

VOLUME 109 | January 2014

# The Key

SELECT DELUXE HOMES

# 大宅®

LIVING BY  
THE HILLS  
倚山雅居

LANDSCAPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE





# WINFIELD

VENTRIS ROAD | HAPPY VALLEY



GROSS FLOOR AREA  
1,940-2,468 SQFT  
SALEABLE AREA  
1,567-2,006 SQFT  
3 - 4 BEDROOMS  
**LEASING**  
8102 8366



- 02 **MONTHLY HIGHLIGHT**  
Woodbury Court,  
Pokfulam  
薄扶林 嘉林閣
- 04 Southside &  
the Peak sale  
南區及山頂 出售
- 08 **HIGHLIGHT**  
Residence Bel-Air,  
Pokfulam  
薄扶林 貝沙灣
- 09 Midlevels Central  
& West sale  
中半山及西半山 出售
- 12 Midlevels East &  
Happy Valley sale  
東半山及跑馬地 出售
- 14 **FEATURE**  
Timelessly original  
永恒原美
- 16 Southside &  
the Peak lease  
南區及山頂 出租
- 23 Midlevels Central  
& West lease  
中半山及西半山 出租
- 29 **HIGHLIGHT**  
La Hacienda,  
The Peak  
山頂 加列山道29-33號
- 30 Midlevels East &  
Happy Valley lease  
東半山及跑馬地 出租
- 32 U.K. Properties  
英國物業
- 35 Overseas Properties  
海外物業

## HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

If you would like to see your property listed in The Key in the next issue, you may call Loretta Lui at 3102 4818 or visit us at [www.landscape-christies.com/sell\\_let](http://www.landscape-christies.com/sell_let). Or you may simply fill out the space below and fax to us at 2866 0015.

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

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡



## 創新儲物方案 An innovative storage solution

There are still a few months to go before the warmth of spring arrives in Hong Kong, so all our warm winter clothes are still being put to use. Where do you store them once the cold weather is gone, though? Usually around March or April, we start struggling to once again make room in the wardrobe and drawers for jumpers, jackets and boots.

However, if there is limited storage space available to rotate clothes between seasons, a dust-proof room could be the solution. It can prove more cost-effective than buying boxes or new furniture to store clothing and season-specific items... another new idea for you to think about in 2014!

香港距離春暖花開的日子仍有幾個月，因此我們所有的禦寒衣物依然大派用場。但是在天氣回暖後，你又會把它們放在哪兒呢？通常在三或四月時，我們便要想辦法在衣櫃和抽屜再騰出更多空間，把毛衣、外套和長靴收藏起來了。

然而，若你真的不夠空間貯存季節更替期間的衣物，在家設置一間防塵室或許是可行的辦法，這比另購儲存箱或新家俱來收納衣飾更為實惠化算……不妨在新的一年考慮一下。

Published and distributed by

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Find us on:  
facebook.

Designed by

透視雜誌

perspective

Landscape Christie's International Real Estate C-018733

Tel: +852 2866 0022

Fax: +852 2866 0015

Email: [info@www.landscape-christies.com](mailto:info@www.landscape-christies.com)

Website: [www.landscape-christies.com](http://www.landscape-christies.com)

Address: Unit 3106, 31/F, Hopewell Centre,  
183 Queen's Road East, Wanchai, Hong Kong

Tel: +852 2525 0287

Fax: +852 2526 3860

Email: [info@perspectiveglobal.com](mailto:info@perspectiveglobal.com)

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

Address: Rm 2408, Dominion Centre,  
59 Queen's Road East, Wanchai, Hong Kong

The information, text, photos, analyses and projections contained herein are provided solely for the convenience of prospective clients and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape Christie's International Real Estate, Landscape Surveyors Limited, Landscape Realty Limited or the owners, none of whom shall have any liability or obligation with respect thereto. Interested parties should rely on their own investigations, interpretations and analyses in connection with the purchase or letting thereof.

Information has been provided to us by sources deemed reliable, but no warranty or representation is made as to its accuracy, correctness or completeness. These offerings are made subject to contract, correction of errors, omissions, prior sale or lease, change of price or terms or withdrawal from the market without notice. The contents of The Key are for reference only and do not constitute all or any part of a contract. Copyright 2014

Each Office is Independently Owned and Operated





## 倚山雅居 LIVING BY THE HILLS

Located in the middle section of Pok Fu Lam Road, this bright and sleek 2,307 s.f. (saleable) residence sublimates luxury with a warm, easy touch and boasts open views upon the western harbour and Pokfulam hillside.

This modern, tastefully decorated residence comes complete with four bedrooms (one ensuite), separate living and dining rooms, a fully-fitted kitchen, an additional bathroom, a maid's room, a utility room, a lofty balcony and two car parks. Residents can also enjoy exclusive facilities such as a gymnasium and an outdoor swimming pool.

Available for purchase at HK\$53 million, this residence is situated at a high-rise simplex in the tranquil Pokfulam area, with close proximity to the University of Hong Kong. Residents are served by both minibuses and public buses to Central, Wanchai and further to North Point.

這寬敞明亮、時尚雅緻的單位座落於薄扶林道的中段，實用面積達2307平方呎，豪華居室散發著悠閒自在的氣氛，開揚的景觀可暢望遼闊的西區海港和怡人山景。

單位的室內設計別具品味，充滿現代氣息。全屋設有四間睡房，其中一間為套房；另有明顯分隔的客飯廳、設備齊全的廚房、浴室、家傭房、多用途室、寬敞的露台及兩個車位。此外，住戶亦專享屋苑的健身中心和室外游泳池等休閒設施。

嘉林閣屬單幢式大廈，位於寧靜的薄扶林區，鄰近著名的香港大學。住戶可乘坐小巴及巴士到達中環、灣仔，甚至北角等地區，出入十分方便。單位現售5300萬港元。



### Woodbury Court

嘉林閣  
137 Pok Fu Lam Road,  
Pokfulam

薄扶林 薄扶林道137號

GROSS AREA 2,536 s.f.

SALEABLE AREA 2,307 s.f.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 38830







# FAIRLINE



## FAIRLINE SQUADRON 50 (HULL NO. 28)

Colour: White

Engines: 2 x Volvo Penta D11-670 EVC

Available in  
Hong Kong

### Main Options:

- Tropical grade air conditioning
  - Harman Kardon audio and entertainment system
  - Flybridge icemaker and BBQ griddle
  - Galley freezer
  - Full Garmin electronics
  - Teak laid side decks and flybridge flooring
- and much more...

Call us now (852) 3180-3189 or [info@jebesenmarine.com](mailto:info@jebesenmarine.com)



A member of the Jepsen Group • CONSUMER | INDUSTRIAL | BEVERAGE | LUXURY • China | Hong Kong | Macau | Taiwan | Korea



Unit 5, G/F, Aberdeen Marina Tower, 8 Shum Wan Road, Aberdeen, Hong Kong 香港香港仔深灣道8號深灣遊艇俱樂部地下5室  
Tel 電話: (852) 3180 3189 Fax 傳真: (852) 2805 6867 Email 電郵: [info@jebesenmarine.com](mailto:info@jebesenmarine.com) Website 網址: [www.jebesenmarine.com](http://www.jebesenmarine.com)  
12/F, East Ocean Centre, No. 618 Yan An Road East, Shanghai, 200001, P.R. China 中國上海市延安東路618號東海商業中心12樓  
Tel 電話: (86) 21 6032 3860 Fax 傳真: (86) 21 6032 3861 Email 電郵: [chinainfo@jebesenmarine.com](mailto:chinainfo@jebesenmarine.com)



## Southside & The Peak SALE

南區及山頂 出售



### Royalton II

薄扶林 豪峰II

116 Pok Fu Lam Road

Well decorated two-ensuite apartment with full sea view  
優質裝修兩套房單位，眺望全海景



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,184 s.f.

OFFERED AT \$21,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 121728



### Regent Palisades

薄扶林 帝柏園

43 Bisney Road

Modern decorated 2-bedroom low-rise apartment with private roof at Pokfulam  
時尚裝修兩房住宅，密度低，連私家天台



GROSS AREA 1,513 s.f.

SALEABLE AREA 1,210 s.f.

(plus 1,015 s.f. roof)

OFFERED AT \$24,500,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 127096



### Ruby Court

薄扶林 嘉麟閣

55 South Bay Road

Popular 3-bedroom sea view apartment on South Bay  
南灣三房海景單位，極受歡迎



GROSS AREA 1,780 s.f.

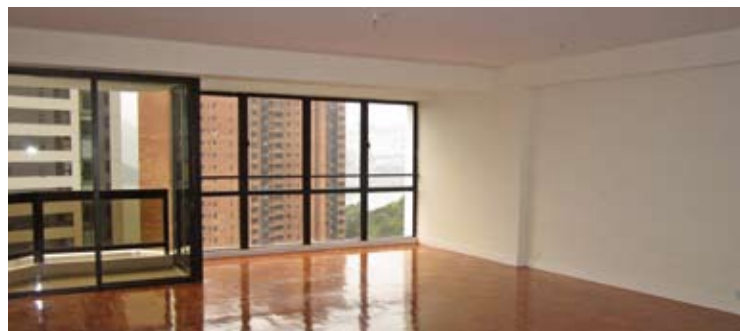
SALEABLE AREA 1,390 s.f.

OFFERED AT \$36,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 147533



### South Bay Towers

淺水灣 南灣大廈

59 South Bay Road

South Bay 3-bedroom apartment with comprehensive facilities  
南灣三房單位，連完善設施



GROSS AREA 2,738 s.f.

SALEABLE AREA 2,143 s.f.

OFFERED AT \$50,000,000

also for lease \$90,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 31603





**33 Cape Road**

春坎角 環角道33號

Well decorated boutique townhouse situated in peaceful neighbourhood

優質裝修精緻排屋，環境和諧恬靜，可租可售



**GROSS AREA** 3,140 s.f.  
**SALEABLE AREA** 2,340 s.f.  
 (plus 645 s.f. garden and 420 s.f. roof)

**OFFERED AT** \$66,000,000  
 also for lease \$148,000 incl.

**INQUIRIES**

9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 136736**La Hacienda**

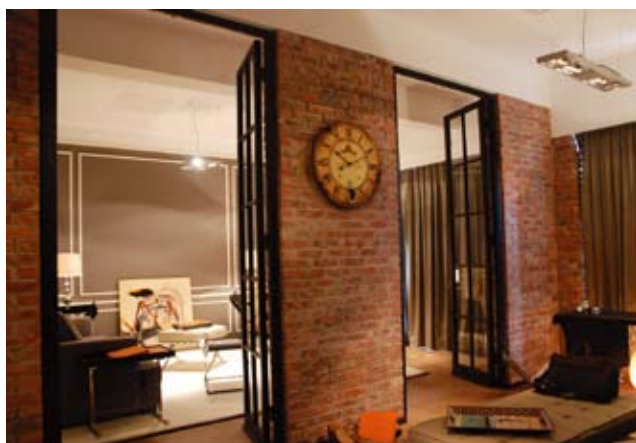
山頂 加列山道29-33號

29-33 Mount Kellett Road

Colonial mid-rise apartment with partial Southside sea view  
 prestigiously located on The Peak  
 英式中密度住宅，飽覽南區海景，地段尊貴顯赫



**GROSS AREA** 2,700 s.f.  
**SALEABLE AREA** 2,512 s.f.

**OFFERED AT** \$75,000,000**INQUIRIES** 9028 0147 Jenson Au 區先生**SEARCH REFERENCE NO.** 30988

## 盡收眼底 A bird's eye view

**Ridge Court 冠園**

21A-21D Repulse Bay Road, Repulse Bay

淺水灣 淺水灣道21A-21D號

**GROSS AREA** 2,300 s.f.  
**SALEABLE AREA** 1,780 s.f.

**OFFERED AT** \$55,000,000  
 also for lease \$110,000 incl.

**INQUIRIES** 9833 9509 Michelle Chung 鍾小姐**SEARCH REFERENCE NO.** 35285

Situated in the tranquil hillsides near Repulse Bay Road and surrounded by green views as far as the eye can see – as well as unobstructed views of Deep Water Bay Beach and golf course from the balcony – this 1,780 s.f. (saleable) apartment includes two bedrooms (one ensuite), a combined living and dining room, maid's room, utility room, study, well-equipped kitchen and granite-tiled walls in the bathroom, as well as one covered car park.

Tucked away from major traffic thoroughfares, this tastefully-designed apartment offers the dual attraction of modern home comforts amid the prime location of Island South.

這單位坐落於鄰近淺水灣道的寧靜山腰，單位實用面積達1,780平方呎，四周盡是翠綠景致，而從陽台更可眺望深水灣的迷人海景和高爾夫球場的綠茵。住宅設有兩個睡房，當中一間為套房，客廳和飯廳則彼此相連，另有家傭房、多用途房、書房、設備齊全的廚房，和鋪上花崗岩牆磚的浴室，並設一個有蓋車位。

冠園由私人車道和淺水灣道連接，與繁忙主要幹道的喧鬧隔絕。時尚舒適的室內裝潢、恬靜幽雅的戶外環境，加上港島南區的優越地利，一起譜奏出這單位與別不同的非凡魅力。



## Stewart Terrace

山頂 史釗域臺

81-95 Peak Road

Well decorated colonial low-rise on The Peak

山頂優質裝修住宅，密度低，可租可售



GROSS AREA 3,077 s.f.

SALEABLE AREA 2,377 s.f.

OFFERED AT \$82,000,000

also for lease \$120,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 113372



## Belgravia

淺水灣 南灣道57號

57 South Bay Road

Luxurious sea view apartment at tranquil location

豪華海景單位，地點寧靜



GROSS AREA 2,790 s.f.

SALEABLE AREA 2,197 s.f.

OFFERED AT \$86,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 122794



## 37 Repulse Bay Road

淺水灣 淺水灣道37號

Unique penthouse duplex with spectacular views of Deep Water Bay

獨特頂層複式單位，眺望深水灣壯麗景觀，可租可售



GROSS AREA 3,177 s.f.

SALEABLE AREA 2,158 s.f.

(plus 181 s.f. terrace and 845 s.f. roof)

OFFERED AT \$95,000,000

also for lease \$150,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 33139



## Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Renowned deluxe townhouse at Tai Tam waterfront with stunning sea view

大潭海濱豪華排屋，尊貴顯赫，坐擁壯麗海景



GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f.

(plus 414 s.f. garden and 480 s.f. roof)

OFFERED AT \$130,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 89452







### Manderly Garden

深水灣 文禮苑  
48 Deep Water Bay Road  
Newly renovated house in tranquil enclave  
全新裝修大屋，環境寧靜，可租可售



GROSS AREA 3,504 s.f.  
SALEABLE AREA 3,160 s.f.  
(plus 586 s.f. roof)

OFFERED AT \$160,000,000  
also for lease \$200,000 excl.

#### INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 6539



### Strawberry Hill

山頂 紅莓閣  
8 Plunkett's Road  
Prestigious colonial style 4-bedroom townhouse with sea view in quiet location  
著名英式四房排屋，地點清靜，享海景



GROSS AREA 3,200 s.f.  
SALEABLE AREA 2,903 s.f.  
OFFERED AT \$186,000,000

#### INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 24565



### Strawberry Hill

山頂 紅莓閣  
8 Plunkett's Road  
Unique townhouse with spacious garden enjoying spectacular views of South China Sea  
山頂罕有排屋，連寬敞花園，享南中國海美景



GROSS AREA 3,200 s.f.  
SALEABLE AREA 2,903 s.f.  
OFFERED AT \$188,000,000

#### INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 123096



### Kellett View Town House

山頂 嘉麗園  
65-69 Mount Kellett Road  
Exquisite townhouse with nice decorations and swimming pool  
山頂精緻排屋，連雅致裝修及游泳池，可租可售



GROSS AREA 4,010 s.f.  
SALEABLE AREA 2,990 s.f.  
(plus 973 s.f. terrace)

OFFERED AT \$190,000,000  
also for lease \$250,000 incl.

#### INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 3327





### Abergeldie

山頂 種植道52號

52 Plantation Road

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



GROSS AREA 3,688 s.f.

SALEABLE AREA 3,221 s.f.

(plus private terraces)

OFFERED AT \$200,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 108991



Single detached house for sale at

The Peak with exceptional redevelopment opportunity

山頂區罕有可重建獨立屋出售

Site Area approx. 11,000 sq.ft.

地盤面積約 11,000平方呎

OFFERED AT Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生



Boasting astonishing views of the sea, this 1,752 s.f. (saleable) residence is exquisitely decorated and filled with grace and charm. The residence includes four bedrooms (two ensuite), a combined living and dining room, a fully-fitted kitchen, an additional bathroom, a maid's room, a utility room, a balcony and a covered car park.

With exclusive facilities such as a gymnasium, indoor and outdoor swimming pools, a tennis court and an aerobic exercise room, Residence Bel-Air is just a 20-minute drive away from the Central business district. In addition to a shuttle bus service to Shun Tak Centre in Sheung Wan, minibus services to Aberdeen, Causeway Bay and Quarry Bay are also available.

這設計精緻、氣派優雅的單位坐擁一望無際的優美海景，實用面積達1752平方呎。全屋設有四間睡房，其中兩間為套房；客飯廳相連，另有設備齊全的廚房、浴室、家傭房、多用途室、一個露台及一個有蓋車位。

貝沙灣設有專供住戶享用的各式休閒設施，包括健身中心、室內及室外游泳池、網球場及健康舞蹈室等。由屋苑駕車前往中環僅需20分鐘，而屋苑亦提供穿梭巴士服務來回上環信德中心。此外，住戶可乘搭專線小巴，輕鬆到達香港仔、銅鑼灣及鯉魚涌。

## 高雅非凡 Sublime elegance

Residence Bel-Air 貝沙灣

Bel-Air Avenue, Pokfulam

薄扶林 貝沙灣道

GROSS AREA 2,398 s.f.

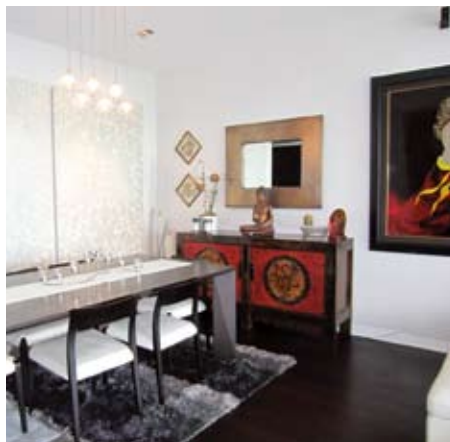
SALEABLE AREA 1,752 s.f.

OFFERED AT \$45,000,000

also for lease \$110,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 98901







### Phoenix Court

中半山 鳳凰閣

39 Kennedy Road

High-efficiency and practical 3-bedroom flat with balcony at convenient location

高實用率三房單位，連露台，地點方便



GROSS AREA 983 s.f.

SALEABLE AREA 890 s.f.

OFFERED AT \$14,800,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SOLE AGENT

SEARCH REFERENCE NO. 88633



### Monticello

中半山 滿峰台

48 Kennedy Road

High-efficiency 3-bedroom apartment with spacious roof top overlooking city and greenery views

高實用率三房單位，連寬敞天台，俯瞰城市及翠綠景致



GROSS AREA 1,293 s.f.

SALEABLE AREA 1,090 s.f.

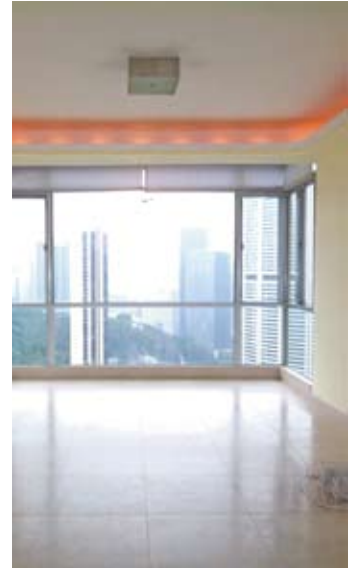
(plus 1,000 s.f. roof)

OFFERED AT \$26,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 110138



### Wing Hong Mansion

中半山 永康大廈

60-62 MacDonnell Road

Cosy flat with practical layout at a convenient location of Midlevels Central

間隔實用舒適住宅，交通方便



GROSS AREA 1,700 s.f.

SALEABLE AREA 1,353 s.f.

OFFERED AT \$30,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 99558



### Catalina Mansions

中半山 嘉年大廈

98-100 MacDonnell Road

3-bedroom mid-rise apartment with huge balcony at convenient location enjoying greenery view

三房中密度住宅，連偌大露台，交通方便，享翠綠景色，可租可售



GROSS AREA 2,040 s.f.

SALEABLE AREA 1,697 s.f.

OFFERED AT \$32,000,000

also for lease \$60,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 25139



## Midlevels Central & West SALE

中半山及西半山 出售



### Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

Tastefully decorated 2-bedroom  
older style apartment with spacious  
layout

品味裝修兩房單位，間隔寬敞



GROSS AREA 2,300 s.f.  
SALEABLE AREA 1,880 s.f.

OFFERED AT \$35,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SOLE AGENT

SEARCH REFERENCE NO. 158100



### Pearl Gardens

西半山 明珠臺

7 Conduit Road

Practical 3-bedroom apartment  
within walking distance to Midlevels  
escalators

實用三房單位，舉步可達半山行人扶手電  
梯，交通便利



GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$35,500,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 135683



### Medallion Heights

西半山 金徽閣

45 Conduit Road

Tastefully decorated penthouse with  
internal staircase leading to private  
roof terrace

品味裝修頂層單位，連內置樓梯往私家天台



GROSS AREA 2,050 s.f.

SALEABLE AREA 1,682 s.f.

(plus 1,500 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 135947



### Azura

西半山 蔚然

2A Seymour Road

Brand new luxurious apartment in  
Midlevels West with partial harbour  
view

全新豪華住宅，享海景



GROSS AREA 1,665 s.f.

SALEABLE AREA 1,297 s.f.

OFFERED AT \$39,900,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159147







### Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Unique 3-bedroom apartment with harbour view and easy access to Central

獨特三房住宅，鄰近中區，享維港景



GROSS AREA 2,565 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$40,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 11386



### Tregunter Tower 2

中半山 地利根德閣 2座

14 Tregunter Path

Spacious 3-bedroom apartment in upscale neighbourhood with excellent clubhouse facilities

寬敞三房住宅，地段尊貴，享優質會所設施



GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$46,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 47747



### May Tower 1

中半山 梅苑一座

7 May Road

Renowned triplex apartment situated in the fringe of CBD  
著名三層複式住宅，毗鄰商業中心區



GROSS AREA 2,850 s.f.

SALEABLE AREA 2,252 s.f.

OFFERED AT \$68,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 8863



### The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Highly sought after luxury apartment with fantastic harbour view on Magazine Gap Road

馬己仙峽道豪華住宅，飽覽醉人海景，極受歡迎



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,998 s.f.

OFFERED AT \$98,800,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 49694





## SALE Midlevels East & Happy Valley

出售 東半山及跑馬地



### Full View Court

跑馬地 富威閣

7-9 Happy View Terrace

Well decorated 2-bedroom low-rise flat with private roof terrace

優質裝修兩房住宅，密度低，連私家天台



GROSS AREA 1,200 s.f.  
SALEABLE AREA 939 s.f.

(plus 845 s.f. roof)

OFFERED AT \$20,800,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 154386



### Swiss Towers

東半山 瑞士花園

113 Tai Hang Road

Practical 3-bedroom apartment with balcony conveniently located on Tai Hang Road

實用三房單位，空間特大，連露台，位於交通便利的大坑道



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,265 s.f.

OFFERED AT \$23,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 34695



### Sunrise Court 東半山 兆暉閣

54 Tai Hang Road

Rare 2-bedroom apartment with private roof terrace enjoying city and mountain views

罕有兩房住宅，連內置私家天台，飽覽山巒及城市景色，可租可售



GROSS AREA 1,350 s.f.

SALEABLE AREA 1,070 s.f.

(plus 700 s.f. roof)

OFFERED AT \$23,000,000

also for lease \$58,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 115615



### Serene Villa

渣甸山 寧苑

41-45 Perkins Road

Contemporary low-rise apartment at quiet location

當代時尚裝修住宅，密度低，地點寧靜，可租可售



GROSS AREA 1,650 s.f.

SALEABLE AREA 1,401 s.f.

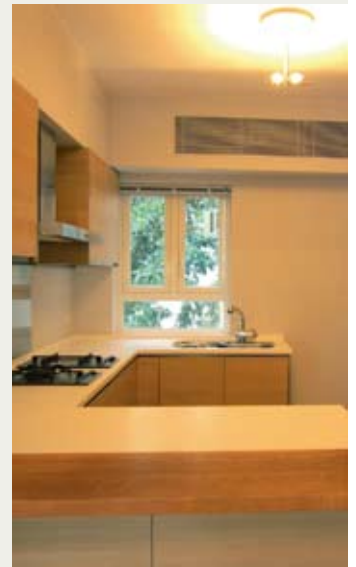
OFFERED AT \$32,000,000

also for lease \$65,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 41333







### New Haven Court

渣甸山 衛信道1-11號

1-11 Wilson Road

Colonial low-rise apartment with high ceiling in tranquil and yet convenient Jardine's Lookout  
英式低密度住宅，樓底高，位於環境寧靜的渣甸山



GROSS AREA 1,800 s.f.

SALEABLE AREA 1,459 s.f.

OFFERED AT \$35,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 78144



### The Elegance

東半山 優雅閣

60 Tai Hang Road

3-bedroom duplex with large terrace in tranquil neighbourhood  
三房複式單位，連寬敞平台，環境清靜



GROSS AREA 2,438 s.f.

SALEABLE AREA 1,600 s.f.

(plus 1,956 s.f. terrace)

OFFERED AT \$42,800,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130686



### 55 Blue Pool Road

跑馬地 藍塘道55號

Designer decorated 4-ensuite apartment with huge private terrace  
設計師精心設計住宅，四套房間隔，連偌大平台，可租可售



GROSS AREA 2,500 s.f.

SALEABLE AREA 1,866 s.f.

OFFERED AT \$60,000,000

also for lease \$120,000 excl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 130663



### Trafalgar Court

東半山 大寶閣

70 Tai Hang Road

5-bedroom large apartment in efficient layout with harbour view  
五房寬敞單位，間隔實用，享海景



GROSS AREA 3,008 s.f.

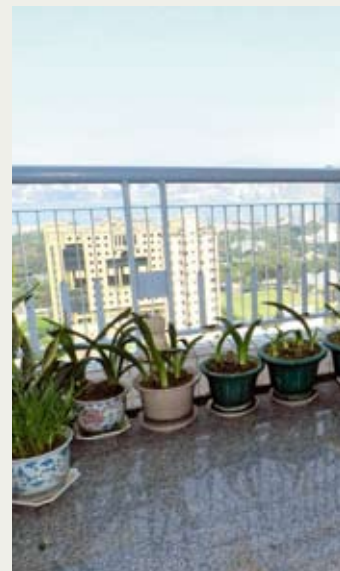
SALEABLE AREA 2,465 s.f.

OFFERED AT \$89,000,000

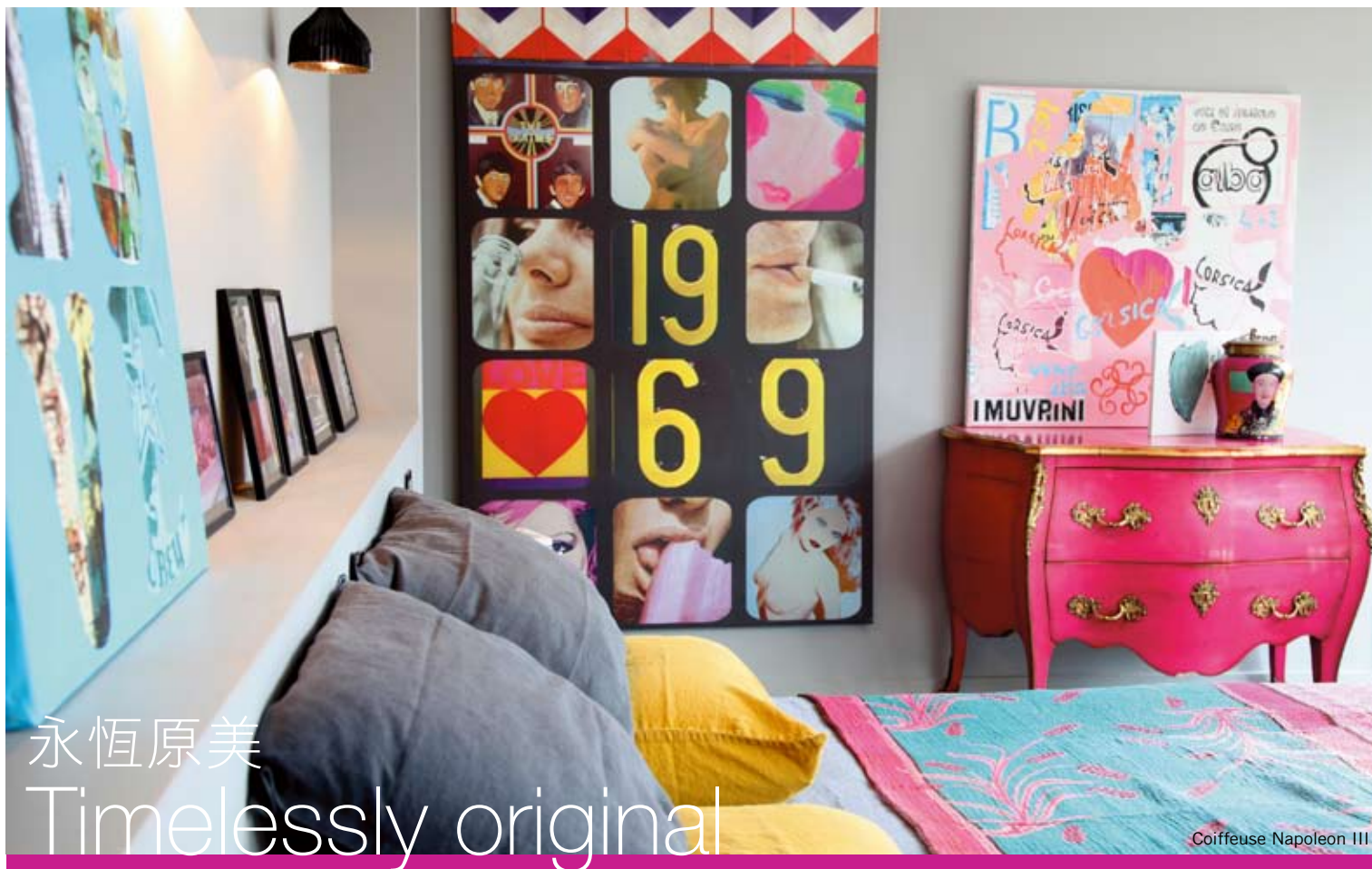
INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 21247







## 永恒原美 Timelessly original

Christine Duval, director of Moissonnier, and Barbara Barry, award-winning designer partnering with Baker, reveal secrets of furniture craftsmanship

Moissonnier總裁Christine Duval及正與Baker合作並獲獎無數的家具設計師Barbara Barry，分享超凡工藝背後的秘密

Perfect Oval sconce complements a solid-wood chest



An ardent believer in the healing power of beauty, designer Barbara Barry had to change her hotel room on her first trip to Hong Kong because she needed a setting more in tune with her own aesthetic. "I mean it sincerely when I say that if I am not surrounded by beauty, I get sick," she explains. "My kind of beauty is not so much a style nor theme, but a mood and understanding not belonging to a particular space and period; a synthesis of classical influences."

As was her mother, Barry is an enthusiastic watercolourist, and her latest collection is infused with inspiration from paintings by John Singer Sargent. Beginning with hand-painted watercolour drafts for each detail, she conveys the essence of watercolour paintings via a fluid and atmospheric design language. The poetically named Qi accent table and Silent Screen, for example, use subtle dynamics that express what Barry sees in Sargent's paintings, which studiously capture how everything moved in early 1910s Venice.

Barry points to the bed board of the Lyric tufted bed as an example of her emphasis on balancing the contours of each element, while

the Drinks tray table is supported by legs crossed in a rhythmic manner to combine stable support with refined precision. From a hand-blown Murano glass stand for the draped lamp to the golden geode and gold-leafed base of the Bauble drum, masterful craftsmanship creates a sensual harmony between each material. "A room has to be put together like a painting," Barry says.

At Moissonnier, represented in Hong Kong by Heather & March, director Christine Duval says three things define the brand: "Three ideals, namely bespoke design, creativity and the love of what we do."

Sitting at Moissonnier's sleek Table des Dominicaines XIXE with its elaborately turned legs, Duval says the brand is highly sought-after by clients with different aesthetics, from interior projects by New York-based Tony Chi to a VIP apartment in Morocco. Now in its third generation, its quality and craftsmanship — as exemplified in hand-applied gold leaf — often come together with unexpected twists.

The aristocratic appeal of Moissonnier stems from its hands-on traditions, back when Emile



Moissonnier founded his Bourg-en-Bresse workshop in 1885. Specialisation in increasingly rare skills such as marquetry, sculpture, carving, gilding, tapestry and leatherwork has created a specialist niche for the company, which continues to influence and defines bespoke pieces created for clients.

Customisation runs the full gamut: a Louis XIV-style piece can be customised to playfully blend into contemporary interiors, for example, while Basquiat paintings or traditional Japanese imprints complement each commode and sofa chair — while all continue to exude an unmistakably French aura. This is also why mass production and pirated designs will never match what Moissonnier's offering, Duval says, whether it is the pink Coiffeuse Napoleon III (her favourite) or the cartoon adornments for a child's bedroom: copies simply cannot rival Moissonnier's visually-stimulating presence.



Quarry accent table and Silent Screen with the Social Scene sofa



Table des Dominicaines XIXE



Iron tripod table

Barbara Barry相信美擁有治癒的能力，她首次香港之行便因希望轉換佈置而更換酒店房間。她覺得沒有美的東西相伴，便會感到不自在。她解釋指，那種美不屬於特定時空，也不是一種風格或主題，而是受不同古典素材氛圍的美學理解。

她跟母親一樣都熱衷水彩畫，最新的家具系列便由 John Singer Sargent 的繪畫啟發靈感。她從手繪水彩稿開始著手每一細節，流動的設計富感染力。她最喜歡 Sargent 畫中含蓄地捕捉 1910 年代威尼斯的微妙動感，婉如充滿詩意的 Qi accent table 和 Silent Screen，當中的微妙動感便和那些水彩一樣同樣令人著迷。

她舉 Lyric 籐絨床為例，平衡不同設計元素，Drinks 茶几則雙腳交疊而立，穩妥支撐物件之餘又充滿韻律。從手工吹制的 Murano 玻璃支架到金箔炫目的 Bauble drum，精湛的工藝使用料之間互補和諧。她指房間應當如畫一樣裝飾。

由 Heather & March 作為 Moissonnier 香港代表，總

裁 Christine Duval 指度身設計、創意和敬業精神為品牌的三點精髓。

坐在 Dominicaines XIXE 檯之上，Duval 指品牌滿足客戶提供不同美感的產品，室內設計遍及位於紐約的 Tony Chi 項目到摩洛哥的 VIP 公寓。現在，在其第三代產品，其質量和工藝一如體現在手工鑲嵌的金箔一樣千變萬化。

Moissonnier 家具的貴氣來自其源遠流長的傳統手工，可追溯到 Emile Moissonnier 1885 年創辦他 Bourg-en-Bresse 的工場開始。當中鑲嵌、雕飾、燙金、毯織和皮革用料等精細工藝，不斷為客戶創出新驚喜。

貼心訂製的古典家具可謂大行其道：路易十四風格的傳統家具能精緻融入當代室內設計，例如 Basquiat 的抽象畫與日本傳統圖案為櫃檯和沙發都可和諧地增添光彩，散發出濃厚的法國氣息。這亦解釋了為何大量生產和盜版的设计永遠比不上 Moissonnier 的產品，無論是她最愛的粉紅色 Coiffeuse Napoleon III 嬌小飾櫃還是為孩子臥室裝飾的卡通，贗品無法媲美 Moissonnier 的魅力。

**Baker:** [www.bakerfurniture.com](http://www.bakerfurniture.com)  
or call +852 2960 0071

請瀏覽 [www.bakerfurniture.com](http://www.bakerfurniture.com)  
或致電 +852 2960 0071

**Heather & March:** [www.heatherandmarch.com](http://www.heatherandmarch.com) or  
[www.moissonnier.com](http://www.moissonnier.com), or call +852 2116 0838  
品揚國際：請瀏覽 [www.heatherandmarch.com](http://www.heatherandmarch.com) 或  
[www.moissonnier.com](http://www.moissonnier.com) 或致電 +852 2116 0838

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](http://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](http://www.perspectiveglobal.com) 參閱精彩內容。

perspective





## Montebello

山頂 濠景閣

15-17 Plantation Road

Rare find boutique 2-bedroom colonial low-rise on the Peak with fantastic harbour view  
英式低密度精緻住宅，兩房間隔，坐擁迷人海景，市場罕有



GROSS AREA 1,485 s.f.  
SALEABLE AREA 1,210 s.f.  
OFFERED AT \$69,800 incl.  
INQUIRIES  
6258 8847 Anthea Ngai 魏小姐  
SEARCH REFERENCE NO. 4594



## 53-55 Chung Hom Kok Road

春坎角 春坎角道53-55號

Cosy low-rise apartment with private terrace enjoying greenery view  
舒適低密度單位，連私家平台，享翠綠景色，可租可售



GROSS AREA 1,800 s.f.  
SALEABLE AREA 1,657 s.f.  
OFFERED AT \$70,000 incl.  
also for sale \$34,000,000  
INQUIRIES  
9209 9988 Alan Wong 王先生  
SEARCH REFERENCE NO. 41160



## Elite Villas

壽臣山 怡禮苑

22 Shouson Hill Road

Lovely low-rise apartment with terrace at serene location  
迷人低密度單位，連平台，地點寧靜



GROSS AREA 2,388 s.f.  
SALEABLE AREA 2,041 s.f.  
(plus 155 s.f. terrace)  
OFFERED AT \$79,045 excl.  
INQUIRIES 9493 8275 Sami Woo 胡小姐  
SEARCH REFERENCE NO. 27112



## Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Tastefully decorated apartment with mountain view and excellent clubhouse facilities  
品味裝修單位，享山巒景致及完善會所設施，可租可售



GROSS AREA 2,366 s.f.  
SALEABLE AREA 1,886 s.f.  
OFFERED AT \$80,000 incl.  
also for sale Open Offer  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 151123





### Magazine Heights

山頂 馬己仙大廈

17 Magazine Gap Road

4-bedroom mid-rise apartment at prestigious location enjoying harbour and city views  
四房中密度住宅，地段尊貴，坐擁海景及城市景



GROSS AREA 2,500 s.f.

SALEABLE AREA 2,097 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 7454



### Grosse Pointe Villa

赤柱 赤柱村道4號

4 Stanley Village Road

Charming sea view low-rise with greenery surroundings  
迷人海景低密度住宅，環境翠綠



GROSS AREA 1,904 s.f.

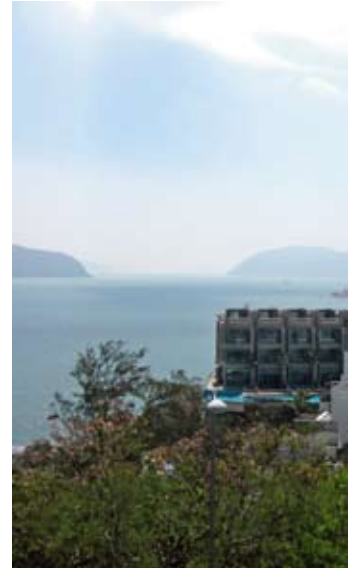
SALEABLE AREA 1,895 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 14750



### Scenic Villas

薄扶林 美景臺

2-28 Scenic Villa Drive

Spacious 4-bedroom apartment with newly renovated kitchen and bathroom enjoying nice sea view  
寬敞四房住宅，全新廚廁，享迷人海景



GROSS AREA 2,517 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 137541



### Bluewater

大潭 大潭道25號

25 Tai Tam Road

Prestigious 4-bedroom apartment with sweeping sea view at Tai Tam waterfront  
大潭海濱著名四房單位，飽覽遼闊海景



GROSS AREA 2,500 s.f.

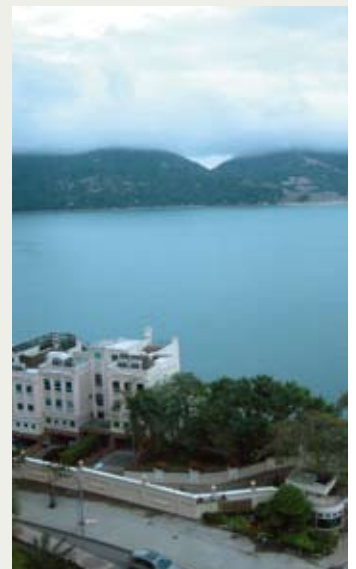
SALEABLE AREA 1,824 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 106586







## Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Huge colonial style 3-bedroom apartment with beautiful views on fringe of country park

巨大英式三房單位，鄰近郊野公園，享美麗景色



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,448 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 30102



## Pine Crest

淺水灣 松苑

65 Repulse Bay Road

Seaview 3-bedroom apartment with pool in Repulse Bay

三房海景單位，屋苑設游泳池



GROSS AREA 2,250 s.f.

SALEABLE AREA 1,917 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 3632



## Monte Verde

淺水灣 南山別墅

41 Repulse Bay Road

Popular 4-bedroom apartment with stunning view over Deep Water Bay

受歡迎四房住宅，享深水灣壯麗美景



GROSS AREA 2,400 s.f.

SALEABLE AREA 1,961 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 10238



## The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Waterfront seaview townhouse with four bedrooms and private garden

大潭海景排屋，連四間睡房及私家花園，可租可售



GROSS AREA 3,020 s.f.

SALEABLE AREA 3,013 s.f. (plus 1,019

s.f. garden and 181 s.f. terrace)

OFFERED AT \$130,000 incl.

also for sale \$88,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 107897







### Manhattan Tower

淺水灣 曼赫頓大廈

63 Repulse Bay Road

Spacious 4-bedroom apartment with balcony offering superb views over Repulse Bay and Deep Water Bay  
偌大四房單位，連露台，享淺水灣及深水灣華麗景色



GROSS AREA 2,400 s.f.

SALEABLE AREA 1,999 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 6418



### Belgravia

淺水灣 南灣道57號

57 South Bay Road

Nicely appointed modern apartment in tranquil location with relaxing sea view

雅致裝修住宅，地點寧靜，享怡人海景



GROSS AREA 2,390 s.f.

SALEABLE AREA 1,875 s.f.

OFFERED AT \$135,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 117879



### Eredine

山頂 加列山道38號

38 Mount Kellett Road

Colonial mid-rise apartment with stunning Southside sea view

英式中密度住宅，享南區壯麗海景



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,893 s.f.

OFFERED AT \$145,000 excl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 96428



### 7-15 Mount Kellett Road

山頂 加列山道7-15號

Brand new low-rise apartment with clubhouse facilities and Southside sea view

全新裝修低密度住宅，享豪華會所設施及南區海景



SALEABLE AREA 2,400 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 160084







## 5 Headland Road

深水灣 赫蘭道5號

Colonial low-rise apartment with high ceiling and private roof terrace enjoying superb sea view  
英式低密度住宅，樓底高，連私家天台，坐擁華麗海景



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,552 s.f.

(plus 786 s.f. roof)

OFFERED AT \$163,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 36932



## Montebello

山頂 濠景閣

15-17 Plantation Road

Rarely available 4-ensuite duplex at most prestigious location with sweeping harbour view  
罕有四套房複式單位，地段尊貴，眺望遼闊海景，可租可售



GROSS AREA 4,455 s.f.

SALEABLE AREA 3,581 s.f.

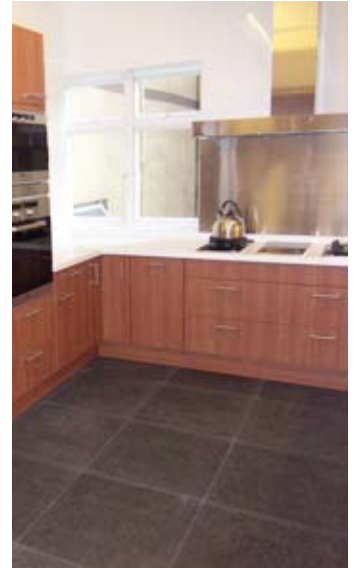
OFFERED AT \$180,000 incl.

also for sale \$198,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 103366



## 3 South Bay Close

淺水灣 南灣坊3號

Rare top floor mid-rise apartment with roof in South Bay  
南灣頂層中密度單位，連天台，市場罕有



GROSS AREA 4,400 s.f.

SALEABLE AREA

3,164 s.f. (plus 678 s.f. roof)

OFFERED AT \$200,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 26028



## Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

Newly renovated colonial townhouse prestigiously located on the Peak with greenery view  
全新裝修英式排屋，享翠綠景色，地段尊貴，可租可售



GROSS AREA 3,250 s.f.

SALEABLE AREA 3,194 s.f.

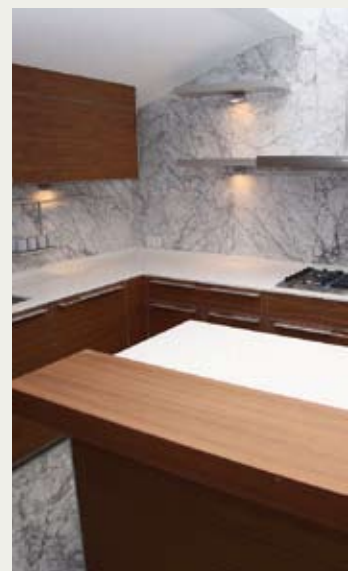
OFFERED AT \$220,000 incl.

also for sale Open Offer

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 5288







### Interocean Court

山頂 山頂道26號

26 Peak Road

Rare find 5-bedroom apartment  
with superb harbour view

罕有五房住宅，飽覽華麗海景



GROSS AREA 3,844 s.f.

SALEABLE AREA 2,665 s.f.

OFFERED AT \$238,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 21583



### Kelletteria 山頂 加列山道71號

71 Mount Kellett Road

Prestigious townhouse with private  
swimming pool and ample alfresco  
spaces

山頂著名排屋，連私家游泳池，戶外空間充  
裕，可租可售



GROSS AREA 3,198 s.f.

SALEABLE AREA 2,364 s.f.

(plus 1,113 s.f. garden, 169s.f. terrace  
and 915 s.f. roof)

OFFERED AT \$238,000 incl.

also for sale \$250,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29979



### Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Rare find 4-bedroom sea view  
penthouse with private roof on  
Coombe Road

甘道四房頂層海景單位，連私家天台，  
市場罕有



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f.

(plus 1,333 s.f. roof)

OFFERED AT \$245,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 7149



### 74 Mount Kellett Road

山頂 加列山道74號

Rare Peak townhouse with stunning  
views in green surroundings

山頂罕有排屋，景觀壯麗，環境翠綠



GROSS AREA 3,800 s.f.

SALEABLE AREA 2,713 s.f.

(plus 300 s.f. garden)

OFFERED AT \$260,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 11702





### Shouson Peak

壽臣山 壽山村道9-19號

9-19 Shouson Hill Road

Brand new luxurious townhouse with private garden in a tranquil and verdant location of Island South 全新裝修豪華排屋，連私家花園，環境翠綠寧靜



GROSS AREA 4,100 s.f.

SALEABLE AREA To be confirmed

(plus 411 s.f. garden and 580 s.f. roof)

OFFERED AT \$330,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 157407



### The Beachfront 淺水灣 壁池

7 Bellevue Drive

Fantastic townhouse in luxury new decor and furnishing overlooking stunning sea view

全新豪華裝修排屋，俯瞰壯麗海景，可租可售



GROSS AREA 3,691 s.f.

SALEABLE AREA 2,821 s.f.

(plus 280 s.f. garden and 105 s.f. terrace)

OFFERED AT \$400,000 incl.

also for sale \$280,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 109191



## 清幽雅居 Away from the hustle

### Magnolia

29-31 Ching Sau Lane,

Chung Hom Kok

春坎角 靜修里29-31號

GROSS AREA 4,200 s.f.

SALEABLE AREA 3,250 s.f.

OFFERED AT \$220,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SOLE AGENT

SEARCH REFERENCE NO. 124008



Located on the quiet Ching Sau Lane in Chung Hom Kok, this cosy 3,250 s.f. (saleable) residence embraces tranquility to the fullest. This home includes four bedrooms (all ensuite), separated living and dining rooms, a family room, a fully-fitted kitchen, a powder room, a maid's room, a private garage and a garden.

Served by bus and minibus services, this residence is just a 30-minute drive away from the island's business centres. Residents can also conveniently reach the markets, shops and restaurants in Stanley.

這實用面積達3,250平方呎的排屋坐落於環境清幽的春坎角靜修里，氣氛平和清雅。全屋設有四間睡房，全部為套房；並有獨立客廳和飯廳、家庭活動室、設備齊全的廚房、化妝間、家傭房、私家車房及怡人的花園。

屋苑距離港島的商業中心僅30分鐘車程，並有巴士和小巴服務。此外，住戶前往赤柱的市集、商店和餐廳亦十分方便。





### The Gloucester

灣仔 尚匯

212 Gloucester Road

Brand new apartment in the heart of Wanchai with deluxe clubhouse facilities

全新裝修住宅，位於灣仔核心地段，享豪華會所設施



GROSS AREA 520 s.f.

SALEABLE AREA 375 s.f.

OFFERED AT \$23,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 147251



### Conduit Tower

西半山 君德閣

20 Conduit Road

Modern style decorated apartment with new kitchen close to Midlevels escalators

時尚裝修住宅，全新廚房，鄰近半山行人扶手電梯



GROSS AREA 925 s.f.

SALEABLE AREA 705 s.f.

OFFERED AT \$33,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 100110



### Beauty Court

西半山 雅苑

82 Robinson Road

Practical 3-bedroom apartment at a tranquil location with open city view  
實用三房住宅，環境清幽恬靜，享開揚城市景致



GROSS AREA 1,787 s.f.

SALEABLE AREA 1,361 s.f.

OFFERED AT \$55,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 4058



### Chenyu Court

中半山 燦如閣

22-24 Kennedy Road

Practical mid-rise apartment with city view conveniently located on Kennedy Road

堅尼地道中密度單位，享城市美景，交通方便



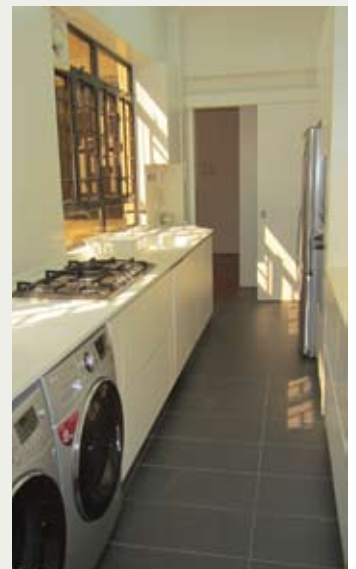
GROSS AREA 1,350 s.f.

SALEABLE AREA 1,133 s.f.

OFFERED AT \$55,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 50259





## Chinese Contemporary Artist *Yan Ping*



G/F, No. 8 St. Francis Street, Wanchai, Hong Kong  
(852) 2520 0281 | [info@galeriehuit.com.hk](mailto:info@galeriehuit.com.hk)  
[www.galeriehuit.com.hk](http://www.galeriehuit.com.hk)  
Open Daily | 11 a.m. – 7 p.m.



## Valverde

中半山 蔚皇居

11 May Road

Boutique 3-bedroom flat at prestigious address

精緻三房住宅，地段尊貴顯赫



GROSS AREA 1,398 s.f.

SALEABLE AREA 1,071 s.f.

OFFERED AT \$65,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 107720



## Pearl Gardens

西半山 明珠臺

7 Conduit Road

Partially furnished 2-bedroom apartment with balcony overlooking city view

優質裝修兩房單位，連露台，俯瞰城市景色



GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 160319



## The Albany

中半山 雅賓利大廈

1 Albany Road

Luxurious 2-bedroom apartment in the heart of Midlevels Central with city and greenery views

豪華兩房住宅，位處中半山核心地段，欣賞城市及翠綠景致



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,308 s.f.

OFFERED AT \$85,000 excl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 25619







### Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Well decorated 3-bedroom apartment at a prime location close to CBD with city and mountain views

優質裝修三房單位，毗鄰商業中心區，地段優越，眺望城市及山巒景色



GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 147793



### Dynasty Court

中半山 帝景園

23 Old Peak Road

3-bedroom deluxe apartment with new decorations in prime location

三房豪華住宅，全新裝修，地段優越



GROSS AREA 1,981 s.f.

SALEABLE AREA 1,530 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 130540



### 1 Robinson Road

西半山 羅便臣道1號

Newly renovated 3-ensuite duplex in city centre

全新裝修三套房複式單位，位處市中心優越地段，可租可售



GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$90,000 incl.

also for sale \$100,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 101001



### Hollywood Heights

中半山 好利閣

6 Old Peak Road

Spacious 4-bedroom flat in the heart of Midlevels Central with glamorous city view

特大四房單位，位處中半山核心地段，飽覽迷人城市景致



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 27171



## Midlevels Central & West LEASE

中半山及西半山 出租



### Clovelly Court

中半山 嘉富麗苑

12 May Road

Newly decorated 4-bedroom apartment with clubhouse facilities  
全新裝修四房單位，連會所設施



GROSS AREA 1,925 s.f.

SALEABLE AREA 1,588 s.f.

OFFERED AT \$92,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 17995



### Clovelly Court

中半山 嘉富麗苑

12 May Road

Well kept high efficiency 4-bedroom apartment in prime location  
優質四房單位，實用率高，地點方便



GROSS AREA 2,722 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 1267



### Pine Court

中半山 翠峰園

5 Old Peak Road

Spacious colonial low-rise with large balcony close to Central  
寬敞英式低密度單位，連偌大露台，鄰近中環



GROSS AREA 2,650 s.f.

SALEABLE AREA 2,350 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 38152



### Regent On The Park

中半山 御花園

9A Kennedy Road

Prestigious 3-bedroom apartment on fringe of CBD with fantastic metropolitan view

著名三房單位，鄰近商業中心區，享醉人城市美景



GROSS AREA 2,720 s.f.

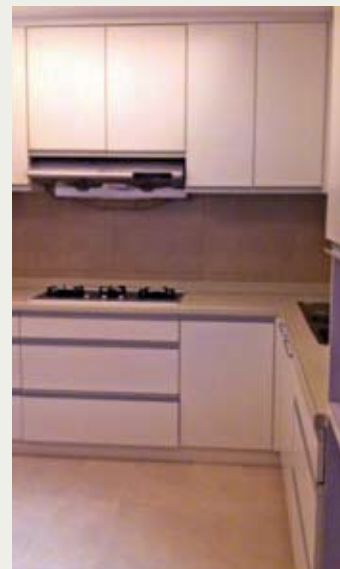
SALEABLE AREA 2,072 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 150668







### Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Spacious 4-bedroom apartment with brand new decorations in tranquil environment overlooking city and mountain views  
四房偌大住宅，全新裝修，環境恬靜，俯瞰城市及山巒景色



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 29366



### Kam Yuen Mansion

中半山 錦園大廈

3 Old Peak Road

High efficiency and well maintained apartment with spacious balcony for rent in prime location  
優質裝修住宅，實用率高，連寬敞露台，地段優越



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,417 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 37536



### 36B Kennedy Road

中半山 堅尼地道36B號

Well decorated mid-rise apartment overlooking Hong Kong Park on fringe of CBD

優質裝修中密度住宅，俯瞰香港公園，鄰近商業中心區



GROSS AREA 2,500 s.f.

SALEABLE AREA 1,926 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 105942



### Estoril Court

中半山 愛都大廈

55 Garden Road

Huge apartment with high efficiency in nice decor  
中半山偌大住宅，實用率高，配以高雅裝修



GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$110,000 incl.

also for sale \$72,000,000

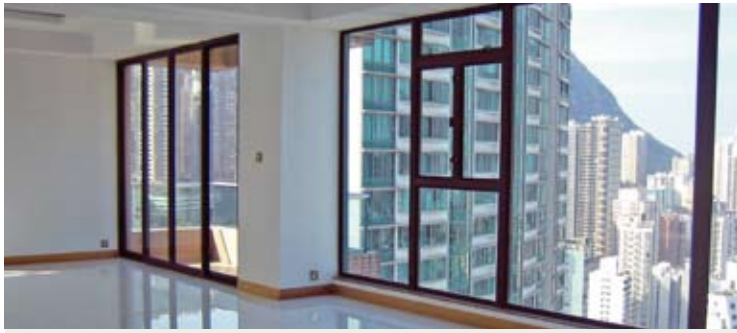
INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 40744



## Midlevels Central & West LEASE

中半山及西半山 出租



### Fairlane Tower

中半山 寶雲山莊

2B Bowen Road

Modern 4-bedroom apartment with 2 ensuites and balcony located on tranquil Bowen Road

時尚裝修四房單位，連兩間套房及露台，位處寧靜的寶雲道



GROSS AREA 2,303 s.f.

SALEABLE AREA 1,741 s.f.

OFFERED AT \$123,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 158632



### Garden Terrace

中半山 花園臺

8 Old Peak Road

Refurbished 4-bedroom apartment with city view on fringe of CBD

裝修完善四房住宅，眺望城市景，鄰近商業中心區



GROSS AREA 3,726 s.f.

SALEABLE AREA 3,204 s.f.

OFFERED AT \$138,000 excl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 25154



### Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Huge 4-bedroom apartment with big balcony conveniently located within just 5 mins' drive to CBD

巨大四房單位，連寬敞露台，毗鄰商業中心區，交通方便



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$138,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 17366



### The Albany

中半山 雅賓利大廈

1 Albany Road

Prestigious 4-ensuite duplex in the heart of Midlevels with splendid metropolitan and harbour views

著名四套房複式單位，位處中半山核心地段，享華麗城市景及海景



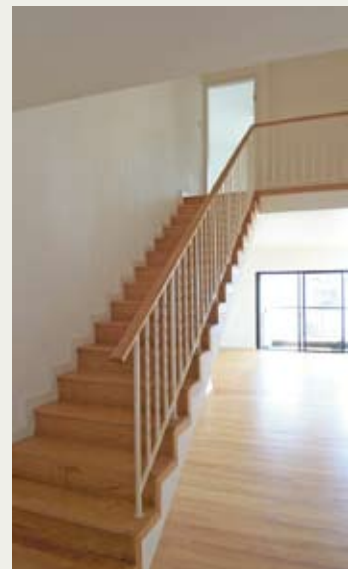
GROSS AREA 3,563 s.f.

SALEABLE AREA 2,615 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 107997







### May Tower 2

中半山 梅苑二座

5 May Road

Spacious 4-ensuite apartment at a prime location offering superb harbour view

寬敞四套房單位，欣賞華麗海景，地段優越，可租可售



GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$160,000 incl.

also for sale \$135,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 1613



### Suncrest Tower

中半山 桂濤苑

1-11 Monmouth Terrace

Top floor 4-bedroom duplex apartment on Kennedy Road

四房頂層複式單位，位處堅尼地道



GROSS AREA 3,413 s.f.

SALEABLE AREA 2,859 s.f.

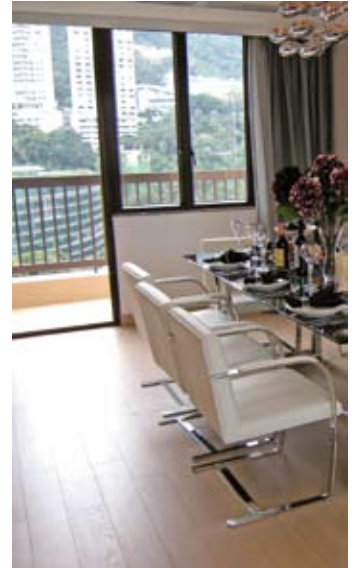
(plus 229 s.f. terrace)

OFFERED AT \$160,000 excl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 140371



## 高瞻俯瞰 Elite overlook

### La Hacienda

29-33 Mount Kellett Road,  
The Peak

山頂 加列山道29-33號

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,756 s.f.

OFFERED AT \$150,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 40985



Perched on Mount Kellett Road on the Peak, this 2,756 s.f. (saleable) townhouse boasts stunning views upon the southside sea, maximising the airiness of the lofty space. The house features four bedrooms (two ensuite), separate living and dining rooms, a fully-fitted kitchen, an additional bathroom, a powder room, a study room, a maid's room and a utility room. The package comes complete with a private roof, a spacious terrace, two balconies and two covered car parks.

With exclusive facilities such as an outdoor swimming pool and tennis court, the townhouse is located near shopping and entertainment facilities on the Peak and served by taxis and minibus services.

這排屋物業坐落於山頂加列山道，實用面積達2756平方呎，與南區海景為伴，令本已寬敞的空間更顯開揚。全屋設有四間睡房，其中兩間為套房；另有獨立分隔的客廳和飯廳、設備齊全的廚房、浴室、化妝間、書房、家傭房和多用途室。洋房尚有私家天台、偌大的平台、兩個露台及兩個有蓋車位。

屋苑設有室外游泳池及網球場等休閒設施，山頂區內的消閒及購物設施亦瞬間可至。小巴及的士提供便捷的交通服務，讓住戶可輕鬆出入屋苑。

## Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



### Beverly Hill

跑馬地 比華利山

6 Broadwood Road

3-bedroom family apartment with balcony and clubhouse facilities at upper Happy Valley  
三房家庭式住宅，連露台，會所設施完善



GROSS AREA 1,733 s.f.

SALEABLE AREA 1,409 s.f.

OFFERED AT \$56,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 156803



### Bellevue Court

東半山 碧蕙園

41 Stubbs Road

Spacious 3-bedroom colonial style apartment in good decorations  
寬敞三房英式單位，配以優質裝修



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$68,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 28371



### 10-10A Wang Fung Terrace

東半山 宏豐臺10-10A號

Newly decorated colonial low-rise on tranquil Wang Fung Terrace

全新裝修英式住宅，密度低，位於寧靜的宏豐台



GROSS AREA 1,922 s.f.

SALEABLE AREA 1,301 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 136713



### Evergreen Court

跑馬地 翠苑

71-73A Blue Pool Road

Unique sizeable mid-rise flat with tasteful decoration and private roof terrace enjoying lush green view  
獨特中密度寬敞住宅，配以品味裝修，連私家天台，享翠綠景致



GROSS AREA 1,700 s.f.

SALEABLE AREA 1,378 s.f.

(plus 1,750 s.f. roof)

OFFERED AT \$78,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 136160







### Highcliff

東半山 曉廬

41D Stubbs Road

Thoughtfully renovated modern apartment with stunning views of city skyline

優質時尚裝修住宅，享壯麗城市景致，可租可售



GROSS AREA 3,816 s.f.

SALEABLE AREA 2,810 s.f.

OFFERED AT \$160,000 incl.

also for sale \$155,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 109063



### Chantilly

東半山 嘉柏薈

6 Shiu Fai Terrace

Luxurious 5-bedroom apartment

with facilities at convenient location

豪華五房單位，連設施，交通方便



GROSS AREA 3,650 s.f.

SALEABLE AREA To be confirmed

OFFERED AT \$210,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 136286



## Rare Re-Development Opportunity in New Territories

新界區罕有之發展地盤

The sites are located at Lam Tei, Tuen Mun, near the Lam Tei Light Rail Station, with Miu Fat Buddhist Monastery being the landmark of the local area. The properties also enjoy the open view of Tuen Mun River and the lush greenery of the surroundings.

According to Outline Zoning Plan the sites fall within Residential (Group B) 1 and Village Type Development.

地盤位於屯門藍地，靠近屯門河，鄰近藍地輕鐵站，妙法寺是當地的標誌性建築之一。視野開闊，周遭環境翠綠蔥鬱。

根據分區計劃大綱圖，物業分別納入住宅（乙類）1及鄉村式發展。

**FOR SALE 出售**

Lam Tei, Tuen Mun

D.D. 130

屯門藍地

D.D. 130

Total Sites Area Approx. 41,473 s.f.

地盤總面積約41,473平方呎

For details, please contact the Sole Agent,

Mr. Louis Wong (9871 6828)

詳情請聯絡獨家代理

黃先生 (9871 6828)



## Retail Arcade in Richmond on Thames London TW9

A retail parade comprising 4 retail units in an affluent London residential suburb anchored by countless famous high street retailers M&S, Top Shop, The Gap etc. Richmond is well served by London Underground (District Line) and 20 minute fast rail service to London Waterloo station.

位於倫敦市郊住宅區Richmond的4個零售商舖，附近名店林立，包括M&S, Top Shop, The Gap等。Richmond有完善地鐵網絡穿接倫敦，20分快車直達倫敦滑鐵盧地鐵站。

Freehold  
6,226 s.f.  
Net initial yield of 5.5%  
Circa £5.75M – 6.3M



## Retail Investment

London Borough of Sutton

Newly developed ground floor retail unit in the affluent London Borough of Sutton. Let to a single tenant, one of the UK's largest supermarket chains, Sainsbury until 2028. Long 15 year lease with upward only rent reviews every 5 years. High Yield, Good tenant, with very little management or maintenance required.

位於繁華倫敦南部索頓的全新發展零售地舖，現由英國最大型的連鎖超級市場之一Sainsbury承租至2028年，擁15年長約，租金每五年可向上調整。物業管理及維修費用低，租戶信譽良好，投資回報高。

Long leasehold  
6% Net Yield  
Circa £950,000 – 1.1 M



## Prime retail arcade in Knightsbridge SW1

A prominent retail arcade comprising 10 shops on ground and basement levels located on one of London's premier retail streets in posh Knightsbridge district, opposite Knightsbridge Underground station within close proximity to Mandarin Oriental Hotel, Harvey Nichols Dept Store and Brompton Road where Harrod Dept Store is located. Asset enhancement opportunities available with significant reversion on current market rental rates.

坐落於騎士橋最繁華商店街的著名零售地段，首層及B1層共有10間商舖，毗鄰文華東方酒店、夏菲尼高百貨、騎士橋地鐵站及位於布朗普頓路的哈洛德百貨公司附近。目前較低市場租金令物業具資產增值機會。

Virtual Freehold (984 years unexpired)  
20,287 s.f.  
Net initial yield of 4.12%  
Circa £18M – 20M



## Prime Commercial Investment Block

Mayfair W1

Prime Mayfair Freehold property close to Bond Street Underground. Retail on GF with Offices above, currently let to a single tenant with 18 months remaining. Close to Oxford Street Crossrail which will enhance retail rentals in the near term. Longer term potential to add value by converting to residential use and adding 2 extra floors subject to planning. Excellent prime long-term investment.

位於梅菲爾的永久業權投資商廈，鄰近龐德街地鐵站。首層是零售商舖，樓上是辦公室，地舖現已租予單一租客，尚餘18個月租約。鑑於毗鄰牛津街將於2018年落成的市際鐵路，可刺激租金上調。長遠可透過城規許可將物業上層轉換為住宅用途及額外加建兩個樓層以增加價值，屬優質長線投資回報。

Freehold  
5,189 s.f.  
Circa £8M – 8.8 M



## Great value small retail/office block with planning consent for residential use EC1

Located near fringe of The City. Great value for money with capital values at 599 pounds per sq ft (net internal area basis) or 389 pounds per sq.ft (gross internal area basis). Planning permission to convert 1st to 5th floor from office to residential use comprising five 2 bedroom apartments (with lift). Parking permit for 6 cars included in planning consent.

鄰近The City的小型整幢商廈，物業樓面呎價每呎達599英鎊(以實用面積計價)或389英鎊(以建築面積計價)。現正計劃把一至五樓的辦公室改建為住宅用途，內有五個兩房單位(設有升降機)，六個車位亦包括在改建計劃內，但仍有待城規批准。

Freehold  
6,163 s.f. (net internal area)  
Net initial yield of 5.0% (for retail unit),  
reversionary yield possibly circa 6.2%  
Circa £4M – 4.4M



## Prime Residential Investment Block

Mayfair W1

Prime Freehold Mayfair property dating from 1729, retaining many of its original 18th Century features including staircases and paneling. Configured as a single dwelling with master and two guest bedrooms, entrance hall and four reception rooms. Access to one of Mayfair's rare "secret gardens" to the rear. Rare chance to own a Historic residence in the heart of Mayfair. Potential to add additional space subject to planning consent.

建於1729年的永久業權住宅大廈，位處梅菲爾優質地段，內裡保留大量18世紀建設，如牆壁及樓梯。物業現改建為獨立大宅，設有一間主人套房及兩間客房，另有門廊及四間待客室。讓買家可於梅菲爾黃金地段擁有一間具歷史價值的大宅，機會實屬罕有。未來亦可透過城規許可額外增加空間。

Freehold  
3,056 s.f.  
Circa £6M – 6.6M



Large selection of recommended investment properties are available upon request.

FOR ENQUIRIES 歡迎查詢 9051 3096 Edward Chiang 姜先生 edward.chiang@landscape-christies.com 6624 6938 Derek Chan 陳先生 derek.chan@landscape-christies.com



# A PLACE CALLED HOME AT THE CITY CENTER OF MANCHESTER



Prices  
starting from  
**103,888GBP**  
**60% Mortgage  
Financing**



- First global exclusive launch
- UK's second most important city
- At the base of Deansgate, City Centre, Manchester
- 15 minutes walking distance from Manchester Metropolitan University
- Total 60 residential units
- Rare studio apartment in City Center
- China Government-owned Corporation will invest 800GBP million in Manchester
- Rental assurance option for 5 years
- 999 years leasehold
- Estimated completion Q1 of 2015
- No stamp duty as below 125,000GBP



For more information, please contact :

**Agnes Cheung** +852 5303 4349

**Maggie Kuok** +852 9028 0519

**Derek Chan** +852 6624 6938

**Nick Lam** +852 9700 3928

[Agnes.cheung@landscape-christies.com](mailto:Agnes.cheung@landscape-christies.com)

[Maggie.kuok@landscape-christies.com](mailto:Maggie.kuok@landscape-christies.com)

[Derek.chan@landscape-christies.com](mailto:Derek.chan@landscape-christies.com)

[Nick.lam@landscape-christies.com](mailto:Nick.lam@landscape-christies.com)

Disclaimer: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, please notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, Landscape Christie's International Real Estate, Landscape Realty Ltd and Landscape Surveyors Ltd cannot guarantee that attachments are virus free or compatible with your systems and do not accept liability in respect of viruses or computer problems experienced. Landscape Christies International Real Estate, Landscape Realty Ltd and Landscape Surveyors Ltd reserve the right to monitor all email communications through its internal and external networks.

**LANDSCOPE**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**Landscape Christie's International Real Estate**  
Unit 3106, Hopewell Centre, 183 Queen's Road East,  
Wanchai, Hong Kong

**General** +852 2866 0022 **Fax** +852 2866 0015  
Each Office is Independently Owned and Operated.  
Licence No.: C-018733



## Prime Residential Investment Block

Mayfair W1

Prime Mayfair Freehold property close to Green Park Underground. Planning consent in place to convert to block of 4 prime apartments, 1 three bedroom, 1 two bedroom and 2 one bedroom apartments. Prime long-term investment in highly sought after residential area.

坐落於梅菲爾的永久業權小排型辦公大樓，並已取得城規會改建批准作住宅大廈，鄰近格林公園地鐵站。物業透過已取得城規批准，可改建成四個住宅單位，包括一個三房單位、一個兩房單位及兩個一房單位。物業位處極受歡迎住宅區，長線投資明智之選。

Freehold

5,517 s.f.

Circa £8M – 8.8M



## Prime Residential Investment Block

Kensington &amp; Chelsea SW5

Attractive Period Block in a large garden square close to Earls Court. Configured as 5 apartments, property has a roof terrace and private garden. 3 of the apartments are let, the other 2 will be vacant, but all will rent well. Potential to add value by redevelopment or renovation subject to planning consents. Capital values will benefit from Earls Court Regeneration program. Good long-term investment.

毗鄰繁盛的Earls Court區，位於偌大花園廣場的住宅投資大廈。物業現改建成5個單位，連露台及私家花園。其中三個單位已出租，另外兩個單位將交吉出售，附近單位的租務需求殷切。透過城規批准，物業可重新發展或通過維修更新以增加價值。區內的樓宅價值受益於Earls Court Regeneration program，極具長線投資價值。

Freehold

5,317 s.f.

Circa £5M – 5.5 M



## Prime en bloc office in Holborn, The City EC4

An en bloc office building located in the south side of Holborn; with Chancery Lane being the closest Underground station. Single let to a well known solicitors firm till January 2018. Possible conversion from office to residential use subject to planning consents. With numerous successful conversions of nearby office bldgs to high class residences, capital values could be substantially enhanced in so doing.

坐落於Holborn南面的整幢辦公室大廈，鄰近Chancery Lane地鐵站。現由知名的律師事務所獨立承租至2018年1月。透過城規批准，辦公室可轉換為住宅用途。鄰近有眾多成功轉換為豪宅的辦公室大廈，物業價值得以增長。

Freehold

22,613 s.f.. (gross internal floor area)

Net initial yield of 5.5%

Circa £12.0M – 13.5 M



## High yield small en bloc office in heart of The City EC4

A self contained small office block located in core City within 100 metres to Cannon Street Underground station. Totally refurbished in 1993 and continuously upgraded with modern amenities. Single let to an anchor tenant with a new 10 year lease. Great Value for money with capital values at 551 pounds per sq.ft. and a high net initial yield of 5.99%.

位於The City核心地段的小型整幢辦公室大廈，距離Cannon Street地鐵站僅100米。大廈於1993年進行全面翻新，配以時尚設計的配套設施。現由某機構獨立承租，擁10年長約。物業樓面呎價每呎達551英鎊，淨回報率達5.99%，租金回報優厚。

Freehold

5,442 s.f. (net internal area)

Net initial Yield of 5.99 %

Circa £3M – 3.3M



## Prime Mixed Use Investment Block

Mayfair W1

Prime Grade II listed Freehold property in Mayfair. Fully renovated, currently offices on G, LG, 1st and 2nd Floors, with a single apartment on 3rd Floor. Sold with vacant possession, but will let well in this highly sought after area. Good long-term prime investment.

位於梅菲爾的商住混合大廈，受二級文物保護。物業已全面翻新，首層、地下一層、一樓及二樓是辦公室，三樓則是獨立住宅單位。物業地段極受歡迎，現正交吉放售，租賃潛力極佳，長線投資回報優厚。

Freehold

2,281 s.f.

Circa £3.5M – 3.9 M



## Vacant hotel close to Oxford Street suitable for residential conversion W1

Period hotel block north of Oxford Street which could be converted to residential subject to planning consent. With prime residential values along the same street at 1,600 pounds per sq.ft., this hotel's capital value at 789 pounds per sq.ft. represents excellent value for money (similar hotel on same street sold in Q3 2013 with capital values at 1,130 pounds per sq.ft.).

位處牛津街以北的酒店，若通過城規批准，可轉換作住宅用途。於牛津街黃金地段的住宅價值每呎呎價達1,600英鎊，而酒店的樓面價值每呎呎價則為789英鎊，可見此物業的潛在價值極高（於2013年第三季，成功售出的相近類型酒店，其樓面呎價每呎達1,130英鎊）

Freehold

7,605 sq.ft. (gross internal area),

5,763 s.f.(net internal area)

Circa £6M – 6.6M



Large selection of recommended investment properties are available upon request.

FOR ENQUIRIES 歡迎查詢

9051 3096 Edward Chiang 姜先生 edward.chiang@landscape-christies.com

6624 6938 Derek Chan 陳先生 derek.chan@landscape-christies.com





### The Hansom, Victoria, London, U.K.

英國 倫敦 The Hansom

A boutique collection of 26 luxury 1, 2 and 3 bedroom apartments at a prime Victoria of Central London enjoying strong rental demand and easy transport links.

Prices from £765,000

26個1、2及3房精裝住宅單位，位於倫敦市中心優越地段，租務需求強大，交通便利。

售價由£765,000起



(852) 5303 4349 Agnes Cheung 張小姐

(852) 9495 9862 Cliff Lau 劉先生



### 55 Victoria Street, Victoria, London, U.K.

英國 倫敦 55 Victoria Street

Situated in the heart of Victoria, this New York loft style development features a luxurious collection of 54 units of studios, 1, 2, 3 & 4 bedroom apartments and penthouses.

Prices from £650,000

位於Victoria的黃金地段，這個New York loft風格的住宅項目由54個開放式、1、2、3及4房豪華單位及頂層住宅組成。

售價由£650,000起



(852) 5303 4349 Agnes Cheung 張小姐

(852) 9495 9862 Cliff Lau 劉先生



### Park Street West 1, Luton, Bedfordshire, U.K.

英國 百福郡 盧頓 Park Street West 1

261 freehold studios with 10% assured rental return for 5 years and 2 minutes walk to university and amenities.

Prices from £69,950

共261個開放式單位，享保證五年每年10%租金淨回報，兩分鐘可步行至大學及附近的社區設施。

售價由£69,950起



(852) 5303 4349 Agnes Cheung 張小姐

(852) 9028 0519 Maggie Kuok 郭小姐

(852) 9700 3928 Nick Lam 林先生



### Vita Student, Richmond House, Southampton, U.K.

英國 修咸頓 Richmond House

Vita Student

202 self-contained apartments with min. 7% Net rental return assured for 5 years and close proximity to universities and amenities.

Prices from £65,840

共202個傢具配套一應俱全的精裝套間，享保證五年每年7%租金淨回報，毗鄰大學及社區設施。

售價由£65,840起



(852) 9495 9862 Cliff Lau 劉先生

(852) 9700 3928 Nick Lam 林先生

More similar properties are available upon request.





### Rome, Italy 意大利 羅馬

Built in 1920s, this 654 sqm historic liberty-style villa is located among the world's most exclusive addresses, with a unique location. This historic home is ideally situated in Rome's most chic shopping district and is just a short walk from the city's most spectacular sights, including the Pantheon and the Trevi Fountain.

建於上世紀20年代，這個具新藝術風格的歷史性別墅，位處舉世知名的優越地段，尊貴顯赫。別墅坐落於羅馬最時尚的購物區，位置理想，信步可達市內的著名景點，包括萬神殿和許願池。

Price upon request

售價另議



### Treviso, Italy 意大利 特雷維索

Villa Raspi is a historical "Villa Veneta" of architectural interest, dating back to mid 1500's, has been completely and tastefully renovated. The property has a land attributable to high natural value of more than 100,000 sqm, characterized by freshwater springs and a wide range of flora forest trees. The location of the property is very favorable, is 5 minutes from the exist of Treviso Nord and about 25 minutes from Venice.

Villa Raspi是一個極具歷史建築價值的別墅，其歷史可以追溯到16世紀中期。別墅經已全面翻新，裝修品味高雅。別墅擁超過10萬平方米的自然環境，包括淡水泉和樹林土地。別墅地理位置優越，往來特雷維索僅5分鐘，威尼斯只需約25分鐘。

Price € 8,900,000

售價：8,900,000歐元



### Bordeaux, France 法國 波爾多

Large L-shaped family house in a magnificent position on high ground, with a spectacular view over the valley. The house has 1.7 ha of parkland mainly laid to lawn with salt water swimming pool and tennis court (needing re-surfacing), which extends into the vines which complete the total of 8.15 ha.

L形大宅位處高地之上，飽覽景致迷人的山谷。莊園擁有1.7公頃的花園，包含草坪、鹹水游泳池和網球場(需要重新鋪設地面)，連接葡萄園，總面積為8.15公頃。

Price € 1,484,000

售價：1,484,000歐元



More similar properties are available upon request.

FOR ENQUIRIES 歡迎查詢

3102 4888 K S Koh 許先生 ks.koh@landscape-christies.com

9051 3096 Edward Chiang 姜先生 edward.chiang@landscape-christies.com



Interior design  
 constructions  
 space planning  
 project management  
 tendering  
 landscaping  
 quantity survey

**Peter M. Cannon**

*Thank you for all your works over the past 4 months. Our home is beautiful and the time we have spent with our family in the house has been just what we dreamed of....*

**Perkins road** —colonial charm



**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



**Susan Taylor**

*Thank you for giving me such a beautiful home. I can't say enough good things about you. Joseph -I know first hand why your company has such an excellent reputation. It was worth every penny I spent.*

**Castle Peak road** —clean lines



**Ethan King**

*We were very happy with Joseph as our designer. He made everything easy for us and read our tastes very well. We would recommend JC Vision to anyone. We couldn't be happier with the outcome.*

**Plantation road** —sophisticate mode



**Jennifer Park**

*We are super pleased with our remodel that your team did at our home. Everyone we came in contact with is first class!*

**Sapphire Chalet** —light filled spread



**a kiss is for a second  
 admiring domicile is for ever -jc**



workshop/ 11th fl. leslong comm bldg., 4 queen victoria st., central, hong kong  
 f/ 852 2524 9988 f/ 852 2524 4388 e/ jcvision@biznetvigator.com

© 2014 JC Vision. All rights reserved. This document is for informational purposes only. It does not constitute an offer of any financial product or service. Please consult your broker for more information.





# FARRINGTON INTERIORS

THE MOMENT MADE BEAUTIFUL



PARIS

HUGUES CHEVALIER

10,000 sq. ft. Flagship Store: 31/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, HK +852 2808-1000  
Shop: G/F, 87 Wong Nai Chung Road, Happy Valley, HK +852 2808-0303

[WWW.FARRINGTONINTERIORS.COM](http://WWW.FARRINGTONINTERIORS.COM)

