 453 s.f. terrace and 259 s.f. roof)
\$168M also for lease \$250K incl.

☎ 9138 1621 Teresa Fung 馮小姐
🌐 www.landscape.com/12763.htm



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FAIRLINE

www.fairline.com



Elegant Terrace

36 Conduit Road, Midlevels West
Family apartment with facilities close to Midlevels Escalator
西半山家庭式住宅，連住客會所設施，鄰近半山扶手電梯

1,433 s.f.
\$17.9M

9486 1566 Mira To 杜小姐
www.landscape.com/48398.htm

西半山 慧明苑



Skyline Mansion

51 Conduit Road, Midlevels West
Spacious 3-bedroom apartment with high efficiency on Conduit Road
干德道三房單位，間隔寬敞，實用率高

1,330 s.f.
\$22M

9809 8570 Stella Lo 羅小姐
www.landscape.com/72701.htm

西半山 年豐園



Glenealy Tower

1 Glenealy, Central
Stylish renovated spacious flat in Central with greenery and city view
中環品味靚裝修罕有住宅，間隔寬敞，兼享城市景觀及翠綠景色，可租可售

2,000 s.f.
\$26M also for lease \$85K incl.

9229 2396 Elaine Chow 周小姐
www.landscape.com/152955.htm

可普通話

中環 華昌大廈



Valverde

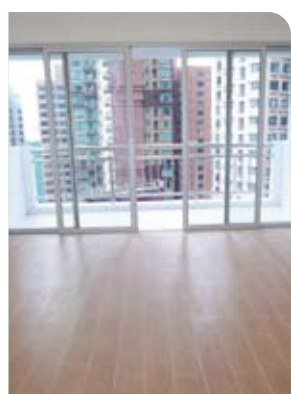
11 May Road, Midlevels Central
High quality apartment with full facilities
中半山高質素住宅，連完善住客會所設施，可租可售

1,373 s.f.
\$26M also for lease \$60K incl.

9551 1077 Walker Lam 林先生
www.landscape.com/131115.htm

可普通話

中半山 蔚星居



Jade Garden

105 Robinson Road, Midlevels West
Nicely renovated penthouse flat with private roof terrace
全新裝修頂層單位，連私家天台

1,482 s.f. (plus 994 s.f. roof)
\$28M

9229 2396 Elaine Chow 周小姐
www.landscape.com/17198.htm

可普通話

西半山 翡翠園



Robinson Place

70 Robinson Road, Midlevels West
Popular 3-bedroom apartment with clubhouse close to Midlevels escalator
受歡迎三房單位，連住客會所設施，鄰近半山扶手電梯，可租可售

1,376 s.f.
\$30M also for lease \$68K incl.

9229 2396 Elaine Chow 周小姐
www.landscape.com/60375.htm

可普通話

西半山 雍景臺



Fairlane Tower

2B Bowen Road, Midlevels Central
Modern unit at Midlevels Central
中半山摩登時尚住宅出售

1,744 s.f.
\$34.8M

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/100687.htm

中半山 寶雲山莊



Elegant Garden

Newly renovated 3-ensuite flat next to Midlevels escalator
全新裝修三套房住宅，鄰近半山扶手電梯，可租可售

2,500 s.f.
\$39.5M also for lease \$130K incl.

5182 8699 Maria Cheung 張小姐
www.landscape.com/94669.htm

西半山 美景臺



Tregunter Tower 2

14 Tregunter Path, Midlevels Central
Sought after 4-bedroom apartment in prime location
中半山四房單位，地段尊貴，市場罕有，翻新在即

3,050 s.f.
\$40M

6183 8388 Chris Law 羅先生
www.landscape.com/9748.htm

中半山 地利根德閣2座



Hoover Court

7-9 MacDonnell Road, Midlevels Central
Large practical 4-bedroom apartment with open view on MacDonnell Road
麥當勞道特大四房住宅，間隔實用，享開揚景觀，可租可售

2,654 s.f.
\$50M also for lease \$85K incl.

9809 8570 Stella Lo 羅小姐
www.landscape.com/37367.htm

中半山 豪華閣



Yale Lodge

30 Kennedy Road,
Midlevels Central
Rare found apartment with new
renovation
中半山全新裝修單位，市場罕有

3,300 s.f.
\$57M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/128564.htm

中
半
山
怡
廬



Regence Royale

2 Bowen Road, Midlevels Central
Large deluxe harbour view apartment in
tranquil environment
特大豪華維港景住宅，位於中半山尊貴地段，
可租可售

2,697 s.f.
\$68M also for lease \$138K incl.

☎ 6330 7888 Cora Ko 高小姐
🌐 www.landscape.com/125652.htm

中
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豪
庭



Grenville House

1-3A Magazine Gap Road,
Midlevels Central
Huge apartment with big balcony and
deluxe decor on fringe of CBD
中半山巨型住宅，連特大露台及豪華靚裝修，鄰近
中環，可租可售

3,400 s.f.
\$92M also for lease \$148K incl.

☎ 9080 6686 Teresa Lau 劉小姐 可普通話
🌐 www.landscape.com/89134.htm

中
半
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慧
園



Century Tower 2

1A Tregunter Path,
Midlevels Central
Prestigious large 4-bedroom flat with
high privacy
特大四房住宅，地段尊貴，私隱度高，可租可售

3,638 s.f.
\$100M also for lease \$150K incl.

☎ 9238 2012 David Chan 陳先生
🌐 www.landscape.com/31547.htm

中
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巧妙周到 Smart spaces

Hong Villa 峰景花園

12 Bowen Road, Midlevels Central
中半山 寶雲道12號

1,916 s.f.
HK\$45M

Part of a 29-storey building in Midlevels, this three-bedroom (one ensuite) apartment is tastefully decorated in earth tones. The spacious residence extends 1,918 sq-ft with two parking spaces as well as a view of the city and greenery best enjoyed from the balcony.

Ideal for entertaining guests, beautiful chandeliers are set above the elegant dining area and the living room featuring a bar. Near the entrance and dining area, the kitchen is equipped with a built-in dishwasher, oven, as well as a maid's room (ensuite) with a separate entrance. All rooms have ample storage, which is skilfully concealed. The master bedroom (ensuite) also features a walk-in closet that can be concealed with the use of sliding doors resembling the apartment's walls.

With only two units per floor, Hong Villa is located in a popular residential area of Bowen Road. It is centrally located nearby business and entertainment districts.

這個住宅單位位於半山一幢29層高的大廈，設有三間睡房（其一為套房），一室褐色色調，品味出眾。住宅偌大寬敞，面積達1918平方呎，配設兩個車位。全屋以露台的景觀最為突出，飽覽都市景緻及翠綠山景。

優雅的飯廳高掛迷人吊燈，客廳則設有吧枱，最適合招待客人。廚房靠近門口和飯廳，內設嵌入式洗碟機和焗爐，亦有設獨立入口的家傭套房。所有房間都巧妙隱藏充足的儲物空間，而主人套房的衣帽間則以狀似牆壁的趟門隱藏起來。

峰景花園每層只有兩個單位，位於寶雲道的熱門住宅區，為鄰近商業和娛樂區之間的核心地段。



☎ 9080 6686 Teresa Lau 劉小姐
🌐 www.landscape.com/70583.htm

可普通話



Shan Kwong Court
26-32 Shan Kwong Road,
Happy Valley
Practical 3-bedroom apartment in quiet
yet convenient neighbourhood
實用三房單位，環境寧靜，位置優越

跑馬地
山光樓

1,200 s.f.
\$11.5M

9028 0147 Jenson Au 區先生 可普通話
www.landscape.com/115765.htm



Village Tower
7 Village Road, Happy Valley
Well decorated apartment with sky
terrace in Happy Valley
跑馬地雅致裝修住宅，連平台

跑馬地
山村大廈

1,000 s.f. (plus 76 s.f. terrace)
\$13M

9229 2396 Elaine Chow 周小姐 可普通話
www.landscape.com/120940.htm



Crescent Heights
3 Tung Shan Terrace,
Midlevels East
3-bedroom apartment in the quiet
neighbourhood of Tung Shan Terrace
東山臺三房單位，環境寧靜怡人

東半山
山月陶居

1,208 s.f.
\$13.5M

9229 2396 Elaine Chow 周小姐 可普通話
www.landscape.com/115673.htm



Silver Fair Mansion
2E-2F Shiu Fai Terrace,
Midlevels East
Brand new decoration flat with green
view and open view
全新裝修住宅，享開揚景觀及翠綠景色

東半山
銀輝大廈

1,450 s.f.
\$15.5M

6183 8339 Carman Szeto 司徒小姐 可普通話
www.landscape.com/72414.htm



Yun On Terrace
135 Blue Pool Road, Happy Valley
Nicely decorated 3-bedroom low-rise
with balcony and carpark in Happy Valley
跑馬地雅致裝修三房低密度住宅，連陽臺及車位

跑馬地
仁安台

1,259 s.f.
\$18M

6655 4488 William Tam 談先生 可普通話
www.landscape.com/105976.htm



Park Garden
6 Tai Hang Drive, Midlevels East
Spacious 3-bedroom apartment at
convenient location
東半山三房單位，間隔寬敞，位置優越

東半山
柏園

1,450 s.f.
\$18M

6655 4488 William Tam 談先生 可普通話
www.landscape.com/54477.htm



Green View Mansion
55-57 Wong Nai Chung Road,
Happy Valley
Modern chic penthouse in convenient
location of Happy Valley
跑馬地時尚迷人頂層單位，位置優越，交通方便，
可租可售

跑馬地
翠景樓

1,200 s.f. (plus 700 s.f. roof)
\$20M also for lease \$60K incl.

9348 4118 Rowena Siu 蕭小姐 可普通話
www.landscape.com/104596.htm



Happy Villa
94 Blue Pool Road, Happy Valley
Newly decorated apartment with balcony
and carpark on upper Blue Pool Road
全新裝修單位，連陽臺及車位，位於藍塘道頭段

跑馬地
樂園

1,600 s.f.
\$22M

6655 4488 William Tam 談先生 可普通話
www.landscape.com/54220.htm



Ventris Place
19-23 Ventris Road, Happy Valley
3-bedroom apartment with balcony and
carpark in quite yet convenient location
跑馬地三房單位，連陽臺及車位，環境寧靜，位置
優越

跑馬地
雲地利台

1,560 s.f.
\$23.8M

6655 4488 William Tam 談先生 可普通話
www.landscape.com/127958.htm



Evergreen Court
71-73A Blue Pool Road, Happy
Valley
3-bedroom apartment with balcony in
prime location
跑馬地三房住宅，連陽臺，位處尊貴地段

跑馬地
翠苑

1,700 s.f.
\$24.8M

9093 3381 Stephen Chan 陳先生 可普通話
www.landscape.com/53837.htm



Cooper Villa

23-29 Wilson Road,
Jardine's Lookout

Colonial low-rise apartment with large balcony and carpark in Jardine's Lookout
渣甸山英式低密度住宅，連大陽臺及車位

渣甸山 衛信道23-29號

1,650 s.f.
\$30M

☎ 6655 4488 William Tam 談先生 可普通話
🌐 www.landscape.com/129581.htm



Stubbs Villa

2 Shiu Fai Terrace, Midlevels East

Modern designed and decorated 4-bedroom flat with open city view
時尚裝修四房單位，欣賞開揚城市景色

東半山 詩瀟花園

2,325 s.f.
\$32M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/45131.htm



Cavendish Heights

27-37 Perkins Road,
Jardine's Lookout

Well decorated flat in family-oriented estate with swimming pool and tennis courts
雅致裝修家庭式住宅，連泳池及網球場

渣甸山 嘉雲臺

1,907 s.f.
\$35M

☎ 9486 1566 Mira To 杜小姐
🌐 www.landscape.com/31208.htm



Broadwood Twelve

12 Broadwood Road,
Happy Valley

Brand new luxury apartment enjoys stunning views
全新豪華住宅，享遠闊景觀，可租可售

跑馬地 樂天峰

1,650 s.f.
\$40.3M also for lease \$96K incl.

☎ 6330 7888 Cora Ko 高小姐
🌐 www.landscape.com/132003.htm



經典醉人 Classic beauty

11 MacDonnell Road, Midlevels Central

中半山 麥當勞道11號

2,313 s.f.
HK\$42M

Located in a tranquil enclave near Hong Kong Park and the Hong Kong Zoological and Botanical Gardens, this 2,313 sq-ft apartment is brightly lit with a clear view of the city. The apartment features three bedrooms (one ensuite), two bathrooms, a living room, dining room, balcony and a fully equipped kitchen. It is well decorated with classic furnishings, lighting and hardwood floors throughout. Residents of the 32-storey building can enjoy recreational facilities such as the gym, children's playground, sauna and indoor play area.

Completed in 2003, this apartment on MacDonnell Road is just a five-minute drive downhill to Central, with daily amenities nearby. Residents can also walk to Central in 10 minutes.

這個2313平方呎的單位坐落半山的寧靜角落，毗鄰香港公園和動植物公園。住宅明亮怡人，享有寬闊的城市景色，設三間睡房（其一為套房）、兩間浴室、一個客廳、飯廳、露台和設備齊全的廚房。全屋以古典傢俱、燈飾、實木地板點綴，設計迷人。住宅大廈樓高32層，住戶可享用各項消遣設施，包括健身中心、兒童遊樂場、桑拿室和室內遊樂場。

這間位於麥當勞道的住宅大廈於2003年落成，往中環只需五分鐘車程，鄰近便利設施，步行到中環亦只需十分鐘



☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/108683.htm



The Mount Austin
8 Mount Austin Road, The Peak
Modern mid-rise apartment on the Peak
山頂時尚中密度住宅

山頂柯士甸山道8號

1,276 s.f.
\$62K

9138 1621 Teresa Fung 馮小姐
www.landscape.com/27903.htm



Larvotto
8 Ap Lei Chau Praya Road, Aberdeen
Deluxe 3-bedroom apartment with stunning sea view at Aberdeen waterfront
豪華三房單位，尊享全海景

香港仔南灣

1,968 s.f.
\$65K incl.

9648 6082 Christine Chong 莊小姐
www.landscape.com/133999.htm



The Brentwood
11 Repulse Bay Road, Repulse Bay
Boutique flat with magnificent view from top of Repulse Bay Road
淺水灣道頭段精緻單位，尊享遼闊景致

淺水灣蔚峰園

1,556 s.f.
\$65K incl.

9238 2012 David Chan 陳先生
www.landscape.com/140435.htm



34-36 Bisney Road, Pokfulam
Nicely decorated 4-bedroom colonial low-rise in Pokfulam
薄扶林低密度英式四房單位，享雅緻裝修

薄扶林碧荔道34-36號

2,200 s.f.
\$69K incl.

9551 1077 Walker Lam 林先生
www.landscape.com/104002.htm

可普通話



Unicorn Gardens
11 Shouson Hill Road East, Shouson Hill
Tranquil low-rise flat enjoys peaceful green view
寧靜低密度住宅，尊享優美翠綠景致

壽臣山麒麟閣

1,714 s.f.
\$70K incl.

9138 1621 Teresa Fung 馮小姐
www.landscape.com/36591.htm



7 South Bay Close, Repulse Bay
High quality 3-bedroom brand new apartment in Southside
南區全新三房住宅出租

淺水灣南灣坊7號

2,218 s.f.
\$70K

9493 8275 Sami Woo 胡小姐
www.landscape.com/133349.htm



South Bay Palace
25-31 South Bay Close, Repulse Bay
Designer decorated and fully furnished apartment in quiet location
雅緻裝修住宅，連全屋傢俬，環境清幽寧靜

淺水灣南灣御苑

2,540 s.f.
\$90K incl.

9080 6686 Teresa Lau 劉小姐
www.landscape.com/110401.htm

可普通話



Ruby Court
55 South Bay Road, Repulse Bay
Renowned sea view apartment with two car parks and facilities
新裝修海景住宅，連兩個車位及住客設施

淺水灣嘉麟閣

2,200 s.f.
\$97K incl.

6838 2929 Mark Mak 麥先生
www.landscape.com/54398.htm



Monte Verde
41 Repulse Bay Road, Repulse Bay
Renowned sea view apartment with balcony on upper Repulse Bay Road
新裝修海景住宅，連陽臺，位於淺水灣道頭段，地段尊貴

淺水灣南山別墅

2,400 s.f.
\$98K incl.

9028 0147 Jenson Au 區先生
www.landscape.com/8021.htm

可普通話



Baguio Villa
550 & 555 Victoria Road, Pokfulam
Well decorated 3-bedroom apartment with private roof terrace
雅緻裝修三房單位，連私家天台，可租可售

薄扶林碧瑤灣

2,332 s.f. (plus 1,876 s.f. roof)
\$100K incl. also for sale \$40M

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/111955.htm



名貴真絲手織地毯，傳統波斯圖案手織地毯，純羊毛手織地毯，
歐洲頂級機織地毯及澳洲頂級純羊皮地毯。

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Shop #5, G & 1/F, Houston Centre, 63 Mody Road, T.S.T. East (facing Shangri-la Hotel) 電話(Tel): 2730 7230



Celebrated as the first 'urban resort' in the heart of Shanghai, the PuLi Hotel and Spa — a member of Design Hotels — is an elegant homage to Chinese traditions of aesthetics and hospitality merged with contemporary luxury.

With architecture by Kume Sekkei Japan and interiors by Melbourne-based Layan Design Group, this juxtaposition between classical and contemporary is immediately apparent upon entering the hotel lobby, where guests tread on century-tile flooring created exclusively for PuLi.

This initial nod towards 'old world Shanghai' continues in the cast bronze basins and the dragon-scaled screens in the guestrooms, with every chair, light fixture and table inspired by local traditions of craftsmanship. A brass incense burner with open-work features a stylised shou promoting longevity, often used by scholars to encourage the flow of creative energy.

Throughout the hotel, lighting is a key feature. A subdued palette of varying shades of brown, white and cream provides a neutral background for the lighting design, which was conceptualised by lighting design practice The Flaming Beacon.

The lighting design team worked closely with Layan, whose owner and principal designer Johannes Hartfuss, along with project designer Maria Garcia Arribas, say the overall concept was to develop a residential feel to the hotel — hence, conventional hotel facilities such as the reception desk, concierge, etcetera were consolidated into the Long Bar, located parallel to the main lobby: "There, the guest can get any help needed as well as sit down, have a drink, have a snack or even chat with the reception staff and so on."

Hartfuss and Garcia Arribas point out that good lighting is the single most important source of 'mood' in a project. "In our case, the consistent warm 'honey glow' significantly contributes to the warmth of the interiors, and the fact that the majority of the light fittings are custom-designed for this project enhance the specific nature of the interiors as well."

設計昇華

How to enhance your interiors

At the PuLi Hotel & Spa in Shanghai, artful lighting ensures that the interiors — combination of classical Chinese and contemporary modern — are perfectly highlighted

上海璞麗酒店的燈光主題藝術感滿溢，使結合中國傳統與當代格調的室內設計更顯高雅格調

Text: Phoebe Liu

Photography: Courtesy of Design Hotels



貴為DesignHotels一員的璞麗酒店被譽為上海市中心的首個「都會桃源」，以當代的時尚奢華概念，優雅地展現出中國傳統的美學與好客款待。

日本久米設計負責酒店的建築設計，而室內設計則由墨爾本的LayanDesignGroup操刀主理。酒店設計遊走於古典與當代之間，兩種風格並列對比。客人甫一踏進酒店大堂便走在璞麗獨有的百年磚款地板，旋即感受到這種古今交織的韻味調兒。

這種「舊上海」情懷從大堂延伸开到各間客房之中，澆鑄青銅洗手盆和龍鱗紋隔屏散發懷舊格調，而房內的所有椅桌和燈飾都由上海傳統工藝所啟發。古時文人常用香薰爐點香來激發創作靈感，房內便飾有網狀小孔的黃銅香薰爐，刻上壽字紋來寓意長壽。

縱觀整間酒店，燈光設計為矚目焦點。啡、白、奶黃的深淺色調恰到好處，為燈光設計塑造出中性自然的背景。全酒店的燈光佈置，都是由燈光設計專家The Flaming Beacon設計。

燈光設計團隊與Layan緊密合作；Layan老闆兼首席設計師JohannesHartfuss和項目設計師Maria GarciaArribas一同指出，整體的設計概念是要為酒店塑造住宅的感覺。故此，一般的酒店設施如接待檯台和服務台等都融於長吧之中，與主大堂並列。Johannes和Maria說：「在那裡，客人可以享用各種服務，同時又可以找個位置坐下來，喝杯酒，來點小食，甚至可以與接待處的職員談天說地。」

Johannes和Maria指出出色的燈光佈置，是整個項目中營造「氣氛」唯一最重要的手段。他們說：「以這間酒店為例，一室暖洋洋的氣息有賴酒店整體的蜜糖色柔光，而這次大多燈飾都是專為酒店度身設計的，為室內的獨特氣質生色不少。」

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

請密切留意《透視》一月號更多有關建築與設計的專題報導，或登入 www.perspectiveglobal.com 參閱精彩內容。



Celestial Garden

5 Repulse Bay Road, Repulse Bay
4-bedroom sea view apartment on upper Repulse Bay Road with swimming pool
淺水灣道頭段四房海景單位，連泳池

2,363 s.f.
\$105K incl.

☎ 9551 1077 Walker Lam 林先生 可普通話
🌐 www.landscape.com/11028.htm

淺水灣
詩禮花園



Carmel Hill

12 Carmel Road, Stanley
Sea view townhouse in quiet location with 4 bedrooms
赤柱海景四房排屋，環境寧靜

2,395 s.f. (plus 381 s.f. garden and 262 s.f. terrace)
\$105K incl.

☎ 9809 8570 Stella Lo 羅小姐
🌐 www.landscape.com/8468.htm

赤柱
海明山



The Carmina

7-9 Deep Water Bay Drive, Deep Water Bay
4-bedroom flat in spacious layout with comprehensive facilities
深水灣四房住宅，間隔寬敞，連完善住客會所設施

2,628 s.f.
\$114K incl.

☎ 5182 8699 Maria Cheung 張小姐
🌐 www.landscape.com/100153.htm

深水灣
嘉名苑



29-31 Bisney Road, Pokfulam

Rare 4-bedroom low-rise apartment with private garden
四房低密度住宅，連私家花園，市場罕有

2,500 s.f. (plus 1,000 s.f. garden and 578 s.f. terrace)
\$120K incl.

☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/51258.htm

薄扶林
碧荔道29-31號



Park Place

7 Tai Tam Reservoir Road, Repulse Bay
Bright and airy apartment on top of Repulse Bay Road
淺水灣道頭段單位，通爽舒適

2,338 s.f.
\$128K incl.

☎ 9238 2012 David Chan 陳先生
🌐 www.landscape.com/19815.htm

淺水灣
雅柏苑



La Hacienda

29-33 Mount Kellett Road, The Peak
Colonial style 4-bedroom apartment with facilities in The Peak
山頂英式四房住宅，連完善住客會所設施，可租可售

3,506 s.f.
\$140K also for sale \$90M

☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/30905.htm

山頂
加列山道29-33號



Belgravia

57 South Bay Road, Repulse Bay
Luxurious 4-bedroom apartment in South Bay with fantastic sea view
淺水灣豪華四房單位，尊享遼闊海景

2,790 s.f.
\$150K incl.

☎ 9080 6686 Teresa Lau 劉小姐 可普通話
🌐 www.landscape.com/122509.htm

淺水灣
南灣道57號



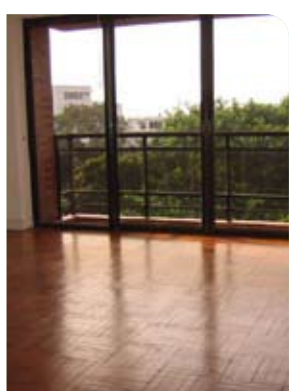
29 Severn Road, The Peak

Modern low-rise 4-bedroom apartment on the Peak
山頂時尚低密度四房單位出租

2,300 s.f.
\$150K incl.

☎ 9229 2396 Elaine Chow 周小姐 可普通話
🌐 www.landscape.com/46658.htm

山頂
施動道29號



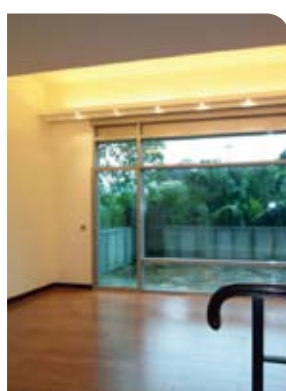
The Somerset

67 Repulse Bay Road, Repulse Bay
Exclusive duplex with full sea view of Deep Water Bay
獨特豪華複式住宅，尊享深水灣全海景

3,099 s.f.
\$150K incl.

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/4674.htm

淺水灣
怡峰



The Zenith

11A Shouson Hill Road West, Shouson Hill
Modern townhouse with roof and garden terrace at tranquil Shouson Hill area
時尚設計洋房，連天台及花園平台，位於壽臣山，優美寧靜

3,692 s.f. (plus 372 s.f. terrace, 307 s.f. garden and 286 s.f. roof)
\$168K

☎ 9138 1621 Teresa Fung 馮小姐
🌐 www.landscape.com/50355.htm

壽臣山
采庵



Helene Garden
22 Stanley Beach Road, Stanley
6-bedroom garden duplex on Stanley Main Beach
赤柱六房花園複式住宅，鄰近赤柱正灘

赤柱
喜蓮花園

3,606 s.f. (plus 1,874 s.f. garden)
\$168K

☎ 6330 7888 Cora Ko 高小姐
🌐 www.landscape.com/14485.htm



Helene Court
14 Shouson Hill Road, Shouson Hill
Garden townhouse with practical layout in serene location
壽臣山花園洋房，間隔實用，環境清幽怡人

壽臣山
喜蓮閣

3,113 s.f. (plus 1,011 s.f. garden and 553 s.f. roof)
\$170K

☎ 9238 2012 David Chan 陳先生
🌐 www.landscape.com/17607.htm



5 Headland Road, Repulse Bay
Unique 4-bedroom low-rise flat with private garden on tranquil Headland Road
赫蘭道精緻四房低密度住宅，連私家花園，環境寧靜優美

淺水灣
赫蘭道5號

3,200 s.f. (plus 2,040 s.f. garden)
\$190K incl.

☎ 5182 8699 Maria Cheung 張小姐
🌐 www.landscape.com/36935.htm



Orient Crest
76 Peak Road, The Peak
Peak townhouse with 4 bedrooms in tranquil neighbourhood
山頂四房排屋，地段尊貴

山頂
山頂道76號

3,300 s.f.
\$195K incl.

☎ 6183 8388 Chris Law 羅先生
🌐 www.landscape.com/7735.htm



Peak Villa
86-88 Peak Road, The Peak
Exclusive townhouse in serene neighbourhood
山頂獨特排屋，環境清幽寧靜

山頂
頤翠園

3,280 s.f. (plus 300 s.f. terrace)
\$197K

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/17712.htm



Villa Rosa
88 Red Hill Road, Tai Tam
High privacy garden house overlooking Stanley Bay
大潭花園大屋，私隱度高，俯瞰赤柱美景，可租可售

大潭
玫瑰園

3,960 s.f. (plus 2,234 s.f. garden and 480 s.f. roof)
\$200K incl. also for sale Open Offer

☎ 6330 7888 Cora Ko 高小姐
🌐 www.landscape.com/1782.htm



Carmelia
60 Stanley Village Road, Stanley
Huge colonial house with front yard and private garden
特大英式洋房，連平台及私家花園，可租可售

赤柱
赤柱村道60號

5,200 s.f. (plus 753 s.f. garden and 343 s.f. terrace)
\$250K incl. also for sale \$200M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/84478.htm



Rocky Bank
6 Deep Water Bay Road, Deep Water Bay
Townhouse with practical layout and sea view in serene location
間隔實用海景洋房，地段寧靜，環境舒適

深水灣
深水灣道6號

2,648 s.f. (plus 1,675 s.f. terrace and 1,027 s.f. roof)
\$245K

☎ 9238 2012 David Chan 陳先生
🌐 www.landscape.com/15782.htm



2 Barker Road, The Peak
Taipan house with excellent harbour view and Southside view
山頂洋房，尊享完美維港景致及南區景色

山頂
白加道2號

4,082 s.f. (plus 1,184 s.f. terrace and 526 s.f. roof)
\$270K

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/46182.htm



56 Plantation Road, The Peak
Modern townhouse with panoramic view of the Victoria Harbour
山頂時尚排屋，享遠闊維港景觀

山頂
種植道56號

4,613 s.f. (plus 834 s.f. roof, 394 s.f. terrace and 389 s.f. garden)
\$300K incl.

☎ 9080 6686 Teresa Lau 劉小姐 可普通話
🌐 www.landscape.com/102781.htm



Peak Road, The Peak
Rare detached townhouse with private swimming pool and huge garden
山頂罕有獨立大屋，連私家泳池及大花園，可租可售

山頂
山頂道

4,250 s.f. (plus 2,087 s.f. garden, 673 s.f. terrace and 376 s.f. roof)
\$330K incl. also for sale \$280M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/78395.htm



**Coombe Road
Luxury Townhouse**
Luxury townhouse with private garden in gated neighbourhood
豪華山頂排屋，連私家花園，寧靜舒適

山頂
甘道豪華洋房

4,436 s.f. (plus 1,854 s.f. garden)
\$380K incl.

☎ 6183 8339 Carman Szeto 司徒小姐 可普通話
🌐 www.landscape.com/28395.htm



The Belvedere
51-61 Plantation Road, The Peak
Exclusive luxury detached house with private pool overlooking Victoria Harbour view
山頂豪華獨立大屋，連私家泳池，俯瞰維港景色

山頂
種植道51-61號

4,800 s.f. (plus 1,500 s.f. roof and 1,500 s.f. terrace)
\$400K incl.

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/20413.htm



21 Coombe Road, The Peak
Newly renovated detached townhouse with private pool overlooking sea view and hill view
全新裝修獨立大屋，連私家泳池，俯瞰海景及翠綠山景

山頂
甘道21號

4,843 s.f. (plus 540 s.f. roof)
\$400K

☎ 9493 8275 Sami Woo 胡小姐
🌐 www.landscape.com/19074.htm

The Altitude 紀雲峰

Unit Size: 1,855 – 1,955 s.f.
標準單位面積: 1,855 – 1,955平方呎

20 Shang Kwong Road, Happy Valley
跑馬地山光道廿號



Contact person 聯絡人:
Louis Wong 黃先生
9871 6828
Stella Lo 羅小姐
9809 8570
Walker Lam 林先生
9551 1077 可普通話

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Island Crest

8 First Street, Midlevels West
Brand new high floor 3-bedroom apartment with comprehensive facilities
全新高層三房單位，連完善住客會所設施

1,029 s.f.
\$39K incl.

9551 1077 Walker Lam 林先生
www.landscape.com/129103.htm

西
半
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城
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Grand Bowen

11B Bowen Road, Midlevels Central
Popular 3-bedroom apartment at prestigious location with city view
受歡迎三房單位，地段尊貴，享城市景觀

1,541 s.f.
\$58K incl.

5182 8699 Maria Cheung 張小姐
www.landscape.com/41553.htm

中
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Tregunter Tower 1

14 Tregunter Path, Midlevels Central
Well decorated apartment ideal for investment
中半山靚裝修住宅，投資首選，可租可售

3,052 s.f.
\$75K incl. also for sale \$40M

9028 0147 Jenson Au 區先生
www.landscape.com/130543.htm

中
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Hamilton Court

8 Po Shan Road, Midlevels West
High efficiency 4-bedroom flat in serene neighbourhood
西半山四房住宅，環境清幽怡人，實用率高

2,600 s.f.
\$78K incl.

9493 8275 Sami Woo 胡小姐
www.landscape.com/25446.htm

西
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William Mansion

16-18 MacDonnell Road, Midlevels Central
4-bedroom apartment with balcony in quiet location
中半山四房住宅，連陽臺，環境寧靜舒適

2,500 s.f.
\$83K incl.

9809 8570 Stella Lo 羅小姐
www.landscape.com/99490.htm

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Po Shan Mansion

10-16 Po Shan Road, Midlevels West
Spacious 4-bedroom harbour view flat in tranquil neighbourhood
間隔寬敞四房維港景住宅，環境寧靜怡人

2,800 s.f.
\$85K

9493 8275 Sami Woo 胡小姐
www.landscape.com/27321.htm

西
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城
大
廈



Tregunter Tower 2

14 Tregunter Path, Midlevels Central
Spacious apartment with balcony and superb clubhouse facilities
中半山住宅，間隔寬敞，連陽臺及豪華會所設施，可租可售

3,052 s.f.
\$90K incl. also for sale \$40M

9138 1621 Teresa Fung 馮小姐
www.landscape.com/103089.htm

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Hollywood Heights

6 Old Peak Road, Midlevels Central
High efficiency 4-bedroom apartment for rent in prime location
高實用四房單位，位於中半山尊貴地段

2,700 s.f.
\$95K incl.

9238 2012 David Chan 陳先生
www.landscape.com/18874.htm

中
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閣



Pine Court

5 Old Peak Road, Midlevels Central
Colonial low-rise with huge balcony and backyard, good condition
英式低密度住宅，巨型陽台連後院

2,650 s.f. (plus 400 s.f. terrace)
\$96K incl.

9080 6686 Teresa Lau 劉小姐
www.landscape.com/20258.htm

中
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園



Piccadilly Mansion

4-6 Po Shan Road, Midlevels West
High efficiency 4-bedroom apartment with harbour view in tree-lined neighbourhood
西半山四房單位，間隔實用，綠葉松蔭，享維港景

2,790 s.f.
\$98K incl.

6183 8339 Carman Szeto 司徒小姐
www.landscape.com/16116.htm

西
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苑



Custom-made Wine Cellar

With over 30 years' experience in setting-up Cooling System for supermarkets, hotels and restaurants, we generate a new image by designing exclusive, custom-made Wine Cellar not only in commercials but also for households in recent years. Apart from providing professional setup on the whole system for storing red wine, white wine, champagne and sake, we also focus on featuring-wine display purpose and creating an elegant decoration in our new concepts.

Unit 1401, 14/F Westlands Centre,
20 Westlands Road, Quarry Bay, H.K.
Tel: (852) 2811-9381
Fax: (852) 2565-7094
Email: sales@fixwell.com.hk
Website: www.fixwell.com.hk



祥和陳列設備有限公司
Fixwell Display System Co., Ltd.



MOLD architecture & interior

www.moldarch.com tel: 2137 0122 fax: 3170 6506 email: info@moldarch.com

Ex Libris

James McGrath's first solo show in Asia presents work inspired by centuries-old parchments and manuscripts in the Strahov Baroque Monastic Library in Prague. It is against the timeless backdrop that McGrath overlays his recurring flora-and-fauna motifs, demonstrating a heightened, surrealistic vision of this potent visual world.

James McGrath在亞洲首次舉行個人展覽，展出的作品受到收藏於布拉格史塔赫夫巴洛克修道院圖書館的古老洋皮紙文稿和手寫稿啟發，在永恆不變的背景上加上招牌花卉和動物圖案，為這個古老的視覺世界帶來更深的層次和超現實的感覺。

To Jan 29
Cat Street Gallery, 222
Hollywood Road, Sheung Wan
Tel : 2291 0006
Email : emma@thespace.hk
www.thecatstreetgallery.com

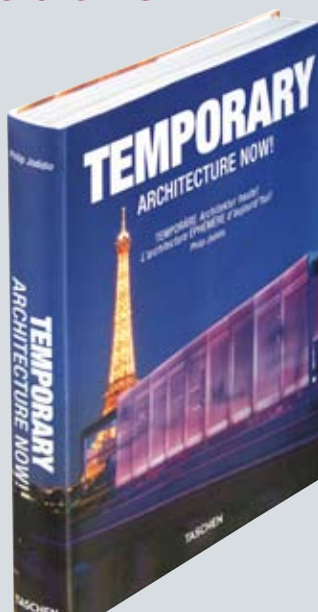


Temporary Architecture Now!

By Philip Jodidio;
published by Taschen

Cost-effective and flexible in nature, a wave of temporary architecture is sweeping the globe. Showcasing all kinds of temporary designs — restaurants, retail stores, fashion shows and art displays included — by both renowned and emerging architects, this book demonstrates how exciting and sophisticated today's temporary architecture has become.

臨時建築靈活多變而成本效益又高，熱潮席捲全球。本書搜羅由大小建築事務所設計的各式各樣臨時建築，從餐廳、零售店到時裝秀和藝術展覽都一應盡有，充分展現出當今的臨時建築設計有多精彩細膩。



THE BOOK YOU'VE BEEN WAITING FOR ALL YEAR

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INTERIORS+家居透視 11/12

Available at all good bookshops in Hong Kong, or contact us at +852 2115 5341 / josephine.wong@perspectiveglobal.com



Old Peak Mansion

5 Old Peak Road,
Midlevels Central

Large, high efficiency 4-bedroom apartment with big balcony
中半山特大四房單位，間隔實用，連大陽臺

3,100 s.f.
\$105K

9486 1566 Mira To 杜小姐
www.landscape.com/10320.htm

中半山
舊山頂道5號



Regent On The Park

9A Kennedy Road,
Midlevels Central

Nice and tastefully decorated apartment with panoramic city view
品味靚裝修單位，享遠闊城市景色

2,720 s.f.
\$110K

9809 8570 Stella Lo 羅小姐
www.landscape.com/150668.htm

中半山
御花園



Dynasty Court

23 Old Peak Road,
Midlevels Central

High floor 4-bedroom apartment with Victoria Harbour view
高層四房單位，享維港景色

2,680 s.f.
\$120K incl.

6838 2929 Mark Mak 麥先生
www.landscape.com/32926.htm

中半山
帝景園



Garden Terrace

8 Old Peak Road,
Midlevels Central

Large 4-bedroom apartment with city view in prestigious location
特大四房住宅，享城市景色，地段尊貴

2,798 s.f.
\$125K

5182 8699 Maria Cheung 張小姐
www.landscape.com/12633.htm

中半山
花園臺



The Albany

1 Albany Road, Midlevels Central

Prestigious apartment overlooking the Botanical Gardens on fringe of CBD
中半山豪華住宅，俯瞰動植物公園，鄰近中環，交通方便

2,546 s.f.
\$130K incl.

9028 0147 Jenson Au 區先生 可普通話
www.landscape.com/31537.htm

中半山
雅賓利大廈



1 Po Shan Road, Midlevels West

Luxurious 4-bedroom harbour view apartment in quiet location
豪華四房維港景單位，環境清靜

2,939 s.f.
\$130K incl.

6838 2929 Mark Mak 麥先生
www.landscape.com/36638.htm

西半山
寶珊道一號



Bowen's Lookout

13 Bowen Road, Midlevels Central

Modern apartment at tranquil location with harbour view
中半山時尚住宅，環境寧靜，欣賞維港美景

2,388 s.f.
\$135K incl.

9138 1621 Teresa Fung 馮小姐
www.landscape.com/33925.htm

中半山
寶雲道13號



The Mayfair

1 May Road, Midlevels Central

Exquisite apartment with breath-taking harbour view in excellent condition
中半山別致單位，靚裝修，享寧靜維港景色

2,872 s.f.
\$140K incl.

9871 6828 Louis Wong 黃先生
www.landscape.com/125153.htm

中半山
梅道二號



Grenville House

1-3A Magazine Gap Road,
Midlevels Central

High efficiency 4-bedroom apartment with huge balcony and facilities
高實用四房單位，連大陽臺及住客設施，可租可售

3,700 s.f.
\$160K incl. also for sale \$100M

6330 7888 Cora Ko 高小姐
www.landscape.com/2005.htm

中半山
嘉慧園



May Tower

5 May Road, Midlevels Central

Rare on market spacious unit with Victoria Harbour view in prime location
間隔寬敞維港景住宅，地段尊貴，市場罕有

3,393 s.f.
\$165K incl.

6183 8339 Carman Szeto 司徒小姐 可普通話
www.landscape.com/1613.htm

中半山
梅苑



Butler Tower

1-5 Boyce Road, Jardine's Lookout
High efficiency 4-bedroom flat with practical layout
渣甸山間隔實用四房單位，實用率高

渣甸山
柏麗園

1,650 s.f.
\$62K incl.

9551 1077 Walker Lam 林先生 可普通話
www.landscape.com/38287.htm



Wah Fung Mansion

27 Tai Hang Road, Midlevels East
Spacious 4-bedroom apartment with balcony occupying whole floor
間隔寬敞四房單位，連特大陽臺

東半山
華峰樓

2,087 s.f.
\$65K incl.

6183 8339 Carman Szeto 司徒小姐 可普通話
www.landscape.com/34705.htm



Elm Tree Towers

8-10 Chun Fai Road, Jardine's Lookout
Newly renovated apartment with harbour view in Jardine's Lookout
渣甸山全新裝修海景住宅

渣甸山
愉富大廈

2,028 s.f.
\$75K incl.

9551 1077 Walker Lam 林先生 可普通話
www.landscape.com/151321.htm



Minton Court

61-63 Perkins Road, Jardine's Lookout
Exclusive low-rise with private roof in Jardine's Lookout
渣甸山獨特低密度住宅，連私家天台，可租可售

渣甸山
明頓別墅

1,350 s.f. (plus 1,350 s.f. roof)
\$75K incl. also for sale \$26M

6330 7888 Cora Ko 高小姐
www.landscape.com/106457.htm



Nicholson Tower

8 Wong Nai Chung Gap Road, Midlevels East
Newly renovated high floor 3-bedroom flat with sweeping views of the city
全新裝修高層三房單位，享開揚城市景觀

東半山
蔚豪苑

1,993 s.f.
\$85K incl.

9493 8275 Sami Woo 胡小姐
www.landscape.com/7344.htm



The Elegance

60 Tai Hang Road, Midlevels East
Nicely fitted and equipped two-ensuite duplex on Tai Hang Road
大坑道雅致裝修兩套房複式住宅，間隔實用，可租可售

東半山
優雅閣

2,438 s.f.
\$85K incl. also for sale \$33M

9486 1566 Mira To 杜小姐
www.landscape.com/123399.htm



Evergreen Villa

43 Stubbs Road, Midlevels East
Spacious 4-bedroom apartment with open city view
間隔寬敞四房單位，尊享開揚城市景觀

東半山
松柏新村

2,700 s.f.
\$88K incl.

9493 8275 Sami Woo 胡小姐
www.landscape.com/37639.htm



Villa Monte Rosa

41A Stubbs Road, Midlevels East
Large 4-bedroom flat with splendid view of city skyline
特大四房單位，享遠闊城市美景

東半山
玫瑰新村

3,300 s.f.
\$138K

9486 1566 Mira To 杜小姐
www.landscape.com/115494.htm



Trafalgar Court

70 Tai Hang Road, Midlevels East
High efficiency 5-bedroom apartment with harbour view for rent
東半山五房維港景住宅出租，實用率高，可租可售

東半山
大寶閣

2,465 s.f.
\$150K incl. also for sale \$91M

6183 8339 Carman Szeto 司徒小姐 可普通話
www.landscape.com/5912.htm



2-2A Henderson Road, Jardine's Lookout

4-bedroom townhouse with private garden in Jardine's Lookout
渣甸山四房排屋，連私家花園

渣甸山
軒德孫道2-2A號

3,115 s.f. (plus 1,000 s.f. garden)
\$170K

6183 8388 Chris Law 羅先生
www.landscape.com/14781.htm



Prime Retail Parade

Charing Cross & Embankment WC2

Parade including 8 Ground Floor Retail units, and residences above. Located in exceptionally busy Prime commercial and tourist pedestrian street running between two railway stations. Tenants are all very busy restaurants, bars, cafes. Fully let.

地面是8個零售單位，樓上為住宅。位於繁榮的商業區及遊客的行人專用區並坐落於兩個鐵路站的中間，人流不絕。租戶全是暢旺的餐廳，酒吧或咖啡廳，現已全數租出。

£30M-£40M 5.5% Gross Yield
Freehold
38,000 s.f.



Residential Apartment Block

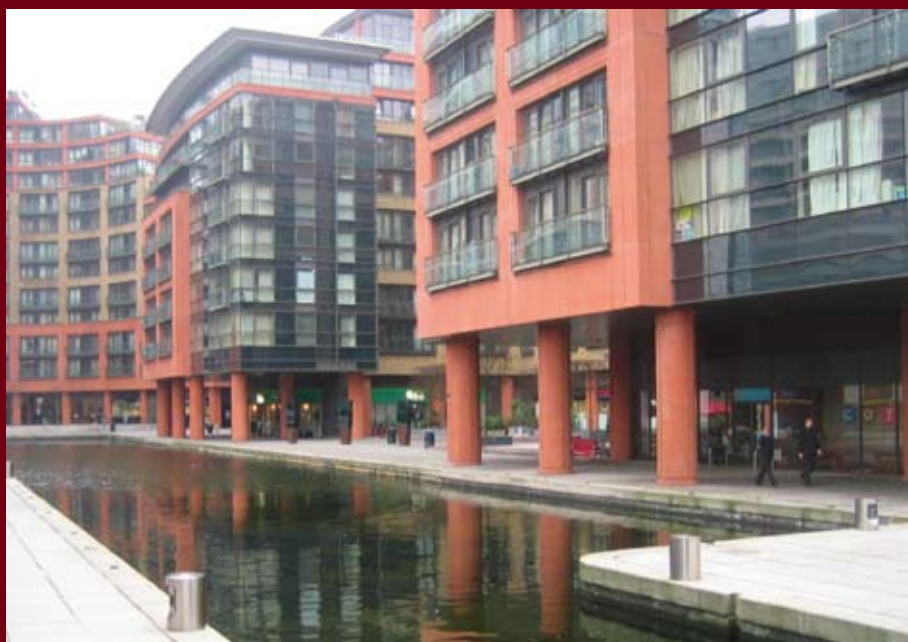
Kensington SW7

Prime location Kensington house converted into 20 small apartments.

Possibility to add significant value by redeveloping into larger apartments.

位於Kensington的大宅，地段尊貴，現分拆成20個小單位並已全部租出，擁有極高升值潛力。

£5M-£10M 4.6% Gross Yield
Freehold
6,700 s.f.



CENTRAL LONDON HIGH YIELD

Retail Parade Paddington W2

Parade of 13 Retail Units fully let to high quality retail tenants on full repairing and insuring leases.

Excellent prime location which is currently benefiting from ongoing infrastructure investment. The retail units have few competing retail schemes in the area, are beside a large Hilton Hotel, close to 2 underground stations, with new residential and commercial schemes nearby.

Good potential for upward pressure on rentals and capital value.

Virtual Freehold 999years from 1995.

一共十三個零售商舖，現已全部租出予高質素的商戶，其中很多都是連鎖式商店。

位於極具發展潛力的黃金地段，該區吸引大量投資者現正進行多個建設項目，鄰近有新型的住宅，寫字樓及酒店，兩分鐘內可步行至地鐵站和火車站。

升值條件優厚，租金和投資價值都只有上升的空間。

£10M-£20M 6% Gross Yield
Virtual Freehold
30,000 s.f.



6183 8388 Chris Law 羅先生



Retail & Commercial Block

Holborn WC1

3 Retail units at street level with 7 floors of Commercial space above. Multi-Let. High yield with future potential for management, renovation or redevelopment.

位於繁榮商業區的地舖連樓上的寫字樓，全幢連特高回報租約出售。

£10M-£20M 7.7% Gross Yield
Freehold
34,124 s.f.



Prime Retail and Commercial.

West End W1

Prime Retail location let to 3 Retail tenants plus single tenant occupying 4 upper floors. Fully let.
位於著名購物區的地舖及寫字樓全幢連租約出售。

£10M-£20M
4.2% Gross Yield
7,555 s.f.
Freehold



Boutique Business Hotel

Marylebone W1

Boutique Business Hotel in prime West End location. 33 Rooms and Suites, including Studio, 1 and 2 bedrooms for short or long-stay.

位於Marylebone的特色精品酒店，設有33個房間，當中包括開放式睡房及擁有1至2房的豪華套房。

£10M-£20M
5% Gross Yield.
Freehold
17,500 s.f.



Serviced Apartments

Bayswater W2

6 Adjoining Houses north of Hyde Park. 122 stylish short stay apartments currently under management. Vacant possession available.

鄰近Hyde Park北面的服務式住宅，裝修精美，由6間排屋改建而成，可交吉或連管理出售。

£30M-£40M 6.7% Gross Yield.
Freehold
44,000 s.f.



Residential Apartment Block

West End W1

Prime location residential block containing 4 apartments over 5 floors each with car parking. Recently renovated throughout. Fully let to Bank and Embassy tenancies.

座落於倫敦西區的尊貴地段，步行數分鐘可到達Bond Street站，大廈所有單位已全部租出。

£5M-£10M
4.3% Gross Yield
Long Leasehold
5,241 s.f.



Prime Retail

New Oxford Street WC1

Corner Retail unit in prime West End location. Fully let to two tenants both established cafe groups.

位於New Oxford Street的單邊地舖，兩個單位由兩間咖啡飲食集團租用。

£5M or below 5.9% Gross Yield
Long Leasehold
2,731 s.f.

Prices on luxury UK properties are rarely quoted in listings. Interested parties are encouraged to make enquiries on price indications with Landscape.

PRICE UPON ENQUIRY 歡迎查詢

6183 8388 Chris Law 羅先生



Chinese Jackets Updated

Super comfortable Chinese jacket in polar fleece;
hooded overcoat in denim with classic longevity symbols



GOODS OF DESIRE®

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Stanley 2673 0071 Sai Kung 2791 7122 Cyberport 2577 6899 Ap Lei Chau 2580 2290