

The Key

大宅[®]

SELECT DELUXE HOMES

空中樂園

An indulgent haven
to escape to

FEATURE

**The Designers:
Ashley Sutton**

本期焦點：居高臨下
Spotlight:
Life on top of the world in
Hong Kong's penthouse palaces

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

倫敦及北英格蘭投資物業大巡禮
**London and Northern England
Investments Bonanza**



合二為一 Two become one

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

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

The MTR South Island Line is expected to open by the end of 2016, which greatly enhance the accessibility of Marinella, as it is close to Wong Chuk Hang Station. Apart from this, ample bus and minibus routes are available to Central and Causeway Bay.

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

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

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

The apartments can be sold via share transfer.

單位可以轉讓公司股份形式買賣

Marinella

深灣9號

9 Welfare Road, Wong Chuk Hang

黃竹坑惠福道9號

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

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

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

\$82,000,000 (2 units)

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 152367



02	MONTHLY HIGHLIGHT Residence Bel-Air, Pokfulam 薄扶林 貝沙灣	20	Southside & the Peak lease 南區及山頂 出租
04	SPOTLIGHT Life on top of the world in Hong Kong's penthouse palaces 居高臨下	22	HIGHLIGHT Po Shan Mansion, Midlevels West 西半山 寶城大廈
06	Southside & the Peak sale 南區及山頂 出售	23	Midlevels Central & West lease 中半山及西半山 出租
12	Midlevels Central & West sale 中半山及西半山 出售	24	HIGHLIGHT May Tower 2, Midlevels Central 中半山 梅苑二座
15	Midlevels East & Happy Valley sale 東半山及跑馬地 出售	25	Midlevels East & Happy Valley lease 東半山及跑馬地 出租
18	FEATURE The Designers Ashley Sutton	26	U.K. Properties 英國物業
		28	Japanese Properties 日本物業



節能空調

Achieving a comfortable ambience

When it's cold outside, all that matters is getting warm — but how can this be achieved cost-effectively and efficiently? And, just as important is the reverse question, especially given Hong Kong's sometimes unforgiving spring and summer weather is not that far off!

Homeowners looking to make a valuable investment should consider an energy-saving reverse cycle air conditioning system. While this heating solution helps create a warm cosy home in the winter months, the cooling option provides relief from the hot, humid climate.

There are numerous options available to choose from in terms of the technology, but make sure you choose a brand that has inverter technology and high efficiency compressors for the most satisfactory result.

冬季保暖是一門有趣的學問。香港的冬季一般短暫，所以大家都希望減少添置保暖裝置的費用。

冷暖氣機耗用較少能源，加上冬夏兩季都適用，是調節室內溫度的不俗之選：冬天時可以保暖，夏天則為室內降溫，並保持乾爽，減少購買額外暖風機的費用。

市面上有不少冷暖氣機可供選擇，顧客宜選擇有變頻功能以及高效能壓縮器的產品，既節能又舒適。

5 EASY WAYS TO LIST YOUR PROPERTY WITH THE KEY: 5個簡單方法在《大宅》刊登您的出售 / 出租物業：

-  **3102 4818**
-  **2866 0015 Fax**
-  **6891 3639 WhatsApp**
-  **info@landscape-christies.com**
-  **www.landscape-christies.com/sell-to-let**

Did you know?

We list your homes as videos online for **FREE** on our page?

See it on Facebook at

Landscape Christie's International Real Estate



Published and distributed by

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Find us on:
facebook.

Designed by

perspective

Landscape Christie's International Real Estate

領域佳士得國際地產

C-018733

Tel: +852 2866 0022 Fax: +852 2866 0015

Email: info@landscape-christies.com

Website: www.landscape-christies.com

Address: Units 601-4, 6/F, Sino Plaza,

255-257 Gloucester Road, Causeway Bay, Hong Kong

Tel: +852 2525 0287 Fax: +852 2526 3860

Email: info@perspectiveglobal.com

Website: www.perspectiveglobal.com

Address: Unit B, 1/F Cheung Wah Industrial Building

10-12 Shipyard Lane, Quarry Bay, 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 2017

Each Office is Independently Owned and Operated



空中樂園

An indulgent haven to escape to

At the luxury Residence Bel-Air in Pokfulam, located close to Cyberport, residents can enjoy perfect seaviews and great serenity. Now available at Phase One of the residential development is a spacious penthouse which offers a modern living experience as well as sublime vistas spanning Telegraph Bay, which was formerly known as Tai Hau Wan.

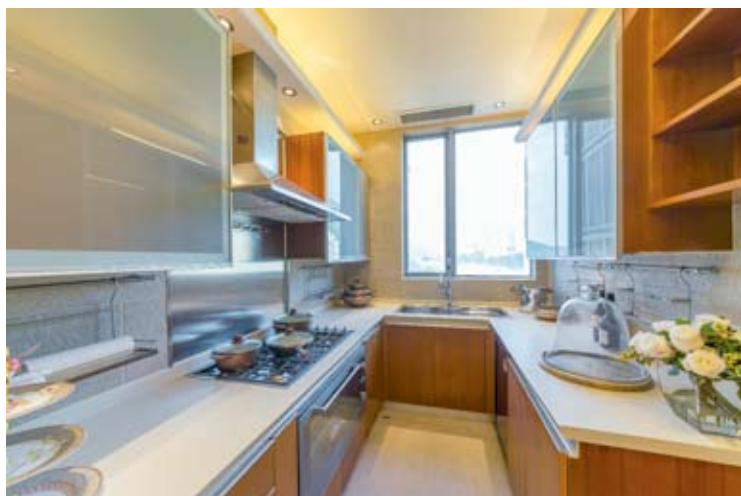
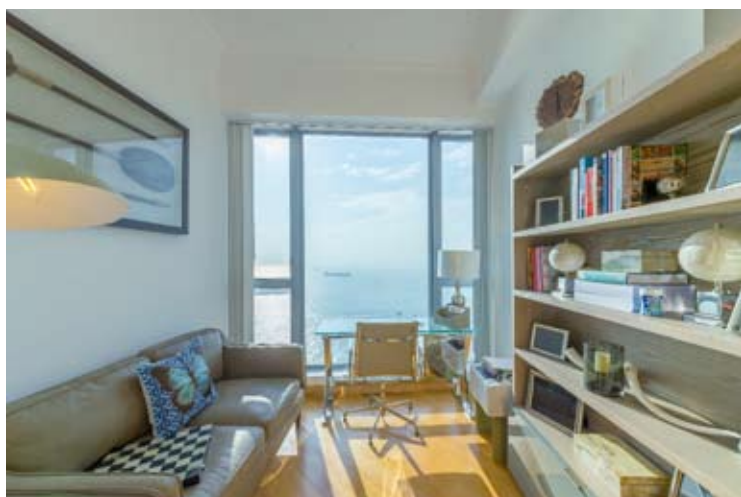
Spanning 1,532 s.f. (saleable area), one of the greatest attractions of the residence is its private roof space, fully-equipped with outdoor furniture and even a Jacuzzi for the ultimate in pampering — imagine lying back and gazing up at the stars in the clear night sky as you're being massaged by the jets of water.

Indoors, a spacious living and dining room, with its floor-to-ceiling windows, is a perfect area for relaxation and also provides access to the balcony — another place to enjoy the fresh outdoor breezes blowing in from across the bay.

Additionally, there are also three bedrooms, including two ensuite, three-and-a-half bathrooms, one maid's room, a utility room, two balconies and one covered car park.

Well-maintained and beautifully looked-after over the years, this luxurious residence is available to purchase at HK\$55 million, and also open to rental offers at HK\$125,000 all-inclusive. Ample public transport is available from Pokfulam to Central and Causeway Bay, while a minibus service is available, connecting to Kennedy Town Station.





貝沙灣是薄扶林著名的豪宅屋苑，鄰近數碼港，住戶享優美海景及寧靜環境。位處屋苑第一期，這寬敞的頂層單位連天台，裝修時尚高雅，同時可遠眺前稱大口環的鋼綫灣美景。

這單位實用面積1,532平方呎，天台是其中一個引人入勝的地方，戶外傢具及按摩浴池令天台變成理想的休憩地點。住戶亦可以一邊瞭望星空，一邊享受水療按摩。

室內的相連客飯廳極為寬敞，設有落地玻璃窗，令室內光線充足，愜意非常。另外，客飯廳連接露台，海風輕拂。

單位提供三間睡房，其中兩間為套房，另有三間半浴室、一間家傭房、一間多用途房、兩個露台以及一個有蓋車位。

單位保養良好，目前以5500萬港元出售及以12萬5千港元全包出租。貝沙灣附近有充足的公共交通工具前往中環及銅鑼灣，同時有小巴前往堅尼地城港鐵站。

Residence Bel-Air

貝沙灣

28 Bel-Air Avenue, Pokfulam

薄扶林 貝沙灣道28號

GROSS AREA 1,858 s.f.

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

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

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31178





Cherry Court

薄扶林 昌麗閣

10-12 Consort Rise

Boutique low-rise apartment with
private roof in Pokfulam

精品低密度住宅，連私家天台



GROSS AREA 1,290 s.f.

SALEABLE AREA 1,037 s.f.

(plus 1,000 s.f. roof)

OFFERED AT \$16,800,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 54996



Honey Court

薄扶林 錦榮小築

88 Pok Fu Lam Road

Penthouse flat with private roof top
at tranquil yet easy access location

頂層單位連私家天台，環境寧靜，交通方便



GROSS AREA 1,500 s.f.

SALEABLE AREA 1,132 s.f.

(plus 1,200 s.f. roof)

OFFERED AT \$25,500,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 113547



Casa Bella

西半山 寶華軒

117 Caine Road

Tastefully decorated 3-bedroom
apartment with private roof top

enjoying spectacular Victoria

Harbour view

品味裝修三房住宅，連私家天台，坐擁壯麗
維港景色



GROSS AREA 1,945 s.f.

SALEABLE AREA 1,429 s.f.

(plus 263 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 133522



Haddon Court

西半山 海天閣

41C Conduit Road

Nicely decorated 3-bedroom
apartment with direct access to

private roof terrace

雅致裝修三房單位，連室內內置樓梯往私家
天台



GROSS AREA 1,860 s.f.

SALEABLE AREA 1,668 s.f.

(plus 718 s.f. roof)

OFFERED AT \$38,500,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 85899



SALE
出售

Life on top of the world in
居高臨下 Hong Kong's penthouse palaces



Peak Gardens

山頂 山頂花園

16-20 Mount Austin Road

Well decorated penthouse with rooftop and 2 car parks enjoying Victoria Harbour view, can be sold via share transfer

優質裝修頂層單位，連天台及雙車位，坐擁維港美景，物業由公司持有



GROSS AREA 1,640 s.f.

SALEABLE AREA 1,490 s.f.

(plus 1,200 s.f. roof)

OFFERED AT \$79,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 130864



Pine Lodge

壽臣山 松苑

10 Shouson Hill Road West

Commodious low-rise penthouse with private roof terrace

寬敞低密度頂層住宅，連私家天台



GROSS AREA 3,000 s.f.

SALEABLE AREA 2,494 s.f.

(plus 2,000 s.f. roof)

OFFERED AT \$80,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 157999



Dynasty Court

中半山 帝景園

23 Old Peak Road

One of a kind penthouse duplex in Midlevels Central

獨特頂層複式單位，別樹一幟



GROSS AREA 2,772 s.f.

SALEABLE AREA 2,287 s.f.

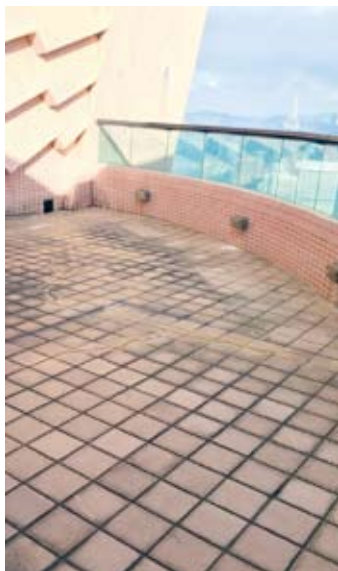
(plus 684 s.f. terrace)

OFFERED AT \$160,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 2034



May Tower 2

中半山 梅苑二座

5 May Road

Rare huge duplex apartment overlooking the city view

罕有偌大複式單位，俯瞰城市美景



GROSS AREA 6,786 s.f.

SALEABLE AREA 5,339 s.f.

OFFERED AT \$260,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 157831





South Bay Towers

淺水灣 南灣大廈

59 South Bay Road

Spacious 2-bedroom apartment with nice sea view and green view

寬敞兩房單位，享怡人海景及翠綠景

GROSS AREA 1,433 s.f.

SALEABLE AREA 1,112 s.f.

OFFERED AT \$26,500,000

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 126754



Fulham Garden 薄扶林 富林苑

84 Pok Fu Lam Road

High efficiency apartment with practical layout adjacent to the Hong Kong University

高實用率單位，間隔實用，毗鄰香港大學

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,560 s.f.

OFFERED AT \$28,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 108083



Scenic Villas 薄扶林 美景臺

2-28 Scenic Villa Drive

Nicely decorated 4-bedroom spacious apartment in family friendly development

雅緻裝修四房寬敞住宅，位處家庭式受歡迎住宅項目

GROSS AREA 2,194 s.f.

SALEABLE AREA 1,978 s.f.

OFFERED AT \$34,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 49793



Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

High efficiency 3-bedroom sea view apartment with practical layout

高實用率三房海景單位，間隔實用

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$43,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 33551



Ming Wai Garden

淺水灣 明慧園

45 Repulse Bay Road

Sought after sea view apartment on Repulse Bay Road with practical layout

淺水灣道受歡迎海景住宅，間隔實用

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$45,900,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 19157



Residence Bel-Air 薄扶林 貝沙灣

68 Bel-Air Peak Rise

Beautiful sea view high floor apartment with deluxe clubhouse facilities and 2 car parks

華麗海景高層住宅，享豪華會所設施，連兩車位

GROSS AREA 2,378 s.f.

SALEABLE AREA 1,851 s.f.

OFFERED AT \$47,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 109299





Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

Spacious 3-bedroom sea view apartment in older style development

寬敞三房海景單位，位處完善住宅項目

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 106454



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3-ensuite apartment with lush green view in well planned development

三套房單位，享翠綠景色，位處完善住宅項目

GROSS AREA 2,722 s.f.

SALEABLE AREA 2,167 s.f.

OFFERED AT \$56,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 31295



6 & 10 Mount Davis Road 薄扶林 摩星嶺道6及10號

Tastefully furnished 4-bedroom townhouse with ample open spaces at a tranquil location

品味裝修四房排屋，享充裕戶外空間，地段清幽恬靜

GROSS AREA 2,702 s.f.

SALEABLE AREA 2,508 s.f.

(plus 64 s.f. garden, 223 s.f. terrace and 747 s.f. roof)

OFFERED AT \$68,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 41076



Guildford Court

山頂 僑福道5號

5 Guildford Road

Secluded apartment in prestigious location offers high privacy

山頂寧靜住宅，地段尊貴，私隱度高

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,053 s.f.

OFFERED AT \$70,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 95761



La Hacienda

山頂 九層樓

27-33 Mount Kellett Road

Prestigious 4-bedroom apartment with practical layout in The peak

尊貴四房單位，間隔實用

GROSS AREA 2,820 s.f.

SALEABLE AREA 2,643 s.f.

OFFERED AT \$79,000,000

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 105918



Regalia Bay

赤柱 富豪海灣

88 Wong Ma Kok Road

Large 5-bedroom townhouse with clubhouse facilities at Stanley waterfront

赤柱海濱偌大五房排屋，連會所設施，可租可售

GROSS AREA 4,212 s.f.

SALEABLE AREA 3,034 s.f. (plus 586 s.f. garden and 817 s.f. roof)

OFFERED AT \$80,000,000 also for lease \$133,000 excl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 124255





The Somerset

淺水灣 怡峰

67 Repulse Bay Road

Sea view duplex in highly sought after development

海景複式單位，位處受歡迎住宅項目

GROSS AREA 2,464 s.f.

SALEABLE AREA 1,938 s.f.

OFFERED AT \$80,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 106179



3 Repulse Bay Road

淺水灣 淺水灣道3號

Rare on market 4-bedroom unit with comprehensive clubhouse facilities

罕有四房單位，享完善會所設施

GROSS AREA 2,161 s.f.

SALEABLE AREA 1,741 s.f.

OFFERED AT \$82,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 42593



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Tastefully designed sea view house in Tai Tam

大潭海景大屋，配以品味設計裝修

GROSS AREA 3,377 s.f.

SALEABLE AREA 2,958 s.f.

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

OFFERED AT \$92,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 33824



Twin Brook 淺水灣 雙溪

43 Repulse Bay Road

Spacious 4-bedroom apartment at prestigious location overlooking golf course and Deep Water Bay

寬敞四房單位，地段尊貴，俯瞰高爾夫球場及深水灣美景，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,423 s.f.

OFFERED AT \$99,000,000 also for lease \$130,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 32624



56 Repulse Bay Road 淺水灣 淺水灣道56號

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

豪華海濱單位，連平台，眺望遼闊海景

GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f.

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

OFFERED AT \$122,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 109345



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Exclusive hill top townhouse with garden and rooftop enjoys sweeping views

大潭尊貴排屋，匠心獨具，連花園及天台，享遼闊景色

GROSS AREA 3,960 s.f.

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

OFFERED AT \$135,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 107188





Bellevue Place 淺水灣 寶晶苑

93 Repulse Bay Road

Exquisite 4-bedroom townhouse at prime location with sea view over Repulse Bay

淺水灣獨特四房海景排屋，地段優越

GROSS AREA 3,619 s.f.

SALEABLE AREA 2,526 s.f. (plus 547 s.f. garden and 735 s.f. roof)

OFFERED AT \$135,000,000

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 104915



Le Palais 大潭 皇府灣

8 Pak Pat Shan Road

Sea view garden house in popular estate in Tai Tam

大潭海景花園大屋，位處受歡迎著名屋苑，可租可售

GROSS AREA 4,396 s.f.

SALEABLE AREA 3,343 s.f.

(plus 764 s.f. garden and 25 s.f. terrace)

OFFERED AT \$138,000,000 also for lease \$200,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 125420



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Rare colonial apartment in tranquil area with greenery and sea view

罕有英式住宅，環境寧靜，飽覽翠綠景及海景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f.

OFFERED AT \$148,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 53687



Manderly Garden 深水灣 文禮苑

48 Deep Water Bay Road

Deep Water Bay townhouse in quiet neighbourhood, can be sold via share transfer

深水灣尊貴排屋，地段寧靜，物業由公司持有

GROSS AREA 3,594 s.f.

SALEABLE AREA 3,200 s.f. (plus 691 s.f. roof)

OFFERED AT \$180,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 155851



Shouson Peak

壽臣山 壽山村道9-19號

9-19 Shouson Hill Road

Brand new 4-bedroom townhouse at prestigious location

全新四房排屋，地段尊貴，可租可售

GROSS AREA 4,100 s.f.

SALEABLE AREA 2,769 s.f. (plus 492 s.f. garden and 551 s.f. roof)

OFFERED AT \$210,000,000 also for lease \$200,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 157407



Residence Bel-Air 薄扶林 貝沙灣

Cyberport Road

Prestigious townhouse with ample alfresco spaces enjoying stunning sea view

薄扶林尊貴排屋，戶外空間充裕，坐擁壯麗海景

GROSS AREA 5,548 s.f.

SALEABLE AREA 3,603 s.f.

(plus 485 s.f. garden, 572 s.f. terrace and 691 s.f. roof)

OFFERED AT \$220,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 172581





12-16 Tai Tam Road

大潭 大潭道12-16號

Contemporary waterfront garden house with private pool

時尚海濱花園大屋，連私家游泳池



GROSS AREA 5,193 s.f.

SALEABLE AREA 3,350 s.f.

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

OFFERED AT \$238,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 127174



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. 28,000 s.f.

地盤面積約28,000平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



寧靜隱逸

Perfect privacy and tranquility

Seascope 海日樓

42 Sassoon Road, Pokfulam

薄扶林 沙宣道42號

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,371 s.f.

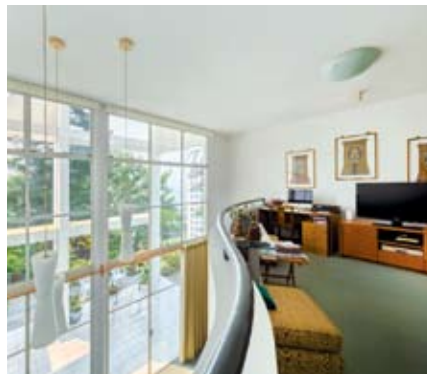
(plus 2,740 s.f. garden and 404 s.f. roof)

OFFERED AT \$118,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38624



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

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

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

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

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

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

Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey



Then

now



THEN
 NOW



VISION



2524 9988



jcvision@biznetvigator.com



11th floor, leeloong commercial building, 4 queen victoria street, central



Blessings Garden

西半山 殷樺花園

95 Robinson Road

Top floor apartment with private roof in new decorations

全新裝修頂層單位，連私家天台，可租可售

GROSS AREA 1,106 s.f.

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

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

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 16773



Skyline Mansion

西半山 年豐園

51 Conduit Road

Greenery 3-bedroom apartment with practical layout in prime location

三房翠綠景住宅，間隔實用，地段優越，可租可售

GROSS AREA 1,445 s.f.

SALEABLE AREA 1,258 s.f.

OFFERED AT \$26,000,000 also for lease \$63,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 157649



Amber Garden

中半山 柏苑

70-72 Kennedy Road

High efficiency 3-bedroom apartment in convenient location

高實用率三房單位，交通便利

GROSS AREA 1,732 s.f.

SALEABLE AREA 1,479 s.f.

OFFERED AT \$34,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 113563



Belmont Court

西半山 清輝大廈

10 Kotewall Road

Well decorated apartment with spacious layout located at tranquil area

優質裝修住宅，間隔實用，地段清幽恬靜

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,695 s.f.

OFFERED AT \$35,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 123398



Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

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

中半山三房住宅，享翠綠景及城市景

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29619



Birchwood Place 中半山 寶樺臺

96 MacDonnell Road

3-bedroom harbour view apartment with tennis court and pool on MacDonnell Road

三房海景單位，享網球場及游泳池設施

GROSS AREA 2,018 s.f.

SALEABLE AREA 1,596 s.f.

OFFERED AT \$39,800,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 11390





Clovelly Court

中半山 嘉富麗苑

12 May Road

Popular family apartment with excellent facilities including supermarket
受歡迎家庭式住宅，享優質設施，設超級市場

GROSS AREA 1,881 s.f.

SALEABLE AREA 1,584 s.f.

OFFERED AT \$41,980,000

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 100684



Horizon Mansion

中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony on fringe of CBD
品味裝修大住宅，連露台，鄰近商業中心區

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 148423



Po Garden

中半山 寶園

9 Brewin Path

Rare find 5-bedroom flat with lush green view at exclusive location
罕有五房單位，眺望茂綠景色，地段尊貴

GROSS AREA 2,586 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 11840



Bowen Place

中半山 寶雲閣

11A Bowen Road

Nicely decorated, enjoys both city view and panoramic Victoria Harbour view
地段優越，俯瞰迷人城市景及維港景觀，連雅致裝修，可租可售

GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$49,800,000 also for lease \$75,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 34851



Po Garden 中半山 寶園

9 Brewin Path

Spacious 3-bedroom flat at exclusive location with easy access to
寬敞三房住宅，地段尊貴，鄰近花園道

GROSS AREA 2,590 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 113988



The Royal Court

中半山 帝景閣

3 Kennedy Road

Unique modernly designed duplex enjoys peaceful view of Hong Kong Park
獨特時尚複式住宅，眺望香港公園怡人景色

GROSS AREA 2,334 s.f.

SALEABLE AREA 1,758 s.f.

OFFERED AT \$63,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 107109





Kennedy Park at Central
中半山 君珀
4 Kennedy Road
Brand new 3-bedroom apartment
at convenient prime location with
city view
全新三房住宅，交通便利，享城市景



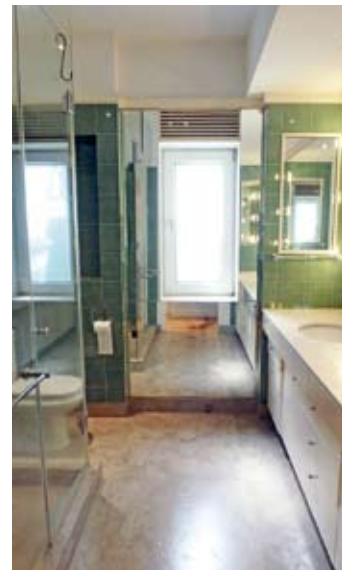
GROSS AREA 2,007 s.f.
SALEABLE AREA 1,487 s.f.
OFFERED AT \$63,800,000
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 157944



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



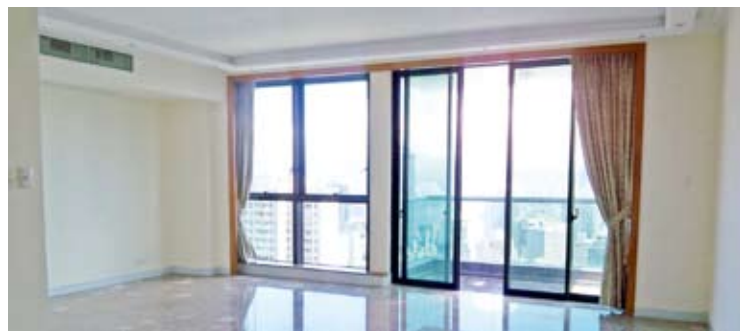
GROSS AREA 4,100 s.f.
SALEABLE AREA 3,273 s.f.
OFFERED AT \$68,000,000
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 32206



Century Tower 2
中半山 世紀大廈 2座
1A Tregunter Path
High floor harbour view home with
tasteful decorations and high privacy
高層海景住宅，配以品味裝修，私隱度高



GROSS AREA 3,638 s.f.
SALEABLE AREA 2,792 s.f.
OFFERED AT \$115,000,000
INQUIRIES
9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 104563



The Mayfair
中半山 梅道一號
1 May Road
Luxurious 4-bedroom harbour view
apartment in prime location
豪華四房海景住宅，地段優越



GROSS AREA 2,905 s.f.
SALEABLE AREA 2,215 s.f.
OFFERED AT \$120,000,000
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 12736



SALE
出售

Midlevels East & Happy Valley
東半山及跑馬地



Billion Terrace

跑馬地 千葉居

137-139 Blue Pool Road

Well maintained 3-bedroom apartment in upper Happy Valley

跑馬地頭段三房單位，保養完善

GROSS AREA 1,166 s.f.

SALEABLE AREA 784 s.f.

OFFERED AT \$16,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 109249



16-18 Tai Hang Road

東半山 大坑道16-18號

Cozy 2-bedroom low-rise apartment with nice decorations at prime location

舒適低密度兩房住宅，配以雅致裝修，地段優越

GROSS AREA 1,400 s.f.

SALEABLE AREA 851 s.f.

OFFERED AT \$16,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157321



Villa Benesther

跑馬地 輝華小苑

4 Sing Woo Crescent

Lovely studio flat in quiet neighbourhood of Happy Valley

精品開放式單位，環境清幽寧靜，可租可售

GROSS AREA 900 s.f.

SALEABLE AREA 677 s.f.

OFFERED AT \$19,800,000 also for lease \$45,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 158662



Yun On Terrace

跑馬地 仁安台

135 Blue Pool Road

Nicely decorated mid-rise apartment at quiet upper Happy Valley

雅致裝修中密度單位，位處跑馬地頭段

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,144 s.f.

OFFERED AT \$20,500,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 105976



9 Broom Road

跑馬地 蟠龍道9號

Lovely 3-bedroom low-rise at quiet location

精品三房低密度單位，地段清靜

GROSS AREA 2,150 s.f.

SALEABLE AREA 1,737 s.f. (plus 130 s.f. terrace)

OFFERED AT \$24,800,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 67623



The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Modern flat with quality fittings and finishes overlooking the racecourse

時尚裝修住宅，俯瞰馬場美景，可租可售

GROSS AREA 1,438 s.f.

SALEABLE AREA 1,087 s.f.

OFFERED AT \$37,000,000 also for lease \$72,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 98504





14-20 Wilson Road
渣甸山 衛信道14-20號
3-bedroom colonial low-rise at
prime location with city view
三房英式低密度住宅，地段優越，
眺望城市景



GROSS AREA 2,000 s.f.
SALEABLE AREA 1,663 s.f.
OFFERED AT \$48,000,000
INQUIRIES
6183 8339 Carman Szeto 司徒小姐
SEARCH REFERENCE NO. 11802



The Hampton
跑馬地 藍塘道45號
45 Blue Pool Road
Designer decorated fully furnished
luxury home at convenient location
優質裝修豪華住宅，匠心獨運，交通便利，
可租可售



GROSS AREA 3,235 s.f.
SALEABLE AREA 2,531 s.f.
OFFERED AT \$95,000,000
also for lease \$145,000 incl.
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 159548



Trafalgar Court
東半山 大寶閣
70 Tai Hang Road
Rare huge 5-bedroom apartment at
vantage position to take in
panoramic harbour view
罕有偌大五房單位，地段優越，眺望全海景



GROSS AREA 3,008 s.f.
SALEABLE AREA 2,465 s.f.
OFFERED AT \$98,000,000
INQUIRIES
9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 2978



Mount Butler Lodge
渣甸山 畢拉山徑2-22號
Unique townhouse with ample
outdoor spaces in tranquil Jardine's
Lookout
渣甸山獨特排屋，戶外空間充裕，環境寧靜



GROSS AREA 3,000 s.f.
SALEABLE AREA 1,580 s.f.
OFFERED AT \$110,000,000
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 15033





The Harbourview 港景別墅

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



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$125,000,000

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

SEARCH REFERENCE NO. 165970

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

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



Mountain Lodge 崑廬

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



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404

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



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



The design of Ophelia draws inspiration from Chinese garden as arches, which are used here to divide the interiors into different sections

Self-taught success story

A lack of professional training hasn't stopped Ashley Sutton from creating some of the most acclaimed interiors for bars and restaurants across Asia and the US. We sat down with him on a recent trip to Hong Kong, when he talked about life in his native Australia and his views on the design industry in general

TEXT:

Simon Yuen

PHOTOGRAPHY:

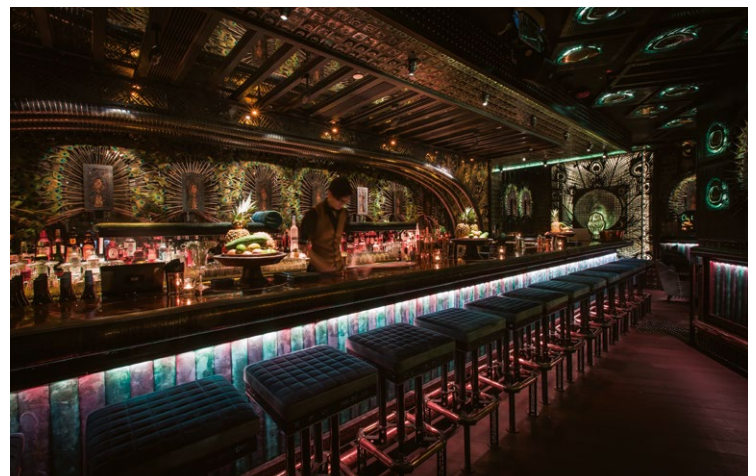
Courtesy of Ophelia | www.facebook.com/opheliahongkong

While it's a general rule that proper training and education is required in architecture and interior design, there are always exceptions to that rule – and Ashley Sutton is one of them.

Most architects and interior designers enter the industry by travelling along a well-established career path – university, internships, starting off on the bottom rung of the ladder, and so on – but Sutton has thus far defied this convention. Today, his works, including bars and restaurants, can be found all over the world, in locations as far apart as Hong Kong to New York City.

Born in Perth, Australia, Sutton left school at 16 but never stopped learning, acquiring his knowledge from the real world. "I used to be an iron-ore miner," he says. "When I was a kid, I loved drawing and building boats and treehouses... Perhaps this background is what inspires me to build and create now."

With its plush velvet furniture and intricate ironwork, Ophelia was the largest of Sutton's three projects in Hong Kong; the others being Iron Fairies and J. Boroski Mixology



Sutton has turned his hand to different things throughout his life, from writing children's fairytales inspired by his mining days to opening a factory in Bangkok to produce the fairies he wrote about as beautiful figurines. He eventually converted the workspace into a bar called – of course – Iron Fairies, which retains its vibe as an ironsmith's workshop.

So successful was it that Sutton started receiving commissions to design other spaces as well; everywhere but back home, it seems: "No one in the [design] industry knows me in Australia! I have no connections in my home country, so I have no work there," he says with a laugh.

Today, his design projects can be found across Bangkok and Tokyo, including Iron Fairies, Maggie Choo's and J.Boroski Mixology. In The Avenue, a new residential estate in Wan Chai, Hong Kong, he is the design force behind the new nightlife destination in the district, Ophelia.

Inspired by Hong Kong's history, Ophelia features a lot of intricate metalwork, handmade plush velvet furniture and resplendent peacock feathers. With a budget of HK\$15 million, making it the largest of three of Sutton's projects in Hong Kong (which include Iron Fairies and J.Boroski Mixology), Ophelia showcases the designer's concept of a girl's fascination with peacocks.

"Ophelia is a place where people can escape the boredom of everyday life. I designed it in a unique way so that it looks like something out of a dream. This is a place where fantasies can turn into reality," Sutton explains. "But I didn't know what Wan Chai was before I started doing this project."



Ashley Sutton says he is good at building as he has experience in metalwork from his days in his native Australia, but he would not classify himself as a designer



Ophelia showcases Sutton's story-telling design approach through extensive use of peacock feathers and metalwork to tell a story of a girl's fascination with peacocks

Using handcrafted copper and steel bars and pipework, Ophelia is clearly fashioned after an aviary. In the reception area – which is called Mr Wong's Aviary – bird cages and industrial peacock art pieces using the plumage of real peacocks creates a suitably impressive arrival experience. In other areas of Ophelia, arches inspired by traditional Chinese garden entrances separate the different spaces.

Sutton prefers generous owners who are willing to splash cash on a single project. As far as he is concerned, a small budget limits the expression of his ideas. Also, he dislikes "hands-on" clients because he prefers to be granted absolute authority, while they remain open-minded about his design approach and ethos.

It's an approach that certainly seems to work – Sutton is currently handling projects in Mumbai, India and a rooftop bar at an internationally renowned hotel in Hanoi, Vietnam. But while he exercises his creativity and imagination, he keeps his distance from the design industry at large: "I have been dreaming and imagining since I was small, and now I translate these dreams into reality," he says.

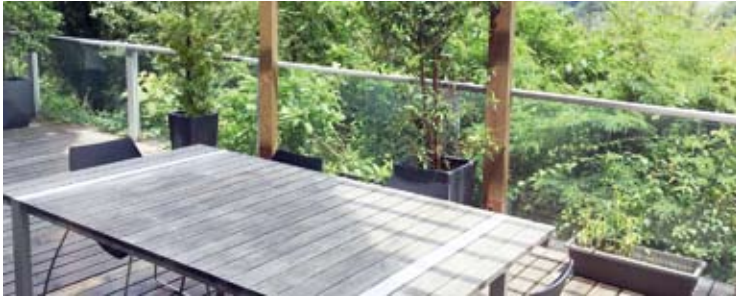
"I'm not a designer. I'm just good at building stuff."

www.ashleysuttonondesign.com ●

perspective

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





Bisney Terrace

薄扶林 碧荔臺

73-79 Bisney Road

2-bedroom walk-up apartment with terrace in Pokfulam

薄扶林兩房住宅，連平台

GROSS AREA 1,304 s.f.

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

OFFERED AT \$59,800 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 180554



14 Stanley Beach Road

赤柱 赤柱灘道14號

Garden low-rise with serene surrounding close to Stanley Beach

低密度花園單位，環境和諧清幽，毗鄰赤柱泳灘

GROSS AREA 2,320 s.f.

SALEABLE AREA 1,828 s.f. (plus 2,000 s.f. garden)

OFFERED AT \$108,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 12287



Cape Mansions 薄扶林 翠海別墅

56-62 Mount Davis Road

Nicely renovated 3-bedroom sea view flat with internal access to private roof top

雅緻裝修三房海景單位，連室內內置樓梯往私家天台

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,707 s.f. (plus 2,000 s.f. roof)

OFFERED AT \$110,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 110586



Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

Rare and spacious 3-bedroom apartment enjoying stunning sea view

罕有三房住宅，間隔寬敞，坐擁壯麗海景

GROSS AREA 2,810 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 28280



Pine Crest 淺水灣 松苑

65 Repulse Bay Road

Well decorated 3-bedroom apartment with balcony overlooking Repulse Bay sea view

優質裝修三房單位，連露台，俯瞰淺水灣海景

GROSS AREA 2,250 s.f.

SALEABLE AREA 1,917 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 179295



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Well decorated 3-bedroom duplex apartment with green view in country park

優質裝修三房複式住宅，享翠綠景，毗鄰郊野公園，可租可售

GROSS AREA 4,210 s.f.

SALEABLE AREA 3,244 s.f.

OFFERED AT \$148,000 incl. also for sale Open Offer

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 174904





Jade Crest

壽臣山 翠峰園

35A-H Shouson Hill Road

Rare family 3-bedroom townhouse at serene location

罕有家庭式三房排屋，地段清幽恬靜

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,528 s.f. (plus 752 s.f. garden)

OFFERED AT \$160,000 incl.

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 26050



63 Deep Water Bay Road

深水灣 深水灣道63號

Luxurious garden townhouse in a tranquil location

豪華花園排屋，地段寧靜

GROSS AREA 3,479 s.f.

SALEABLE AREA 2,838 s.f.

(plus 269 s.f. garden and 272 s.f. terrace)

OFFERED AT \$160,000 excl.

INQUIRIES 9310 3610 Connie Leung 梁小姐

SEARCH REFERENCE NO. 17644



The Beachfront 淺水灣 壁池

7 Bellevue Drive

Prestigious townhouse with ample outdoor spaces enjoys stunning

Repulse Bay view

著名排屋連充裕戶外空間，享壯麗淺水灣景色

GROSS AREA 3,047 s.f.

SALEABLE AREA 2,526 s.f. (plus 2,405 s.f. terrace)

OFFERED AT \$170,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 49626



2 Barker Road 山頂 白加道2號

Exclusive townhouse on prime location with view of Island South and Victoria Harbour

優越地段獨特排屋，坐擁南區及維港美景

GROSS AREA 4,404 s.f.

SALEABLE AREA 3,058 s.f.

(plus 821 s.f. garden, 400 s.f. terrace and 553 s.f. roof)

OFFERED AT \$280,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 46172



Double Bay 深水灣 香島道46號

46 Island Road

Newly renovated waterfront townhouse with full view of Deep Water Bay

全新裝修海濱排屋，飽覽深水灣全海景

GROSS AREA 4,180 s.f.

SALEABLE AREA 3,562 s.f.

(plus 1,087 s.f. garden and 1,382 s.f. roof)

OFFERED AT \$300,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 110814



26-36 Black's Link

山頂 布力徑26-36號

Extravagant house with private garden overlooking Deep Water Bay

山頂豪華大屋，連私家花園，俯瞰深水灣美景

GROSS AREA 4,700 s.f.

SALEABLE AREA 3,460 s.f.

(plus 2,470 s.f. garden and 393 s.f. roof)

OFFERED AT \$320,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 14203





Severn Eight

山頂 倚巒

8 Severn Road

Prestigious townhouse with private garden overlooking panoramic Victoria Harbour

尊貴排屋連私家花園，俯瞰維港全景



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.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125923



33 Island Road

深水灣 香島道33號

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

豪華五套房排屋，連偌大私家花園，飽覽深水灣壯麗海景



GROSS AREA 7,260 s.f.
SALEABLE AREA 5,578 s.f.
(plus 2,396 s.f. garden, 154 s.f. terrace and 288 s.f. roof)
OFFERED AT \$498,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32942



高貴典雅 Spacious living with grace

Po Shan Mansion

寶城大廈

10-16 Po Shan Road, Midlevels West

西半山 寶珊道10-16號



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,410 s.f.
OFFERED AT \$56,000,000
INQUIRIES 9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 34199

With its ample supply of spacious apartments, Midlevels West is a popular area for home-seekers — just look at this stunning apartment at Po Shan Mansion, spanning 2,410 s.f. (saleable area) and boasting four bedrooms (two ensuite), three bathrooms, a combined living and dining room, a maid's room, a utility room, a balcony and a covered carpark.

The greatest highlight of this residence is its expansive balcony, deep enough to accommodate a full-sized outdoor sofa, thus enabling residents to enjoy city and harbour views. Beautifully maintained over the years, the apartment has beautiful wooden flooring, an open kitchen, and even a walk-in wardrobe/dressing room.

西半山提供不少大型單位，是置業的理想地區。寶城大廈這個實用面積2,410平方呎的單位，提供四間睡房，其中兩間為套房，另有三間浴室、一個相連的客飯廳、一間家傭房、一間多用途房、一個露台以及一個有蓋車位。

露台是單位的最大賣點，因為非常寬敞偌大，可以擺放一張大型室外梳化，飽覽都市景色及海景。單位裝修雅致，配有亮麗的木地板，營造出現代感覺，另設一個開放式廚房及一個衣帽間。





Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Newly renovated large apartment in quiet end of Midlevels West

全新裝修大單位，環境寧靜

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 15255



Kennedy Apartment

中半山 堅尼地大廈

34A Kennedy Road

Full floor unit with beautiful Hong Kong Park view and high privacy

中半山全層單位，享優美香港公園景致，私隱度高

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 99978



Estoril Court

中半山 愛都大廈

55 Garden Road

High efficiency 4-bedroom apartment with balcony close to Central

高實用率四房單位，連露台，毗鄰中環

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,887 s.f.

OFFERED AT \$93,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 109742



Century Tower 1

中半山 世紀大廈 1座

1 Tregunter Path

Well kept high floor harbour view flat with shuttle bus services

保養簇新高層海景單位，屋苑設穿梭巴士服務

GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 169593



Bowen Mansion 中半山 寶雲大廈

7C Bowen Road

Colonial style mid-rise flat with huge L-shaped balcony enjoys spectacular city view

高實用率四房單位，連大露台，可享無敵天際城市景，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,638 s.f.

OFFERED AT \$105,000 excl. also for sale Open Offer

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15436



May Tower 1 中半山 梅苑一座

7 May Road

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

全新裝修三層複式單位，三房間隔，連露台，地段顯赫尊貴

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,252 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 19400





Chung Tak Mansion
中半山 重德大廈
2 Magazine Gap Road
Huge apartment with brand new
internal renovation
中半山偌大住宅，室內全新裝修



GROSS AREA 2,864 s.f.
SALEABLE AREA 2,550 s.f.
OFFERED AT \$120,000 incl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 17313



Tavistock 1
中半山 地里根德里10號
10-10A Tregunter Path
Fully renovated huge 4-bedroom
apartment with balcony at
prestigious location
全新裝修偌大四房單位，連露台，地段尊貴



GROSS AREA 4,860 s.f.
SALEABLE AREA 3,838 s.f.
OFFERED AT \$268,000 excl.
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 96566



寬大實用 All about space

May Tower 2
梅苑二座
5 May Road, Midlevels Central
中半山 梅道5號



GROSS AREA 3,393 s.f.
SALEABLE AREA 2,669 s.f.
OFFERED AT \$138,000,000
INQUIRIES 9093 3381 Stephen Chan 陳先生
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 1542



Cool white marble floors and massive windows are the first thing you notice when you enter this airy apartment at May Tower 2, located on May Road in Midlevels Central.

With its stunning city views, the residence spans 2,669 s.f. (saleable area) with an high efficiency ratio of 79 per cent. Originally there were four bedrooms, but it has been converted to a three-bedroom layout, all of them are ensuite. The apartment also boasts a combined living and dining room, a maid's room, a utility room and a carpark.

The apartment has had good internal upkeep, and bathrooms with marble and granite flooring and a well-fitted and equipped kitchen are further benefits.

甫進入室內，立即感受到白色地板及偌大窗戶營造出舒適感覺，亦是此梅苑二座單位的最吸引之處。此單位實用面積2,669平方呎，實用率高達百分之79。單位原有四間睡房，但業主將之改成三房套房間隔。單位另有一個相連的客飯廳、一間家傭房、一間多用途房，以及一個車位。

單位內櫥保養得宜，浴室的雲石及花崗石地板，加上設備齊全的廚房，令單位更見完善。



Swiss Towers

東半山 瑞士花園

113 Tai Hang Road

Well decorated 3-bedroom apartment enjoying open city and Hong Kong Stadium view in convenient location

優質裝修三房住宅，眺望開揚城市及香港大球場景色，交通便利



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,265 s.f.

OFFERED AT \$60,000 incl.

INQUIRIES

6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 109946



K.Y. Mansion

東半山 嘉裕閣

4A Shiu Fai Terrace

Large and spacious 4-bedroom apartment with huge balcony in tranquil neighbourhood

偌大寬敞四房單位，連寬闊露台，位處清幽地段



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,199 s.f.

OFFERED AT \$84,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 178795



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

Large and spacious 3-bedroom apartment with big balcony

偌大寬敞三房單位，連寬闊露台



GROSS AREA 2,300 s.f.

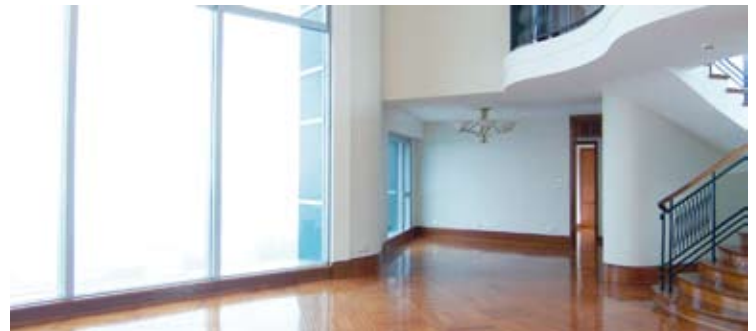
SALEABLE AREA 2,090 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 38428



The Summit

東半山 御峰

41C Stubbs Road

Stunning apartment enjoys breathtaking views across Hong Kong

東半山華麗住宅，眺望壯麗美景



GROSS AREA 3,272 s.f.

SALEABLE AREA 2,390 s.f.

OFFERED AT \$132,000 incl.

INQUIRIES

6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 26588



Super prime City of London retail parade

The City EC4

- Super prime City of London location with highly visible frontage on multiple streets
- Property comprises 10 retail units arranged over G/F and LG/F
- Multi-let to a range of respected tenants producing a total rental income of £261,654.50 p.a. with upcoming rental reversions in 2017
- 4 minute walk to Blackfriars Tube station
- 位處超級優越City of London地段，樓面位於當眼點
- 物業的首層及地下一層設10個零售商舖
- 現由多個信譽良好租戶承租，年租金總收入261,654.50英鎊，租金於2017年可向上調整
- 距離Blackfriars地鐵站僅4分鐘路程

Freehold; Gross Yield 4.98%
Total Internal Area 12,366 s.f.
Circa £5.245M - £6.105M
9051 3096 Edward Chiang 姜先生



Mixed-use office and retail investment

Covent Garden WC2

- Prime Midtown location, being within the Covent Garden area
- Prominent and attractive mid-terrace, office and retail building with internal retail and office accommodation arranged over LG/F, G/F, and 9 upper floors
- Multi-let to 8 tenants with a total passing rent of £1,328,451 p.a.
- 7 minute walk to Covent Garden Tube station
- 位處Covent Garden區內Midtown的優質地段
- 受歡迎設辦公室及零售商舖，其中地下一層、首層及9層上層是辦公室
- 現由8個租戶承租，年租金總收入達1,328,451英鎊
- 7分鐘路程可抵達Covent Garden地鐵站

Freehold; Gross Initial Yield 4.28%
Net Internal Area 26,174 s.f.
Circa £31M - £33M
9051 3096 Edward Chiang 姜先生



Prime Central London redevelopment opportunity

Oxford Circus W1

- Prominent mixed-use office and retail building arranged over LG/F, G/F, and 5 upper floors
- Planning permission granted for a scheme providing 5,167 s.f. of retail and 11,044 s.f. of office space across multiple floors
- Full vacant possession deliverable of the entire premises by June 2017
- 3 minute walk to Oxford Circus Tube station
- 著名辦公室及零售混合大廈，設地下一層、首層及5層上層
- 已取得城規批准，可改建為5,167平方呎零售商舖及11,044平方呎辦公室空間
- 大廈於2017年6月單位可全面交吉
- 3分鐘路程可抵達Oxford Circus地鐵站

Freehold; Vacant Possession by June 2017
Gross Internal Area 17,715 s.f.
Circa £21M - £24M
9051 3096 Edward Chiang 姜先生



Central London mixed-use hotel and retail investment

Fitzrovia W1

- Large 34,000 s.f. site comprising a 330 room hotel run by a global hotelier group and a retail parade of 12 units
- Hotel let on FRI basis on a 147 year unexpired lease at a passing rent of £920,000 p.a.
- Retail arcade let to a range of respected tenants producing a passing rent of £1,405,275 p.a.
- 1 minute walk to Warren Street Tube station
- 坐落於34,000 平方呎大地盤，上層設330間酒店房間由全球酒店集團營運，地面首層及1樓設12間商舖
- 酒店部分以FRI形式承租，尚餘147年長約，年租金收入920,000英鎊
- 零售部分由信譽良好租戶承租，年租金收入1,405,275英鎊
- 1分鐘路程可抵達Warren Street地鐵站

Freehold; Gross Immediate Yield 3.3%
Total Internal Area 174,575 s.f.
Circa £70M - £77M
9051 3096 Edward Chiang 姜先生



Prime city centre, high yielding retail

Kingston-Upon-Hull

- Two city centre retail units let to international brand retailers, Very Secure Covenants
- Prime retail pitch, city centre location
- Hull is the UK's City of Culture 2017
- Asset management opportunities
- 兩個市中心零售商舖，由國際品牌零售商承租，租約穩健
- 位處市中心地段的零售商舖
- Hull被譽為英國City of Culture 2017
- 資產管理增值機會

9.27% NIY
Circa £4.05M
9729 6970 Chris Purdon 施先生



Very prime City of London commercial investment

The City EC4

- Super prime City of London office and retail destination
- Property comprises offices, retail units, and a medical centre (with private access) arranged over basement, G/F, and 6 upper floors
- Fully-let to respected tenants with a total passing rent of £918,078 p.a.
- 200 metres from Cannon Street Tube station
- 優質City of London辦公及零售地段
- 物業的地庫、首層及6層上層設辦公室、零售商舖及醫療中心（設私家通道）
- 由信譽良好的租戶承租，年租金總收入918,078英鎊
- 距離Cannon Street地鐵站僅200米

Freehold; Gross Yield 4.33%
Total Internal Area 21,425 s.f.
Circa £21.2M - £23.4M
9051 3096 Edward Chiang 姜先生



Prime London mixed-use office and medical investment

Marylebone W1

- Comprises a commercial building and mews with interior accommodation arranged over LG/F, G/F, and three upper levels
- Single-let to a respectable tenant at a passing rent of £140,000 p.a. with an upcoming upwards-only rent review indicating an increase to £230,000 p.a.
- 7 minute walk to Regent's Park Tube station
- 位處優越地段West End的醫療及辦公室物業
- 包括商業大廈，室內設地下一層、首層及3層上層
- 由信譽良好租戶獨立承租，年租金收入140,000英鎊，租金只會向上調整至230,000英鎊
- 7分鐘路程可抵達Regent's Park地鐵站

Long Leasehold (50 years remaining); Gross Yield 4.00%
Total Internal Area 3,991 s.f.
Circa £3.5M - £3.9M
9051 3096 Edward Chiang 姜先生



High yielding, security leased offices, in South East UK

Newbury

- Secure office investment, 40 minutes from London
- Tenant is international business with £4bn covenant, Highly secure income
- New 10 year lease from December 2016
- Low rise office building with extensive car parking
- Site has river frontage & has future residential conversion potential subject to necessary planning consent
- 穩健辦公室投資，距離倫敦40分鐘
- 租戶經營國際業務，租約達40億英鎊，租金收入穩健優厚
- 2016年12月開始新10年租約
- 低密度辦公室大廈，設車位
- 地盤面對河流，如獲城規批准，可改建成住宅

Net Initial Yield 7.0%
Circa £3.95M
9729 6970 Chris Purdon 施先生



Prime brand new apartment block suitable for immediate strata title sale post completion

Chelsea SW3

- Subject property is a newly redeveloped period residential bldg. located on a quiet street in the up market residential suburb of Chelsea close to River Thames
- Comprising a total of 8 flats of which 1 unit was pre-sold so only 3 x one beds and 4 x two beds available to be sold on en bloc basis
- Estimated Rental Value £287,040 p.a., Nearest tube station is Sloane Square
- 位處Chelsea富裕住宅小區的全新住宅大廈，環境綠樹成蔭，毗鄰泰晤士河
- 共8個單位，其中一個已經出售，現尚餘3個一房及4個兩房單位
- 估計年租金收入287,040英鎊，大廈毗鄰Sloane Square地鐵站

Long leasehold title with 119 years remaining
(possible to acquire the freehold)
Total saleable area is 4,477 s.f., Estimate Gross Yield 3.1%
Circa £9.3M - £10.2M
9051 3096 Edward Chiang 姜先生



Prime Central London retail investment

Victoria SW1

- Long leasehold retail investment in the heart of Westminster
- Internal accommodation arranged over G/F and LG/F with highly visible street frontage
- Single-let to a reputable café operator at a passing rent of £120,000 p.a. with 5 yearly rent reviews
- 100 metres from St James's Park Tube station
- 位處Westminster市中心的長租約零售商舖
- 室內設首層及地下一層，設當眼樓面
- 現由著名咖啡廳營運商獨立承租，年租金收入120,000英鎊，租金每5年可向上調整
- 距離St James's Park地鐵站僅100米

Long Leasehold (119 years remaining);
Gross Yield 5.0%
Total Internal Area 2,743 s.f.
Circa £2.375M - £2.61M
9051 3096 Edward Chiang 姜先生



Prime multi tenanted apartment block in posh area

Kensington W8

- Subject property is located in the affluent district of Kensington behind period façade and have lift access to all floors
- Comprising 7 self contained 2 bedroom residential units. Some flats have access to a large south facing private garden
- Currently fully let at £298,385 p.a.
- Gloucester Road and High Street Kensington tube stations are equal distance from subject property
- 物業坐落於Kensington富裕地段，設升降機穿梭各層
- 共7個兩房住宅單位，部分單位設面向南方的私家花園
- 單位現已全數承租，年租金收入298,385英鎊
- 物業鄰近Gloucester Road及High Street Kensington地鐵站

Gross internal area of 6,625 s.f.
Saleable area of 5,542 s.f.
Gross yield is 3.14%
Circa £9.5M - £10M
9051 3096 Edward Chiang 姜先生



Prime Newcastle office and retail investment

Newcastle-upon-Tyne NE1

- Multi-let office and retail building occupying a key city centre location
- Property contains 3 retail units and modern office accommodation arranged over 5 floors
- Tenants all have strong profiles with a total passing rent of £592,019 p.a.
- 3 minute walk to Newcastle Central Station
- 位處市中心的辦公室及零售大廈
- 物業設3個零售單位，另設5層時尚辦公室
- 租戶信譽良好，年租金總收入592,019英鎊
- 3分鐘路程可抵達Newcastle中央車站

Freehold; Gross Yield 9.25%
Net Internal Area 39,945 s.f.
Circa £6.4M - £7.1M
9729 6970 Chris Purdon 施先生



En-bloc residential building in attractive Tokyo area

Toshima-ku, Tokyo 東京 豐島區

- Residential investment comprising a 3-storey light steel building completed in February 2014
- Fully-tenanted on individual leases with a total passing rent of JPY 8,016,000 p.a.
- 4 minute walk to Waseda Station of the Toei Arakawa line
- 建於2014年，樓高三層的鋼鐵住宅建築
- 現已由獨立租戶承租，年租金收入8,016,000日元
- 距離都電荒川線的早稻田站僅4分鐘步程



Freehold; Gross Yield 5.04%
Total Internal Area 181.35 sq.m.
JPY 158,800,000
(approx. HKD \$10.59M)

En-bloc residential building with good yield

Toshima-ku, Tokyo 東京 豐島區

- Reinforced concrete structure comprising a 4-storey residential building completed in March 1986
- Fully-let to individual tenants producing a total passing rent of JPY 16,344,000 p.a.
- 9 minute walk to Shiinamachi Station Seibu Ikebukuro and Toshima lines
- 建於1986年3月，樓高四層的鋼筋混凝土住宅大廈
- 現已由獨立租戶承租，年租金收入16,344,000日元
- 距離西武池袋線及西武豐島線的椎名町站僅9分鐘步程



Freehold; Gross Yield 5.81%
Total Internal Area 380.56 sq.m.
JPY 281,000,000
(approx. HKD \$18.73M)

En-bloc mixed-use retail and office building

Nakano-ku, Tokyo 東京 中野區

- 7-storey steel reinforced concrete & steel structure mixed-use building completed in December 1990 comprising 7 office units and 1 retail unit
- Fully-let to individual tenants producing a passing rent of JPY 20,297,952 p.a.
- 5 minute walk to Nakano Station of the Chuhon and Sobu lines
- 建於1990年12月，樓高七層的鋼筋混凝土混合大廈，共七個辦公室單位及一個地舖
- 現已由獨立租戶承租，年租金收入20,297,952日元
- 距離中央本線及總武緩行線的中野站僅5分鐘步程



Freehold; Gross Yield 5.51%
Total Internal Area 669.37 sq.m.
JPY 368,000,000
(approx. HKD \$24.53M)

Prime Tokyo retail investment opportunity

Shibuya-ku, Tokyo 東京 涉谷區

- 3-storey commercial building completed in July 2008 which is currently configured as a single unit
- Single-let to a respectable tenant at a passing rent of JPY 4,536,000 p.a.
- 8 minute walk to Shibuya Station of the Yamanote line
- 建於2008年7月，樓高三層的商業大廈，現改建成獨立單位
- 現由信譽良好租戶獨立承租，年租金收入4,536,000日元
- 距離山手線的涉谷站僅8分鐘步程



Freehold; Gross Yield 5.10%
Total Internal Area 42.91 sq.m.
JPY 88,800,000
(approx. HKD \$5.92M)

**IDEO
INNOVATION**
SUKHUMVIT 66

**ANANDA
DEVELOPMENT**
泰國上市發展商

Thai 曼谷

全新住宅項目
由港幣**1,120,000**起²



BTS
UDOMSUK 站

50米距離¹



1 鄰近全亞洲
最大購物中心
Bangkok Mall 及 Bitec II 會議中心

2 兩大發展商
聯手打造 信心之選

展銷會優惠
高達 **300,000 泰銖³**

豪華
會所設施

全景健身室

天際泳池

空中花園



LANDSCOPE

領域國際地產有限公司
www.landscape-international.com

歡迎查詢

+852 9010 7621 | projects@landscape.com

在此廣告的所有資料包括文字、相片、影像、圖則、圖表、意見及一切敘述只供參考及私人使用。領域國際地產有限公司、領域佳士得國際地產、領域房地產顧問有限公司及領域測量師行有限公司(以下統稱領域)及物業發展商並不擔保及負責資料之準確性、正確性及完整性。本廣告所提供之物業叫價以最後合約為準，並不排除有任何更改、遺漏、期限前預售和預租、價格或租務條款之改變又或取消放盤等等。上述情況一概恕不提前通知。所有資料只供參考，並不構成亦不能被視為任何合約的全部或部份。我們的海外銷售人員代理香港以外之海外物業，故不受香港物業之「地產代理條例」規管。¹距離為 BTS Udomsuk 站 2 號出口至項目最近範圍。²折扣後實際價錢，參考匯率為港幣 1 元對泰銖 4.59。所有單位價格以泰銖作準。³1-Bed 折扣為泰銖 100,000，1-Bed Plus 折扣為泰銖 200,000，2-Bed 折扣為泰銖 300,000。



Intrusion Detection Security

The world's most reliable D-Fence Intrusion Detection system has been widely deployed by private villas and houses, buildings and banks, airports and prisons and more, protecting people, assets, and properties with:

- Close to zero false alarm
- Blend into any design and environment
- An Israel security technology



Authorized Distributor



Authorized Security Consultant



UCS Hong Kong Limited

T: +852 3586 3166 F: +852 3586 3920

E: support@ucshongkong.com www.ucshongkong.com