

# The Key

SELECT DELUXE HOMES

# 大宅<sup>®</sup>

VOLUME 121 | January 2015

時尚象徵

## THE EPITOME OF STYLE

核心豪宅

On Fringe on CBD

FEATURE

**A Celebratory  
Cornucopia of Delights**  
喜逢佳節

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



# THE BEAUTY OF HONG KONG'S NATURE

## Ocean View Mansions\* of South Lantau Coast



Development Address: 3 Cheung Fu Street    District: South Lantau Coast, Hong Kong    Website Address: [www.botanicabay.hk](http://www.botanicabay.hk)<sup>#</sup>



BEST DEVELOPER  
OVERALL  
IN HONG KONG

BEST RESIDENTIAL  
DEVELOPER  
IN HONG KONG

BEST LEISURE /  
HOTEL DEVELOPER  
IN HONG KONG

BEST MIXED  
DEVELOPER  
IN HONG KONG

Sino Land Company Limited has been named the "Best Developer Overall in Hong Kong", "Best Residential Developer in Hong Kong", "Best Leisure/Hotel Developer in Hong Kong" and "Best Mixed Developer in Hong Kong" at Real Estate Survey 2014 conducted by leading international financial magazine Euromoney.

The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the development using imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development, the surrounding environment and the public facilities nearby. This advertisement / promotional material shall not constitute or be construed as a guarantee.

Vendor: Champion Top Development Limited. Holding company of vendor: Tsui Siu Tsui Properties Limited, Sino Land Company Limited, King Chance Development Limited and Citiluck Investment Limited. Architects (HK) Limited. Building Contractor for the Development: Win Win Way Construction Company Limited. The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Bangkok Bank Public Company Limited, Hong Kong Branch (The relevant loan had been repaid). Other person who has made a loan for the construction of the Development: King Chance Development Limited. Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase. For the purpose of the agreement for sale and purchase, without limiting any other or is deemed to be completed (as the case may be). Botanic Bay comprises 16 detached houses. Prospective purchasers are advised to refer to the sales brochure for any information on the Development. This advertisement is for information only and does not constitute an offer of sale or purchase, assignment or other title documents. \* Website containing electronic copies of sales brochure, price list(s) and register of transactions.





# BOTANICA BAY

HONG KONG



Actual Photo Taken at House 12, BOTANICA BAY Hong Kong in October 2014.

Enquiry : (852) 8108 0318 Shirley



Please scan  
the QR code  
above for more  
information.

of the development concerned only. They are not drawn to scale and / or may have been edited and processed with computerized or also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding giving any offer, representation, undertaking or warranty whether express or implied by the vendor.

Authorized Person for the Development : Mr. Leung Sai Hung. The firm or corporation of which an Authorized Person for the Development is a proprietor, director or employee in his or her professional capacity : MLA Development : Clifford Chance. Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development : The Hongkong and Shanghai Banking Corporation Limited and To the best of the vendor's knowledge, the estimated material date for the Development : 31 March 2015. ("Material date" means the date on which the conditions of the land grant are complied with in respect of the or means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is published by the vendor or is published by another person with its consent. \* This is the name / term used in the promotional materials only, which will not be shown in the preliminary agreement for sale and Printing Date : 29 December 2014

04	<b>MONTHLY HIGHLIGHT</b> Century Tower 1, Midlevels Central 中半山 世紀大廈1座	19	<b>FEATURE</b> A Celebratory Cornucopia of Delights 喜逢佳節
05	<b>On Fringe of CBD</b> 核心豪宅	22	<b>Southside &amp; the Peak lease</b> 南區及山頂 出租
10	<b>Southside &amp; the Peak sale</b> 南區及山頂 出售	28	<b>Midlevels Central &amp; West lease</b> 中半山及西半山 出租
14	<b>HIGHLIGHT</b> The Redhill Peninsula, Tai Tam 大潭 紅山半島	29	<b>HIGHLIGHT</b> Antonia House, Happy Valley 跑馬地 安廬
15	<b>Midlevels East &amp; Happy Valley sale</b> 東半山及跑馬地 出售	31	<b>Midlevels East &amp; Happy Valley lease</b> 東半山及跑馬地 出租
18	<b>Other Districts</b> 其他地區	32	<b>U.K. Properties</b> 英國物業
		35	<b>Overseas Properties</b> 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



## 拒絕向下 Let's defy gravity

A new year is always the perfect time for a fresh look at the way we live and the spaces we live in. Built-in storage has proven extremely popular over the last few decades, but instead of fitted wardrobes or shelves, why not try mixing loose cabinets and cupboards, which can be moved around for a 'new' look every couple of months?

Gravity-defying 'floating' shelves create suspended volumes of storage to achieve a perception of space and light. This 'weightless' storage is also a revelation in creating visual art as things that were once hidden and suddenly become the centrepiece of a room. Go on, give it a go — 2015 is the year to be brave!

新年又至，正是檢視自己生活和居住環境的完美時刻。在過去數十年間，隱藏式的收納空間一直大受歡迎，但與其只裝置固定的衣櫃和儲物架，為何不嘗試加入可移動的衣櫥和櫃子，令你每隔數月便可營造煥然一新的佈局？

「浮動」式的儲物架不但能將雜物存於半空，更可營造出輕巧的感覺，抗衡地心吸力之餘，亦節省不少空間。這種「無重」的收納設計亦予人視覺上的驚喜，將原本隱於房間內的東西，變為一室的焦點所在。來吧，現已是2015年，是時候勇於嘗試了！

Published and distributed by

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

SCAN HERE  
TO SUBSCRIBE  
ONLINE



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 2015

Each Office is Independently Owned and Operated



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**



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





時尚象徵

## THE EPITOME OF STYLE

Situated at the junction of May Road and Tregunter Path, this custom-designed 2,041 s.f. (saleable) residence features a unique crescent-shaped layout graced with exquisite furnishings and magnificent views over the city.

In addition to its distinct foyer and sumptuous interiors, this classy, elegant apartment provides two bedrooms (one ensuite), a combined living and dining room, a family room, a distinctly furnished open kitchen, a guest bathroom, a utility room and a generous balcony.

Residents can also enjoy a series of exclusive facilities such as a gymnasium, an outdoor swimming pool and a children's playground.

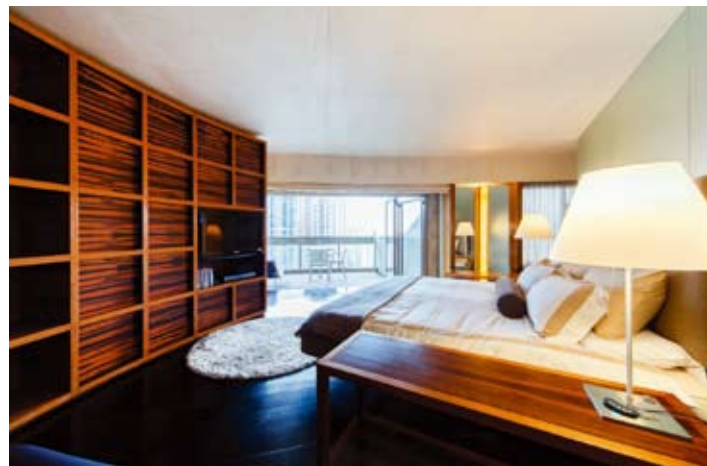
Available for purchase at HK\$56 million, this Midlevels residence has convenient access to the city, with plentiful taxis available and exclusive shuttle bus services to Central for residents.

這度身設計的單位位處梅道與地利根德里交界，實用面積2041平方呎，並擁有別樹一幟的扇形間隔，配合別致而華麗的佈置，映襯壯麗的全市景色。

這單位的玄關設計貴氣十足，加上豪華的室內佈置，瀰漫瑰麗優雅的氛圍。全屋設有兩間睡房，其中一間為套房；另有相連的客飯廳、家庭廳、設計獨特的開放式廚房、客浴室、多用途室及寬敞的私人陽台。

住戶同時亦可尊享一系列休閒設施，包括健身中心、戶外游泳池及兒童遊樂場。

世紀大廈1座位於交通便利的中半山，除了大量的士之外，亦有住客專用的穿梭巴士直達中環。單位現售5600萬港元。



### Century Tower 1

世紀大廈1座

1 Tregunter Path, Midlevels Central

中半山 地利根德里1號

GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐 Sole Agent

SEARCH REFERENCE NO. 8919





**Beau Cloud Mansion**

中半山 碧雲樓

64 MacDonnell Road

High efficiency 3-bedroom flat at convenient location

高實用率三房單位，交通便利

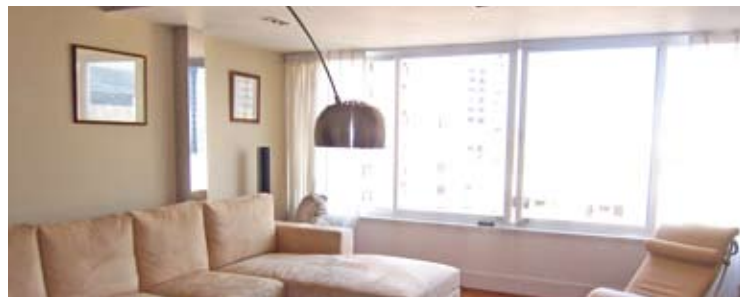
GROSS AREA 1,700 s.f.

SALEABLE AREA 1,437 s.f.

OFFERED AT \$23,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 39008

**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

間隔實用舒適單位，交通便利

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,353 s.f.

OFFERED AT \$29,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 99558

**Wealthy Heights**

中半山 威豪閣

35 MacDonnell Road

Popular high efficiency apartment within stone's throw from CBD

受歡迎住宅，實用率高，信步可達商業中心區

GROSS AREA 1,450 s.f.

SALEABLE AREA 1,288 s.f.

OFFERED AT \$29,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 36969

**Chenyu Court**

中半山 燦如閣

22-24 Kennedy Road

3-bedroom mid-rise flat enjoying stunning city view

三房中密度住宅，眺望壯麗城市景

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,419 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 50268

**Glory Mansion**

中半山 輝煌大廈

106-108 MacDonnell Road

Spacious 3-bedroom apartment with balcony on fringe of CBD

寬敞三房單位，連露台，鄰近商業中心區

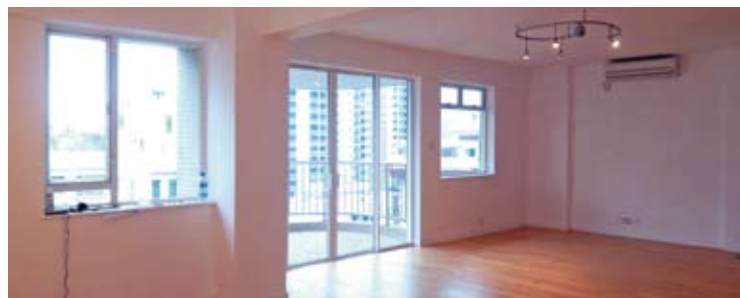
GROSS AREA 2,200 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123107

**Pearl Gardens 西半山 明珠臺**

7 Conduit Road

Large apartment with balcony and shuttle bus within walking distance of Midlevels escalators

偌大住宅連露台，屋苑設穿梭巴士服務，舉步可達半山行人扶手電梯，可租可售

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$33,500,000 also for lease \$80,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 100050





**Park Mansions 中半山 百年順大廈**

27-29 MacDonnell Road

Well appointed 4-bedroom apartment overlooking the neighbourhood of Midlevels Central

優質裝修四房單位，俯瞰中半山社區景致，可租可售

GROSS AREA 2,013 s.f.

SALEABLE AREA 1,723 s.f.

OFFERED AT \$34,000,000 also for lease \$70,000 excl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 40085



**Botanic Terrace**

西半山 芝蘭台

3-5 Conduit Road

4-bedroom apartment located near the Midlevels escalators

西半山四房單位，鄰近半山行人扶手電梯

GROSS AREA 2,072 s.f.

SALEABLE AREA 1,893 s.f.

OFFERED AT \$35,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 126830



**Valverde**

中半山 蔚皇居

11 May Road

2-bedroom flat in prestigious development with brand new decorations

中半山名廈住宅，兩房間隔，全新裝修，可租可售

GROSS AREA 1,398 s.f.

SALEABLE AREA 1,071 s.f.

OFFERED AT \$35,000,000 also for lease \$65,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 47019



**South Garden Mansion 中半山 南園大廈**

40-40A Kennedy Road

Well maintained apartment in convenient location taking in good view of Hong Kong Park

保養簇新優質住宅，眺望香港公園美景，可租可售

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,348 s.f.

OFFERED AT \$36,000,000 also for lease \$70,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 45145



**Wisdom Court**

西半山 慧苑

5 Hatton Road

3-bedroom mid-rise harbour view flat with facilities

三房中密度海景住宅，連設施

GROSS AREA 1,793 s.f.

SALEABLE AREA 1,475 s.f.

OFFERED AT \$39,800,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 46720



**1 Robinson Road**

西半山 羅便臣道1號

Full floor apartment in deluxe decorations conveniently located on fringe of Central

豪華裝修全層住宅，毗鄰中環，交通方便

GROSS AREA 2,500 s.f.

SALEABLE AREA 1,798 s.f.

OFFERED AT \$41,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 114910





**Grand House**

中半山 柏齡大廈

110-112 MacDonnell Road

Spacious 3 ensuite bedrooms colonial mid-rise with large balcony

寬敞英式中密度單位，三套房間隔，連大露台，可租可售

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,087 s.f.

OFFERED AT \$42,000,000 also for lease \$75,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 37735

**Kam Yuen Mansion**

中半山 錦園大廈

3 Old Peak Road

Mid-rise colonial apartment for sale in prime location

英式中密度住宅，地段優越，罕有出售

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,116 s.f.

OFFERED AT \$44,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 19675

**Olympian Mansion**

西半山 李園

9 Conduit Road

Newly renovated spacious 4-bedroom apartment close to Midlevels escalators

全新裝修四房單位，特大寬敞，鄰近半山行人扶手電梯

GROSS AREA 2,750 s.f.

SALEABLE AREA 2,160 s.f.

OFFERED AT \$45,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 28730

**Bowen Place**

中半山 寶雲閣

11A Bowen Road

3-bedroom city view apartment in prime location

三房城市景單位，地段優越，可租可售

GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$45,100,000 also for lease \$70,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 18779

**Po Garden**

中半山 寶園

9 Brewin Path

Spacious 3-bedroom apartment on fringe of CBD

寬敞三房住宅，鄰近商業中心區

GROSS AREA 2,594 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 127946

**Visalia Garden**

中半山 蔚山花園

48 MacDonnell Road

Tastefully decorated 2-bedroom apartment at convenient location

品味裝修兩房單位，交通便利

GROSS AREA 2,195 s.f.

SALEABLE AREA 1,848 s.f.

OFFERED AT \$49,800,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 122476



## On Fringe of CBD SALE

核心豪宅 出售



### Silvercrest

中半山 聚安樓

24 MacDonnell Road

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

罕有海景單位出租，地段優越

GROSS AREA 2,643 s.f.

SALEABLE AREA 2,082 s.f.

OFFERED AT \$54,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 36915



### The Royal Court 中半山 帝景閣

3 Kennedy Road

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

獨特曼克頓風格複式單位，連三間睡房，眺望城市景色

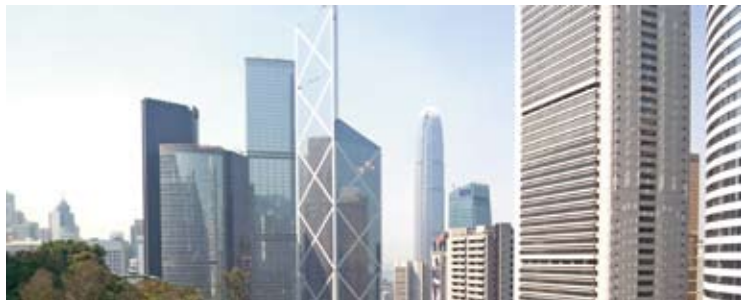
GROSS AREA 2,334 s.f.

SALEABLE AREA 1,758 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 107109



### Regent On The Park

中半山 御花園

9A Kennedy Road

3-bedroom apartment with clubhouse facilities at convenient location

三房住宅連完善會所設施，交通方便

GROSS AREA 2,720 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$63,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 102118



### 1 Robinson Road

西半山 羅便臣道1號

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

私隱度高全層複式住宅，坐擁香港動植物公園景色

GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 114909



### Bowen Mansion 中半山 寶雲大廈

7C Bowen Road

Rare find spacious colonial style apartment with 3 ensuite bedrooms on fringe of CBD

偌大英式單位，三套房間隔，毗鄰商業中心區，市場罕有

GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 32206



### Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Spacious colonial style 4-bedroom mid-rise apartment with big balcony

寬敞英式中密度單位，四房間隔，連偌大露台，可租可售

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$70,000,000 also for lease \$110,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 11525







### Catalina Mansions

中半山 嘉年大廈  
98-100 MacDonnell Road  
Large 5-bedroom duplex apartment  
on MacDonnell Road close to CBD  
偌大五房複式單位，位處麥當奴道，毗鄰商業中心區，連租約出售



GROSS AREA 4,600 s.f.  
SALEABLE AREA 3,395 s.f.  
OFFERED AT \$77,000,000  
INQUIRIES  
9648 6082 Christine Chong 莊小姐  
SEARCH REFERENCE NO. 156787



### Borrett Mansions

中半山 寶德臺  
8A-9B Borrett Road  
Highly sought after colonial style  
apartment with large balcony taking  
in open city views  
受歡迎英式單位，連偌大露台，眺望開揚城市景色



GROSS AREA 2,800 s.f.  
SALEABLE AREA 2,449 s.f.  
OFFERED AT \$88,000,000  
INQUIRIES 9662 2199 David Lau 劉先生  
SEARCH REFERENCE NO. 169521



### Dynasty Court

中半山 帝景園  
23 Old Peak Road  
Prestigious 4-bedroom apartment  
with deluxe clubhouse facilities  
著名四房單位，享豪華會所設施



GROSS AREA 2,680 s.f.  
SALEABLE AREA 2,141 s.f.  
OFFERED AT \$92,000,000  
INQUIRIES 9662 2199 David Lau 劉先生  
SEARCH REFERENCE NO. 107119



### Grenville House

中半山 嘉慧園  
1, 3 & 3A Magazine Gap Road  
Large mid-rise apartment in  
renowned estate on fringe of CBD  
優質住宅名廈，偌大中密度單位，毗鄰商業中心區



GROSS AREA 3,700 s.f.  
SALEABLE AREA 3,349 s.f.  
OFFERED AT \$115,000,000  
INQUIRIES  
9093 3381 Stephen Chan 陳先生  
SEARCH REFERENCE NO. 103959





## Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Modern low-rise 3-bedroom apartment in Pok Fu Lam

時尚裝修低密度單位，三房間隔

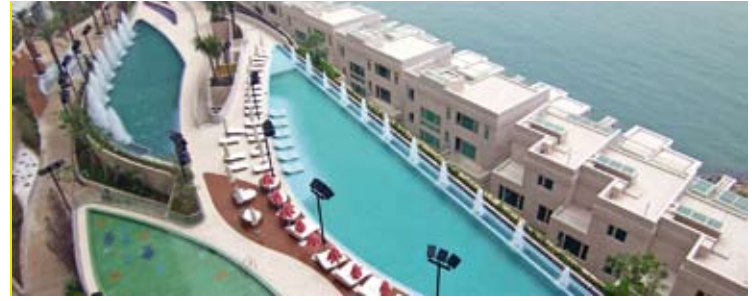
GROSS AREA 1,798 s.f.

SALEABLE AREA 1,257 s.f.

OFFERED AT \$18,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 111784



## Residence Bel-Air

薄扶林 貝沙灣

Bel-Air Avenue

Deluxe 3-bedroom sea view apartment with excellent facilities in Cyberport

豪華三房海景單位，享優質設施

GROSS AREA 1,560 s.f.

SALEABLE AREA 1,086 s.f.

OFFERED AT \$23,500,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 112225



## Grand Garden

淺水灣 華景園

61 South Bay Road

Practical 3-bedroom apartment with clubhouse facilities overlooking sea view

實用三房單位，連會所設施，俯瞰海景

GROSS AREA 1,657 s.f.

SALEABLE AREA 1,239 s.f.

OFFERED AT \$29,500,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 144674



## Residence Bel-Air

薄扶林 貝沙灣

68 Bel-Air Peak Rise

Boutique duplex apartment on high floor with sweeping sea view

精緻複式高層住宅，坐擁廣闊海景，可租可售

GROSS AREA 1,614 s.f.

SALEABLE AREA 1,306 s.f.

OFFERED AT \$32,000,000 also for lease \$78,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 103474



## Country Villa

壽臣山 翠谷別墅

4 Shouson Hill Road

Cosy low-rise 1-bedroom apartment with a study in tranquil Shouson Hill

舒適低密度一房單位，設書房，位處壽臣山清靜地段，可租可售

GROSS AREA 1,580 s.f.

SALEABLE AREA 1,177 s.f.

OFFERED AT \$33,000,000 also for lease \$50,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 35741



## Villas Sorrento

薄扶林 御海園

64-66 Mount Davis Road

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

罕有四房複式住宅，飽覽遼闊海景，可租可售

GROSS AREA 2,253 s.f.

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

OFFERED AT \$45,000,000 also for lease \$88,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 38772







### Larvotto

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Nicely fitted modern apartment  
with breath-taking sea view

雅致裝修時尚住宅，享華麗海景，可租可售



GROSS AREA 1,998 s.f.  
SALEABLE AREA 1,582 s.f.

OFFERED AT \$46,000,000  
also for lease \$75,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 133970



### Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Spacious 3-bedroom apartment with  
balcony overlooking Repulse Bay  
Beach

偌大三房住宅，連露台，俯瞰淺水灣  
泳灘美景



GROSS AREA 1,780 s.f.  
SALEABLE AREA 1,513 s.f.

OFFERED AT \$48,000,000

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 130631



### Faber Villa

大潭 輝百苑

17 Tai Tam Road

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

寬敞中密度住宅，坐擁大潭遼闊海景



GROSS AREA 3,200 s.f.  
SALEABLE AREA 2,631 s.f.

OFFERED AT \$59,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 29965



### Consort Garden

薄扶林 金碧花園

22-24 Consort Rise

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

品味裝修低密度單位，寬敞偌大，環境清幽  
恬靜



GROSS AREA 4,400 s.f.  
SALEABLE AREA 3,645 s.f.

OFFERED AT \$59,900,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 99333







## Stanley Court

赤柱 海灣園

9 Stanley Mound Road

Stylishly decorated townhouse with private garden and roof terrace in tranquil neighbourhood

時尚裝修排屋，連私家花園及天台，環境寧靜



GROSS AREA 2,792 s.f.

SALEABLE AREA 2,133 s.f.

(plus 1,001 s.f. garden and 538 s.f. roof)

OFFERED AT \$65,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 98762



## Barker Villa

山頂 柏架別墅

41 Barker Road

Rare find boutique harbour view apartment on the Peak

罕有精緻住宅單位，眺望海景



GROSS AREA 1,650 s.f.

SALEABLE AREA 1,414 s.f.

OFFERED AT \$65,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 13151



## Woodbury Court

薄扶林 嘉林閣

137 Pok Fu Lam Road

Designer decorated 4-bedroom duplex apartment enjoying fantastic sea view

設計師裝修四房複式單位，享迷人海景



GROSS AREA 2,968 s.f.

SALEABLE AREA 2,549 s.f.

OFFERED AT \$68,800,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 102055



## Belgravia

淺水灣 南灣道57號

57 South Bay Road

Well decorated 4-bedroom apartment in tranquil South Bay with balcony overlooking greenery and sea views

南灣優質裝修四房單位，連露台，環境寧靜，俯瞰翠綠景及海景



GROSS AREA 2790 s.f.

SALEABLE AREA 2,197 s.f.

OFFERED AT \$78,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 117806







### Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

High efficiency apartment with full clubhouse facilities enjoying spectacular sea and mountain view  
高實用率單位，連完善會所設施，飽覽壯麗海景及山巒景



GROSS AREA 2,363 s.f.

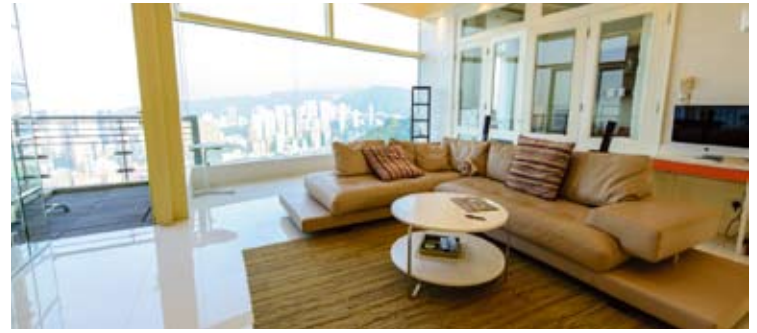
SALEABLE AREA 1,962 s.f.

OFFERED AT \$78,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 160



### Oasis

山頂 欣怡居

8-12 Peak Road

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

優質裝修四房(連兩套睡房)單位，享壯麗景色



GROSS AREA 2,891 s.f.

SALEABLE AREA 1,992 s.f.

OFFERED AT \$88,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 131537



### La Hacienda

山頂 加列山道29-33號

29-33 Mount Kellett Road

Prestigious Peak townhouse with private garden enjoying open view  
著名山頂排屋，連私家花園，享開揚景色



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,756 s.f.

OFFERED AT \$150,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33958



### Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

Unique townhouse with spacious garden enjoying spectacular views of South China Sea

獨特排屋連寬敞花園，坐擁南中國海壯麗美景，可租可售



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,903 s.f.

OFFERED AT \$188,000,000

also for lease \$198,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 123096







## Abergeldie

山頂 種植道52號

52 Plantation Road

Luxurious and modern townhouse located on The Peak with magnificent view of Victoria Harbour

豪華時尚排屋，享壯麗維港景致



GROSS AREA 3,688 s.f.

SALEABLE AREA 3,221 s.f.

(plus private terraces)

OFFERED AT \$230,000,000

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



## 海天一色 Seaside indulgence

### The Redhill Peninsula

紅山半島

18 Pak Pat Shan Road, Tai Tam

大潭 白筆山道18號

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,743 s.f. (plus 2,185 s.f. garden and

116 s.f. terrace)

OFFERED AT \$89,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 91332



Situated on the Tai Tam waterfront, this well-decorated 2,743 s.f. (saleable) townhouse boasts tasteful furnishings and tremendous, uninterrupted sea views. The residence includes three bedrooms (two ensuite), separate living and dining rooms, a finely-fitted kitchen, two guest bathrooms, a maid's room, a utility room, two covered car parks, a spacious balcony and a 2,185 s.f. private garden.

With proximity to the American Club, this peaceful residence is just a 10-minutes' drive away from Stanley and a half-hour drive from Central. Local shops are available in the adjacent Redhill Plaza.

這設計華麗的排屋位於大潭的海濱，實用面積2743平方呎，一室佈置別具氣派，與海天一色的完美景致互相輝映。全屋設有三間睡房，其中兩間為套房；另有獨立的客廳和飯廳、設備齊全的廚房、兩間客浴室、家傭房、多用途室、兩個有蓋車位、偌大的陽台及面積2185平方呎的私人花園。

紅山半島環境清幽，離赤柱僅十分鐘車程，駕車往中環亦只需三十分鐘。毗鄰的紅山廣場有大量商店，美國會亦近在咫尺。







NI PARASOL

EXPERIENCE AN EXTENDED PLEASURE UNDER THE LIGHTS.  
NI provides shade in the daytime and provides light when the day ends.

GOOD DESIGN AWARD 2014 reddot award 2014 winner a&d TROPHY AWARDS 2014

www.foxcatdesign.com | office@foxcatdesign.com

THINGS MEAN MORE THAN YOU THINK IN FOXCAT

foxcat



### Park Garden

東半山 柏園

6 Tai Hang Drive

Spacious 3-bedroom apartment with city view at Midlevels East

偌大三房單位，享城市美景



GROSS AREA 1,450 s.f.

SALEABLE AREA 1,132 s.f.

OFFERED AT \$20,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 54474



### Villa Rocha

跑馬地 樂翠台

10 Broadwood Road

Practical 3-bedroom apartment overlooking Hong Kong Stadium

實用三房住宅，眺望香港大球場美景



GROSS AREA 1,340 s.f.

SALEABLE AREA 1,147 s.f.

OFFERED AT \$23,600,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 159012




innermost

lighting and furniture design as British as London itself

www.innermost.net

New York Penthouse Apartment, The Heron, London  
Photographer: Julian Abrams / www.aspicchiarevisual.com





## Evergreen Villa

東半山 松柏新村

43 Stubbs Road

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

優質裝修三房單位，享茂綠景色，地段尊貴



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,525 s.f.

OFFERED AT \$28,800,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 10958



## Carnation Court

東半山 康馨園

43 Tai Hang Road

Spacious apartment with newly facelifted exteriors on fringe of Causeway Bay

寬敞住宅單位，大廈外牆全面翻新，鄰近銅鑼灣



GROSS AREA 2,122 s.f.

SALEABLE AREA 1,652 s.f.

OFFERED AT \$35,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 44272



## Broadwood Twelve

跑馬地 樂天峰

12 Broadwood Road

Tastefully decorated modern apartment on high floor with stunning views

時尚品味裝修高層單位，享壯麗景色，可租可售



GROSS AREA 1,653 s.f.

SALEABLE AREA 1,281 s.f.

OFFERED AT \$45,000,000

also for lease \$85,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 134945



## Nicholson Tower

東半山 蔚豪苑

8 Wong Nai Chung Gap Road

4-bedroom apartment in Midlevels East enjoying sweeping views of the city and Victoria Harbour

東半山四房單位，坐擁遼闊城市及維港景致



GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$49,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 158895







### Bellevue Court

東半山 碧蕙園

41 Stubbs Road

Well maintained spacious colonial apartment with huge balcony  
保養完善英式住宅，間隔寬敞，連偌大露台



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$58,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 126201



### Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

Nicely decorated 3-bedroom apartment with open city view on fringe of Causeway Bay  
雅致裝修三房住宅，眺望開揚城市景致，毗鄰銅鑼灣



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$62,000,000

INQUIRIES 9648 6082 Christine Chong

莊小姐

SEARCH REFERENCE NO. 99627



### Leon Court

東半山 利安閣

12-14 Wong Nai Chung

Gap Road

Rare 3-bedroom mid-rise apartment with panoramic city view  
罕有中密度住宅，三房間隔，飽覽城市全景



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$64,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 131038



### Victoria Heights

東半山 威利閣

43A Stubbs Road

Sought after 4-bedroom apartment with harbour view on Stubbs Road  
受歡迎四房海景住宅，位於司徒拔道



GROSS AREA 2,650 s.f.

SALEABLE AREA 2,344 s.f.

OFFERED AT \$82,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 7108







### Windsor Park Phase II

沙田 寶柏苑2期  
1 Ma Lok Path

Contemporary townhouse with sizeable garden overlooking spectacular view of Shatin Racecourse

當代時尚排屋，連偌大花園，飽覽沙田馬場壯麗景色



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

#### INQUIRIES

9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 75808



### Kadoorie Avenue 九龍嘉道理道

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

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

#### Houses:

**SALEABLE AREA** 4,674 s.f.

**OFFERED AT** \$218,000 excl.

#### Apartments:

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

**OFFERED AT** \$86,000 excl.

#### INQUIRIES

9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生



## 維港美色 Grand Harbour beauty

### The Arch

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



**GROSS AREA** 3,465 s.f.  
**SALEABLE AREA** 2,756 s.f.  
**OFFERED AT** \$210,000 incl.  
**INQUIRIES** 9833 9509 Michelle Chung 鍾小姐  
**SEARCH REFERENCE NO.** 89296



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

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

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

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

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

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



喜逢佳節

# A Celebratory Cornucopia of Delights

If this holiday season is making you long to give your home a new look to prepare for the celebrations, we've got a wide variety of beautiful goodies (and gifts!) to inspire you

若你有意於聖誕佳節期間為居室改頭換面，以迎接一連串的慶祝活動，以下各式各樣的精選產品（和禮物！）便最適合你

## GARDEN OF EDEN MIRRORS BY ALAIN THOMAS

Garden of Eden is the first collaboration between renowned contemporary animal painter Alain Thomas and Daum. A pictorial, figurative and highly detailed style is typical of the Naïve movement to which Thomas belongs. The mirror is available in two designs.

Daum (Hong Kong), Room 904-5, Tai Yip Building, 141 Thomson Road, Wanchai, Hong Kong. Call +852 3580 0222, email office@daumhk.com.hk or visit www.daum.fr

Garden of Eden鏡子屬畫家Alain Thomas與Daum首次合作的作品，其精細及富象徵意味的圖案展現了Alain典型的素人藝術風格。共有兩種款式選擇。

Daum (Hong Kong) 地址為香港灣仔譚臣道141號大業大廈904-5室，致電+852 3580 0222、電郵office@daumhk.com.hk或瀏覽www.daum.fr查詢。



## GEORG JENSEN GRAPE BOWL 263

In 1923, in celebration of the silver wedding of the King and Queen of Denmark, the people of Denmark presented Georg Jensen's Grape Bowl series, consisting of three pieces in different sizes, to the couple, as an anniversary present.

Georg Jensen, Georg Jensen Landmark Prince's Boutique, Shop 120, 1/F Landmark Prince's, Central, Hong Kong. Call +852 2868 0707, email pb@georgjensen.com.hk or visit www.georgjensen.com

Georg Jensen葡萄水果高腳銀盤備有三種尺寸選擇，盤腳設計如葡萄藤般糾結，小巧的葡萄串彷彿自藤架垂掛而下。在1923年，此系列更成為了丹麥舉國為慶祝國王與皇后銀婚紀念而獻的禮物。

Georg Jensen置地太子店地址為香港中環置地太子1樓120號舖，致電+852 2868 0707、電郵pb@georgjensen.com.hk或瀏覽www.georgjensen.com查詢。



## MIRANDA KERR FOR ROYAL ALBERT

Supermodel Miranda Kerr has skillfully tapped into her striking sense of style and love for afternoon tea sessions to create this china tea set in collaboration with Royal Albert. Headlining the range is the Friendship pattern.

Sogo, 7/F, 555 Hennessy Road, Causeway Bay, Hong Kong. Call +852 2831 8628, email sogo@wwrd.com or visit www.wwrd.co.uk

Miranda Kerr將她的時裝觸覺融入下午茶享受之中，成就出優雅的骨瓷茶具系列。系列以「友誼」款式為

主題，並有「祝福」、「喜悅」、「感謝」及「奉獻」等款式選擇。

崇光地址為香港銅鑼灣軒尼詩道555號7樓，致電+852 2831 8628、電郵sogo@wwrd.com或瀏覽www.wwrd.co.uk查詢。



## HOOVER

With its patented WindTunnel technology, Hoover's HU-AS-HKA has a constant and powerful suction, using multi-cyclonic technology and HEPA 12 media, which removes fine dust and particles. It also has a convenient bottom-release dust cup, which empties debris easily.

Gilman Galleries, Shop 709-711, Hopewell Centre, Wanchai, Hong Kong; or Shop 357-358, HomeSquare, Shatin, New Territories. Call +852 2881 0055 or +852 2699 0345, or visit www.hoover.com.hk

Hoover的HU-AS-HKA配備專利WindTunnel回流風道設計，配合多重龍捲式氣旋抽吸技術及HEPA 12濾網，有效去除微塵和微粒，集塵桶更採易按式的清空設計，非常方便。

太平家電陳列室地址為香港灣仔合和中心709-711號舖或新界沙田HomeSquare357-358號舖，致電+852 2881 0055或+852 2699 0345，或瀏覽www.hoover.com.hk查詢。





## NESPRESSO VARIATIONS

Discover the world of delicious desserts as Nespresso reveals this year's Variations Grands Crus, inspired by the world's favourite sweet treats: hazelnut dessert, chocolate mint and apple crumble.

IFC Boutique, Shop 1058, IFC Mall, 8 Finance Street, Central, Hong Kong. Call +852 800 968 821 or visit [www.nespresso.com](http://www.nespresso.com)

Nespresso最新推出Variations頂級咖啡，口味源自榛子糕點、薄荷朱古力及蘋果批等大受歡迎的甜品，探索美味可口的甜美世界。

Nespresso IFC店地址為香港中環金融街8號國際金融中心商場1058號舖，致電+852 800 968 821或瀏覽[www.nespresso.com](http://www.nespresso.com)查詢。

## SAINT-LOUIS OXYMORE COLLECTION

Saint-Louis launched its Oxymore Collection in 2009, consisting of three clear crystal glasses and a clear flute. The eye-catching yet understated art pieces explore contemporary urban style and have become a new classic.

Saint-Louis, China Taiping Tower, 3 Yun Ping Road, Causeway Bay, Hong Kong. Call +852 2801 4811, email [hongkong@saint-louis.com](mailto:hongkong@saint-louis.com) or visit [www.saint-louis.com](http://www.saint-louis.com)

聖路易的Oxymore系列共有三款玻璃杯和一款透明水晶長形杯，設計既有野性不羈的一面，也表現了知書達理的氣質。

聖路易地址為香港銅鑼灣恩平道3號中國太平大廈地下，致電+852 2801 4811、電郵[hongkong@saint-louis.com](mailto:hongkong@saint-louis.com)或瀏覽[www.saint-louis.com](http://www.saint-louis.com)查詢。



## RICOH MAKERBOT REPLICATOR DESKTOP 3D PRINTER

As a fifth-generation flagship model, Ricoh's Makerbot Replicator Desktop 3D printer has included a number of innovative designs. The machine comes with a 3.5-inch full-colour LCD panel.

Ricoh Hong Kong, 21/F One Kowloon, 1 Wang Yuen Street, Kowloon Bay, Hong Kong. Call +852 2833 1111, email [contact@ricoh.com.hk](mailto:contact@ricoh.com.hk) or visit [www.ricoh.com.hk](http://www.ricoh.com.hk)

MakerBot Replicator 3D桌面打印機屬第五代的旗艦級產品，機身加入多項創新設計，並附帶3.5吋全彩LCD顯示屏。

理光（香港）地址為香港九龍灣宏遠街1號一號九龍21樓，致電+852 2833 1111、電郵 [contact@ricoh.com.hk](mailto:contact@ricoh.com.hk)或瀏覽[www.ricoh.com.hk](http://www.ricoh.com.hk)查詢。



## ARMANI/CASA 2014 CHRISTMAS GIFTING COLLECTION

Armani/Casa celebrates this Christmas with an exquisite collection of lamps, decorations and accessories. The collection expresses a sense of beauty that is contemporary and at the same time deeply traditional; in which every material, object and detail shows an innovative fusion of creativity and fine craftsmanship.

Armani/Casa, 1/F, 111 Leighton Road, Causeway Bay, Hong Kong. Call +852 2882 2239 or visit [www.armanicasa.com](http://www.armanicasa.com)

Armani/Casa為慶祝今年聖誕節，推出精美的座檯燈及配飾系列。系列設計時尚，同時帶有傳統色彩；當中的每種用料與每處細節，都展示了品牌的創意和精湛工藝。

Armani/Casa地址為香港銅鑼灣禮頓道111號1樓，致電+852 2882 2239或瀏覽[www.armanicasa.com](http://www.armanicasa.com)查詢。





## MW MICHAEL WONG BY RIMOWA — 2ND EDITION

German luggage brand Rimowa has unveiled its second collection from the MW Michael Wong range, designed in partnership with the actor and avid aviator. Featuring a new graphic print that encompasses the unique MW lifestyle and brand DNA, this edition also introduces the new MW brand mascot — the Flying Tiger, Wong's five favourite international airports and runway headings, as well as his preferred helicopter, the Bell 429.

Rimowa, Shop C, G/F, 8 Sunning Road, Causeway Bay, Hong Kong. Call +852 2413 3211, email [boutiquerimowacwb@rimowa.com](mailto:boutiquerimowacwb@rimowa.com) or visit [www.rimowa.com](http://www.rimowa.com)

Rimowa第二版MW Michael Wong系列印上多款代表Michael生活態度及品牌精髓的圖案，當中包括品牌吉祥物「飛虎」、Michael喜愛的五個國際機場及跑道航向標記，及他最愛的「Bell 429」直升機。

Rimowa地址為香港銅鑼灣新寧道8號地下C舖，致電+852 2413 3211、電郵或瀏覽**www.rimowa.com**查詢。



## DUTCH DESIGN CHAIR

With a weight-bearing capacity of at least 200kg, this multi-functional chair made of FSC-certified cardboard is designed by Tim Vardy and Marcel Hellemons. The multipurpose folding stool does not only have an innovative design, its flexibility makes it convenient for use anywhere in the home.

K11 Design Store. Call +852 3110 5898

設計師Tim Vardy及Marcel Hellemons用再造紙設計出這張多用途摺凳，討好的輕身設計富現代感，更可承受200公斤的重量，予人自在的舒適感。

K11 Design Store有售，致電+852 3110 5898查詢。



## FAZIOLI PIANOFORTI

The F183 Marco Polo piano by Fazioli Pianoforti features an unusual high gloss red varnish with individually hand-painted reproductions of a Canaletto painting that celebrates ancient connections between Venice and China.

Parsons Music, Shop 914 – 915, 9/F Times Square Causeway Bay, Hong Kong. Call +852 2506 1383 or +852 2506 1363, email [mailto@parsonsmusic.com](mailto:mailto@parsonsmusic.com) or visit [www.parsonsmusic.com.hk](http://www.parsonsmusic.com.hk)

F183 Marco Polo鋼琴的大紅色調鮮艷奪目，頂蓋內側繪上了十六世紀意大利名畫家加納萊托的作品，描繪威尼斯大運河上船隻往來的繁盛景象，活現古時中國與威尼斯的經貿聯繫。

柏斯琴行地址為香港銅鑼灣時代廣場914-915號，致電+852 2506 1383或+852 2506 1363、電郵**mailto@parsonsmusic.com**或瀏覽**www.parsonsmusic.com.hk**查詢。



## HERMÈS PANTOGRAPHE LAMPADAIRE ARCHE

Slender and articulated, the Lampadaire Arche by Hermès offers direct or diffused light thanks to a double dimmer. Designed by Michele De Lucchi, the lamp is made with details such as sheathing in Essentiel bullcalf, saddle stitching and silk twill covering the shade, all adding to the product's elegance.

Hermès. Call +852 2919 5000

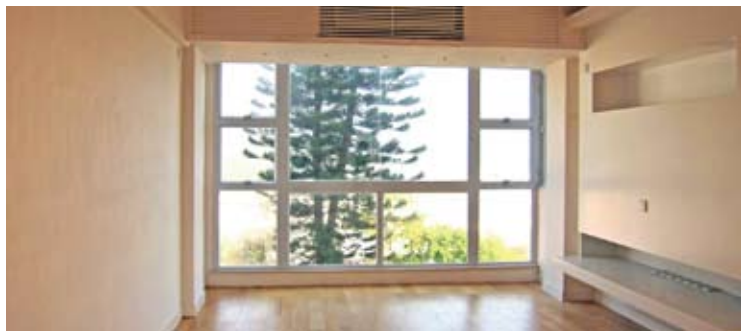
Pantographe地燈由Michele De Lucchi設計，骨幹修長而完美，並配備雙重調光器，可將光線調較為直射或散射。地燈以Essentiel牛皮包裹，配合斜織真絲燈罩，帶出點點優雅。

Hermès有售，致電+852 2919 5000查詢。

For more features on design and architecture, don't miss the December issue of Perspective magazine, and check out our website at [www.perspectiveglobal.com](http://www.perspectiveglobal.com)

請密切留意《透視》十二月號更多有關建築與設計的專題報導，或登入**www.perspectiveglobal.com**參閱精彩內容。

透視雜誌  
**perspective**



## Bauhinia Gardens

春坎角 紫荆園

42 Chung Hom Kok Road

Spacious low-rise apartment in quiet neighbourhood

寬敞低密度住宅，環境清幽恬靜，可租可售



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,249 s.f.

OFFERED AT \$68,000 incl.

also for sale \$29,800,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 128086



## Villa Helvetia

淺水灣 雲濤別墅

69 Repulse Bay Road

Nicely renovated stylish low-rise flat with balcony overlooking beautiful Deep Water Bay

雅致低密度單位，連露台，俯瞰深水灣  
美麗景色



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,870 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35713



## Jade Beach Villa

春坎角 華翠海濱別墅

3-7 Horizon Drive

Lovely townhouse in quiet enclave by the seaside

精緻海濱排屋，環境寧靜



GROSS AREA 2,680 s.f.

SALEABLE AREA 1,872 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 16706



## Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

High efficiency 4-bedroom colonial mid-rise with green view at the Peak

英式中密度四房單位，實用率高，  
享翠綠景致



GROSS AREA 2,350 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 20664







### Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

High efficiency 3-bedroom apartment enjoying open city and mountain view

高實用率三房單位，飽覽開揚城市及山巒景色



GROSS AREA 2,338 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 10943



### Sea Cliff Mansions

淺水灣 海峰園

19A-19D Repulse Bay Road

Sought-after penthouse with private roof terrace overlooking stunning views of South China Sea

受歡迎頂層單位，連私家天台，飽覽壯麗南中國海景色



GROSS AREA 2,600 s.f.

SALEABLE AREA 1,961 s.f.

(plus 2,600 s.f. roof)

OFFERED AT \$138,800 incl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 16797



### Bellevue Place

淺水灣 寶晶苑

93 Repulse Bay Road

High quality sea view townhouse with private garage at Repulse Bay

高質素海景排屋，連私家車庫



GROSS AREA 3,619 s.f.

SALEABLE AREA 2,533 s.f.

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

OFFERED AT \$140,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 134704



### Grand Garden

淺水灣 華景園

61 South Bay Road

Practical and high efficiency apartment for rent in South Bay Road

南灣道高實用率住宅，間隔實用，罕有出租



GROSS AREA 3,054 s.f.

SALEABLE AREA 2,482 s.f.

OFFERED AT \$148,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 336







## The Somerset

淺水灣 怡峰

67 Repulse Bay Road

Rare find high-ceilinged duplex apartment with spacious private garden

罕有高樓底複式單位，連寬敞私家花園，可租可售



GROSS AREA 3,099 s.f.  
SALEABLE AREA 2,413 s.f. (plus 2,035 s.f. garden and 911 s.f. terrace)

OFFERED AT \$150,000 incl.

also for sale \$150,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 3511



## Repulse Bay Apartments

淺水灣 淺水灣花園大廈

101 Repulse Bay Road

Huge combined apartment with 5 spacious bedrooms overlooking the Repulse Bay Beach

偌大相連住宅，連五間寬敞睡房，俯瞰淺水灣泳灘美景



GROSS AREA 4,330 s.f.

SALEABLE AREA 3,784 s.f.

OFFERED AT \$155,000 excl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 34145



## The Somerset

淺水灣 怡峰

67 Repulse Bay Road

Well decorated 4-bedroom duplex with double-ceiling taking in splendid sea view over Deep Water Bay

優質裝修四房複式單位，樓底特高，飽覽深水灣華麗海景



GROSS AREA 3,099 s.f.

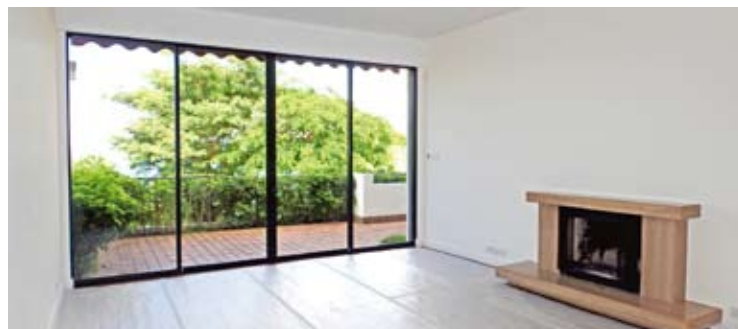
SALEABLE AREA 2,522 s.f.

OFFERED AT \$158,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 106510



## 9 Headland Road

淺水灣 赫蘭道9號

Unique 3-bedroom duplex apartment with private terrace overlooking stunning sea view

獨特三房複式住宅，連私家平台，俯瞰壯麗海景



GROSS AREA 2,740 s.f.

SALEABLE AREA 2,739 s.f.

(plus 921 s.f. terrace)

OFFERED AT \$165,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 28405







### Orient Crest

山頂 山頂道76號  
76 Peak Road

Lovely townhouse with pool overlooking stunning views on the Peak

山頂精緻排屋，連游泳池設施，俯瞰壯麗景色



GROSS AREA 3,300 s.f.  
SALEABLE AREA 3,260 s.f.

(plus 500 s.f. garden)

OFFERED AT \$170,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 7735



### 74 Mount Kellett Road

山頂 加列山道74號

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



GROSS AREA 4,200 s.f.

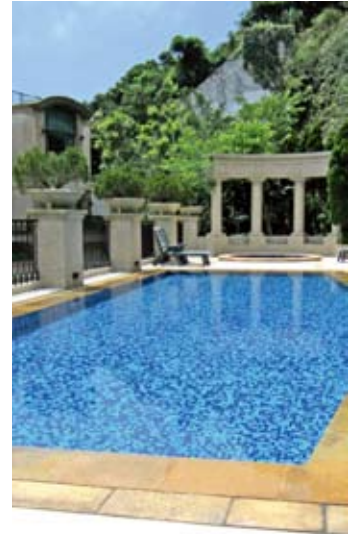
SALEABLE AREA 2,713 s.f.

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

OFFERED AT \$180,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 11703



### Las Pinadas

壽臣山 朗松居

33 Shouson Hill Road

Well kept garden house with ample alfresco spaces in a serene neighbourhood of Shouson Hill

保養簇新花園大屋，戶外空間充裕，位處環境清幽的壽臣山，可租可售



GROSS AREA 3,375 s.f.

SALEABLE AREA 2,917 s.f.

(plus 196 s.f. garden, 152 s.f. terrace and 617 s.f. roof)

OFFERED AT \$200,000 incl.

also for sale \$120,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 115946



### Kelletteria

山頂 加列山道71號

71 Mount Kellett Road

Prestigious Peak house with beautiful sea view and hill view  
著名山頂大屋，享美麗海景及山景，可租可售



GROSS AREA 3,198 s.f.

SALEABLE AREA 2,368 s.f.

(plus 1,370 s.f. garden, 169 s.f. terrace and 906 s.f. roof)

OFFERED AT \$200,000 incl.

also for sale \$178,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 158813







## 7 South Bay Close

淺水灣 南灣坊7號

Rare find 4-bedroom penthouse with private roof terrace at prime location

罕有四房頂層單位，連私家平台天台，地段優越



GROSS AREA 3,785 s.f.

SALEABLE AREA 2,844 s.f. (plus 388 s.f. terrace and 1,009 s.f. roof)

OFFERED AT \$215,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 133354



## Altadena

山頂 白加道27號

27 Barker Road

Popular Peak apartment with lofty ceiling taking in a bird's eye view of the Victoria Harbour

受歡迎山頂住宅，樓底高，鳥瞰維港美景



GROSS AREA 4,500 s.f.

SALEABLE AREA 4,073 s.f.

OFFERED AT \$280,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 12838



## Three Bays

赤柱 赤柱灘道7號

7 Stanley Beach Road

Luxurious modern townhouse at waterfront next to Stanley Beach

豪華時尚海景排屋，毗鄰赤柱泳灘



GROSS AREA 3,870 s.f.

SALEABLE AREA 3,021 s.f.

(plus 1,275 s.f. garden)

OFFERED AT \$280,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 33111



## 115 Repulse Bay Road

淺水灣 淺水灣道115號

Huge 6-bedroom duplex with outdoor space and breath-taking sea view

偌大六房複式單位，戶外空間充裕，享怡人海景



GROSS AREA 7,700 s.f.

SALEABLE AREA 4,853 s.f.

(plus 825 s.f. roof)

OFFERED AT \$300,000 excl.

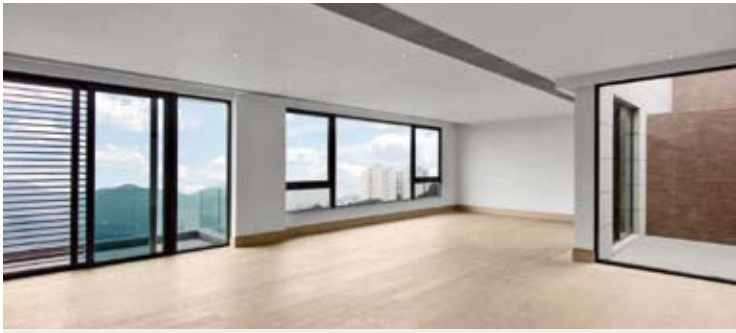
INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 43974







**7-15 Mount Kellett Road**  
山頂 加列山道 7-15 號

Deluxe apartment with private pool and roof terrace at a prestigious location enjoying Southside sea view  
豪華住宅，連私家游泳池及天台，地段尊貴，眺望南區海景



**SALEABLE AREA** 3,433 s.f.

(plus 2,961 s.f. roof)

**OFFERED AT** \$300,000 excl.

**INQUIRIES**

6183 8339 Carman Szeto 司徒小姐

**SEARCH REFERENCE NO.** 160088



**23 South Bay Road**

淺水灣 南灣道23號

Rare duplex low-rise with huge terrace and nice decorations  
罕有低密度複式單位，連大平台，裝修雅致



**GROSS AREA** 4,300 s.f.

**SALEABLE AREA** 4,131 s.f.

(plus 1,200 s.f. garden)

**OFFERED AT** \$320,000 incl.

**INQUIRIES**

9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 168126



**40 Peak Road**

山頂 山頂道40號

Extravagant townhouse with ample outdoor spaces at Lower Peak overlooking Victoria Harbour view  
戶外空間充裕豪華排屋，坐擁維港美景



**GROSS AREA** 7,122 s.f.

**SALEABLE AREA** 3,943 s.f.

(plus 3,256 s.f. garden, 298 s.f. terrace and 1,313 s.f. roof)

**OFFERED AT** \$400,000 excl.

**INQUIRIES**

9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 31370



**Rare single house on The Peak**

山頂 罕有獨立屋

Rare find colonial single house in gated Middle Gap Road with large garden and pool  
罕有英式獨立大屋，位處中峽道，連偌大花園及游泳池



**GROSS AREA** 7,725 s.f.

**SALEABLE AREA** 6,200 s.f.

(plus 7,146 s.f. garden)

**OFFERED AT** Open Offer

**INQUIRIES**

9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 31646



## Midlevels Central & West LEASE

中半山及西半山 出租



### William Mansion

中半山 惠利大廈

16-18 MacDonnell Road

Practical apartment for rent in prime location

實用住宅出租，地段優越，市場罕有

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,087 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 28663



### Piccadilly Mansion

西半山 碧苑

4-6 Po Shan Road

High Floor apartment with Victoria Harbour View in quiet neighbourhood

高層維港景住宅，位處清幽寧靜地段

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35976



### May Tower 1 中半山 梅苑一座

7 May Road

Spacious 3-bedroom apartment with balcony overlooking city view at

Midlevels Central

寬敞三房單位，連露台，俯瞰城市美景

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 19139



### Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Nicely renovated 3-bedroom apartment in prime location

雅致裝修三房單位，地段優越，可租可售

GROSS AREA 3,001 s.f.

SALEABLE AREA 2,361 s.f.

OFFERED AT \$110,000 incl. also for sale \$70,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 29799



### Clovelly Court

中半山 嘉富麗苑

12 May Road

Harbour view apartment for rent in prime location

罕有海景單位出租，地段優越

GROSS AREA 2,809 s.f.

SALEABLE AREA 2,348 s.f.

OFFERED AT \$118,000 excl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 937



### Brewin Court 中半山 明雅園

5-7 Brewin Path

Highly sought after 4-bedroom colonial style mid-rise apartment on fringe of Central

受歡迎英式中密度住宅，四房間隔，毗鄰中環

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f. (plus 2,600 s.f. roof)

OFFERED AT \$130,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38605







## Garden Terrace

中半山 花園臺

8A Old Peak Road

Newly renovated 4 ensuite bedrooms apartment with facilities and shuttle bus on fringe of CBD  
全新裝修四套房住宅，屋苑設會所設施及住客穿梭巴士，毗鄰商業中心區



GROSS AREA 3,307 s.f.

SALEABLE AREA 2,827 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 20567



## 自成一角 A quiet delight

## Antonia House

安廬

4-12 Broom Road, Happy Valley

跑馬地 蟠龍道4-12號



GROSS AREA 2,400 s.f.

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

OFFERED AT \$45,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 53590

Tucked away in tranquil Broom Road in the Happy Valley neighbourhood, this stylishly appointed 2,062 s.f. (saleable) apartment has its practical layout graced by ornate features and a touch of class. The residence includes two bedrooms (one ensuite), a combined living and dining room, a study room, a fully-fitted kitchen, a guest bathroom, a maid's room and a spacious private roof.

Residents can enjoy plentiful of public transport services along Blue Pool Road nearby, while daily amenities are readily available within a short downhill stroll.

這設計舒適的單位位處於環境幽靜的跑馬地蟠龍道，實用面積2062平方呎，一室間隔實用，佈置優雅，格調高貴。全屋設有兩間睡房，其中一間為套房；另有相連的客飯廳、書房、設備齊全的廚房、客浴室、家傭房及偌大的私家天台。

住戶可到鄰近的藍塘道乘搭各種公共交通工具，此外只需往下步行五分鐘，便可購買各種日用品，非常便利。







## Hong Villa

中半山 峰景花園

12 Bowen Road

Extravagant 4 ensuite bedrooms apartment overlooking fantastic Victoria Harbour

豪華四套房住宅，俯瞰迷人維港景色



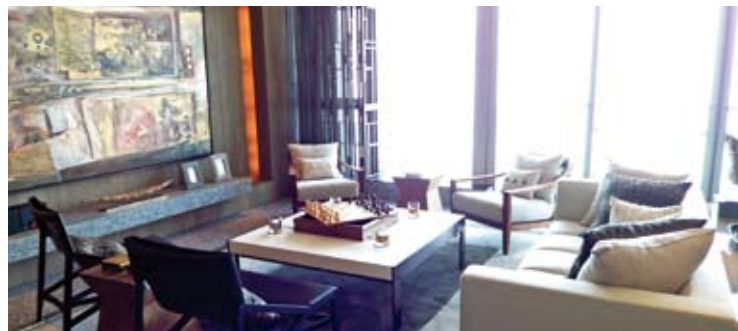
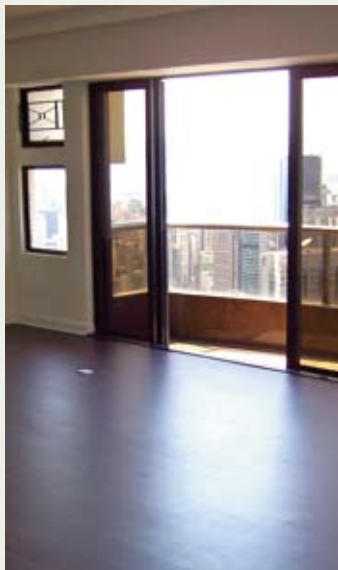
GROSS AREA 3,833 s.f.

SALEABLE AREA 3,184 s.f.

OFFERED AT \$173,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 2700



## 39 Conduit Road

西半山 天匯

Prestigious 4-bedroom apartment with excellent clubhouse facilities enjoying Victoria Harbour view  
著名四房單位，連優質會所設施，坐擁維港美景，可租可售



GROSS AREA 3,284 s.f.

SALEABLE AREA 2,387 s.f.

OFFERED AT \$232,000 incl.

also for sale \$115,920,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125960



## Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

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

全新裝修大住宅，連露台，享開揚城市及翠綠景色



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,280 s.f.

OFFERED AT \$200,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 36441



## Dynasty Court

中半山 帝景園

23 Old Peak Road

Rare find 5-bedroom penthouse duplex with private terraces overlooking the harbour panorama  
罕有五房頂層複式單位，連私家平台，飽覽維港全景



GROSS AREA 4,500 s.f.

SALEABLE AREA 3,623 s.f. (plus 450 s.f. terrace and 1,165 s.f. roof)

OFFERED AT \$250,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 2012





**East Garden**

東半山 東園

4 Tung Shan Terrace

Cozy renovated low-rise flat in quiet environment off Stubbs Road

舒適低密度住宅，環境清幽寧靜，可租可售

GROSS AREA 1,747 s.f.

SALEABLE AREA 1,381 s.f.

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

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 117018

**Bellevue Court**

東半山 碧蕙園

41 Stubbs Road

Colonial style mid-rise 3-ensuite apartment with open view at prime location

英式中密度三房住宅，眺望開揚景致，地段優越

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 32937

**The Legend 東半山 名門**

23 Tai Hang Drive

Contemporary apartment with luxury clubhouse facilities enjoying greenery view

時尚住宅連豪華會所設施，享翠綠美景

GROSS AREA 2,348 s.f.

SALEABLE AREA 1,742 s.f.

OFFERED AT \$86,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 42788

**Evergreen Villa**

東半山 松柏新村

43 Stubbs Road

Spacious 4-bedroom apartment with large balcony taking in open views

寬敞四房住宅，連大露台，坐擁開揚景致

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$93,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 6875

**Mount Butler Lodge**

渣甸山 畢拉山徑2-22號

2-22 Mount Butler Drive

Newly decorated boutique townhouse in quiet neighbourhood

全新裝修精緻排屋，環境清幽恬靜

GROSS AREA 3,000 s.f.

SALEABLE AREA 1,580 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 2172

**Highcliff 東半山 曉廬**

41D Stubbs Road

Unique huge combined unit with 4 ensuite bedrooms enjoying panoramic vista of the city and Victoria Harbour

獨特巨大相連單位，連四間套房，飽覽城市及維港全景

GROSS AREA 7,486 s.f.

SALEABLE AREA 5,357 s.f.

OFFERED AT \$450,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 123974



## Prime central retail investment on busy main road

Chelsea SW10

Corner unit consists of ground and lower ground floor accommodation currently single-let to a multinational real estate agency. Current tenant is generating an annual passing rent of £125,000. The immediate surroundings in West Chelsea serve as a popular retail, restaurant, and residential artery linking the West End with the south-west of London heartlands. The nearest London Underground stations are South Kensington and Fulham Broadway which are both only a short walk away.

此轉角舖位由首層和地下一層組成，現由一間跨國的房地產經紀公司承租，年租金收入達125,000英鎊。West Chelsea附近有受大眾歡迎的零售商舖、餐廳及連接倫敦西南部核心West End住宅的幹道，舉步可達South Kensington及Fulham Broadway倫敦地鐵站。

Leasehold (125 years from 2012)

Gross Yield 5.00%

Gross Internal Area 2,114 s.f.

Circa £2.5M – £2.9M



## Mixed-use freehold property located in prime London location

Chelsea SW10

An attractive Grade II listed building which is fully-let and producing a total income of £109,561 per annum. The ground and lower ground floor comprise a newly-fitted restaurant totalling 1,603 square feet. The three upper floors are arranged as two modern one-bedroom apartments providing 516 and 646 square feet respectively. Nearest tube stations are South Kensington and Fulham Broadway.

此受二級文物保護的受歡迎物業現已全數租出，年租金總收入達109,561英鎊。首層和地下一層是面積廣達1,603平方呎的全新裝修餐廳，樓上三層則是兩個時尚的一房住宅單位，分別是516及646平方呎。鄰近South Kensington及Fulham Broadway地鐵站。

Freehold

Gross Yield 3.98%

Gross Internal Area 2,765 s.f.

Circa £2.75M – £3.1M



## High yield Grade II listed mixed-use investment property

Covent Garden WC2

A landmark building situated in a prime position within London's famous Covent Garden area. The building was subject to substantial redevelopment in 2007. The premises with anchor tenants including Facebook are fully-let and are configured as a mixture of office, restaurant, and retail spaces generating an annual passing rent of £3,598,137.

位處倫敦著名Covent Garden的地標大廈，地段優越。物業於2007年重建更新，所有單位現已租出，包括Facebook，辦公室、餐廳及零售商舖合共的年租金收入達3,598,137英鎊。

Freehold

Gross Yield 8.0%

Total Internal Area 61,496 s.f.

Circa £45M – £49M



## Freehold en-bloc residential building in prime location

Hyde Park W2

A total of nine residential apartments located in a beautiful period building positioned within 100 metres of the entrance to Hyde Park in Central London. The property benefits from use of a passenger lift. Four apartments are currently leased on ASTs and are generating an annual income of £137,000. There is both strong reversionary rental value if fully-let as well as the possibility of redevelopment, subject to planning permission.

距離倫敦市中心Hyde Park僅100米的豪華住宅大廈，設有9個住宅單位，物業設有升降機。四個住宅單位現已租出，年租金收入達137,000英鎊。如果滿租，租金回報優厚。若透過城規批准，亦可重新改建用途。

Freehold

Net Saleable Area (excl. common areas)

9,264 s.f.

Gross Yield 1.0%

Circa £13.5M – £14.85M



## Small Retail arcade property located in desirable London riverside location

Wandsworth SW18

Subject property is situated in the highly desirable London Borough of Wandsworth which directly borders the River Thames. The property consists of four self-contained, mixed-use commercial units with glazed frontages. The property is fully-let and generating an annual passing rent of £296,662. It is located only a short walk away from the East Putney London Underground station which provides excellent transport links to central London along the District line.

座落於London Borough of Wandsworth的零售物業，毗鄰泰晤士河，地段優越。由四個設施一應俱全的混合商舖組成，設有落地玻璃窗。物業現已租出，年租金收入達296,662英鎊。距離倫敦地鐵站East Putney僅咫尺之遙，通過地鐵線District line可抵達倫敦市中心，交通便利。

Gross Yield 7.81%

Total Internal Area 9,981 s.f.

Circa £3.9M – £4.2M



## Prime Mixed Use Commercial &amp; Residential Investment

Kensington W8

Freehold mixed use property in prime quiet corner location minutes from Kensington High Street. A reputable restaurant occupies the Ground Floor and Basement, with Two 3 bedroom apartments on the First and Second Floors with separate access. Existing Restaurateur has been tenant since 1998, property will be sold with new 25 year lease, at good yield with tenant only break after 15 years. Apartments which have good letting history are offered with vacant possession at attractive valuation psf.

鄰近Kensington High Street的永久業權商住混合物業，位處寧靜優越地段。首層和地庫層由著名的餐廳承租，一樓和二樓則是兩個三房單位。現有的餐廳東主自1998年以來一直是租戶，物業將包括全新的25年租約出售，租戶只可於15年後終止租約，回報優厚。住宅單位則有良好的出租紀錄，並會以交吉形式出售。

Freehold

5,016 s.f.

Gross Yield on Commercial 4.5%

Circa £5.4M – £6.0M





# Hill Quays

## River View Luxury Apartments in City Centre of Manchester

100%  
PRIME  
LOCATION



60%  
NON STATUS  
LOAN

5years  
RENTAL  
ASSURANCE



Enquiry Hotline: (852) 9010 7621

Email: [projects@landscape.com](mailto:projects@landscape.com)

- ▶ River view 1 & 2 bed apartments available for the first time
- ▶ 2 minutes walk from the hustle and bustle of Deansgate Station
- ▶ 5-year rental assurance of 6.5%
- ▶ 60% LTV loan
- ▶ Prices from **£154,146**



Jordan St, Manchester M15 4PY, UK

LANDSCOPE  
INTERNATIONAL

Landscape International Properties Limited  
領域國際地產有限公司  
[www.landscape-international.com](http://www.landscape-international.com)

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

Tel: +852 2866-0022

Fax: +852 2866-0015

The information, text, photos contained herein are provided solely for the convenience of interested parties and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape International Properties Limited or the sellers, none of whom shall have any liability or obligation with respect thereto. These offerings are made subject to contract, correction of errors, omissions, prior sale, change of price or terms or withdrawal from the market without notice. Information provided is for reference only and does not constitute all or any part of a contract. Our sales representatives for overseas properties work exclusively in relation to properties outside Hong Kong and are not therefore licensed under the Estate Agents Ordinance to deal with Hong Kong properties.



## Prime Commercial Investment

South Bank SW8

Prominent and Modern Ground Floor Retail unit in Prime South Bank location adjacent to Vauxhall stations, at the entrance to St Georges Wharf a new development of 1,400 residential apartments and in close proximity to the Nine Elms development, New Covent Garden and the New US Embassy. Retail unit is fully let to a single tenant on FRI lease, with 17 years remaining.

位處South Bank的優越地段，首層是裝修時尚的投資零售旺舖，鄰近Vauxhall地鐵站，出口位於St Georges Wharf全新1,400個住宅單位的住宅項目，亦毗鄰Nine Elms項目、New Covent Garden及新美國大事館。商舖現由獨立租戶承租，享有FRI租賃條款，尚餘17年。

Virtual Freehold (999 years)

2,170 s.f.

Gross Yield 5.4%

Circa £1.3M – £1.43M



## Prime Commercial Investment

Hampton Court KT8

Freehold Bar and Restaurant in excellent Tourist destination close to River Thames and opposite the main entrance to the Royal Palace at Hampton Court. Fully let to a single tenant on a new 20 year lease with 5 yearly rental reviews.

毗鄰River Thames的永久業權酒吧及餐廳，位於受歡迎遊客景點，面對Hampton Court Royal Palace正門。現由獨立租戶承租，擁20年長租約，租金每五年可向上調整。

Freehold

4,497 s.f.

Gross Yield 5%

Circa £1.3M



## Prime Commercial Investment single let to nationwide supermarket

Hassocks Sussex BN6

New purpose built retail unit in a prime location in the busy commuter-belt town of Hassocks, with excellent transport links to London. Fully-let to Sainsbury's one of the UK's leading Supermarket chains, on new 15 year lease with upward-only reviews every 5 years.

位於Hassocks富裕小區的全新零售商舖，地段優越，擁完善交通網絡連接至倫敦。現由英國大型連鎖超市Sainsbury 撥獨立承租，擁15年長租約，租金每5年可向上調整。

Freehold

4,433 s.f.

Gross Yield 6.1%

Circa £1.377M – £1.52M



## Freehold en-bloc residential property in prime central London

Hyde Park W2

Subject property is situated adjacent to Hyde Park and is within 100 metres walking distance of the main entrance. The building is currently configured as hotel accommodation and has already been granted planning permission for conversion into nine luxury apartments. The structure itself has substantial lateral volume. Capital value is extremely competitive for the location and type of building at approximately £1,335 per square foot.

此物業毗鄰海德公園，離公園正門僅100米步程。物業目前是酒店，已獲得城規批准可改建成九個豪華住宅單位。建築的體積龐大。物業每平方呎呎價達1335英鎊，其資本價值極具競爭力。

Freehold

Net Internal Area 30,000 s.f.

Circa £40M – £43M



## Retail investment opportunity in Prime Central London

Marylebone W1

Situated immediately north of the renowned shopping destination of Oxford Street within a vibrant shopping community. The property comprises a ground floor retail unit, with ancillary accommodation at lower ground level. The unit benefits from a gross retail frontage of 32 feet. The premises are fully-let to a leading multi-national retailer, generating a passing rent of £295,000 per annum with upwards-only rent reviews

座落於Oxford Street著名購物勝地北面的零售商舖，位處充滿活力的購物社區內。首層是零售商舖，地下一層則是配套設施，商舖正面闊達32呎。物業現由跨國零售商獨立承租，年租金收入達295,000英鎊，租金只可向上調整。

Virtual Freehold (999 years from 2010)

Gross Yield 4.21%

Total Internal Area 2,671 s.f.

Circa £7M – £7.8M



## Freehold en-bloc residential building in prime central location

Belgravia SW1

Subject property is located in one of London's top residential neighbourhoods within Belgravia and consists of a classical townhouse arranged into individual flats. The immediate area is within ten minutes on foot of both Sloane Square and Victoria London Underground station. Subject to planning permission, there is excellent potential for redevelopment into an impressive single-dwelling home.

位於倫敦Belgravia頂級住宅區內的住宅大廈，傳統的排屋內現由獨立單位組成。此區距離Sloane Square及Victoria倫敦地鐵站僅10分鐘步程。若透過城規批准，可改建成獨立單一連排大樓大宅作超級富豪居庭，重建發展潛力優厚。

Freehold

Gross Internal Area 6,988 s.f.

Circa £15M – £16.5M





**En-bloc office building in central Tokyo location**

Chiyoda-ku, Tokyo 東京 千代田區

Subject property is an eight-storey office building which was completed in 1984. The premises are located in Chiyoda-ku within walking distance of Kanda station, providing easy access to other key Tokyo locations via the JR Yamanote Line and the Tokyo Metro Ginza Line. The current rental income is JPY 11.7 million per annum with an estimated reversionary rental value of JPY 21.6 million if fully-let.

樓高八層的辦公室大廈，建於1984年。物業座落於千代田區，信步可達神田站，通過JR山手線和東京地鐵銀座線，可到達東京其他主要地區。物業目前的年租金收入是11.7百萬日元，如果滿租，租金價值估計可達21.6百萬日元。

**Freehold**

永久業權

**Total Internal Area**  
442.68 square metres

總室內面積  
442.68平方米

**Price: HKD \$21.6M**  
售價: 港幣 \$21.6M

**Luxury recently-refurbished condominium located in prime Tokyo area**

Meguro-ku, Tokyo 東京 目黒區

Subject property is a two-bedroom condominium featuring all modern interiors and two private balconies. This attractive apartment is contained within a very recently renovated building by one of Japan's top designers. The building is located along a picturesque cherry tree lined road, only 14 minutes by foot from Nishi-Koyama station and 17 minutes from Gakugei-Daigaku station.

此兩房住宅單位配備有設計時尚的室內裝修及兩個私家露台，物業由日本頂尖的設計師負責，經過全面翻新，極受歡迎。大廈座落於櫻花樹成蔭的大道，美景如畫。距離西小山站僅14分鐘步程，學藝大學站則是17分鐘步程。

**Freehold**

永久業權

**Total Internal Area 100.68 square metres**  
總室內面積100.68平方米

**Price: HKD \$5.2M**  
售價: 港幣\$5.2M

**Beautiful Spanish Hacienda overlooking Pacific Ocean**

Rolling Hills, L.A., California, USA 美國 加州洛杉磯 Rolling Hills

This beautiful Spanish Hacienda was meticulously constructed on approximately eight acres of landscaped estate property with stunning, panoramic ocean-views. It was designed by award-winning Classical Spanish architect Raphael Manzano Martos in cooperation with architect Anthony Infrerra. All interiors were overseen by Bruno and Manuel Gavira with decorative paintings by Nicholas Luca de Tena.

Set within a 24-hour guarded and gated estate community, security is further enhanced by the Hacienda's own gated, tree-lined driveway and secure perimeter, with multiple surveillance cameras and breach sensors.

There are approximately 51,000 square feet of well-appointed accommodation which was crafted by dedicated artisans across seventeen years. There are nine bedrooms and twenty-five bathrooms located throughout the magnificent main building and the private guest villa.

This world-class property additionally features fantastic on-site amenities including tennis courts, elaborate Moroccan baths, infinity swimming pool, multiple passenger lifts, and a six-car garage.

位處8英畝園林之上的西班牙式華麗大宅，飽覽壯麗的太平洋全景。物業由屢獲殊榮的經典西班牙建築師Raphael Manzano Martos及Anthony Infrerra聯合設計。室內裝修由Bruno及Manuel Gavira監督，裝飾畫則由Nicholas Luca de Tena負責。

社區內除了24小時的守衛看守外，大宅設有獨立大門、綠樹成蔭的行人道、多個監控攝影機及感應裝置，保安嚴密。

經過工匠長達17年的精心製作，大宅擁有廣達51,000平方呎的設備齊全室內空間。主樓及私家貴賓別墅共有9間睡房及25間浴室。

此頂級豪宅設有消閒娛樂設施，包括網球場、摩洛哥浴、廣闊的游泳池、多部乘客升降機及可泊六輛車的車庫。



**Total Internal Area 51,000 s.f.**  
室內總面積51,000平方呎

**Total Estate Area 8 acres (336,000 s.f.)**  
莊園總面積8英畝 (336,000英呎)

**Price On Application**  
售價另議



More similar properties are available upon request.

FOR ENQUIRIES 歡迎查詢

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

6199 7640 Gary Lam 林先生 gary.lam@landscape-christies.com

## How to buy a vineyard – Part One 如何購買酒莊 — 四之一

In recent years there has been a trend of steadily increasing investment into Bordeaux vineyards from Chinese buyers. One of the major reasons for this has been the growing strategic advantage Chinese nationals have in marketing and distributing wine to the world's largest wine consumer: China.

### Understanding the Market

The Bordeaux vineyard market remains very boutique. At any given time there are only between 100 and 150 vineyards for sale out of over 8,000. A good number of these chateaux may not interest Chinese investors because the word 'chateau' in Bordeaux can be used equally to describe a small garage as it can to a magnificent castle! Each year approximately 30 to 35 chateau vineyard properties are sold and the total purchased by Chinese investors, nearly all over the past 4 years, is now at just over 100 chateaux or about 1.5% of the total inventory. Of those properties that are for sale, at least 25% of them would not be openly on the market. Owners privately list their properties by one or more of the select vineyard transaction specialists who act as gateways to the Bordeaux vineyard market.

### Understanding the Product

Vineyards are not houses; they are commercial businesses that often have a residential component. As such, the purchasing process has much more in common with buying a business than it does with a residential property transaction.

### Understanding French Culture

French culture is starkly different from Chinese culture. Misunderstandings can be quite easy and the way that transactions are dealt with in France requires careful guidance and good communication with the vineyard specialist that you are working with. If handled poorly, new Chinese buyers can find themselves at odds with the local community, future employees, and possibly even wine distributors.

In the Christie's team, there is over 20 years of local Bordeaux vineyard experience. We are the definitive market leader with unrivalled access to vineyards ranging from under 1 million Euros to some of the most prestigious estates in the world. We are also the only company which has a dedicated Chinese vineyard specialist in their Bordeaux team.

近年來，中國買家在投資波爾多酒莊出現了穩步增長的趨勢，其中一個主因是中國投資者在全球最大的葡萄酒消費市場——中國——有顯著的戰略優勢。

### 了解市場

波爾多酒莊為數超過8,000，大部分時間僅有約100至150個放售，屬精品市場。許多酒莊未必引起中國投資者的興趣，因為在波爾多的詞語中「chateau」可描述細小的車庫，亦可解讀為宏偉的城堡！每年波爾多約有30至35個酒莊售出。中國投資者已擁有超過100個酒莊，絕大部份在過去四年購入，佔總庫存量約1.5%。這些出售的酒莊，其中四分之一是不會在公開市場出售。業主通常會私下委託一個或多個酒莊交易專家接觸買家。

### 了解產品

酒莊並不完全是住宅，它們是伴隨住宅成分的生意。因此，洽購程序和買入一盤生意非常類似。

### 了解法國文化

法國文化與中國文化差異較大。購入法國酒莊需要酒莊專家的精心指導並做好溝通，否則就很容易引起誤解和誤會。如果處理不當，新中國買家會發現與當地社區、酒莊員工甚至葡萄酒經銷商出現不和。

佳士得團隊擁有超過20年波爾多酒莊的銷售經驗。我們是波爾多酒莊市場的絕對領導者，涵蓋由一百萬歐元以下以至全球最享負盛名的酒莊。我們亦是唯一一間於波爾多團隊擁有專職華人酒莊專家的公司。

## Bordeaux, France

法國 波爾多

Property with 13ha of land and 3 separate houses. The main house (384 m<sup>2</sup>) has 5 bedrooms and large reception rooms. The two others houses of 65 m<sup>2</sup> and 68 m<sup>2</sup>. They each have a kitchen, a reception room and one has 1 bedroom with bathroom, and the other has 2 bedrooms with a bathroom.

Vineyard on the property of 9ha. The grape varieties are split into 30% Cabernet Sauvignon, 55% Merlot and 15% Cabernet Franc. The annual production is around 300HL/year and the property is producing organic wine.

Located at 30 minutes from Bordeaux city centre and its international airport.

物業擁13公頃土地及三間獨立大屋。主屋（384平方米）設有五間睡房及大型接待室，其餘兩間大屋則是65平方米及68平方米。每間大屋均設有廚房和接待室，其中一間是一房連浴室，另一間則是兩房連浴室。

葡萄園佔地9公頃，30%的葡萄品種是赤霞珠、55%是美樂，15%則是品麗珠。年產量約為300百升的有機葡萄酒。

物業距離波爾多市中心及其國際機場約30分鐘。

Price: € 1,325,000

售價：1,325,000歐元

Reference No.: 3231086



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

6897 8034 Cyril Wai 衛先生

cyril.wai@landscape-christies.com





PRICES FROM  
**£212,000**  
INCLUDING  
PARKING SPACE

In excess of 5%  
yield expected

 **CARNEGIE  
HOUSE**  
HARROW ON THE HILL

# London for less

Brand new off-market apartments in London's hottest urban village

Only 12 minutes from London Marylebone

Carnegie House is a modern conversion of an existing commercial building into stylish residential apartments. Occupying a prime location in the heart of Harrow, Carnegie House is only 275 metres from Harrow on the Hill station which benefits from excellent transport links into Central London via Metropolitan Line to Baker Street in 21 minutes and King's Cross St Pancras in 28 minutes. National Rail services are also available direct to Marylebone in 12 minutes.

## FAST FACTS

- ⌚ Studio and 1 bedroom apartments (250 year leasehold)
- ⌚ Prices from £212,000 to £320,000
- ⌚ Up to 70% LTV mortgage finance available (Subject to income prove)
- ⌚ Gross yields over 5% with ROCE up to 7.5% if financing
- ⌚ Commercial to residential conversion underway - ready Apr 2015

**CALL TODAY** for your  
free Investment Guide



**+852 9010 7621**



[projects@landscape.com](mailto:projects@landscape.com)



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

The information, text, photos contained herein are provided solely for the convenience of interested parties and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape International Properties Limited or the sellers, none of whom shall have any liability or obligation with respect thereto. These offerings are made subject to contract, correction of errors, omissions, prior sale, change of price or terms or withdrawal from the market without notice. Information provided is for reference only and does not constitute all or any part of a contract. Our sales representatives for overseas properties work exclusively in relation to properties outside Hong Kong and are not therefore licensed under the estate agents ordinance to deal with Hong Kong properties.

**LANDSCOPE**  
INTERNATIONAL






# FARRINGTON INTERIORS

THE MOMENT MADE BEAUTIFUL

10,000sq. ft. Flagship Store  
31/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, HK — +852 2808 1000

Shop  
Shop 211, Level 2, The Pulse, 28 Beach Road, Repulse Bay, H.K.

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

 Farrington Interiors Ltd. 