

# The Key

大宅®

VOLUME 133 | January 2016

SELECT DELUXE HOMES

## FEATURE

Queen of Contrasts  
– Kelly Hoppen

煥然一新  
A perfect  
new look

本期焦點：樂活快活谷  
Spotlight: Looking Out  
to the Valley

優質海外投資物業  
Prime Overseas Property  
for Investment

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



80  
ROBINSON  
ROAD 羅便臣道

# 80 ROBINSON ROAD PRESTIGIOUSLY SITUATED

WHERE HERITAGE MEETS ESTEEM



The photo is taken at Black One roof in the Development on 25/5/2014 and has been edited and processed with computerized imaging techniques.

The photo is taken at the front stage of Central and Western Districts of Anthony's School at 19th floor on 25/5/2014 and has been edited and processed with computerized imaging techniques.

District: Mid-Levels West Name of the Street & Street Number: 80 Robinson Road The address of the website designated by the Vendor of the Development: [www.80robinsonroad.com.hk](http://www.80robinsonroad.com.hk) The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the Development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the Development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

Unless stated otherwise, the photos shown in this advertisement / promotional material are not taken from the Development, and have been processed with computerized imaging techniques. The photos and their contents are for reference only and do not constitute any offer, representation, undertaking and warranty, whether express or implied. Vendor: Green Time Properties Limited, Holding Company of the Vendor: Chen's Group International Limited, Chen's Group Holdings Limited, Nan Fung International Holdings Limited, Nan Fung Group Holdings Limited, Nan Fung Development Limited, MF Property (Hong Kong) Holdings Limited and Preecon Projects Limited. Authorized Person for the Development and the firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee, in his or her professional capacity: Leung Si-hung, MCA Architects (HK) Ltd. Building Contractor of the Development: Chun Yip Construction Company Limited. Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Co. Authorized institution that has made a loan or has undertaken to provide finance for the construction of the Development: Not Applicable. Any other person who has made a loan for the construction of the Development: Nan Fung Textiles Limited. This advertisement is published by the Vendor of 80 Robinson Road (or with the consent of the Vendor. Prospective purchasers are advised to refer to the sales brochure for any information on the Development. Date of printing: 7 December 2013.

Developer:



Inquiry:

8100 1832  
[www.80robinsonroad.com.hk](http://www.80robinsonroad.com.hk)

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

怎樣在《大宅》刊登您的出售／出租物業？

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

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

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡



## 粉飾家居

## Refresh your home with a new paint job

Bringing your home back to life again — inside or out — can be as easy as a fresh coat of paint done over a weekend. By adding vibrant colour and incorporating different textures, you can reinvent any living space into one you'll be eager to show off.

Whether you're after bright, neutral or classic colour palettes, or simply want to clean stains with ease, there are a wide range of paint and decorating options. If you're into DIY, repainting your home can be a fun job, but could be daunting if you have many rooms or a lot of furniture to move around and floors to protect.

A professional painter/contractor would be able to get the job done efficiently and quickly, and is likely to be a safer bet for that sleek, stylish finish!

為家居由內至外改頭換面，不需大費周章，周末為家居重新髹漆，亦能增添生氣。鮮豔的色彩加上不同質地，可令家居成為賞心悅目的地方。

不論選擇明亮的色彩，抑或典雅的風格，還是去除牆壁上污漬，市面上有大量油漆或飾物可供選擇。如喜歡凡事親力親為，為單位重新髹漆會是樂事，不過家居寬敞或有不少傢具，便需花費多點時間完成。

為節省時間，戶主可聘請專業人士幫忙，既快捷又方便，而且亮麗非常！

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



Designed by

perspective

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煥然一新

## A perfect new look

Located on Shiu Fai Terrace in Midlevels East, Stubbs Villa is perched on a green hillside and is the ideal place for great city and racecourse views.

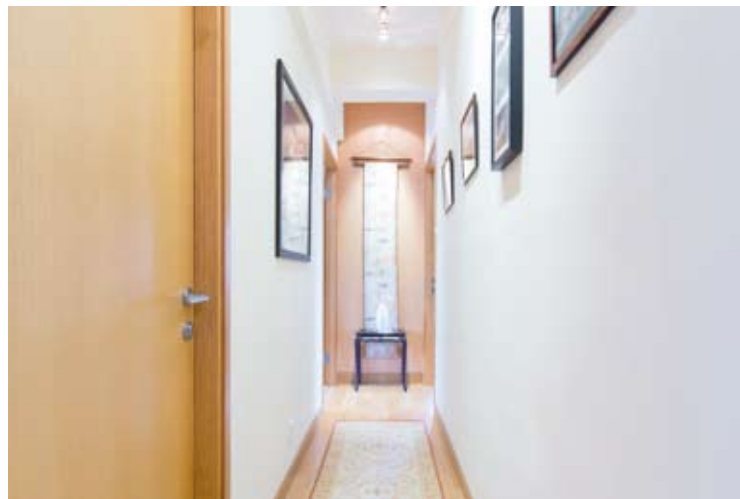
This family home has been nicely renovated, with a combined living and dining area. A floor-to-ceiling sliding door in the living room ensures sunlight floods in to ensure the interiors remain breezy and airy. Wooden furniture and flooring in the living room add a touch of warmth and rawness.

One of the many highlights of the apartment is its semi-circular balcony, which is a perfect spot for relaxation with inviting outdoor furniture and panoramic views over the city and valley below.

Offering 2,189 s.f. (saleable area), this simplex apartment boasts three bedrooms (one ensuite), two and a half bathrooms and a maid's room, as well as two covered car parks. Luxurious features include a massive master bedroom with its own ensuite, and a fully equipped kitchen.

Available for the price HK\$41 million, the residence is located in a convenient area, connected by minibus to Admiralty and well-supported by multinational schools and private hospitals.





詩瀟花園位於東半山肇輝台，附近綠樹環抱，更可飽覽都市及馬場美景。  
此家庭式單位裝修美輪美奐，連相連的客飯廳，其中客廳有落地玻璃趟門，陽光及清新空氣源源不斷地湧入，確保室內光猛通風。另外，木製傢具及地板予人溫暖及自然感覺。

單位內的半圓型露台上設置戶外傢具，是放鬆身心的理想地方，並可遠眺城市美景。

這個實用面積達2189平方呎的單位提供三間睡房，其中一間為套房，另有兩間半浴室、一間家傭房，以及兩個有蓋車位。偌大的主人套房及廚房均有精美裝修，而且設備齊全。單位交通方便，有小巴前往金鐘，附近亦有多間國際學校及私家醫院，目前以4100萬港元放售。

## Stubbs Villa

詩瀟花園

2 Shiu Fai Terrace, Midlevels East

東半山 肇輝台2號



GROSS AREA 2,325 s.f.

SALEABLE AREA 2,189 s.f.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 102790



# THE MEDITERRANEAN 逸瓏園

Sai Kung · Hong Kong







Actual shooting in Sai Kung<sup>2</sup>

- Low density, Mediterranean resort-style residences in Sai Kung
- Luxurious clubhouse featuring a 45m long swimming pool, jogging trail and horticultural amenities<sup>3</sup> and more
- Close to Kau Sai Chau Golf Course, Hong Kong Geopark of China and Waterfront Park
- Relaxing seaside community, renowned for seafood alfresco dining and charming cafes
- In the vicinity of Hong Kong Academy<sup>4</sup> and a wide selection of sports facilities

Name of Street and Street Number of the Development: 8 Tai Mong Tsai Road\*

District: Sai Kung Town Website Address: [www.themediterranean.hk](http://www.themediterranean.hk)<sup>#</sup>

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

Opening Hours: 12NN – 8PM (Mon to Fri) 10AM – 8PM (Sat, Sun and PH)

Enquiries: 8208 8223



信和置業  
Sino Land



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OVERALL  
IN HONG KONG

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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 conducted by leading international financial magazine Euromoney for two consecutive years.

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1. The image contained in this advertisement / promotional material is the rendering of The Mediterranean. The rendering is not taken from the Development and has been processed with computerized imaging techniques. The architectural facilities, layout, partitions, specifications, measurements, colours, materials, fittings, finishes, appliances, fixtures, decorative items, plants, landscaping and other details and the views thereof may not appear in the Development or in view when the Development is completed. The rendering only shows the general appearance of the Development. The structures and surrounding environments of the Development have not been drawn at the rendering or may be different from the reality. The rendering does not show the air conditioning, pipe ducts, and grilles on the external wall of the Development. This advertisement / promotional material does not reflect the actual view or the external appearance of the Development. The vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. The rendering and the information contained in the rendering are for reference only. This advertisement / promotional material shall not constitute any express or implied offer, representation, undertaking or warranty given by the vendor. 2. The photographs were taken from airplane above Sai Kung Town Centre on 9 August 2015 and has been processed with computerized imaging techniques. It does not show the actual appearance or view of or from the Development and is for reference only. The environment, buildings and facilities surrounding the Development may change from time to time. The Vendor does not give any offer, representation, undertaking or warranty whether express or implied. The Vendor also advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. 3. The details of clubhouse after completion may differ from that shown in this advertisement / promotional material and are subject to the final plans approved by the relevant authorities. The colour, layout and use of different facilities in the clubhouse are subject to the relevant laws, land grant, deed of mutual covenant, clubhouse rules and the situation of the environment. The facilities may not be immediately available upon completion and occupation of the Development and additional charges may apply upon usage. The names of the clubhouse facilities are yet to be confirmed and will not be shown in the Preliminary Agreement for Sale and Purchase, Agreement for Sale and Purchase, Assignment and other deeds of the relevant properties in the Development. The final names may differ from those stated in this advertisement / promotional material. The Vendor reserves the right to change the clubhouse facilities and design without prior notice. 4. Please refer to the Education Bureau website at [www.edb.gov.hk](http://www.edb.gov.hk) - Best Quality Education Development Scheme. Vendor: Asian View Development Limited. Building contractor: the vendor. Tian Sha Tin Properties Limited, Sino Land Company Limited, King Chao Development Limited and Bette Investment Limited. The professional person for the Development and the law or corporation of which the authorized person is a proprietor, director or employee in his or her professional capacity: Mr. Chun Ka Ping, of RPBAL Architectural Design Limited. Building contractor for the Development: Cheung Kee Hong Cheung Construction Company Limited. The firm of solicitors acting for the Vendor in relation to the sale of residential properties of the Development: Woon Kwan Lee & Co and King & Wai Solicitors. Authorized company that has made a loan, or has undertaken to provide finance, for the construction of the Development: The Hongkong and Shanghai Banking Corporation Limited. Other person who has made a loan or has undertaken to provide finance, for the construction of the Development: Sino Land Finance Company Limited. In the best of the Vendor's knowledge, the estimated material date for the Development: 31 January 2018. "Material date" means the date on which the completion of the land grant is completed with its receipt by the 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 means by which the completion of the Development may be proved, the issue of a certificate of completion or consent to assign by the director of lands is conclusive evidence that the development has been completed or is deemed to be completed for the time being. The Mediterranean comprises 4 towers with a total of 295 units. Prospective purchasers are advised to refer to the sales brochure for any information on the Development. \*This professional street address is solely a contribution when the Development is completed. #Website containing electronic copies of sales brochure, price list and register of transactions. This advertisement / promotional material shall not constitute or be construed as giving any offer, representation, undertaking or warranty whether express or implied by the vendor. This advertisement is published by the vendor or is authorized by another person with its consent. Date of Printing: 26th December 2017



Please scan QR code  
for more information





### Shiu Fai Terrace Garden

東半山 肇輝台花園

3-4 Shiu Fai Terrace

Practical 3-bedroom flat with balcony in good condition

實用三房單位連露台，保養完善

GROSS AREA 1,596 s.f.

SALEABLE AREA 1,232 s.f.

OFFERED AT \$20,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 121762



### Linden Height

渣甸山 年達園

11 Boyce Road

Boutique 3-bedroom apartment in quiet neighbourhood

精緻三房住宅，環境寧靜

GROSS AREA 1,150 s.f.

SALEABLE AREA 973 s.f.

OFFERED AT \$20,600,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 45679



### 35-41 Village Terrace

跑馬地 山村臺35-41號

Colonial low-rise flat with high ceiling and spacious roof terrace in tranquil location

英式低密度住宅，樓底高，連偌大平台，位處清幽地段

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,232 s.f.

OFFERED AT \$25,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 128055



### Wing On Lodge

跑馬地 永安新村

72-82 Blue Pool Road

Nicely decorated low-rise apartment in upper Happy Valley

跑馬地頭段低密度住宅，裝修雅致

GROSS AREA 1,308 s.f.

SALEABLE AREA 1,170 s.f.

OFFERED AT \$29,900,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 111751



### Nicholson Tower

東半山 蔚豪苑

8 Wong Nai Chung Gap Road

Large 4-bedroom apartment with open view

偌大四房單位，享開揚景觀

GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$46,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 107388



### Celeste Court

跑馬地 蔚雲閣

12 Fung Fai Terrace

Unique penthouse with private terrace enjoys panoramic city view

獨特頂層單位，連私家平台，坐擁城市全景

GROSS AREA 1,638 s.f.

SALEABLE AREA 1,300 s.f. (plus 260 s.f. terrace and 474 s.f. roof)

OFFERED AT \$46,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 108271







#### 8 Shiu Fai Terrace

東半山 肇輝台8號

Modern 5-bedroom (4-ensuite) duplex in a quiet location of Midlevels East

時尚五房(四套房)複式單位，地段寧靜，可租可售

GROSS AREA 3,076 s.f.

SALEABLE AREA 2,373 s.f.

OFFERED AT \$52,000,000 also for lease \$135,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 30973



#### Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

Nicely designed and decorated spacious flat with 3 large bedrooms

雅致裝修寬敞住宅，連三間偌大睡房

GROSS AREA 2,329 s.f.

SALEABLE AREA 1,857 s.f.

OFFERED AT \$55,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 122474



#### The Colonnade 東半山 嘉崙臺

152 Tai Hang Road

Prestigious 4-bedroom apartment with full height windows enjoys sweeping views

尊貴四房住宅，連落地玻璃窗戶，飽覽遼闊景致

GROSS AREA 2,256 s.f.

SALEABLE AREA 1,721 s.f.

OFFERED AT \$55,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 40436



#### Villa Monte Rosa 東半山 玫瑰新村

41A Stubbs Road

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

典雅裝修四房單位，連大露台，地段優越

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 49501



#### 47A Stubbs Road

東半山 司徒拔道 47A

Nicely decorated large 2-bedroom apartment with private gym enjoying stunning harbour view

雅致裝修偌大兩房住宅，連私家健身室，眺望壯麗海景

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,038 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 98601



#### Moorsom Drive 渣甸山 睦誠徑

Boutique 5-bedroom house with ample alfresco space at quiet upscale location

精緻五房大屋，享充裕戶外空間，地段尊貴

GROSS AREA 3,566 s.f.

SALEABLE AREA 3,500 s.f.

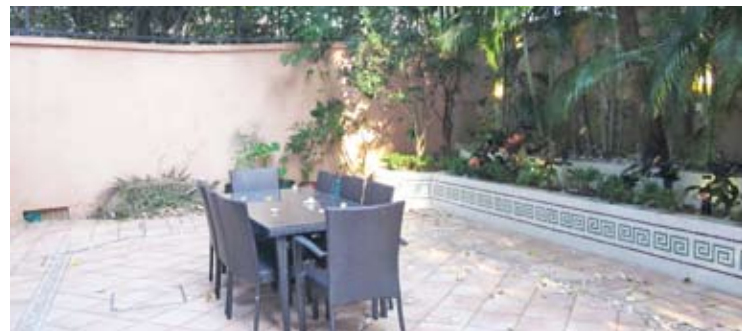
(plus 2,522 s.f. garden and 1,441 s.f. roof)

OFFERED AT \$250,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 47366





## Wah Fung Mansion

東半山 華峰樓

27 Tai Hang Road

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



GROSS AREA 2,087 s.f.  
SALEABLE AREA 1,564 s.f.  
OFFERED AT \$55,000 incl.  
also for sale \$32,000,000  
INQUIRIES  
6183 8339 Carman Szeto 司徒小姐  
SEARCH REFERENCE NO. 44383



## 1-4 Briar Avenue

跑馬地 比雅道1-4號

Rare find practical 3-bedroom (2-ensuite) low-rise with private garden and terrace 罕有實用三房(連兩套房)住宅，密度低，連私家花園及平台



GROSS AREA 1,800 s.f.  
SALEABLE AREA 1,469 s.f. (plus 1,000 s.f. garden and 100 s.f. terrace)  
OFFERED AT \$78,000 incl.  
INQUIRIES  
6258 8847 Anthea Ngai 魏小姐  
SEARCH REFERENCE NO. 61584



## Broadwood Twelve

跑馬地 樂天峰

12 Broadwood Road

3-bedroom apartment with spacious layout taking in stunning view over the racecourse and deluxe clubhouse facilities 間隔寬敞三房住宅，坐擁馬場壯麗景致及豪華會所設施



GROSS AREA 1,653 s.f.  
SALEABLE AREA 1,281 s.f.  
OFFERED AT \$85,000 incl.  
INQUIRIES  
9250 0300 Randy Chan 陳先生  
SEARCH REFERENCE NO. 131975



## The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Luxury iconic apartment with full facilities overlooking racecourse within short walk to Causeway Bay 豪華地標住宅，連完善設施，俯瞰馬場美景，信步可達銅鑼灣



GROSS AREA 2,167 s.f.  
SALEABLE AREA 1,674 s.f.  
OFFERED AT \$98,000 incl.  
INQUIRIES  
9551 1077 Walker Lam 林先生  
SEARCH REFERENCE NO. 42385







### Jade House

東半山 寶璧大廈

47C Stubbs Road

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

全層四房單位，連露台，俯瞰壯麗城市美景



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,216 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 9672



### Victoria Heights

東半山 威利閣

43A Stubbs Road

Large 3-bedroom apartment with  
sweeping city view at Lower Peak

偌大三房住宅，坐擁遼闊城市景致



GROSS AREA 2,553 s.f.

SALEABLE AREA 2,344 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 103009



### Victoria Heights

東半山 威利閣

43A Stubbs Road

Nicely renovated large penthouse  
apartment with large roof terrace  
and balcony

雅致裝修偌大頂層單位，連寬敞天台及露台



GROSS AREA 2,650 s.f.

SALEABLE AREA 2,344 s.f.

(plus 1,936 s.f. roof)

OFFERED AT \$135,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 37158



### Highcliff

東半山 曉廬

41D Stubbs Road

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

地標住宅大廈，單位享海景，連豪華會所設  
施，可租可售



GROSS AREA 3,816 s.f.

SALEABLE AREA 2,810 s.f.

OFFERED AT \$150,000 incl.

also for sale \$155,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 109063



## Southside & The Peak SALE

南區及山頂 出售



### The Belcher's

薄扶林 寶翠園

89 Pok Fu Lam Road

Harbour view 2-bedroom flat with full clubhouse facilities

海景兩房單位，會所設施完善

GROSS AREA 973 s.f.

SALEABLE AREA 771 s.f.

OFFERED AT \$18,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 67992



### Royalton

薄扶林 豪峰 I

118 Pok Fu Lam Road

Sea view apartment with clubhouse facilities in Pokfulam

薄扶林海景單位，享會所設施

GROSS AREA 2,160 s.f.

SALEABLE AREA 1,572 s.f.

OFFERED AT \$28,800,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 2321



### Y Y Mansion

薄扶林 裕仁大廈

96 Pok Fu Lam Road

Well kept 3-bedroom sea view apartment with roof top

保養簇新三房海景單位，連天台

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,442 s.f. (plus 1,194 s.f. roof)

OFFERED AT \$28,880,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 150857



### Villa Cecil

薄扶林 趙苑

192 Victoria Road

Bright and airy spacious apartment with high privacy

光猛通風寬敞住宅，私隱度高

GROSS AREA 2,835 s.f.

SALEABLE AREA 2,094 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 140425



### Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Well decorated apartment with superb sea view at tranquil location

優質裝修住宅，坐擁華麗海景，地段寧靜

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$37,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 48900



### Scenic Villas

薄扶林 美景臺

2-28 Scenic Villa Drive

Large and spacious apartment with facilities at Pokfulam waterfront

薄扶林海濱單位，偌大寬敞，連設施

GROSS AREA 2,194 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$38,500,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 45888







### Vista Mount Davis

薄扶林 華亭閣

52-54 Mount Davis Road

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

雅致裝修三房單位，眺望全海景

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,882 s.f.

OFFERED AT \$38,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 112287



### 37 Repulse Bay Road

淺水灣 淺水灣道37號

Nicely renovated sea view apartment with facilities on upper Repulse Bay Road

雅致裝修海景單位，連設施，位處淺水灣道頭段

GROSS AREA 1,680 s.f.

SALEABLE AREA 1,227 s.f.

OFFERED AT \$41,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 127963



### Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

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

家庭式三房住宅，飽覽翠綠景致，享頂級設施，可租可售

GROSS AREA 2,366 s.f.

SALEABLE AREA 1,886 s.f.

OFFERED AT \$45,000,000 also for lease \$92,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 144623



### Ridge Court 淺水灣 冠園

21A-21D Repulse Bay Road

Spacious apartment on upper Repulse Bay Road with splendid view of Deep Water Bay

淺水灣道頭段寬敞住宅，飽覽壯麗深水灣美景

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,780 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 99493



### Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

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

淺水灣道頭段受歡迎住宅，飽覽深水灣高爾夫球場全景

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$55,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 4490



### Faber Villa 大潭 輝百苑

17 Tai Tam Road

Rare find high privacy full floor flat with large island kitchen taking in stunning sea view across Tai Tam Bay

罕有高私隱度全層住宅，連中島型廚房，飽覽大潭灣壯麗景色

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

OFFERED AT \$61,800,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 29965





## 27-29 Consort Rise

薄扶林 金粟街27-29號

Colonial style townhouse with seven bedrooms in tranquil location  
英式七房排屋，位處寧靜地段

**GROSS AREA** 3,800 s.f.

**SALEABLE AREA** To be confirmed

**OFFERED AT** \$63,000,000

**INQUIRIES** 9833 9509 Michelle Chung 鍾小姐

**SEARCH REFERENCE NO.** 56641



## Repulse Bay Garden 淺水灣 麗景園

18-40 Bellevue Drive

Designer decorated spacious flat overlooking Repulse Bay Beach with 3 car parks

設計師裝修寬敞住宅，俯瞰淺水灣泳灘美景，連三車位

**GROSS AREA** 2,288 s.f.

**SALEABLE AREA** 2,049 s.f.

**OFFERED AT** \$68,000,000

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 30953



## The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Nice seaside house with sweeping sea view and clubhouse facilities  
雅致海濱大屋，眺望遼闊海景，享會所設施

**GROSS AREA** 2,672 s.f.

**SALEABLE AREA** 2,584 s.f.

(plus 779 s.f. garden, 108 s.f. terrace and 114 s.f. roof)

**OFFERED AT** \$69,880,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 4560



## Belgravia 淺水灣 南灣道57號

57 South Bay Road

Renovated 3-bedroom apartment with clubhouse facilities taking in sea view

新裝修海景三房單位，享會所設施，可租可售

**GROSS AREA** 2,390 s.f.

**SALEABLE AREA** 1,875 s.f.

**OFFERED AT** \$71,800,000 also for lease \$110,000 incl.

**INQUIRIES** 9093 3381 Stephen Chan 陳先生

**SEARCH REFERENCE NO.** 118117



## Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Rare find 4-bedroom nicely renovated flat with unbeatable sea view  
罕有四房雅致裝修住宅，眺望無敵海景

**GROSS AREA** 2,800 s.f.

**SALEABLE AREA** 2,576 s.f.

**OFFERED AT** \$98,000,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 109136



## 1-9 Watford Road

山頂 和福道1-9號

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

**GROSS AREA** 4,527 s.f.

**SALEABLE AREA** 2,706 s.f.

(plus 390 s.f. garden and 228 s.f. terrace)

**OFFERED AT** \$250,000,000

**INQUIRIES** 9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 158148







### Double Bay

深水灣 香島道46號

46 Island Road

Renowned townhouse with fantastic sea view in Deep Water Bay

深水灣著名排屋，坐擁迷人海景



GROSS AREA 4,180 s.f.  
SALEABLE AREA 3,562 s.f. (plus 807 s.f. garden and 1,051 s.f. roof)

OFFERED AT \$340,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 161061



### Island Road

深水灣 香島道

Top notch townhouse with 5 ensuite bedrooms and private garden enjoying the stunning sea view of Deep Water Bay

豪華五套房排屋，連私家花園，飽覽深水灣壯麗海景



GROSS AREA 6,389 s.f.  
SALEABLE AREA 4,720 s.f. (plus 1,907 s.f. garden and 157 s.f. terrace)

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

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 115984



### Abergeldie

山頂 種植道52號

52 Plantation Road

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

豪華時尚排屋，享壯麗維港景致



GROSS AREA 3,688 s.f.  
SALEABLE AREA 3,221 s.f. (plus private terraces)

OFFERED AT \$230,000,000 Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 108991



Rare single lot at Pok Fu Lam with superior redevelopment potential  
薄扶林罕有可重建獨立地段

Site Area approx. 8,100 s.f.

地盤面積約8,100平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生

## Midlevels Central & West SALE

中半山及西半山 出售



### Starcrest 灣仔 星域軒

9 Star Street

Excellent investment opportunity, high quality development close to Admiralty and Wanchai

高質素住宅項目，鄰近金鐘及灣仔，優越投資機遇

GROSS AREA 929 s.f.

SALEABLE AREA 730 s.f.

OFFERED AT \$21,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 101686



### Best View Court

中半山 好景大廈

66-68 MacDonnell Road

Nicely decorated 2-bedroom apartment in prime and convenient location

雅致裝修兩房單位，地段優越，交通便利

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,302 s.f.

OFFERED AT \$22,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 54187



### 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，交通便利

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,353 s.f.

OFFERED AT \$29,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 99558



### Ewan Court

中半山 倚雲閣

54-56 Kennedy Road

Practical 3-bedroom flat in convenient location

實用三房住宅，位處便利地段

GROSS AREA 1,468 s.f.

SALEABLE AREA 1,198 s.f.

OFFERED AT \$29,500,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 46743



### Man Yuen Garden

中半山 文苑花園

52A-52B Kennedy Road

Spacious 3-bedroom apartment with balcony on Kennedy Road

堅尼地道寬敞三房單位，連露台

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,670 s.f.

OFFERED AT \$33,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 64981



### 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

保養完善住宅，交通便利，眺望香港公園美景

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,348 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 45145







**Glory Mansion** 中半山 輝煌大廈  
106-108 MacDonnell Road

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

保養簇新中密度住宅，連寬敞露台，交通便利，可租可售

**GROSS AREA** 2,300 s.f.

**SALEABLE AREA** 1,880 s.f.

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

**INQUIRIES** 9028 0147 Jenson Au 區先生

**SEARCH REFERENCE NO.** 40189



**Babington House**  
西半山 巴威大廈

5 Babington Path

Designer decorated charming flat with spacious and practical layout

設計師裝修迷人住宅，間隔寬敞實用

**GROSS AREA** 2,800 s.f.

**SALEABLE AREA** 2,480 s.f.

**OFFERED AT** \$40,000,000

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 122829



**Grand House** 中半山 柏齡大廈  
110-112 MacDonnell Road

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

寬敞四房英式中密度單位，連大露台

**GROSS AREA** 2,400 s.f.

**SALEABLE AREA** 2,087 s.f.

**OFFERED AT** \$42,000,000

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 25389



**Seaview Mansion** 中半山 時和大廈  
34 Kennedy Road

Spacious penthouse 2-bedroom flat with internal access to private roof terrace

寬敞頂層兩房住宅，連室內內置樓梯往私家天台，可租可售

**GROSS AREA** 1,750 s.f.

**SALEABLE AREA** 1,456 s.f. (plus 957 s.f. roof)

**OFFERED AT** \$45,000,000 also for lease \$80,000 incl.

**INQUIRIES** 6258 8847 Anthea Ngai 魏小姐

**SEARCH REFERENCE NO.** 20513



**Po Garden** 中半山 寶園  
9 Brewin Path

Popular 3-bedroom apartment with tennis court and swimming pool on fringe of CBD

受歡迎三房單位，連網球場及游泳池，毗鄰商業中心區，可租可售

**GROSS AREA** 2,586 s.f.

**SALEABLE AREA** 1,942 s.f.

**OFFERED AT** \$60,000,000 also for lease \$95,000 incl.

**INQUIRIES** 9093 3381 Stephen Chan 陳先生

**SEARCH REFERENCE NO.** 44355



**Bowen Mansion** 中半山 寶雲大廈  
7C Bowen Road

Rare find spacious colonial style 3-ensuite mid-rise apartment on fringe of CBD

罕有英式中密度住宅，三套房寬敞間隔，毗鄰商業中心區

**GROSS AREA** 4,100 s.f.

**SALEABLE AREA** 3,273 s.f.

**OFFERED AT** \$68,000,000

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 32206



## Midlevels Central & West SALE

中半山及西半山 出售



### Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Well kept colonial mid-rise flat in spacious layout with balcony  
保養簇新英式中密度住宅，間隔寬敞，連露台，可租可售



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$75,000,000

also for lease \$90,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 169521



### Garden Terrace

中半山 花園臺

8A Old Peak Road

Meticulously decorated apartment with 2 covered car parks at bargain price  
裝潢細緻住宅，連兩個有蓋車位，優惠價格之選



GROSS AREA 3,002 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$86,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 173649



### May Tower 2

中半山 梅苑二座

5 May Road

Unique 4-ensuite apartment with huge private terrace at Midlevels Central  
獨特四套房住宅，連私家大平台



GROSS AREA 3,393 s.f.

SALEABLE AREA 2,641 s.f.

(plus 2,000 s.f. terrace)

OFFERED AT \$150,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 1925



### Dynasty Court

中半山 帝景園

23 Old Peak Road

One of a kind duplex penthouse in Central Midlevels  
中半山罕有複式頂層單位，獨一無二



GROSS AREA 2,772 s.f.

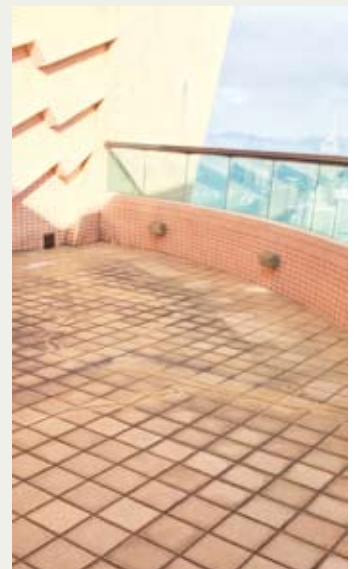
SALEABLE AREA 2,287 s.f.

(plus 684 s.f. terrace)

OFFERED AT \$160,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 2034







### Park Haven

銅鑼灣 曉巒

38 Haven Street

Brand new boutique apartment with private terrace on fringe of Causeway Bay

全新精品住宅，連私家平台，鄰近銅鑼灣，可租可售



**GROSS AREA** 1,141 s.f.  
**SALEABLE AREA** 850 s.f.  
(plus 223 s.f. terrace)

**OFFERED AT** \$33,800,000  
also for lease \$59,000 incl.

**INQUIRIES**

9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 157081



### Peak One

沙田 壹號雲頂

68 Mei Tin Road

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

罕有排屋連私家游泳池及雙車庫，位處清幽恬靜地段



**GROSS AREA** 4,025 s.f.  
**SALEABLE AREA** 2,722 s.f. (plus 1,234 s.f. garden and 185 s.f. terrace)

**OFFERED AT** \$75,000,000

**INQUIRIES**

9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 154288



### The Harbourside

尖沙咀 君臨天下

1 Austin Road West

Brand new top floor luxury apartment on top of Kowloon Station

全新頂層豪華住宅，位處九龍站上蓋



**GROSS AREA** 2,100 s.f.  
**SALEABLE AREA** 1,683 s.f.  
**OFFERED AT** \$108,000 incl.

**INQUIRIES**

9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 169531



### The Austin

尖沙咀 匯翔道8號

8 Wui Cheung Road

Brand new harbour view duplex penthouse with roof terrace

全新海景複式頂層單位，連天台



**SALEABLE AREA** 2,700 s.f.  
(plus 1,033 s.f. roof)

**OFFERED AT** \$200,000 incl.

**INQUIRIES**

9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 174274







## Cullinan II

尖沙咀 天璽II

1 Austin Road West

Harbourside modern apartment on top of Kowloon station with easy access to Central and Airport  
海濱時尚單位，位處九龍站上蓋，距離中環及機場僅咫尺之遙



SALEABLE AREA 1,165 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES

9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 163221



## Wiltshire Road

九龍塘 渭州道

Deluxe decorated 5-bedroom detached house in Kowloon Tong  
豪華尊貴大屋，五房間隔



GROSS AREA 7,000 s.f.

SALEABLE AREA 5,767 s.f.

(plus 347 s.f. garden and 1,286 s.f. roof)

OFFERED AT Open Offer

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 174094



唯我獨尊

On top of the Peak

## Mountain Lodge

崑廬

44 Mount Kellett Road, The Peak

山頂 加列山道44號



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$69,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404



The Peak is unquestionably the most prestigious location to live in Hong Kong, thanks to its winning combination of perfect sea views with complete privacy and tranquility. Located on Mount Kellett Road, this apartment is close to educational, medical and recreational facilities, and shopping and entertainment as well.

Measuring 2,222 s.f. (saleable area), the apartment has four bedrooms including one ensuite, three bathrooms, separate living and dining room, a maid's room and a utility room. Wall-to-wall windows in the living room ensure sweeping vistas of Southside sea view and the surrounding hillsides.

山頂可遠眺絕美海景，環境清幽恬靜且私隱度高，一直是本港最尊貴的住宅地段。崑廬位於山頂加列山道，附近有學校、醫院及康樂設施，購物及娛樂設施亦應有盡有。

此單位實用面積達2222平方呎，提供四間睡房，其中一間為套房，另有三間浴室，獨立的客廳及飯廳，一間家傭房及一間多用途房，從闊大的玻璃窗戶可眺望遼闊深邃的翠綠山景及南區海景，愜意非常。







Floor Warming and Heating Systems

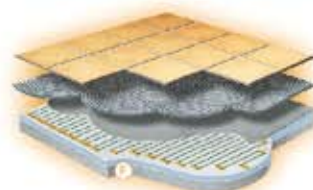
電地暖設備

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- \* Compatible with most floor coverings
- \* Delivers an even heat to the entire room
- \* Reduces unpleasant differences in temperature
- \* Does not dry the air nor spread dust and germs

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Flat D, 2/F, Waylee Industrial Center,  
38 Tsuen King Circuit, Tsuen Wan, N.T.  
Tel: 2411-7228 Fax: 2413-1706

[www.flextherm.asia](http://www.flextherm.asia)





# QUEEN OF CONTRASTS

Kelly Hoppen has done it again: another elegant London townhouse replete with her signature blend of neutrals — this time masterfully paired with dark tones for balance

TEXT:  
Phoebe Liu  
PHOTOGRAPHY:  
Courtesy of [www.kellyhoppeninteriors.com](http://www.kellyhoppeninteriors.com) | [www.kellyhoppen.com](http://www.kellyhoppen.com)





#### *Facing page*

Rectangular, softly glowing wall lights by Kevin Reilly illuminate the landing, where the focal point is Robert Rauschenberg's artwork, positioned to catch natural light filtering through the shutters



#### *Above from left*

The clean lines of the masculine Christian Liaigre chairs — along with the B&B Italia table — offer a contrast to the elaborate, almost feminine chandelier overhead • An ultra-dramatic gold side table by Hudson Furniture sits alongside a Christian Liaigre armchair in grey

At a stunning Georgian terraced house built in 1845, celebrity interior designer Kelly Hoppen — also an author, product designer, successful business entrepreneur and star of reality TV show *Dragons' Den* — has crafted a stylish home conceived as an elegant canvas for an art collection.

Situated in the historic centre of London, the townhouse spans four floors to offer an impressive 260 sq-m in space, including two bedrooms, three bathrooms, a stunning conservatory, a gym and a beautiful outdoor space.

The briefing for the project was to respect the room layout, orientated around the original staircase, while bringing in modern elements. With this challenge at the forefront of Hoppen's mind, the designer used black bamboo floors throughout, linking the rooms together for a more fluid feel.

This is complemented by the addition of strong lines with the joinery and the light, bringing the modern twist needed by the art collection to dialogue with the traditional features.

Entering through the first floor into the dining room, kitchen and conservatory, the staircase sweeps up into the elegant reception area on the second floor with its sober and deep palette of bronze, black and white, allowing the owner to change the artworks in a very subtle manner.

From the entrance hall, there is also a staircase leading down to the guest bedroom, gym and beautiful garden.

In addition to Hoppen's trademark taupes, creams and bronzes, pops of strong colour in the dressing room on the fourth floor were added to bring additional vibrancy and a touch of fun to the interiors: bright crimson peeks through the open shelves of the floor-to-ceiling shoe rack, set off by a classic Bergère upholstered chair in a matching hue, an original item belonging to the homeowner.

With the carefully-selected artwork, lighting, furniture and soft furnishings all reading like a veritable 'who's who' of high-end names and brands, Hoppen once again demonstrates that if you know what you're doing, less really is more.

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

**perspective**



### Y Y Mansion

薄扶林 裕仁大廈

96 Pok Fu Lam Road

Spacious 3-bedroom apartment with partial sea view

寬敞三房單位，享部分海景

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,442 s.f.

OFFERED AT \$48,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 95487



### Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Modern 2-bedroom low-rise apartment in quiet enclave

時尚兩房低密度單位，環境舒適寧靜

GROSS AREA 1,591 s.f.

SALEABLE AREA 1,109 s.f.

OFFERED AT \$50,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 172887



### The Belcher's

薄扶林 寶翠園

89 Pok Fu Lam Road

Modern harbour view flat with facilities close to MTR station

時尚海景單位，連設施，毗鄰港鐵站

GROSS AREA 1,398 s.f.

SALEABLE AREA 1,110 s.f.

OFFERED AT \$55,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 60259



### Jade Beach Villa 春坎角 華翠海灘別墅

3-7 Horizon Drive

Quiet 4-bedroom garden townhouse with green view close to oceanfront

海濱四房寧靜排屋，連花園，享翠綠景色

GROSS AREA 2,750 s.f.

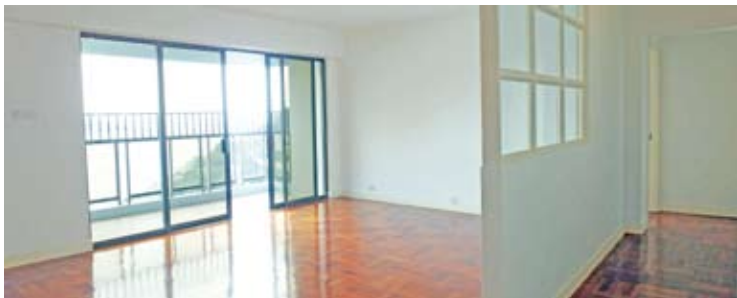
SALEABLE AREA 1,872 s.f.

(plus 1,200 s.f. garden and 700 s.f. roof)

OFFERED AT \$95,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 12693



### Repulse Bay Apartments 淺水灣 淺水灣花園大廈

101 Repulse Bay Road

Large 4-bedroom (2-ensuite) apartment with extensive facilities on

Repulse Bay Beach taking in sweeping sea view

偌大四房(兩套房)單位，連完善設施，位處淺水灣泳灘，飽覽遼闊海景

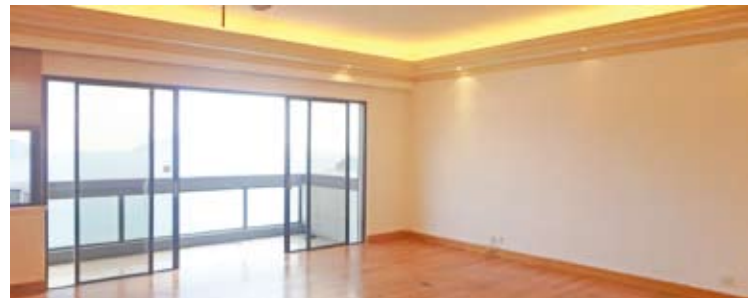
GROSS AREA 2,465 s.f.

SALEABLE AREA 2,230 s.f.

OFFERED AT \$95,000 excl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 43810



### Belgravia Heights

大潭 碧濤閣

27 Tai Tam Road

Spacious 4-bedroom apartment with sweeping sea view over Tai Tam Bay

寬敞四房單位，坐擁大潭灣遼闊海景

GROSS AREA 2,890 s.f.

SALEABLE AREA 2,534 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 13501







### Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

Lovely mid-rise apartment enjoying sweeping city view and green view

精緻中密度住宅，眺望遼闊城市景致及茂綠景色

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 3321



### La Hacienda

山頂 九層樓

29-33 Mount Kellett Road

Large and spacious apartment with breath-taking view of Island South

偌大寬敞住宅，坐擁南區壯麗景色

GROSS AREA 2,820 s.f.

SALEABLE AREA 2,549 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 83



### The Repulse Bay 淺水灣 影灣園

109 Repulse Bay Road

Well managed re-decorated apartment with full clubhouse facilities on Repulse Bay Beach

管理完善新裝修住宅，連完善設施，毗鄰淺水灣泳灘

GROSS AREA 3,379 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$125,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 13909



### 1-3 Homestead Road

山頂 堪仕達道1至3號

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

三套房全層住宅，交通便利

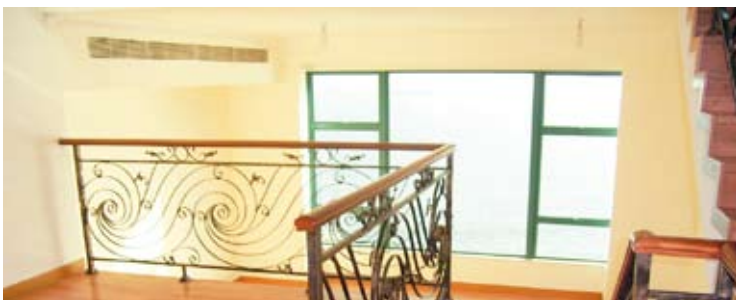
GROSS AREA 2,828 s.f.

SALEABLE AREA 2,156 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 29258



### Regalia Bay 赤柱 富豪海灣 88 Wong Ma Kok Road

Luxury 5-bedroom townhouse with clubhouse facilities taking in sweeping sea view

豪華五房排屋，連會所設施，享遼闊海景，可租可售

GROSS AREA 4,103 s.f.

SALEABLE AREA 2,785 s.f.

(plus 637 s.f. garden, 113 s.f. terrace and 1,190 s.f. roof)

OFFERED AT \$130,000 incl. also for sale \$72,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 113371



### 7-15 Mount Kellett Road

山頂 加列山道7-15號

Exclusive, modern and new development on The Peak offering luxurious living at its finest

山頂全新獨特時尚住宅項目，盡享奢華生活

SALEABLE AREA 2,382 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 160087





## 56 Repulse Bay Road

淺水灣 淺水灣道56號

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



GROSS AREA 2,813 s.f.  
SALEABLE AREA 2,131 s.f.  
OFFERED AT \$160,000 incl.  
also for sale \$125,000,000  
INQUIRIES  
9093 3381 Stephen Chan 陳先生  
SEARCH REFERENCE NO. 45061



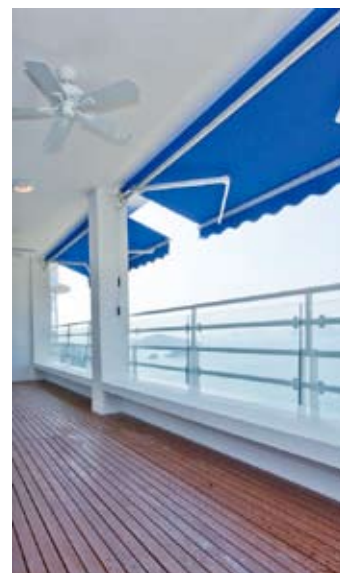
## 27-31 South Bay Road

淺水灣 南灣道 27 - 31 號

Colonial sea view low-rise apartment with big balcony for rent in South Bay  
英式海景低密度單位，連大露台，罕有出租



GROSS AREA 2,704 s.f.  
SALEABLE AREA 2,542 s.f.  
OFFERED AT \$165,000 incl.  
INQUIRIES 9080 6686 Teresa Lau 劉小姐  
SEARCH REFERENCE NO. 90558



## King's Court

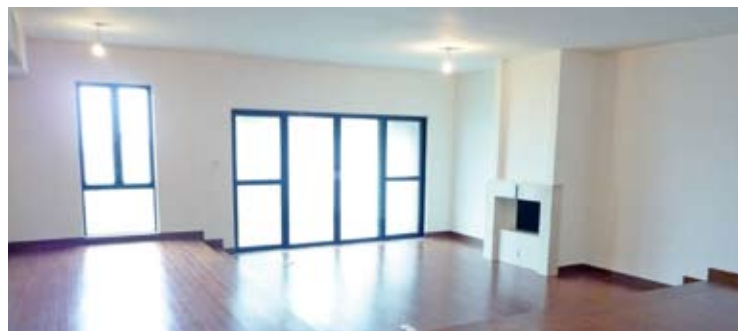
山頂 龍庭

5 Mount Kellett Road

Stylish 4-bedroom townhouse surrounded in greenery on the Peak  
時尚裝修四房排屋，環境翠綠



GROSS AREA 3,165 s.f.  
SALEABLE AREA 2,545 s.f.  
(plus 1,302 s.f. garden)  
OFFERED AT \$168,000 excl.  
INQUIRIES 9486 1566 Mira To 杜小姐  
SEARCH REFERENCE NO. 22784



## 5 Headland Road

淺水灣 赫蘭道5號

Rare find garden flat with 4 bedrooms in tranquil neighbourhood  
罕有花園住宅，四房間隔，環境寧靜



GROSS AREA 3,200 s.f.  
SALEABLE AREA 2,465 s.f.  
(plus 2,040 s.f. garden)  
OFFERED AT \$170,000 incl.  
INQUIRIES  
9681 1819 Peggy Yau 丘小姐  
SEARCH REFERENCE NO. 36934







### Coral Villas

春坎角 珊瑚小築

27 Horizon Drive

Newly renovated 5-bedroom townhouse with private terrace and roof enjoys stunning sunset view  
全新裝修五房排屋，連私家平台天台，享壯麗日落景色



SALEABLE AREA 3,345 s.f.

OFFERED AT \$180,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 20876



### Manderly Garden

深水灣 文禮苑

48 Deep Water Bay Road

Spacious 4-bedroom townhouse in serene Shouson Hill

寬敞四房排屋，位處清幽恬靜壽臣山



GROSS AREA 3,504 s.f.

SALEABLE AREA 3,160 s.f.

(plus 586 s.f. roof)

OFFERED AT \$180,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 6539



### Casa Del Sol

春坎角 昭陽花園

33 Ching Sau Lane

Rare 6-bedroom townhouse with sea view at Chung Hom Kok

春坎角六房海景排屋，市場罕有



GROSS AREA 3,638 s.f.

SALEABLE AREA 3,146 s.f.

(plus 2,781 s.f. garden)

OFFERED AT \$188,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 10885



### 50 Stanley Village Road

赤柱 赤柱村道50號

Brand new townhouse with private garden and pool close to Stanley Main Beach

全新排屋連私家花園及游泳池，毗鄰赤柱正灘



SALEABLE AREA 2,705 s.f.

(plus 815 s.f. garden, 117 s.f. terrace and 526 s.f. roof)

OFFERED AT \$198,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 172849







## 9 Coombe Road

山頂 甘道9號

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

山頂寬敞排屋，環境茂綠，享美麗景色



GROSS AREA 3,300 s.f.

SALEABLE AREA 2,911 s.f. (plus 781 s.f. garden and 306 s.f. terrace)

OFFERED AT \$210,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 5570



## Altadena

山頂 白加道27號

27 Barker Road

Highly sought after 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 \$250,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 12838



## Shek O Road

石澳 石澳道

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

獨特罕有英式獨立屋，連大花園及私家游泳池，位處尊貴石澳鄉村俱樂部



GROSS AREA 4,500 s.f.

SALEABLE AREA 3,911 s.f.

(plus 6,889 s.f. garden)

OFFERED AT \$280,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 50091



## Chateau De Peak

山頂 顯峰居

8 Mount Kellett Road

Rarely available Peak garden house with tasteful decorations

罕有山頂花園大屋，配以品味裝修



GROSS AREA 3,477 s.f.

SALEABLE AREA 3,425 s.f. (plus 3,867 s.f. garden and 1,091 s.f. roof)

OFFERED AT \$300,000 excl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 5623







### Severn Eight

山頂 倚巒

8 Severn Road

Prestigious 4-bedroom townhouse with private garden overlooking Victoria Harbour panorama on secluded Severn Road  
著名四房排屋連私家花園，飽覽維港全景，位處恬靜施動道，可租可售



GROSS AREA 5,067 s.f.  
SALEABLE AREA 3,736 s.f. (plus 770 s.f. garden and 743 s.f. roof)  
OFFERED AT \$360,000 incl.  
also for sale \$450,000,000  
INQUIRIES  
9648 6082 Christine Chong 莊小姐  
SEARCH REFERENCE NO. 125923



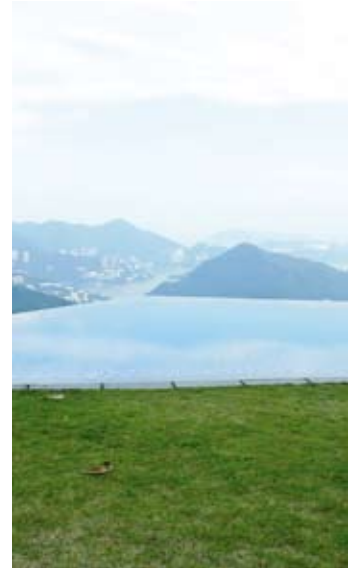
### 35-37 Mount Kellett Road

山頂 加列山道35-37號

Prestigious 4-ensuite house with private pool enjoying stunning sea view and hill view on The Peak  
尊貴四套房大屋，連私家游泳池，遠眺壯麗海景及山景



SALEABLE AREA 4,780 s.f. (plus 2,535 s.f. garden and 334 s.f. terrace)  
OFFERED AT \$580,000 incl.  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 120474



## 都市綠洲 Proximity to the heart of city

### Broadwood Park

柏樂苑

38 Broadwood Road, Happy Valley

跑馬地 樂活道38號



GROSS AREA 2,913 s.f.  
SALEABLE AREA 2,414 s.f.  
OFFERED AT \$85,000,000  
INQUIRIES 9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 34736



Located in Happy Valley, this apartment is surrounded by a combination of great greenery and urban views. Measuring 2,414 s.f. (saleable area) with three bedrooms (all ensuite), this large apartment is so spacious to include four and a half bathrooms, separate living and dining room, a maid's room, a utility room, a study room and two covered car parks.

In addition, Broadwood Park's clubhouse facilities include a gym and an outdoor swimming pool, a tennis court and a squash court.

Public transport is easily available - residents can take buses or minibuses to reach Causeway Bay in five minutes.

此單位位於跑馬地柏樂苑，實用面積2414平方呎，享茂綠景色及都市美景。單位提供三間睡房、全部均為套房、四間半浴室、獨立的客廳及飯廳，一間家傭房、一間多用途房，一間書房及兩個有蓋車位。

此外，屋苑的會所設施設有健身室、室外游泳池、網球場及壁球場。附近亦有公共交通工具，乘搭巴士或小巴至銅鑼灣僅需約五分鐘車程，交通便利。

## Midlevels Central & West LEASE

中半山及西半山 出租



### Yoo Residence

銅鑼灣 銅鑼灣道33號

33 Tung Lo Wan Road

Brand new fully furnished 2-bedroom apartment on fringe of CBD

全新裝修兩房單位，毗鄰商業中心區

SALEABLE AREA 539 s.f.

OFFERED AT \$54,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 162765



### The Avenue 灣仔 匯匯

200 Queen's Road East

Brand new harbour view 3-bedroom flat with store room in prime location

全新海景三房單位，連儲物室，地段優越

SALEABLE AREA 923 s.f.

OFFERED AT \$58,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 164426



### Grosvenor House 中半山 高雲大廈

114-120 MacDonnell Road

Tastefully decorated colonial flat with balcony enjoying green view

品味裝修英式住宅，連露台，享翠綠景色，可租可售

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,347 s.f.

OFFERED AT \$72,000 incl. also for sale \$36,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 37576



### Po Garden

中半山 寶園

9 Brewin Path

Luxury 3-bedroom apartment with city view at Midlevels Central

豪華三房單位，享城市景，可租可售

GROSS AREA 2,572 s.f.

SALEABLE AREA 1,940 s.f.

OFFERED AT \$85,000 incl. also for sale \$48,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 36780



### 1 Robinson Road

西半山 羅便臣道1號

3-ensuite duplex with city view in convenient location

三套房複式單位，享城市景，交通便利

GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 98549



### Arezzo

西半山 瀚然

33 Seymour Road

Brand new 3-bedroom apartment with sweeping city view

全新三房單位，飽覽遠闊城市景致

SALEABLE AREA 1,306 s.f.

OFFERED AT \$96,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 172929





# CENTRIC

HUAI KHUANG STATION

## MRT Huai Khwang

MRT Suttthisan

MRT Phra Ram 9

MRT Phetchaburi

MRT Sukhumvit

MRT Queen Sirikit National Convention Center

## City living in Bangkok CBD

Where everything's in your reach

### CENTRIC HUAI KHUANG STATION, BANGKOK

Fully furnished condominium right next to MRT! A life that you are looking for, a place that allows you to work to the best of your ability and enjoy yourself at 'home.'

Centric Huai khwang Station situated in Ratchadapisek road, only 120 meters away from MRT Huaikhwang Which located right at the new residential area and New Central Business District (NEW CBD) in the heart of Bangkok.

This is the answer to all mentioned with its accessibility to the express way and only take 5 minutes to Central Plaza Grand Rama 9. With our best quality of materials, function space designed and fully with facilities for every lifestyle - Linear park, Library, Swimming pool, etc. Where delivered the ultimate quality of life at Centric Huaikhwang Station.

**Starts THB 3.59 million (HKD 789,000)\***

SC ASSET is a company listed on the Stock Exchange of Thailand



SC ASSET

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www.landscape-international.com

Enquiries : 9010 7621 projects@landscape.com

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\* Prices correct at time of going to press.



## Brewin Court

中半山 明雅園

5-7 Brewin Path

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

寬敞四房英式住宅，連大露台，毗鄰商業中心區

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38602



## Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Large 3-ensuite apartment with huge balcony enjoying harbour view

偌大三套房單位，連大露台，坐擁維港美景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 94691



## Kennedy Apartment

中半山 堅尼地大廈

34A Kennedy Road

3-bedroom mid-rise apartment with practical layout enjoying city view

三房中密度單位，間隔實用，享城市美景

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 31900



## The Harbourview 中半山 港景別墅

11 Magazine Gap Road

Sought after harbour view 4-bedroom luxury apartment on Magazine Gap Road

馬己仙峽道受歡迎海景單位，四房間隔，享海景

GROSS AREA 2,350 s.f.

SALEABLE AREA 1,998 s.f.

OFFERED AT \$108,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 3074



## Bowen Mansion 中半山 寶雲大廈

7C Bowen Road

Large 4-bedroom unit with huge balcony in low-rise colonial building

enjoying city and harbour view

偌大四房單位，連偌大露台，位處英式低密度大廈，享城市景及維港景

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,638 s.f.

OFFERED AT \$113,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 38887



## Tregunter Tower 3 中半山 地利根德閣3座

14 Tregunter Path

Unique 4-bedroom duplex with private terrace and newly renovated

lobby and exteriors

獨特四房複式住宅，連私家平台，大堂及外牆已全面翻新，可租可售

GROSS AREA 2,980 s.f.

SALEABLE AREA 2,252 s.f.

OFFERED AT \$120,000 incl. also for sale \$66,800,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 140530





# LUNDHUFUSHI RESORT AND SPA MALDIVES

— Luxury Private Residences —



Computer generated images are indicative only



Computer generated images are indicative only



**Beach Villa**  
\$325,000 USD\*



**Water Villa**  
\$350,000 USD\*

- ~ Return on Investment 24% for 3 years
- ~ Buy Back Option available #
- ~ No Personal Income Tax
- ~ No Stamp Duty
- ~ 5% Deposit, 95% upon completion 2016

- ~ Max. 80% mortgage
- ~ No Annual Property Tax
- ~ 50% Vendor Finance available
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SALEABLE AREA 1,933 s.f.

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INQUIRIES

9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 116247



### Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Very high floor duplex with stunning views in superb location

高層複式住宅，眺望壯麗景色，地段優越



GROSS AREA 3,639 s.f.

SALEABLE AREA 2,884 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 101675



### Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Highly sought after large 4-bedroom apartment with huge balcony in prime location

受歡迎偌大四房單位，連大露台，地段優越



GROSS AREA 3,400 s.f.

SALEABLE AREA 3,113 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 36440



### The Albany

中半山 雅賓利大廈

1 Albany Road

Luxury 4-ensuite duplex apartment overlooking Zoological and Botanical Gardens and CBD on fringe of Central

豪華四套房複式單位，俯瞰動物園及商業中心區，毗鄰中環



GROSS AREA 3,563 s.f.

SALEABLE AREA 2,615 s.f.

OFFERED AT \$168,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 107997





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## Prime West London en-bloc retail/residential investment opportunity

Paddington W2

Subject property is in a prime location within Paddington, transport hub in West London. The G/F and basement are currently operating as a pub with the two upper floors comprising 8 self-contained apartments with (HMO) use. Commercial premises are let to pub operator with all residential units let to a corporate entity. The total passing rent is £220,000. The nearest Tube station is Edgware Road (6 minutes on foot). 位處西倫敦交通樞紐Paddington的多用途大廈。首層及地庫層是酒吧，樓上兩層則是八個優質住宅單位作HMO用途。商業部分由獨立酒吧營運商承租，住宅部分則由個別公司客戶承租。物業總租金收入達220,000英鎊。毗鄰Edgware Road地鐵站（6分鐘步程）。

Freehold

Gross Yield 4.89%

Gross Internal Area 5,522 s.f.

Circa £4.5M - £5.0M

6276 8567 Urosh Teodorovich 尤先生



## En-bloc office and retail building in Prime London

Mayfair W1

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

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

Long Leasehold (new 125 year lease)

Gross Yield 4.22%

Total Internal Area 16,859 s.f.

Circa £23M - £25M

9051 3096 Edward Chiang 姜先生



## Luxurious grand apartment close to Buckingham Palace

Westminster SW1

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

此一梯一伙偌大華麗住宅設五房，連三間豪華接待房，樓底高超過三米。室內裝修精緻及簇新，配備有法國橡木地板及現代化的大型廚房。大廈設私家升降機及24小時保安員，保安嚴密。毗鄰Victoria地鐵站（5分鐘步程）。

Leasehold title

Vacant Possession

Gross Internal Area 3,767 s.f.

Circa £5.6M

9284 0044 Dougal Robertson 羅先生



## Prime West London redevelopment opportunity

Mayfair W1

Subject property comprises an en-bloc property in one of London's most prestigious squares. The internal accommodation consists of four levels (LG/F through 3/F) of retail, office, and residential space. The property is multi-let to a number of secure tenants with a total passing rent of £595,000 p.a. There is significant redevelopment potential with planning consent granted in 2013 for the addition of a fourth floor (1,642 s.f.). The nearest Tube station is Oxford Circus (4 minutes on foot). 此物業位處倫敦最享負盛名的廣場之一。室內由四層組成（地下一層至三樓），設有零售、辦公室及住宅空間。物業由多間具信譽租戶承租，年租金收入達595,000英鎊。2013年已獲城規批准，可額外加建四樓（1,642平方呎）。毗鄰Oxford Circus地鐵站（四分鐘步程）。

Freehold

Gross Yield 2.59%

Total Internal Area 7,787 s.f.

Circa £23M - £25M

6276 8567 Urosh Teodorovich 尤先生



## Retail/residential en bloc investment opportunity with good yield

Paddington W2

Subject property comprises an en-bloc building with retail on street level and residential units on upper levels. The G/F and LG/F are single-let and trading as a restaurant with the upper floors configured as 7 self-contained flats. The current total passing rent is £184,250 p.a. with significant reversionary potential as the ERV (estimated rental value) is c. £195,400 p.a. The nearest Tube station is Paddington (100 metres).

此物業的首層是零售商舖，樓上則是住宅單位。首層及地下一層獨立租予一間餐廳，樓上是七個優質住宅單位。目前年租金收入達184,250英鎊，估計年租金收入最高可達195,400英鎊。鄰近Paddington地鐵站（100米）。

Freehold

Gross Yield 4.72%

Circa £3.9M - £4.2M

9284 0044 Dougal Robertson 羅先生



## Mixed-use redevelopment opportunity

Spitalfields E1

Subject property consists of an attractive period property situated near to both Spitalfields Market and the Heron Tower. The interior accommodation is arranged over five levels (LG/F through 3/F) and is multi-let to individual tenants with a passing rent of £77,500 p.a. There is significant asset enhancement potential as planning approval has been granted to convert the upper parts to residential. The nearest Tube station is Liverpool Street (6 minutes on foot).

毗鄰Spitalfields市場及Heron Tower的用受歡迎物業。室內共有五層（地下一層至三樓），由多個租戶承租，年租金收入達77,500英鎊。物業已獲城規批准，上層可改建成住宅，極具增值潛力。鄰近Liverpool Street地鐵站（6分鐘步程）。

Freehold

Gross Yield 3.44%

Total Internal Area 2,627 s.f.

Circa £2.25M - £2.55M

9051 3096 Edward Chiang 姜先生





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ASHTON SILOM CONDOMINIUM PROJECT, PROJECT OWNER: ANANDA MF ASIA CHONGNONSRI CO., LTD. REGISTERED CAPITAL: 500,000,000 BAHT (SIX HUNDRED MILLION BAHT - FULLY PAID). OFFICE IS LOCATED AT 99/1 MOO 14, 501 MOOBAN WINDMILL, BANGNA-TRAT (KM.10.5) ROAD, BANG PHU YAI SUB-DISTRICT, BANG PHU DISTRICT, SAMUT PRAKARN PROVINCE. MANAGING DIRECTOR: CHANOND BUANGKRITYA, PROJECT TYPE: THE 48-STORY CONDOMINIUM WITH 428 (FOR RESIDENTIAL 428 UNITS AND COMMERCIAL 1 UNITS, COMMON PROPERTIES: SWIMMING POOL, MULTI-PURPOSE ROOM, FITNESS ROOM. PROJECT LOCATION: SILOM ROAD, SURIYAWONG SUB-DISTRICT, BANGRAK DISTRICT, BANGKOK. PROJECT IS LOCATED ON TITLE DEEDS NO. 2340 SURIYAWONG SUB-DISTRICT, BANGRAK DISTRICT, BANGKOK. THE APPROXIMATELY LAND SIZE IS 2-1-44.3 RAI. THE PROJECT HAS OBLIGATIONS TO KRUNGTHAI BANK PLC. THE PROJECT IS CURRENTLY IN THE PROGRESS OF ACQUIRING THE ENVIRONMENTAL IMPACT ASSESSMENT (EIA), AND ONCE IT IS APPROVED, THE CONSTRUCTION LICENSE WILL THEN BE APPLIED FOR. CONSTRUCTION COMMENCEMENT IS EXPECTED BY MARCH 2016 AND COMPLETION IS EXPECTED BY NOVEMBER 2018. ONCE THE CONSTRUCTION IS COMPLETED, THE PROJECT WILL THEN BE REGISTERED AS A RESIDENTIAL CONDOMINIUM BUILDING. CO-OWNERS OF THE BUILDING ARE BY LAW REQUIRED TO BE RESPONSIBLE FOR ANY COMMON FEES AND TAX FEES TO BE INCURRED. \*PRICE AND DISTANCE ARE FROM APPROXIMATED.



## Modern retail investment opportunity

Notting Hill W2

Subject property comprises a modern unit with accommodation at G/F & 1/F levels and trades as an estate agent. The premises are situated close to the Portobello Road in an area well-known for its fashionable boutiques. The current passing rent £75,000 p.a. with a capital value of £1,961 per square foot. The nearest Tube station is Bayswater (12 minutes on foot).

此物業的首層及一樓設現代化的零售單位，現由房地產代理公司承租。物業毗鄰 Portobello Road，位處著名的流行時尚地段。年租金收入達75,000英鎊，資本價值每平方米呎達1,961英鎊。毗鄰 Bayswater地鐵站（12分鐘步程）。



Freehold

Gross Yield 4.85%

Net Internal Area 788 s.f.

Circa £1.545M - £1.655M

6276 8567 Urosh Teodorovich 尤先生

## Retail investment in Prime Central London

Victoria SW1

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

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



Long Leasehold with 142 years unexpired

Gross Yield 4.50%

Total Internal Area 4,622 s.f.

Circa £3.225M - £3.685M

6276 8567 Urosh Teodorovich 尤先生

## Prime en bloc residential conversion West End opportunity

Soho W1

Subject property is an impressive 'trophy investment' corner building located in one of London's most prestigious squares. G/F & LG/F is configured as a self-contained retail unit generating an annual passing rent of £75,000. Four upper floors provide office accommodation and are vacant. Full planning consent has been granted for conversion of upper parts to a duplex and triplex apartment with a roof terrace. Nearest tube station is Piccadilly Circus (3 minutes on foot).

位處倫敦最享負盛名的廣場之一，物業座落於轉角位，投資潛力優厚。首層及地下一層是零售舖，年租金收入達75,000英鎊。樓上四層是辦公室，現已交吉。物業已獲城規批准可改建成複式及三層複式住宅，連優質平台。鄰近 Piccadilly Circus地鐵站（3分鐘步程）。



Freehold

Average capital value at £2,074 per s.f.

Total Internal Area 5,061 s.f.

Circa £10.5M - £11.5M

9051 3096 Edward Chiang 姜先生

## Prime West London boutique hotel investment

South Kensington SW7

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

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



Freehold

Projected Operating Yield (2017/18) 4.14%

38 Rooms

Circa £17M - £20M

9284 0044 Dougal Robertson 羅先生

## Prime West London leisure en-bloc investment property

Fulham SW6

Subject property comprises a 3-storey en-bloc building currently single-let and trading as a well-known pub. The ground and lower ground floors are configured for customer service with the uppers providing an office and ancillary space. The total passing rent is £131,000 p.a. There is significant asset enhancement potential via conversion to residential, subject to planning permission. The nearest Tube station is Fulham Broadway (3 minutes on foot).

樓高三層的投資商廈，現由一間著名酒吧獨立承租。首層及地下一層為客戶服務，上層則是辦公室及附屬空間。年租金收入達131,000英鎊。若透過城規批准，物業上層可改建成住宅，提升增值潛力。鄰近 Fulham Broadway地鐵站（3分鐘步程）。



Freehold

Gross Yield 3.08%

Net Internal Area 8,370 s.f.

(+ 1,760 s.f. outdoor space)

Circa £4.25M - £4.75M

9051 3096 Edward Chiang 姜先生

## Highly reversionary mixed-use en-bloc investment

Clerkenwell EC1

Subject property consists of an en-bloc building arranged as retail over G/F and basement level with offices on the 1st through 3rd floors. There is significant asset enhancement potential via existing proposed planning for the creation of two residential units on the fourth floor level. The estimated reversionary value (ERV) for the property is roughly £351,000 p.a. The nearest Tube station is Barbican (7 minutes on foot).

此物業的首層及地庫是零售商舖，一樓至三樓是辦公室。現正草議計劃增建四樓兩個住宅單位，以提升增值潛力。物業年租金價值估計可達351,000英鎊。毗鄰 Barbican地鐵站（7分鐘步程）。



Freehold

Gross Initial Yield 1.12%

(Reversionary Yield 6.10%)

Total Internal Area 6,233 s.f.

Circa £5.75M - £6.15M

9284 0044 Dougal Robertson 羅先生





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## En bloc residential investment with good yield

Ota-ku, Tokyo 東京 大田區

Subject property comprises an en-bloc 5-storey building completed in 2014 located in the well-known area of Ota-ku. The interior accommodation is currently configured to provide 14 self-contained condominiums. The total passing rent is circa JPY 11,952,000. The premises are located a short walk from Saginuma station of the Tokyu Ikegami line (2 minutes), Kamata station of the Keihin Tohoku & Negishi lines (8 minutes) and the Tokyu Tamagawa & Ikegami lines (9 minutes).

建於2014年，座落於大田區優越地段，樓高五層的住宅大廈。室內提供14個設備一應俱全的住宅單位，總租金收入約11,952,000日元。物業毗鄰東急池上線鷺沼站（2分鐘步程），京濱東北線及根岸線的蒲田站（8分鐘步程），東急多摩川線及東急池上線的蒲田站（9分鐘步程）。



Freehold

Gross Yield 5.02%

Total Internal Area 308.38 sq.m.,  
site area 77.37 sq.m.

JPY 238M (approx. HK\$15.03M)

9284 0044 Dougal Robertson 羅先生

## En-bloc residential building investment opportunity

Setagaya-ku, Tokyo 東京 世田谷區

Subject property comprises an en-bloc residential building very recently completed in April 2015. The interior accommodation consists of 8 fully-let condominiums with a total passing rent of JPY 8.892M p.a. The premises are located a short walk from Ikenogami station of the Keio Inokashira line (6 minutes), Giashi-Kitazawa station of the Odakyu line (8 minutes), and Shimo-Kitazawa station of the Keio Inokashira line (11 minutes).

剛於2015年4月建成的住宅大廈，室內的8個單位已全數獲得承租，年租金收入達8.892百萬日元。物業毗鄰京王電鐵井之頭線 Ikenogami站（6分鐘步程），小田急線 Giashi-Kitazawa站（8分鐘步程），京王電鐵井之頭線下北澤站（11分鐘步程）。



Freehold

Gross Yield 4.85%

Total Internal Area 190.96 sq.m.,  
site area 83.16 sq.m.

JPY 183M (approx. HK\$11.56M)

9284 0044 Dougal Robertson 羅先生

## En-bloc high-yield residential investment

Meguro-ku, Tokyo 東京 目黒區

Subject property comprises an en-bloc residential building completed in 1991 located in Meguro-Honcho, Meguro-ku. The interior accommodation consists of 17 fully-let condominiums with a total passing rent of circa JPY 13.61M p.a. The premises are conveniently located a short walk from Musashi-Koyama station of the Tokyu Meguro line (4 minutes).

建於1991年，位處目黒區目黒本町の住宅大廈。室內設有17個住宅單位，現已全數租出，年租金總收入約13.61百萬日元，物業鄰近東急目黒線武藏小山站（4分鐘步程），交通便利。



Freehold

Gross Yield 6.30%

Total Internal Area 437.50 sq.m.,  
site area 232.53 sq.m.

JPY 216M incl. consumption tax (approx. HK\$13.64M)

9051 3096 Edward Chiang 姜先生

## En-bloc office building investment opportunity with very high yields

Minato-ku, Tokyo 東京 港區

Subject property comprises an en-bloc office building completed in 1984 well-positioned in Kalgan, Minato-ku. The interior accommodation is arranged over 7 stories with a total passing rent of circa JPY 24.08M p.a. The premises are located a short walk from Hinode station of the Yurikamome line (2 minutes) and Hamamatsucho station of the JR Yamanote line (10 minutes).

建於1984年，座落於港區 Kalgan優越地段的辦公室大廈，室內設七層，年租金總收入約24.08百萬日元。物業鄰近東京臨海新交通臨海線百合鷗號日之出站（2分鐘步程），JR山手線濱松町站（10分鐘步程）。



Freehold

Gross Yield 6.69%

Total Internal Area 626.15 sq.m.  
JPY 360M incl. consumption tax

(approx. HK\$22.7M)

9051 3096 Edward Chiang 姜先生



### Sophisticated Upper West Side condominium

Upper West Side, Manhattan, NYC 紐約市 曼哈頓 上西城區

Subject property consists of a high-floor residential unit which has been recently renovated and benefits from breathtaking views of the Hudson River. The apartment has 3 bedrooms and is located in a modern building completed in 2007. The facilities available to residents include a private pool, health club, concierge desk, and a laundry service. The nearest Subway line is only 260 metres from the premises.

眺望哈得遜河壯麗景色的高層住宅單位，剛全面翻新。此時尚大廈建於2007年，單位設三房。住客設施包括私家游泳池、健身室、禮賓接待處及洗衣服務。僅260米便可抵達鄰近的地鐵線。

Freehold  
Vacant Possession  
Total Internal Area circa  
1,628 s.f.  
Price: US \$2,595,000



6276 8567 Urosh Teodorovich 尤先生

### Beautiful one-bedroom co-op apartment

Chelsea, Manhattan, NYC 紐約市 曼哈頓 切爾西區

Subject property consists of a fully-modern apartment in a highly sought-after cooperative building with stunning views of the Hudson River. The structure was built in 1930 and offers impeccable service with a list of amenities including a landscaped roof terrace, 50 metre swimming pool, steam room, and sauna. The nearest Subway line is only a 7 minute walk away.

飽覽哈得遜河壯麗景色及受歡迎現代化co-op住宅。物業建於1930年，設完善的服務及設施，包括享優美風景的天台、50米長的游泳池、蒸汽浴室及桑拿浴室。物業距離毗鄰的地鐵線僅七分鐘路程。

Freehold  
Vacant Possession  
Total Internal Area  
circa 560 s.f.  
Price: US \$1,100,000



9051 3096 Edward Chiang 姜先生

### Federal style townhouse with redevelopment opportunity

Upper West Side, Manhattan, NYC 紐約市 曼哈頓 上西城區

Subject property comprises a 5-storey townhouse located on a tree-lined Upper West Side street. There is significant asset enhancement potential via pre-approved planning permission from the LPC and DOB for expansion of the existing space to convert into one or two separate dwellings with a private lift. The nearest Subway station is only 550 metres from the premises.

位處綠樹成蔭上西城街道的樓高五層排屋，物業若透過城規的LPC及DOB批准，可擴建成一至兩個獨立單位，連私家升降機，提升資產增值潛力。大廈距離鄰近的地鐵站僅550米。

Freehold  
Vacant Possession  
Total Internal Area circa  
6,700 s.f.  
Price: US \$8,450,000



9051 3096 Edward Chiang 姜先生

### Classic 19th Century townhouse

West Village, Manhattan, NYC 紐約市 曼哈頓 格林威治村以西

Subject property consists of an impeccably restored merchant's townhouse located on a quiet tree-lined cobblestone street near many restaurants, high-end shops, and High Line Park. The well designed interiors allow for comfortable and elegant modern-living across all five floors. The nearest Subway station is approximately 3 minutes away on foot.

位處綠樹成蔭卵石街道的優質排屋，毗鄰眾多餐廳、名店及高線公園。物業設五層，室內裝修匠心獨運，享舒適典雅的優質生活。物業距離鄰近的地鐵站約三分鐘步程。

Freehold  
Vacant Possession  
Floorplans on Application  
Price: US \$7,600,000



6276 8567 Urosh Teodorovich 尤先生

## Gorgeous modern mansion

The Hamptons, New York 紐約 漢普頓

Subject property comprises a large 7 bedroom home situated on 1.4 acres of private land in an affluent community within The Hamptons. The grounds boast a heated outdoor swimming pool, tennis court, and barbeque area with the main building featuring an extensive wine cellar, home theatre, and a gymnasium. The spacious world-class interior accommodation is arranged over three levels (lower ground through first floors) with each bedroom having access to an individual en-suite bathroom.

此物業位處漢普頓富裕社區並享有1.4英畝的私家用地，大宅設七間偌大睡房，首層設戶外溫水游泳池、網球場及燒烤區。主大樓則設大酒窖、家庭影院及健身室。優質頂級的睡房設三層（由地下一層至一樓），每間睡房均設獨立的套睡房浴室。



Freehold  
Vacant Possession  
Total Internal Area circa  
9,990 s.f.  
Price: US \$14,900,000

9051 3096 Edward Chiang 姜先生

## Extremely rare oceanfront estate

The Hamptons, New York 紐約 漢普頓

Subject property is a unique opportunity to own one of only seven total oceanfront homes within this extremely sought-after area. The premises consists of a 5-bedroom residence with a private pool and cabana set across 2.5 acres of private land. There are additional asset enhancement opportunities for redevelopment owing to the large size of the plot, subject to planning permission. The iconic seaside setting provides the perfect Hamptons retreat on the Atlantic shoreline.

此地段優越的七間臨海住宅，現僅有一間出售，實屬罕有。物業座落於2.5英畝的私家用地上，五房間隔，連私家游泳池及小屋。若透過城規批准，可重建增加土地，以提升增值機會。此大西洋海岸的著名海濱為漢普頓提供最完美的居所。

Freehold  
Vacant Possession  
Total Internal Area  
circa 3,000 s.f.  
Price: US \$23,500,000



6276 8567 Urosh Teodorovich 尤先生

## Bordeaux, France

法國 波爾多

Vineyard property in AOC Castillon — Côtes de Bordeaux of circa 11.61 hectares including circa 11.17 hectares planted with 71% of Merlot and 29% of Cabernet Sauvignon. Winery and chais are in good order to run the vineyard: cement tanks in the winery and 90 barrels capacity of storage in the barrels chai. A girondine house of 378m<sup>2</sup> with an entrance, a kitchen, dining room, an office and 5 bedrooms with 2 bathrooms.

The main building is located at the rear of the Girondine style house. It was renovated in 2000. The winery with an area of 165m<sup>2</sup> consists of cement tanks with a capacity of 1541 HL. There also 92HL storage capacity in fiber tanks.

Near Saint Emilion, one hour from Bordeaux and its international airport.

莊園位處波爾多法定產區卡斯蒂永，佔地約11.61公頃，包括約11.17公頃葡萄園，其中71%為美樂，29%為赤霞珠。釀酒廠和酒窖狀況良好，能正常運作：釀酒廠設有水泥酒槽，酒窖能擺放90個酒桶。吉倫特風格大宅面積為378平方米，設有玄關、廚房、飯廳、辦公室、五間睡房，並附設兩間浴室。

主建築位於吉倫特大宅後方，於2000年翻新。釀酒廠面積為165平方米，設有容量達1,541百升的水泥酒槽和92百升的纖維酒槽。

鄰近聖埃米利永，前往波爾多和波爾多國際機場僅需一小時。

Price: €892,000  
售價：892,000 歐元  
REF: 3298686

6276 8567 Urosh Teodorovich 尤先生





Interior design  
 constructions  
 space planning  
 project management  
 tendering  
 landscaping  
 quantity survey

Lucy SY Teo

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

**Peak road –contemporary classic**



Jennifer & Mandan Fong

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

**Magazine Gap road –pure elegance**



Harry Dinh Khoan

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

**Repulse Bay road –les Français**



Salesha N. Boyd

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

**Mt Kellet road –deja vu**



Stephen Carroll

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

**Albion Terrace -colonial sensation**



**Architects design houses,  
 we design homes.**



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
31/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, HK


+852 2808 1000


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