

Vol. 211

The Key 大宅

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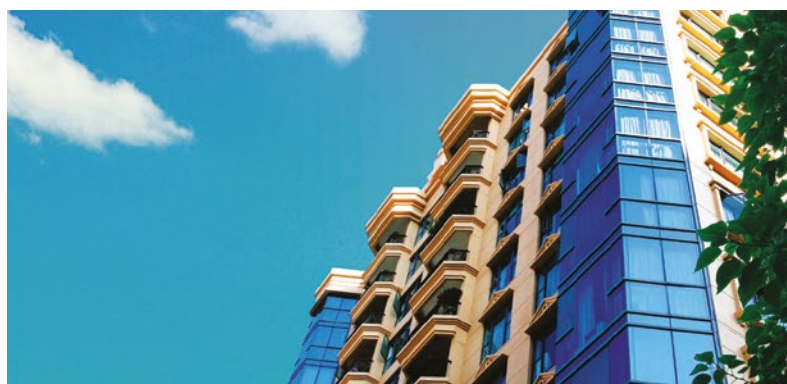
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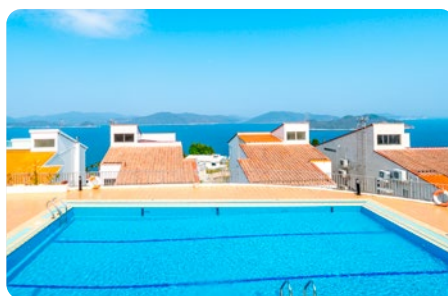
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Tranquil Luxury 寧靜奢華

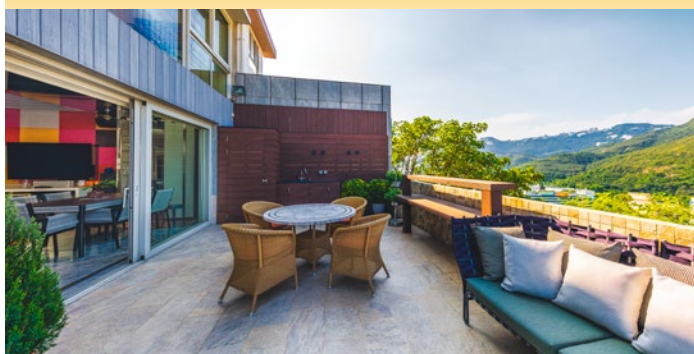
Shouson Hill located in the southern side of Hong Kong Island, neighboring Deep Water Bay and Stanley, is renowned for its beautiful natural environment and expansive mountain views. Situated on a ridge, far from the hustle and bustle of the city, it has gained fame for its tranquility. This meticulously and uniquely decorated western-style villa is located in the most peaceful corner of Shouson Hill.

With a total 2,528 s.f. saleable area, it features four bedrooms, four bathrooms, and two parking spaces. The greatest feature is the spaciousness, particularly the alfresco space that offer a luxurious space rarely found in the market.

These areas are perfect for gathering and hosting dinner events. As wander through the villa, natural light continuously filters in through the floor-to-ceiling glass windows, allowing you to intimately experience the natural beauty of Shouson Hill. From morning to night, as the scenery changes, it will provide you with unforgettable experiences.



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



香港島南區的壽臣山，以深水灣及赤柱為鄰，由於坐落於山脊上，遠離都市的繁囂，因此素來以優美的自然環境和遼闊的翠綠山景而聞名亞洲。

這是間經過精心獨特裝飾的洋房別墅，位於壽臣山上最為寧靜的一隅，實用面積2,528平方呎，擁有四間睡房、四個浴室，以及兩個車位；最大特色是地方寬闊，尤其是充滿空間感的露天位置，是市場上難有的空間奢華，可以用來招朋喚友，舉行具一定規模的聚餐盛事。

在洋房內遊走，自然光線不斷從落地玻璃窗折射進來，貼身感受壽臣山上的自然氣色，從早至晚，物換星移，都一一為你帶來最難忘的體驗。

One of a kind townhouse in Shouson Hill
壽臣山特色洋房

4 bed, 4 bath, 1,050s.f. garden, 2 car parks

Saleable 實用 2,528 s.f.

Sale 售 \$149,000,000 (Negotiable 可議)

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 36465





Urban Oasis

都市綠洲

Art and life blends together. The pursuit of aesthetics and details are all showcased in this distinctive simplex located on MacDonald Road.

With a total 1,848 s.f. saleable area, it features three bedrooms (two of which are en-suite), two bathrooms and a covered parking space. The bathroom design is luxurious, mixing fashion with elegance, presenting a Balinese charm and boasting a higher efficiency ratio. MacDonald Road is close to the city center, adjacent to Garden Road in Central and Conduit Road in Western District.

It only takes a 10 to 15-minute journey to Central and Admiralty,

Can be sold via company shares transfer
可以公司轉讓股份形式買賣



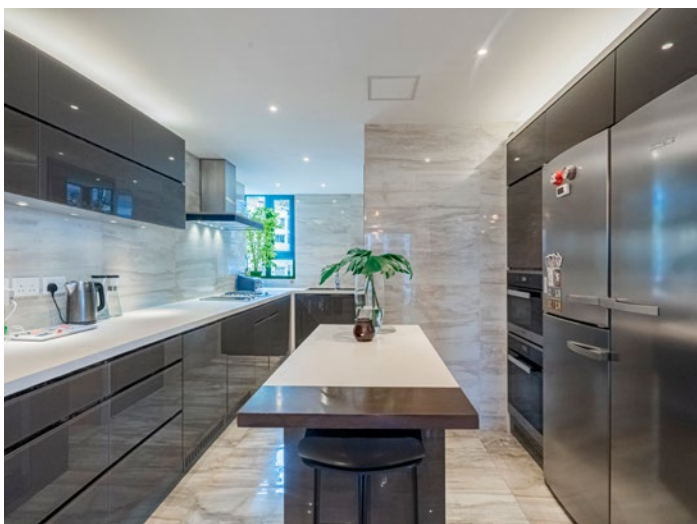


even placing in a bustling corner of the city but still enjoying exclusive tranquility. The distinctive simplex, with its ingenious interior design, seamlessly integrates with the surrounding environment and community, creating favorable conditions for an ideal home.

The simplex impresses us with its rich artistic ambiance. Various stylish decorations, artistic pieces, and exquisite lighting equipment are artfully arranged in different corners, creating a graceful space. Coupled with large floor-to-ceiling windows, ample sunlight pours in, illuminating the rooms with vibrant natural colors. The rectangular-shaped balcony is adorned with plants, harmonizing with the indoor greenery and creating a good greening effect.

Sitting on the lounge chair and enjoying the refreshing breeze, one can overlook the diverse cityscape from near to far, bringing a sense of tranquility. The kitchen is reasonably fitted and equipped with modern design and well-equipped, it also features a kitchen island and enough storage spaces, making cooking a delightful experience.





藝術，融入生活中。對藝術的品味、美學細節的追求，都一一展示於這個位處中半山傳統高尚住宅區麥當勞道的特式戶中。

單位面積為1,848平方呎，擁有三間睡房（其中兩間是套房）、兩個浴室及一個有蓋車位，當中浴室設計豪華，時尚中見優雅，呈現峇里風情；實用比率比大多單位為高。麥當勞道臨近市區，西連中區花園道，東接西區堅尼地道，距離中環及金鐘只是10至15分鐘的路程，置身於繁華鬧市一隅，但仍享有專屬的寧靜，而該特式戶更藉著室內設計中的各種巧思妙想，與周遭環境及社區融合在一起，為美好家園締造有利條件。

豐富的藝術感，是這個單位給人帶來的第一印象，各種大大小小的時尚裝飾品、風格化的藝術品及精緻的燈飾，錯落有致地分布於室內多個角落，營造出充滿品味的空間，再配合大型的落地窗，陽光穿過寬闊的陽台照射進來，採光度足，滿室都是盈彩。陽台是長方形設計，單位以四周的植物作點綴，與室內的其他植物一脈相傳，帶來理想的綠化效果。

安坐在度假椅上，居高臨下，清風除來，由近至遠，俯瞰城市的多元景觀，令人心曠神怡。特別一提屋中的廚房，設計裝潢現代化，烹調設備完善，更備有一個廚房中島及充足的儲存空間，要享受入廚之樂，就在舉手之間。

Stylishly decorated designer apartment in Midlevels Central
中半山時尚裝修設計師住宅

3 bed, 2 bath, 1 car park

Saleable 實用 1,848 s.f.

Sale 售 \$57,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 176651





Lovely low-rise apartment in Stanley

赤柱別緻低密度單位

3 bed, 2 bath, 1 car park

Well-kept low-rise apartment with a practical layout close to Stanley Beach

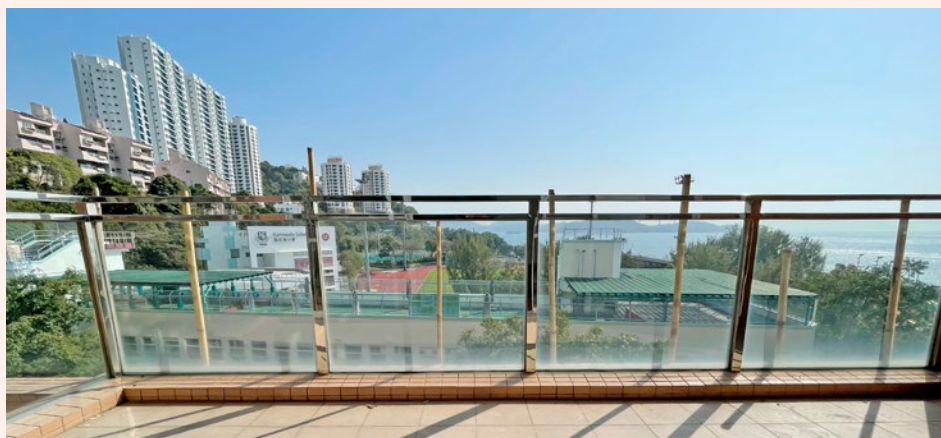
保養簇新低密度單位，間隔實用，毗鄰赤柱泳灘

Saleable 實用 1,590 s.f.

Lease 租 \$75,000 incl.

Inquiries 查詢 ☎ 6590 2686 Akina Yeung 楊小姐

Property Search No. 物業搜尋編號 42056



Large and spacious apartment in Pokfulam

薄扶林諾大寬敞住宅

4 bed, 3 bath, 1 car park

Bright and airy 4-bedroom apartment with a spacious layout enjoys a peaceful sea view

明亮通風四房住宅，間隔寬敞，享怡人海景

Saleable 實用 2,311 s.f.

Lease 租 \$73,500 excl.

Inquiries 查詢 ☎ 6590 2686 Akina Yeung 楊小姐

Property Search No. 物業搜尋編號 14231





Spacious apartment in Midlevels Central
中半山寬敞單位

3 bed, 3 bath, 1 car park

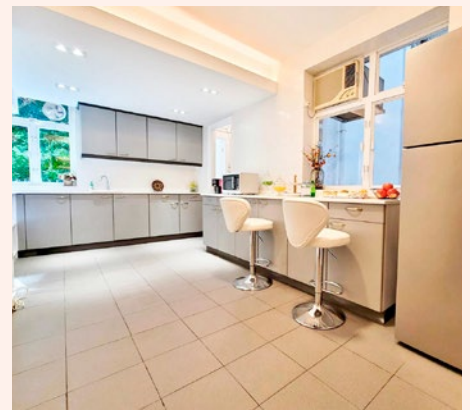
Colonial style 3-bedroom apartment with a roomy balcony in a prime location
位於優越地段，英式風格三房單位，連寬敞露台

Saleable 實用 2,350 s.f.

Lease 租 \$95,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 15274



Cozy apartment in Repulse Bay
淺水灣舒適單位

3 bed, 1 study, 2 bath, 2 car parks

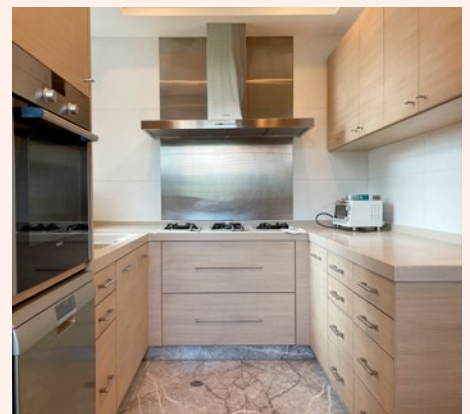
Bright and airy apartment with nice decorations overlooks a stunning Victoria harbour view
明亮通風住宅，享雅致裝修，俯瞰壯麗維港景

Saleable 實用 1,741 s.f.

Lease 租 \$110,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 37819





Massive house at The Peak

山頂偌大洋房

4 bed, 3.5 bath, 1,701 s.f. garden, 1 garage

Sumptuous 4-bedroom house with ample outdoor space and resort-style bathroom enjoys an expansive Southside sea view

豪華四房洋房，享充足戶外空間及華麗度假風浴室，飽覽廣闊南區海景

Saleable 實用 2,545 s.f.

Lease 租 \$180,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 6461



Unique garden low-rise in Repulse Bay

淺水灣獨特花園低密度住宅

3 bed, 3 bath, 700 s.f. garden, 1 car park

Boutique low-rise with a private garden and swimming pool facilities in a quiet location

精品低密度單位，連私家花園及游泳池設施，地段怡人寧靜

Saleable 實用 2,767 s.f.

Lease 租 \$128,000 incl.

Inquiries 查詢 ☎ 6590 2686 Akina Yeung 楊小姐

Property Search No. 物業搜尋編號 7093





Garden single house in Repulse Bay

淺水灣花園獨立屋

4 bed, 3 bath, 550 s.f. terrace, 1 car park

Deluxe 4-bedroom garden single house with ample alfresco space close to Repulse Bay Beach

豪華四房花園獨立屋，享充足戶外空間，鄰近淺水灣海灘

Saleable 實用 3,247 s.f.

Lease 租 \$130,000 incl.

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 167307



Modern duplex unit in Midlevels Central

中半山時尚複式單位

4 bed, 3 bath, 357 s.f. terrace, 1 car park

4-bedroom duplex apartment with a spacious layout enjoys lush green views

四房複式住宅，間隔寬敞，眺望翠綠景色

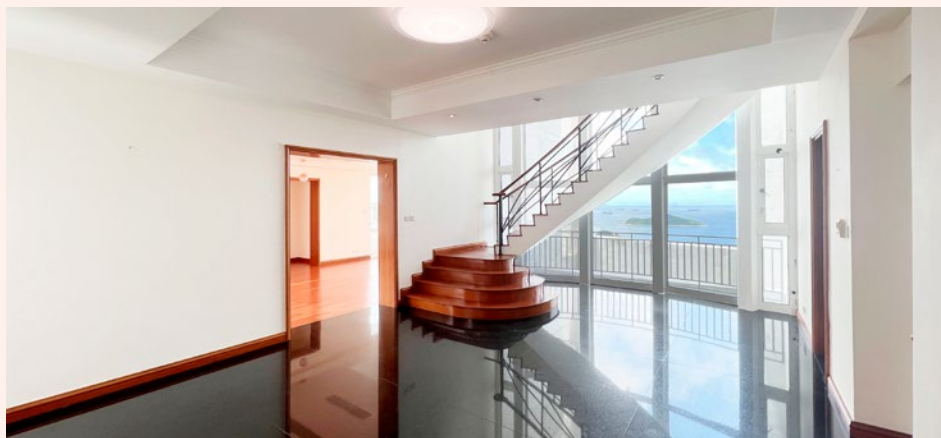
Saleable 實用 2,626 s.f.

Lease 租 \$110,000 excl.

Inquiries 查詢 ☎ 6590 2686 Akina Yeung 楊小姐

Property Search No. 物業搜尋編號 10317





Rare duplex unit in Repulse Bay

淺水灣罕複式單位

4 bed, 1 study, 4 bath, 2 car parks

Family 4-bedroom duplex unit with full clubhouse facilities overlooks a fantastic sea view

家庭式四房複式單位，享完善會所設施，俯瞰迷人海景

Saleable 實用 3,200 s.f.

Lease 租 \$168,000 excl.

Inquiries 查詢 ☎ 6590 2686 Akina Yeung 楊小姐

Property Search No. 物業搜尋編號 134726



Sea view duplex in Repulse Bay

淺水灣海景複式

3 bed, 1 study, 2.5 bath, 1 car park

3-bedroom sea view duplex overlooks a fantastic view of Repulse Bay Beach

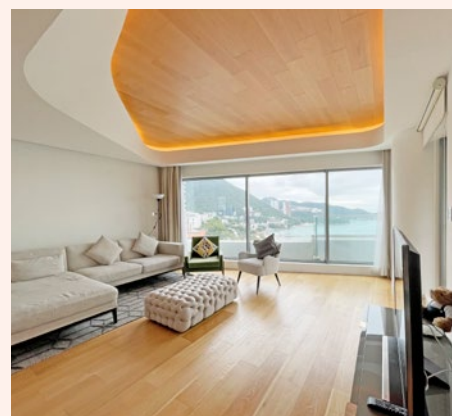
三房海景複式單位，俯瞰淺水灣泳灘迷人景色

Saleable 實用 2,518 s.f.

Lease 租 \$132,000 excl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 26616





Brand new apartment in Midlevels West

西半山全新住宅

4 bed, 3 bath, 1 car park

Modern 4-bedroom apartment in a convenient location

時尚四房單位，交通便利

Saleable 實用 2,303 s.f.

Lease 租 \$138,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 181879



Brand new luxurious modern houses on The Peak

山頂全新時尚洋房

4 bed, 1 study, 4.5 bath, 1 garage

Exceptional brand new houses with ample alfresco space overlooks spectacular mountain and sea views

恢宏大度全新洋房，享寬敞戶外空間，俯瞰遼闊深邃山景及海景

Saleable 實用 4,897 s.f. to 5,149 s.f.

Lease 租 starting from \$688,000 incl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 212534





Family 4-ensuite apartment in Midlevels East

東半山家庭式四套房住宅

4 bed, 4.5 bath, 1 car park

Commodious 4-ensuite apartment with splendid metropolitan and greenery views

舒適四套房住宅，坐擁壯麗城市景及翠綠景觀

Saleable 實用 2,264 s.f.

Lease 租 \$228,000 incl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 182007



Rare high-floor zone apartment in Midlevels Central

中半山矜罕高層住宅

3 bed, 2.5 bath, 1 car park

High-floor zone 3-bedroom harbour view apartment with excellent clubhouse facilities

高層三房海景住宅，享頂級會所設施

Saleable 實用 2,184 s.f.

Lease 租 \$149,000 excl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 31505





特委代理
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APPOINTED AGENT

Rare designer townhouse in Southside

南區罕有設計師洋房

4 bed, 4.5 bath, 1,400 s.f. garden, 2 car parks

Prestigious 4-bedroom house with a wraparound garden with private garage enjoys breath-taking views of Tai Tam Bay and lush greenery

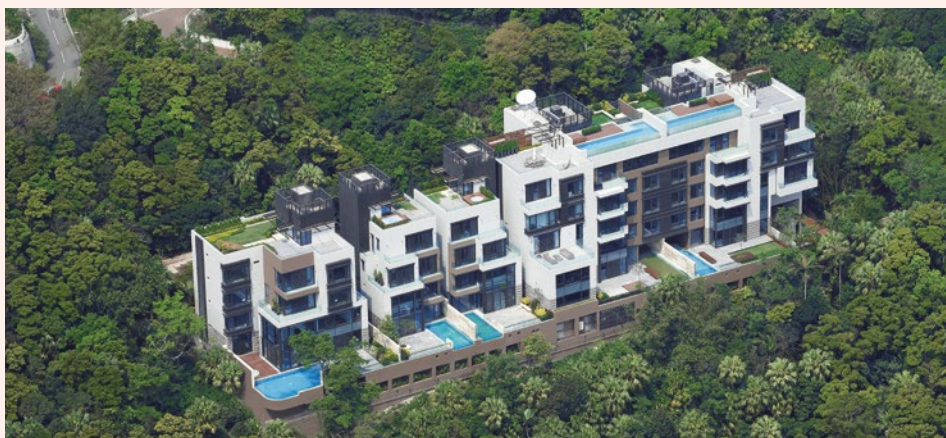
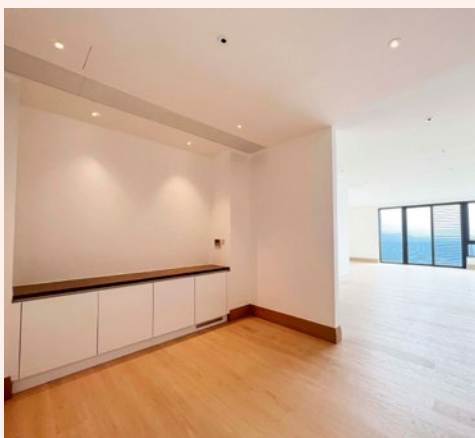
華貴四房洋房，連環繞式私家花園及車庫，坐享優美大潭灣及翠綠景色

Saleable 實用 2,546 s.f.

Lease 租 \$150,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 159284



Family 4-ensuite apartment at The Peak

山頂家庭式四套房住宅

4 bed, 4 bath, 1 car park

Highly sought after 4-ensuite apartment with fantastic views of Southside sea and lush greenery

受歡迎四套房住宅，坐擁南區優美海景和翠綠景色

Saleable 實用 2,299 s.f.

Lease 租 \$160,000 incl.

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 160084





Harbour view penthouse in Midlevels East

東半山維港景頂層單位

4 bed, 1 study, 3.5 bath, 3 car parks

Well decorated 4-bedroom penthouse with a private roof terrace and swimming pool enjoys a sublime view of Victoria Harbour

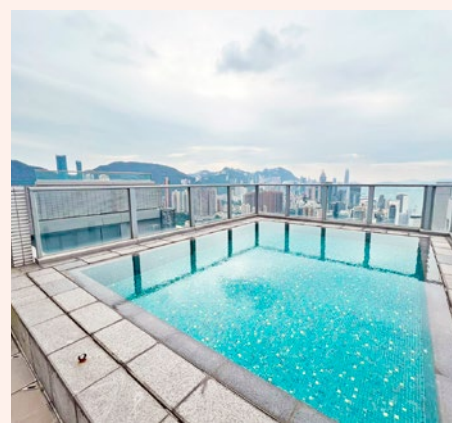
優質裝修四房頂層單位，連私家天台平台及私家游泳池，眺望絕色維港景

Saleable 實用 2,746 s.f.

Lease 租 \$175,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 165346



Stylish and huge combined unit in Pokfulam

薄扶林時尚相連巨宅

6 bed, 4 bath, 2 car parks

Well decorated 6-bedroom combined residence overlooks a peaceful sea view ideal for a large family

優質裝修六房相連住宅，俯瞰怡人海景，大家庭首選

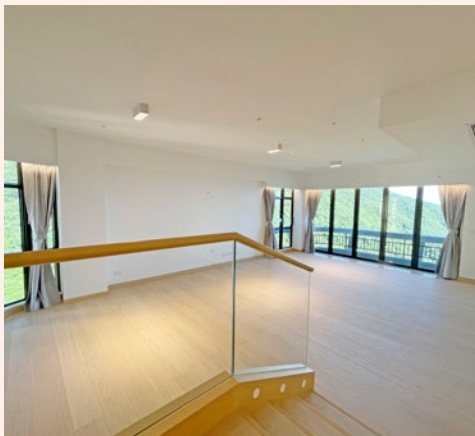
Saleable 實用 4,622 s.f.

Lease 租 \$180,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 84845





Newly decorated apartment in Repulse Bay

淺水灣簇新裝修單位

4 bed, 3 bath, 1 car park

Bright and airy 4-bedroom apartment with a spacious layout enjoys marvellous views of Deep Water Bay & the golf course

明亮通風四房住宅，間隔寬敞，遠眺深水灣及高爾夫球場壯麗景色

Saleable 實用 2,499 s.f.

Lease 租 \$188,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 175



Exceptional garden townhouse in Repulse Bay

淺水灣非凡花園洋房

4 bed, 4 bath, 1,486 s.f. garden, 556 s.f. roof, 3 car parks

Grand 4-bedroom garden townhouse with sufficient outdoor space enjoys a breath-taking sea view

瑰麗四房花園洋房，享充足戶外空間，飽覽優美海景

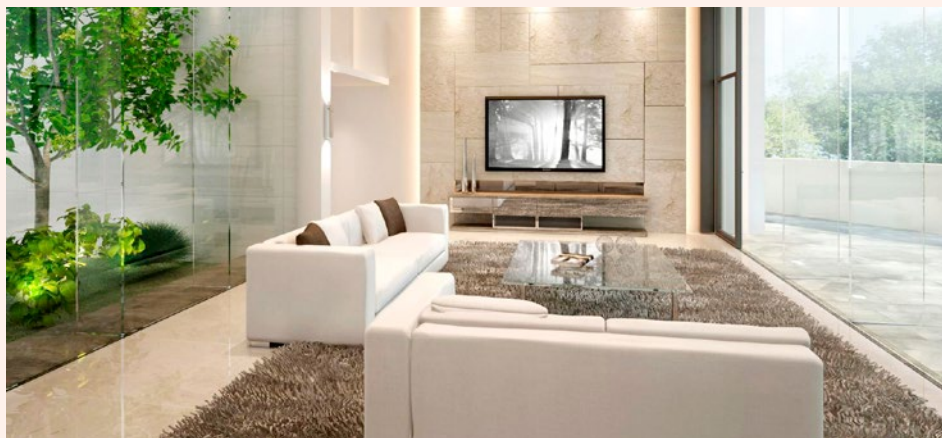
Saleable 實用 2,490 s.f.

Lease 租 \$220,000 incl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property No. 物業編號 6318





Designer house on The Peak

山頂設計師裝修洋房

4 bed, 5 bath, 3,867 s.f. garden, 1,091 s.f. roof, 1 garage

Generous 5-bedroom house with ample alfresco space in a prestigious location

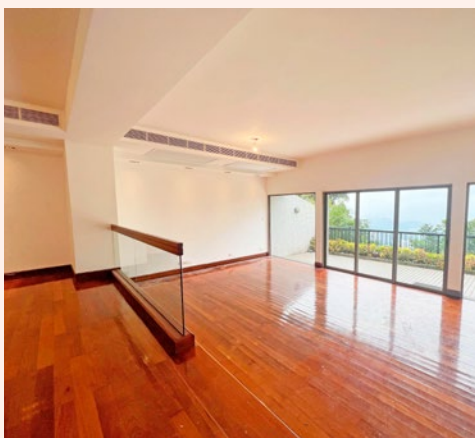
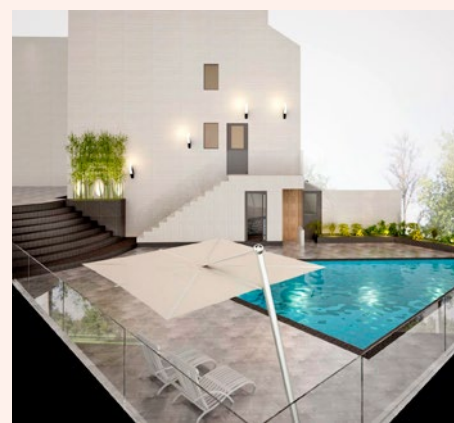
位處尊貴顯赫地段，偌大五房洋房，享充足戶外空間

Saleable 實用 3,425 s.f.

Lease 租 \$250,000 excl.

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 5623



Massive house at The Peak

山頂偌大洋房

4 bed, 4 bath, 2 car parks

Luxurious 4-bedroom house with ample alfresco space and lofty ceilings

in a tranquil location

位處清幽怡人地段，奢華四房洋房，享充足戶外空間，樓底高

Saleable 實用 2,726 s.f.

Lease 租 \$270,000 incl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 17909





Rare penthouse in Midlevels Central

中半山罕有頂層單位

4 bed, 4.5 bath, 792 s.f. terrace, 129 s.f. roof, 2 car parks

Unique and precious 4-ensuite penthouse with walk-out terrace and roof top boasts a stunning view of Victoria Harbour

矜罕珍貴四套房頂層單位，連平台及天台，飽覽壯麗維港景

Saleable 實用 3,708 s.f.

Lease 租 \$512,000 excl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 33860



Rare single house at The Peak

山頂罕有獨立屋

4 bed, 4.5 bath

Exceptional single house overlooks a fantastic view of Victoria Harbour

別具一格獨立屋，俯瞰維多利亞港醉人景色

Saleable 實用 3,937 s.f.

Lease 租 \$600,000 excl.

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property No. 物業編號 82564





Private pool house under the fog line at The Peak

霧線以下山頂私泳獨立屋

4 bed, 1 study, 4.5 bath, 272 s.f. terrace, 2,138 s.f. garden & 1,577 s.f. roof, 2 car parks

Prestigious 2-storey house with 4 bedrooms featuring brand new designer's décor, private pool, garden and terrace (including all furnitures)

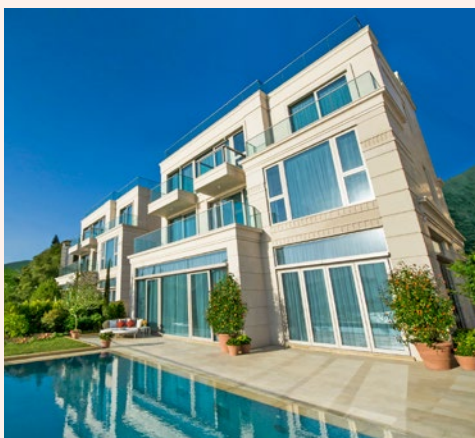
尊貴兩層高設計四房洋房，搭配全新設計師名貴裝修，連私家游泳池、花園及平台，包全屋家具，可遇難求

Saleable 實用 4,752 s.f.

Lease 租 \$650,000 incl.

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 13421



Water front house in Repulse Bay

淺水灣臨海頭段洋房

5 bed, 6 bath, 242 s.f. terrace, 1,864 s.f. garden, 907 s.f. roof, 2 car parks

Enormous 5-ensuite house with ample outdoor space and a private swimming pool overlooks a marvelous sea view

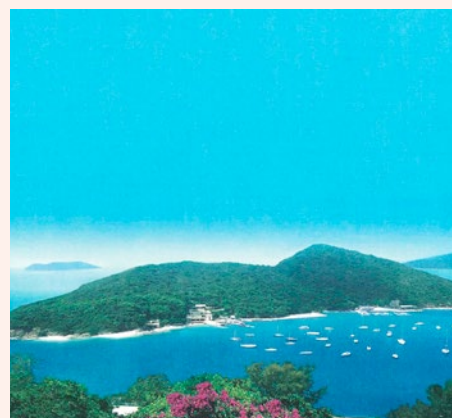
偌大寬敞五套房洋房，享充足戶外空間及私家游泳池，俯瞰醉人海景

Saleable 實用 4,572 s.f.

Lease 租 \$700,000 incl.

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 165352





Art Residence Pavilion 走進藝術居亭

Shouson Hill, a traditional luxury residential area, is nestled between Wong Chuk Hang and Deep Water Bay. It occupies a distinct geographical position, yet within close proximity to the bustling city center.

Ansaldo in Shouson Hill consists of three exquisite individual houses that offer a range of flexible ownership options. Among them, House no. 2 is an extraordinary property with 4,004 s.f. saleable area, it features four en-suite bedrooms, a 1,795 s.f. private garden with swimming pool, rooftop terrace and a garage.

With the collaboration of designers from Colorliving and Limbonsai Lifestyle, the entire space has been meticulously crafted over a year, aiming to create a tranquil and comfortable living environment within a minimalist design style.



Index 備註 [1]



Index 備註 [1]

港島南區的壽臣山，是傳統豪宅區，位於黃竹坑及深水灣之間，在地理位置上自成一角，卻又與市區只是咫尺距離。

壽臣山的超級洋房南天第由三間獨立屋組成，除可獨立購買，亦可一併購買、或以公司轉讓形式購買。而這間品味非凡的2號獨立屋，實用面積為4,004平方呎，擁有四間套房、1,795平方呎私人花園連游泳池、天台及一個車庫，配合設計師的各種心思意念，令整個空間在簡約時尚的基調中，從每項細節中展示豐厚的藝術涵養。

整間獨立屋由Colourliving及Limbonsai Lifestyle設計師花了逾一年的時間聯合打造，期望從簡約設計風格中，創造靜謐舒適的居住環境。只要在屋內逛一圈，便會發現設計師的努力沒有白費，以各種取材自大自然的裝飾元素及獨特材質的運用，為空間創造更多可能性，並提升整體的藝術品味，如主人房的森林秘境圖案掛畫，令人一見難忘；浴室防水牆紙更用了大型植物圖案，地板以大理石打造，猶如置身西方藝術殿堂；客飯廳的一幅巨型微水泥牆身，充滿了質感，粗獷自然，展示了設計師的功力。



Index 備註 [1]



Index 備註 [1]



Upon exploring the house, one can witness the designers' efforts materialize, as they seamlessly integrate various elements inspired by nature and unique materials to enhance the overall artistic atmosphere. For instance, the captivating forest-themed artwork in the master bedroom leaves a lasting impression, while the bathroom waterproof wallpaper features a largescale botanical patterns and the flooring is adorned with marble, reminiscent of a western art museum. The imposing textured micro-cement wall in the dining area even showcases the designer's prowess. The enchanting melodies of this residence can only be appreciated by the homeowner, as it is truly one-of-a-kind, creating an unparalleled living experience.

美妙的歌聲妙韻，往往只應天上有，這個2號獨立屋就是如此獨一無二，並只有屋主才能感受到。



Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生
6535 9918 Josephine Yuen 阮小姐
6538 6922 Teresa Fung 馮小姐

Name of the Development: ANSALDO | District: Shouson Hill & Repulse Bay | Name of the street and street number of the Development: 11A Shouson Hill Road West | The website address designated by the Vendor for the Development: www.ansaldo.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.

發展項目名稱：南天第 | 區域：壽臣山及淺水灣 | 發展項目的街道名稱及門牌號數：壽臣山道西11A 號 | 賣方就發展項目指定的互聯網網站的網址：www.ansaldo.com.hk | 本廣告/ 宣傳資料內載列的相片、圖像、繪圖或素描顯示純屬畫家對有關發展項目之想像。有關相片、圖像、繪圖或素描並非按照比例繪畫及/ 或可能經過電腦修飾處理。準買家如欲了解發展項目的詳情，請參閱售樓說明書。賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。

[1] The photograph(s) was/were taken at House 2 of ANSALDO on 9 November, 2023*.

* Had been edited and processed with computerized imaging techniques, and is for reference only. The fittings, finishes, appliances, decorations, furniture, lighting and other objects therein may not appear in the actual final as-built houses or their vicinity and are for reference only, and are subject to the provisions of the agreement for sale and purchase and transaction documents. The view and the description shown in the photograph(s) may not be applicable to all houses in the Development. The view enjoyed by any house is affected by the orientation, floor level and surrounding buildings. The Vendor reserves the right to make alteration to building plans of the Development. The photograph(s) and all the contents shall not constitute or be construed as any contractual term, offer, undertaking, representation or warranty, whether expressed or implied, on the part of the Vendor (whether related to the view or not).

[1] 本相片於2023年11月9日發展項目2號洋房內拍攝*

* 相片經電腦修飾處理，僅供參考。相片內展示的裝置、裝修物料、設備、裝飾物、家具、燈飾及其他物件等不一定在實際落成的洋房內或其附近範圍出現，僅供參考，並以買賣合約或交易文件條款為準。相片及描述所顯示的景觀並不適用於所有發展項目的洋房。各洋房之景觀座向、樓層及周邊建築物所影響。賣方保留不時改動建築圖則的權利。本相片及其所有內容並不構成亦不得詮釋成賣方作出任何不論明示或隱含之合約條款、要約、承諾、陳述或保證（不論是否有關景觀）。

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Gaddi's • The Peninsula Hong Kong

香港半島酒店法式殿堂食府吉地士 飛越70年美好年華

享有「美食天堂」美譽的香港，向來不乏知名餐廳，但真正能屹立不倒超過半世紀，成就殿堂級食府的，又有幾多？2023年是對香港半島酒店重要的一年，酒店創立95周年，而旗下著名法國餐廳吉地士(Gaddi's)更慶祝開業70周年，並於去年12月下旬在餐廳內舉辦一場盛大晚宴，以作紀念。踏入2024，一年伊始，將會有更多的好事到來，而香港半島酒店及吉地士的傳奇故事，亦將一直編寫下去。

從彌敦道拐進香港半島酒店，穿過走廊，就會看到吉地士的獨立電梯。餐廳位於酒店一樓，室內裝潢華麗優雅，因此當電梯門一打開時，有種豁然開朗的感覺。吉地士是香港首間主理精緻法國菜的餐廳，多年來持續被譽為香港高級法國菜翹楚，餐廳布置在瑰麗堂皇之餘，卻不帶有半點俗氣，這裡儼如是法國的宮廷，極高樓底配上豪華水晶燈，更設有駐場樂隊，每晚為客人伴奏，在瞬息萬變的香港飲食業，依然是業界的「天花板」。吉地士由1953年開幕至今，已多次獲法國米芝蓮的星級榮譽，目前由副行政總廚郭毅彬(Albin Gobil)擔任餐廳主廚一職。





The Keymen於1960年代在吉地士擔任駐場樂隊



室內設計富麗堂皇的吉地士



副行政總廚郭毅彬 (Albin Gobil)



吉地士的餐飲服務團隊

走進法式典雅空間

做餐廳猶如經營一盤生意，需要天時地利及人和的配合。歲月更迭，吉地士曾經過兩次搬遷，現址前身是酒店宴會廳，但原來的典雅格調得到保留，配合法國宮廷式的室內設計，散發出氣勢磅礴的氛圍，更儼如走進了歌劇院。餐廳著重每個細節，如到今日仍沿用高貴的銀器餐具，以及從法國入口的兩盞古典奢華水晶吊燈，均從細節處展示了餐廳的地位。從1994年開始，餐廳的瓷器餐具由著名的法國高級瓷器品牌Bernardaud設計和以精湛工藝製造，為吉地士的餐桌添加優雅氣息，並提升了用餐體驗。另外，位於餐前區迎接客人的是一幅價值連城的克羅曼多屏風（Coromandel Screen），由Fong Long Kon於1690年繪製（屏風原為一對，另一則現擺設在紐約大都會藝術博物館）。

餐廳若沒有美食，如何能寫下超過半世紀的傳奇？吉地士的主廚採用歐洲及日本的優質食材，以現代法式手法演繹菜餚，當中如法國藍龍蝦伴番茄果仁醬便不能錯過。吉地士的菜單亦是其賣點之一，餐廳表示，獨特的原創菜單原由嘉道理家族第二代賀理士嘉道理爵士（Sir Horace Kadoorie）親手設計，以高級布料製成各種栩栩如生的中國人物作裝飾，極具珍藏價值。這位已故香港商界名人，亦即今日中電集團和香港上海大酒店的董事局主席、作為家族第三代傳人米高嘉道理之父親，可見這些菜單背後的「份量」。



由賀理士嘉道理爵士(Sir Horace Kadoorie)精心設計的獨特原創吉地士菜單



Rhug Estate Roe Deer Saddle,
Caramelised Shallots, Soufflé
Potatoes, Bordelaise Sauce



Kaviar Daurikus Caviar, Tsar Nikolai
Balik Salmon, Potato Blinis Q2



Bresse Chicken Parfait, White Piedmont
Truffle, Crayfish, Nantua Sauce 01



Dover Sole Filet à la Dieppoise,
Bouchot Mussels, Prawns, Celeriac



Vosne-
Romanée,
Domaine
Remoissenet
Père & Fils,
1953

以「吉地士」之名

對經營餐廳而言，風光可以一時，但如何將榮耀累積，並延續對美食標準的執著，一代傳一代，無負「吉地士」之名？歸根究底，還是要從人開始。人，乃為萬事萬物帶來長久成功的重要因素。吉地士以美食作招徠，其實更重要的，是其貼心，與及令人賓至如歸的員工服務態度。任餐廳裝潢如何美輪美奐，然而這些都是硬件，任何其他餐廳只要有錢，便可以複製到，因此真正令吉地士在業界脫穎而出的，卻是每位餐廳員工從心而發的服務態度。這可能與香港半島酒店母公司香港上海大酒店

自 1866 年創立以來一直持守的核心理念攸關，那說來很簡單，其實就是重視建立大家庭的價值觀，尤其是維繫員工關係。

吉地士之名，來自半世紀以前香港半島酒店的一名酒店總經理，名叫 Leo Gaddi。他於 1948 年加入香港半島酒店，並擔任總經理一職達 12 年之久，在半島酒店的發展史上佔有重要位置。Gaddi 在加入半島前曾當過廚師，在加入半島後便全程投入工作，在他的領導下，酒店革新了紀律，服務水平亦更臻完美，為酒店業開拓了歷史新篇章。為感激 Gaddi 的努力及付出，當時賀理士嘉道理爵士乃以「Gaddi」命名半島酒店的法式高級食府，由此為人一直傳頌。

下一個更美好十年

挾著香港半島酒店及吉地士的光環，更適逢酒店開業95周年，要為吉地士舉行開業70周年的盛大紀念宴會，自然是萬眾期待。該慶祝晚會於去年12月18日晚上在餐廳內舉行，每位賓客收費近一萬港元，並以精雕細琢的菜單、現場音樂和氛圍上向香港半島酒店和吉地士的共同歷史致敬。現場音樂和舞蹈向來是吉地士成立初期的主要特色和魅力。1964年，當時一支風靡一時的樂隊The Keymen便曾駐紮在吉地士，並於兩年後在餐廳內錄製了一張專輯《Live at Gaddi's》。為了向此輝煌時代致敬，酒店乃特地推出限量復刻紀念版的The Keymen 黑膠唱片。另外，為了與餐廳的美學傳統保持一致，當晚更邀請了著名鋼琴家余嘉露（Carol Yu）於現場表演，為賓客帶來醉人的音樂及難忘回憶。

在晚宴食物方面，由副行政總廚郭毅彬及其星級烹飪團隊通力合作，從檔案研究與現代技巧相結合，帶領客人細嚐令人驚嘆的七道菜菜單。晚宴菜餚包括法國Kaviari頂級魚子醬、Balik煙燻三文魚、黑松露、布雷斯雞配白松露、小龍蝦及小龍蝦海鮮汁、迪普瓦斯鰈魚配法國Bouchot青口、梳乎厘薯球及紅酒汁、柑橘凍雲吞配香檳泡沫及法式焦糖蘋果撻等。精緻佳餚亦要與最優質上乘的法國葡萄酒和香檳所搭配，當中包括Domaine Remoissenet Père & Fils Vosne-Romanée 1953，以紀念吉地士餐廳首次開業的一年。回憶總是美好，快樂的時光更總是過得特別快，很多賓客都盡興而歸，期待下一個更美好的十年。



周年慶典當晚由著名
Steinway鋼琴家余嘉
露（Carol Yu）進行
獨家現場音樂表演



限量復刻紀念版的The
Keymen 黑膠唱片

Apple Tarte Tatin, Avallen Calvados,
Tahitian Vanilla Crème Fraîche



SALE 出售

Southside & The Peak 南區及山頂

Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Highly sought after apartment in Repulse Bay

淺水灣受歡迎住宅

3 bed, 2.5 bath, 1 car park

Practical 3-bedroom apartment with clubhouse facilities in a peaceful neighbourhood of Repulse Bay

位處淺水灣寧靜地段，實用三房單位，連會所設施，可租可售

Saleable 實用 1,962 s.f.

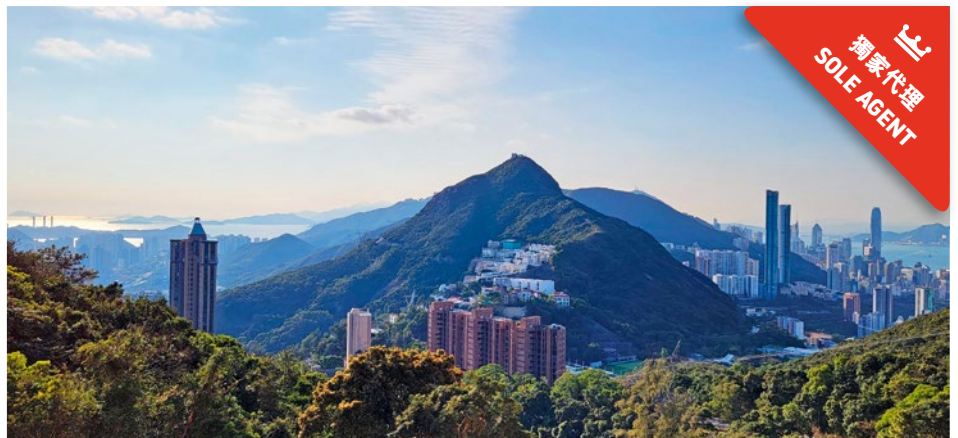
Sale 售 \$72,000,000 / **Lease** 租 \$90,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 186969



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Rare 3-ensuite apartment in Repulse Bay

淺水灣罕有三套房單位

3 ensuite, 3.5 bath, 1 car park

Generous 3-bedroom apartment with full clubhouse facilities in a serene location

淺水灣罕有寬敞三套房單位，連完善會所設施，地段寧靜

Saleable 實用 2,067 s.f.

Sale 售 ~~\$88,000,000~~ ~~\$80,000,000~~ \$72,800,000

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 84538





Cozy apartment in Repulse Bay

淺水灣舒適住宅

3 bed, 2 bath, 1 car park

Bright and airy 3-bedroom apartment with floor-to-ceiling windows and full clubhouse facilities enjoys magnificent city and harbour views

明亮通風三房單位，設落地玻璃窗，連完善會所設施，壯麗城市及維港景色盡收眼底，可租可售

Saleable 實用 1,671 s.f.

Sale 售 \$78,000,000 / **Lease** 租 \$100,000 incl.

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 161434



Unique garden triplex in Chung Hom Kok

春坎角別具一格花園三層複式

3 bed, 3 bath, 37 s.f. terrace, 451 s.f. garden, 2 car parks

Rare 3-bedroom garden triplex with ample alfresco space in a convenient yet tranquil location

矜罕的三房花園三層複式單位，享充足戶外空間，地段便利寧靜

Saleable 實用 1,860 s.f.

Sale 售 \$45,000,000 (Negotiable 可議)

Inquiries 查詢 ☎ 6590 2686 Akina Yeung 楊小姐

Property Search No. 物業搜尋編號 106564



SALE 出售

Southside & The Peak 南區及山頂



Unique sea view duplex in Repulse Bay

淺水灣獨特海景複式

4 bed, 3.5 bath, 2 car parks

Rare duplex unit with extensive glazing, light wood flooring and elegant architecture offering sweeping views of Repulse Bay beach

罕有複式豪宅，配以大量玻璃門窗、淺木地板以及優雅的建築空間，飽覽淺水灣沙灘無盡景觀，可租可售

Saleable 實用 2,893 s.f.

Sale 售 ~~\$118,000,000~~ \$109,000,000 / **Lease 租** \$143,000 incl.

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 4961



Nicely decorated sea view house in Tai Tam

大潭優雅裝修洋房

5 bed, 4.5 bath, 907 s.f. garden, 2 car parks

Classic 5-bedroom townhouse with a private garden overlooks breath-taking mountain and sea views

經典五房洋房，連私家花園，俯瞰一望無際的山景及海景，可租可售

Saleable 實用 3,314 s.f.

Sale 售 ~~\$148,000,000~~ \$118,000,000 / **Lease 租** \$200,000 incl.

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 21106



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Exceptional house in Stanley

赤柱奢華洋房

4 bed, 4.5 bath, 250 s.f. terrace, 753 s.f. garden, 2 car parks

Rare colonial 4-ensuite townhouse with ample outdoor space in a tranquil area

罕有複式豪宅，配以大量玻璃門窗、淺木地板以及優雅的建築空間，飽覽淺水灣沙灘無盡景觀，可租可售

Saleable 實用 3,618 s.f.

Sale 售 \$170,000,000

Inquiries 查詢 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 91172



Unique sea view apartment with bargain price in Tai Tam

大潭海景超筍價住宅

3 bed, 2 bath, 2 car parks

Waterfront 3-bedroom sea view apartment with full clubhouse facilities and in house restaurant in a prominent location

臨海三房住宅，眺望大潭灣優美海景，享一站式完善會所設施及餐廳，地段優越

Saleable 實用 1,534 s.f.

Sale 售 \$29,800,000

Inquiries 查詢 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 208313



SALE 出售

Southside & The Peak 南區及山頂



Nicely designed townhouse in Deep Water Bay

深水灣優雅裝修洋房

4 bed, 3.5 bath, private roof, 1 garage (for 3-4 cars)

Spacious 4-bedroom house with meticulous design and an unrivalled green view

深水灣寬敞四房大宅，享精美裝修及優美翠綠景色

Saleable 實用 3,200 s.f.

Sale 售 \$198,000,000

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 41879



Exceptional detached house in Shouson Hill

壽臣山恢宏洋房

Rare and unique detached house with a private garden in a serene location

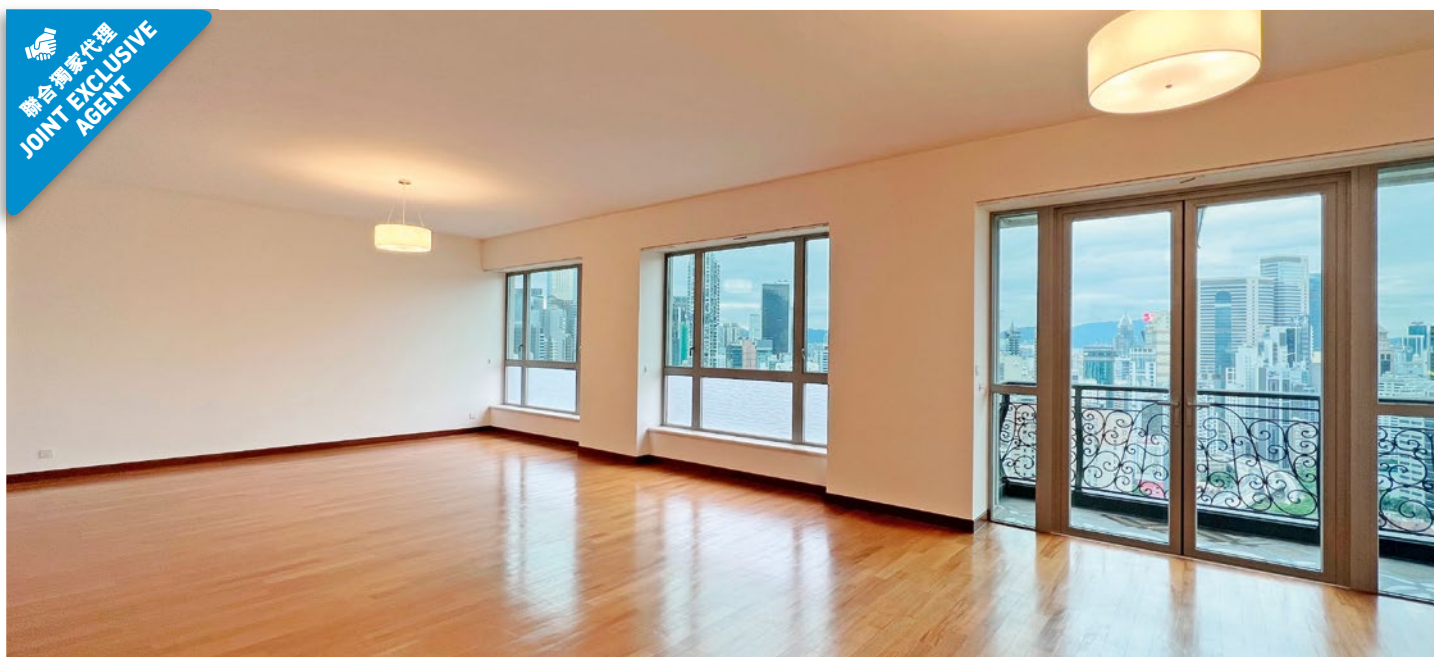
罕有獨特洋房，連私家花園，地段寧靜怡人

Saleable 實用 3,207 s.f.

Sale 售 \$250,000,000

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property No. 物業編號 8784



Chantilly, 6 Shiu Fai Terrace, Midlevels East

東半山 肇輝台6號

- ▶ 傳統豪宅區罕見寬闊大戶，3.4米特高樓底
- ▶ 莊園設計重演法式建築藝術
- ▶ 配置國際著名廚具潔具品牌，包括Sub-Zero雪櫃及Gaggenau廚具
- ▶ 酒店式玫瑰典雅大堂設計
- ▶ 專屬電梯直達私人電梯大堂
- ▶ 會所設有游泳池、健身室及宴會廳

尚餘兩個單位放租:

Unit 6A (5-bed)

Saleable 實用 2,816 s.f.

Lease 租 \$130,000 incl.

Unit 11B (4-bed)

Lease 租 ~~\$132,000~~ incl. (Leased)

Unit 12A (5-bed)

Saleable 實用 2,816 s.f.

Lease 租 \$135,000 incl.

Unit 15A (5-bed)

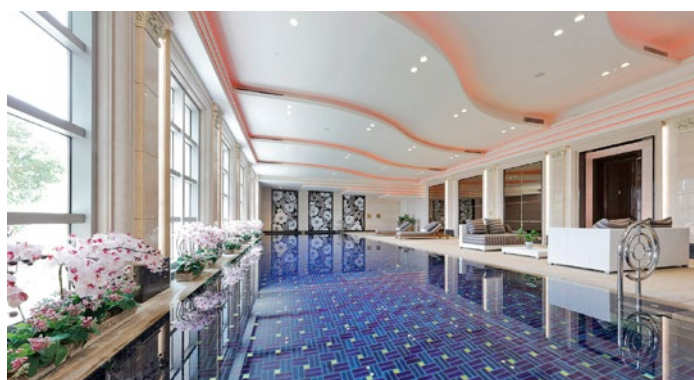
Lease 租 ~~\$140,000~~ incl. (Leased)

Unit 15B (4-bed)

Lease 租 ~~\$140,000~~ incl. (Leased)

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property No. 物業編號 136282, 136288



SALE 出售

Southside & The Peak 南區及山頂

Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Sumptuous house in Repulse Bay (Mortgagee Sale)

淺水灣奢華洋房 (銀主盤出售)

3 bed, 2.5 bath, 865 s.f. roof

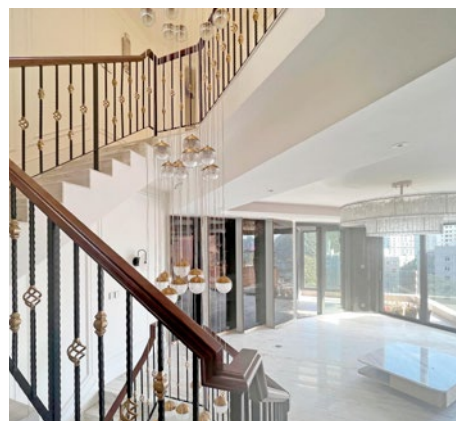
One of a kind 3-ensuite house with lofty ceilings in a quiet location
獨樹一幟三套房洋房，享高樓底，環境寧靜舒適

Saleable 實用 2,526 s.f.

Sale 售 \$130,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 41115



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Waterfront house in Stanley

赤柱臨海洋房

5 bed, 4.5 bath, 806 s.f. roof, 1 garage (2 cars)

Well decorated 5-bedroom townhouse enjoys a fantastic sea view
優質裝修五房洋房，遼闊迷人海景一覽無遺

Saleable 實用 2,767 s.f.

Sale 售 \$108,000,000 / Lease 租 \$180,000 incl.

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property No. 物業編號 104348





Generous single house in Repulse Bay

淺水灣巨型獨立屋

9 bed, 9.5 bath, 2,621 s.f. terrace, 4,265 s.f. garden, 1,141 s.f. roof & 1,108 s.f. yard, 1 garage

Enormous single house with an outstanding interior design and lofty ceilings overlooks magnificent views of Repulse Bay

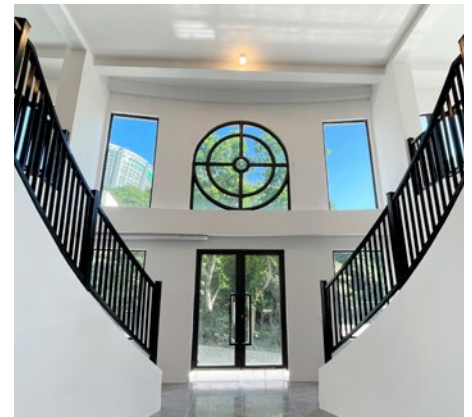
巨型獨立大宅，室內擁有別出心裁的設計和極高樓底，盡顯氣派，眺望淺水灣壯麗景色

Saleable 實用 18,274 s.f. (Approx.)

Sale 售 Open Offer

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 186097



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Luxurious house at The Peak

山頂奢華洋房

4 bed, 3.5 bath, 1,400 s.f. terrace, 2,904 s.f. garden, 534 s.f. roof, 2 car parks

Exceptional 4-bedroom house with a private swimming pool and sufficient outdoor space enjoys a fabulous Southside sea view

恢宏大度四房洋房，連私家游泳池，享充足戶外空間，享壯麗南區海景，可租可售

Saleable 實用 3,362 s.f.

Sale 售 \$450,000,000 / **Lease** 租 \$300,000 excl. (Negotiable 可議)

Inquiries 查詢 ☎ 6590 2686 Akina Yeung 楊小姐

Property Search No. 物業搜尋編號 19728



SALE 出售

Southside & The Peak 南區及山頂

Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Rare massive garden house at The Peak
罕有山頂特大花園別墅

4 bed, 4.5 bath, 4,464 s.f. garden, 1 garage

Superb house with private pool and garden enjoys a stunning Southside sea View
山頂奢華大屋，連私家游泳池及花園，眺望優美南區海景

Saleable 實用 3,425 s.f.

Sale 售 Open Offer

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 5624



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Newly renovated garden house in Stanley
赤柱全新裝修花園洋房

3 bed, 3.5 bath, 117 s.f. terrace, 815 s.f. garden, 526 s.f. roof, 2 car parks

Deluxe 3-ensuite house with sufficient outdoor space and a private swimming pool ideal for a large family

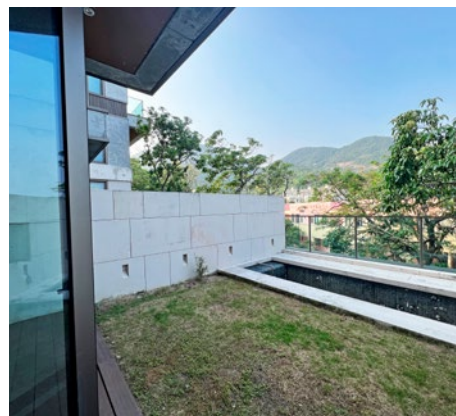
豪華三套房洋房，享充足戶外空間和私家游泳池，大家庭首選

Saleable 實用 2,705 s.f.

Sale 售 \$138,000,000

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 172849



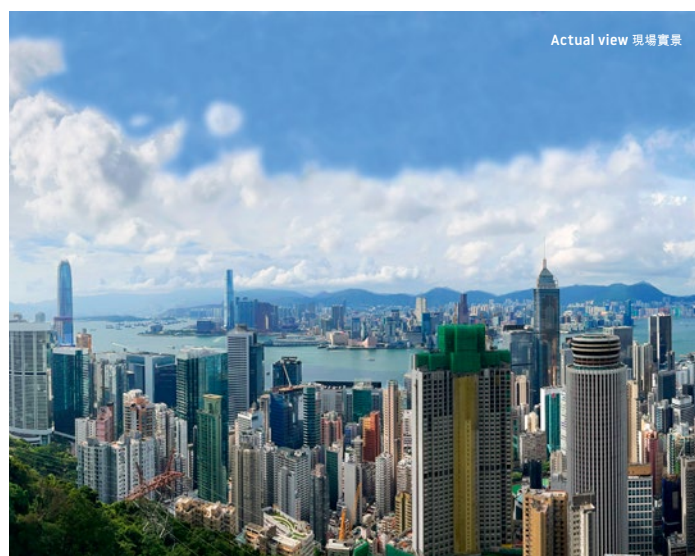


Over 4000 s.f. Victoria Harbour view combined unit 皇者氣派 四千呎維港相連極高層大宅

Down to the smallest detail, every aspect of this Victoria Peak flat is designed to awe or pamper – or often both. And with a saleable area of 4,265 s.f., five bedrooms and 4.5 bathrooms, there is a lot of opulence here to sink into.

Like the bridge of an ocean liner, the high-ceilinged living-dining area's external walls are almost entirely glazed, giving a commanding view across the tops of city towers to the distant Victoria Harbour. Inside, there is simply nowhere for the eye to rest as endless patterns, finishes and textures vie for attention, each crafted with materials of obvious superior quality.

While overwhelmingly lavish in detail, the interior architecture is modern and pared-down in form. This gives these spaces an unexpected versatility, lending themselves equally well to décor and furnishings ranging from traditional to contemporary, Far Eastern to Western; or, given the flat's size and spirit, everything all at once.



Actual view 現場實景

這山頂豪宅的每個細節均精雕細琢，叫人驚嘆連連之餘，亦令戶主舒適貼心。實用面積廣達4,265平方呎，擁有五間睡房和四間半浴室的宅第，叫人在奢華生活中沉醉忘返。

在樓底極高的客飯廳，幾乎全透明玻璃幕牆的設計，讓人如天之驕子般俯瞰市中心高樓，同時眺望遠處氣勢磅礴的維多利亞港。單位內，各式各樣的圖案、紋理和質感爭相吸引注意力，並以頂尖的物料帶來最優越的效果。

縱使單位內充滿奢華細節，其室內建築和空間卻現代簡約，帶來靈活的空間運用潛力，不論是傳統或當代、東方或西式風格均揮灑自如——如單位的格局和靈魂，所有風格元素，均可濃縮其中。

Victoria Harbour view combined unit at The Peak
山頂維港景相連大宅

5 bed, 4.5 bath, 2 car parks

Saleable 實用 4,265 s.f.

Sale 售 \$480,000,000 \$468,000,000

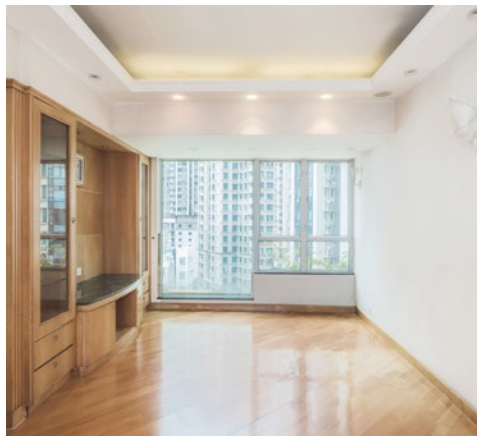
Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property No. 物業編號 128539



SALE 出售

Midlevels Central & West sale 中半山及西半山



3-bedroom apartment in Midlevels West

西半山三房單位

3 bed, 2 bath

Practical 3-bedroom apartment with full clubhouse facilities close to Central-Mid-Levels Escalators

實用三房單位，連完善會所設施，鄰近中環半山行人扶手電梯，交通便利

Saleable 實用 691 s.f.

Sale 售 \$14,300,000

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 121565



Luxurious apartment in Midlevels Central

中半山豪華單位

4 bed, 4 bath, 2 car parks

Elegant 4-bedroom apartment with a spacious layout in a prime location

優雅四房住宅，間隔寬敞，地段優越

Saleable 實用 2,580 s.f.

Sale 售 \$90,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 134097





Sunshine Home 陽光之家

An ideal home is often constructed with beautiful landscape of surroundings and interior decor. Would this rare triplex located in Mid-Levels be your desirable selection?

This triplex is situated in a building with a total 2,218 s.f. saleable area. It offers spacious and functional layout, featuring four bedrooms (including one en-suite), two and a half bathrooms and one parking space. The fully-equipped kitchen allows you to embellish your everyday life with culinary delights.

The interior space of the duplex is open and airy, adorned with comfortable hardwood floors and cream-colored walls, exuding a stylish ambiance. This luxurious residence benefits from a prime location in the heart of Hong Kong Island, offering magnificent views of Victoria Harbour and the bustling cityscape.

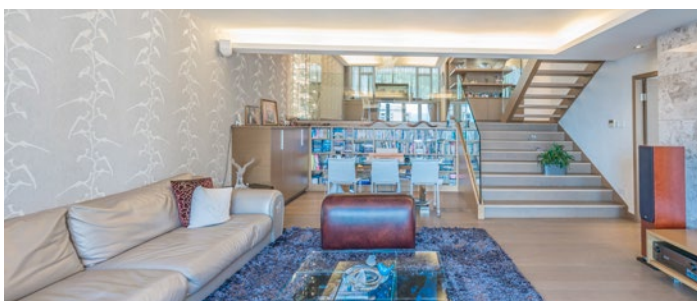
It strikes a perfect balance between vibrancy and tranquility, with ample natural light pouring in through the glass windows and infusing the entire space with vitality and positive energy. From here, an exclusive urban legend unfolds.



一個理想的家園，往往由優美的四周景致及室內裝潢構建而成，位處中半山的罕有三層複式單位，會是你的理想之選？

這個位於一座的三層複式戶，實用面積達2,218平方呎，間隔寬敞實用，備有四間睡房（其中一間是套房）、兩間半浴室及一個車位，而廚房設備齊全，應有盡有，可藉烹調美食來點綴精彩的日常生活。

該單位室內空間寬敞開揚，加上舒適的硬木地板和奶油色調牆壁，更是格調十足。這豪宅地理位置優越，置身港島中心，能遠眺壯觀的維港與繁華的城市景觀，旺中帶靜，而室內空間採光度充足，日間陽光從玻璃窗滲進來，令滿室洋溢著朝氣及正能量，一個專屬的都市傳奇故事，由此展開。



Unique triplex unit in Midlevels Central

中半山獨特三層複式

4 bed, 2.5 bath, 1 car park

Saleable 實用 2,218 s.f.

Sale 售 \$89,000,000

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 30675



SALE 出售

Midlevels Central & West sale 中半山及西半山



Prestigious apartment in Midlevels Central

中半山尊貴住宅

4 bed, 3 bath, 2 car parks

Practical 4-bedroom apartment with a roomy balcony overlooks a stunning city view

實用四房住宅，連偌大露台，坐擁壯麗城市美景

Saleable 實用 2,888 s.f.

Sale 售 \$100,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 33029



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Unique duplex in Midlevels West

西半山獨特複式住宅

4 bed, 4 bath, 1 car park

One of a kind 4-bedroom duplex with lofty ceilings enjoys magnificent views of Victoria Harbour and the city

獨樹一幟四房複式住宅，享高樓底，維港美景及城市景盡收眼底，可租可售

Saleable 實用 2,932 s.f.

Sale 售 \$160,000,000 / **Lease** 租 \$190,000 incl.

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 125901



General Valuations

We carry out property valuations for diversified purposes including IPO, annual audit, mergers and acquisitions, insurance, immigration, disposal, rating / stamp duty appeal and tax computations.

一般估值

我們會受託提供估值報告作公司上市、審計賬目、收購合併、保險、海外移民、資產出售、差餉或印花稅上訴及其他稅務用途。



Expert Witness and Dispute Resolution

We provide independent professional valuation advice and full narrative reports to solicitors and other clients in relation to property disputes, and can also act as an expert witness upon request.

專家證人和爭端調解

當物業價值遇上爭議時，我們向律師和客戶提供獨立專業估值建議和完整詳盡的報告，並在需要時在法庭充當專家證人。

Resumption Compensation

The government and URA acquire private land for public purposes. We are well-versed with resumption-related ordinances, subsequent procedure and assessment of claim. We can assist you in quantifying losses and carrying out negotiations with the Government and URA.

收地損失評估

政府及市區重建局不時根據相關條例收回私人土地作公共用途。我們熟悉該等條例，收地程序及補償評估工作，能協助客戶計算損失並代表客戶進行談判。

Railway Works Disturbance Claim

Retail shop operators suffer from disturbance and business loss due to railways works. The complexity of relevant compensation ordinances is often beyond the understanding of a layman. We can help unravel the perplexity of such issues.

滋擾補償評估

零售及飲食業往往因鐵路工程受到滋擾並引致生意損失。相關補償條例複雜繁瑣，一般人不易理解。我們熟悉法定評估工作，深刻瞭解受影響行業，協助客戶拆解難題。

Compulsory Sale for Redevelopment

Under ordinance Cap.545, developers can apply to the Lands Tribunal for an order for sale of a lot when they have successfully acquired sufficient undivided shares of the lot. We can represent you to handle negotiations with developers more effectively and act as your expert witness if the case is eventually referred to the Lands Tribunal for determination.

強制售賣

根據香港法例第545章，若發展商成功收購土地上足夠的業權，便可向土地審裁處申請強制拍賣該土地。我們能代表小業主更有效率地跟發展商商討收購價。若案件最終需提交土地審裁處裁決，我們亦可充當專家証人。

Development Consultancy

We have diverse and extensive experience in providing professional planning advice ranging from S.16 Planning Application, Lease Modification, Temporary Waiver etc

土地發展顧問

我們有多元化的經驗幫助客戶進行城市規劃第16條申請，更改土地契約，申請土地短期豁免書等。

Inquiries : **Cliff Lau 劉先生** (MRICS)
查詢: **2152 4868**
cliff.lau@landscape.com

SALE 出售

Midlevels Central & West sale 中半山及西半山



Victoria Harbour view combined unit in Midlevels Central (Mortgagee Sale)

中半山維港景相連單位 (銀主盤出售)

4 bed, 3 bath

Extravagant modern apartment with marvellous harbour and metropolitan views

奢華時尚住宅，維港城市景色盡收眼底

Saleable 實用 3,738 s.f.

Sale 售 Open Offer

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 115395



Exquisite house at The Peak

山頂豪華洋房

3 bed, 2.5 bath, 428 s.f. garden, 1 garage (2 cars)

Rare garden colonial house with comprehensive clubhouse facilities in a serene location

罕罕花園洋房，連完善會所設施，地段寧靜怡人

Saleable 實用 2,903 s.f.

Sale 售 \$180,000,000

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 4238



特委代理
APPOINTED AGENT



Beauty in the Balance 平衡之美

Spacious yet cosy, stylish yet practical, lofty yet convenient – such is the balance of qualities that make this Mid-levels West duplex so powerfully attractive. It is the best of all worlds, with few of the downsides.

Its appeal begins with the basic specification: a total 3,155 s.f. saleable area, three bedrooms and 3.5 bathrooms make it ideal for small families and couples alike. Features like its 308 s.f. terrace make the most of the stunning city views and complement its general atmosphere of refined easy living.

The spirit continues inside: available fully-furnished, the décor is contemporary with an accent on unpretentious comfort. Highlights include the marble-and-wood lined master bathroom, a casual-cool living-dining area, an internal staircase crowned with a modern sunburst chandelier, and the useful inclusion of a semi-enclosed study. Access to two covered car parking spaces and full clubhouse facilities also comes with the package – as does easy access to the Mid-levels Escalator and the city beyond.



寬敞而親密，時尚而實用，位置高聳卻便利 — 成功融會各式各樣的特色元素，並取得絕佳平衡，令這西半山複式單位擁有無與倫比的吸引力。

實用面積達3,155平方呎，這三房三個半浴室複式單位是小型家庭和伴侶的最佳選擇。面積達308平方呎的平台，方便欣賞絕美的中環景致，亦為精緻舒適的室內格調，添上心曠神怡的一筆。

配備優質裝潢出售的單位，洋溢著當代入時的氛圍，舒適而寫意。不論是以雲石和木材打造的主浴室、型格舒適的客飯廳、以奪目璀璨吊燈裝飾的室內樓梯，還是實用的半開放式書房，均叫人一見難忘。單位亦包括兩個有蓋車位和完善的會所設備，中環半山扶手電梯和市中心的便利繁華，亦在咫尺間唾手可得。



Superb designer duplex unit in Midlevels West
西半山匠心獨運複式住宅

3 bed, 1 study, 3.5 bath, 309 s.f. terrace, 2 car parks

Saleable 實用 3,155 s.f.

Sale 售 \$220,000,000 Open offer

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

☎ 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 45827



SALE 出售

Midlevels East & Happy Valley 東半山及跑馬地



Rare high floor unit in Jardine's Lookout

渣甸山罕有高層單位

3 bed, 2 bath, 1 car park

Beautifully renovated modern 3-bedroom apartment with abundant natural light and greenery views

精緻時尚三房住宅，自然光充足，享翠綠景色

Saleable 實用 871 s.f.

Sale 售 ~~\$24,800,000~~ ~~\$23,500,000~~ \$22,800,000

Inquiries 查詢 ☎ 6538 6922 Teresa Fung 馮小姐

Property Search No. 物業搜尋編號 42756



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Sumptuous apartment in Midlevels East

東半山豪華單位

4 bed, 2 bath, 1 car park

Colonial-style large apartment in exclusive location with easy access to Causeway Bay

東半山傳統偌大住宅，舉步可達銅鑼灣，相當便利

Saleable 實用 2,560 s.f.

Sale 售 \$52,000,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 46004





Boundless Sea and Sky 海天一色

Located in the upscale residential area of Yanzi Lane in Tai Po, this contemporary modern decorated house stands amidst a perfect balance of vibrancy and tranquility, showcasing the diverse facets of an international metropolis. Its prime geographical location is surrounded by lush green mountains, facing a picturesque view of Tolo Harbour with its captivating waters and skies. With a spacious area of 2,333 s.f. saleable area, the interior design exudes elegance and sophistication, featuring high ceilings.

The property includes four bedrooms, two and a half bathrooms, a generous private garden, and a rooftop terrace, making it desirable for hosting outdoor parties or entertaining guests. Additionally, it boasts a large garage with space for two cars to cater to everyday needs.

Tai Po has always been a gourmet paradise and the renowned landmark, Little Egret Restaurant, is just 5 mins' driving distance, making it an idyllic escape from the hustle and bustle of the city.



位處大埔豪宅區燕子里的四房洋房，矗立於繁華與寧靜之間，感受國際都市的多元一面。其地理位置優越，背山面海，翠綠盎然，面向吐露港的迷人景致，水天一色，盡收眼底。

這是個2,333平方呎的偌大空間，室內設計典雅時尚，樓底極高，擁有四間睡房與兩間半浴室、寬敞的私人花園和天台，用來開戶外派對或宴客親朋就最適合不過；另外亦備有可容納兩輛車的大車庫，以應付日常的需要。大埔向來是美食天堂，著名旅遊景點小白鷺餐廳僅5分鐘車程，猶如置身世外桃源。



Contemporary style house in Tai Po

大埔當代時尚風格洋房

4 bed, 2.5 bath, 210 s.f. terrace, 1,367 s.f. garden, 681 s.f. roof, 1 garage (2 cars)

Saleable 實用 2,333 s.f.

Sale 售 \$45,000,000

Inquiries 查詢 ☎ 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 212525



SALE 出售

Midlevels East & Happy Valley 東半山及跑馬地



Racecourse view apartment in Happy Valley

跑馬地馬場景住宅

4 bed, 2 bath, 1 car park

Popular 4-bedroom apartment with comprehensive clubhouse facilities overlook a fantastic view over the racecourse

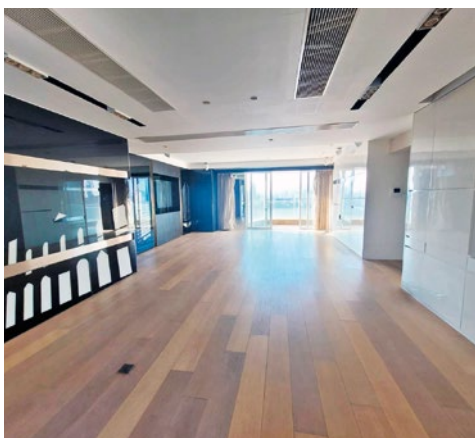
受歡迎四房單位，享完善會所設施，俯瞰迷人馬場美景

Saleable 實用 1,461 s.f.

Sale 售 \$73,000,000

Inquiries 查詢 ☎ 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 42330



Family 5-bedroom apartment in Midlevels East

東半山家庭式五房住宅

5 bed, 3 bath, 2 car parks

Massive 5-bedroom apartment with a stunning view of Victoria Harbour view ideal for a family

寬敞五房單位，維港壯麗景色一覽無遺，家庭首選

Saleable 實用 2,465 s.f.

Sale 售 \$108,000,000 / Lease 租 \$140,000 incl.

Inquiries 查詢 ☎ 6607 2082 Stephen Chan 陳先生

Property No. 物業編號 200442





Modern Heart 時尚焦點

Timeless high-quality materials meet contemporary style in this 1,452 s.f. Mid-levels Central flat – all within walking distance to Central and Admiralty.

Inside, a full-height wood-panelled wall defines the open living-dining area, luring the eye along the entire length of the space and adding a touch of natural texture to the otherwise gleaming white surfaces. Extensive glazing offers sweeping skyline views, while in the dining area, panels fold away to reveal a convenient service station.

Décor takes a more lavish turn in the fully-equipped kitchen, shimmering in stainless steel and granite. The dining area also leads directly to one of three marble-slathered bathrooms and one of three spacious bedrooms. Echoing the theme from the living-dining area, each bedroom features a wood-panelled wall with integrated drawers and cupboards. This flat is an example of style, space and location coming together to create a modern classic for modern living.



這1,452平方呎中半山單位擁有頂級物料融會當代風格的裝潢，而且位處優越，步行即達中環和金鐘。

單位一面鋪滿木板飾面的牆身，成為開放式客廳空間的主角，叫人目光隨木牆追逐整個空間；這設計亦為潔淨明亮的白色牆身，添上一份自然質感。大量的玻璃窗帶來滿室的城市景致，飯廳的木牆後，更暗藏設備完善的工作枱面，方便隨時款待客人。

裝潢風格在設備齊全的廚房搖身一變，變得奢華而氣派，利用不銹鋼和花崗岩帶來現代眩目的效果。飯廳過後便是三間鋪滿雲石的浴室，以及三間寬敞的睡房。延續客廳飯廳的風格，每間睡房均擁有木板牆身，以及度身訂造的入牆櫃和儲物空間。這單位以無與倫比的裝潢、空間和位置，締造現代生活的不朽示範。



Can be sold via company shares transfer
可以公司轉讓股份形式買賣

Meticulous designed apartment in Midlevels Central
中半山精美裝修單位

3 bed, 3 bath, 1 car park

Saleable 實用 1,452 s.f.

Sale 售 ~~\$70,000,000~~ ~~\$68,000,000~~ \$63,900,000

Inquiries 查詢 ☎ 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 157949

Welcome for any reasonable offer

歡迎合理還價



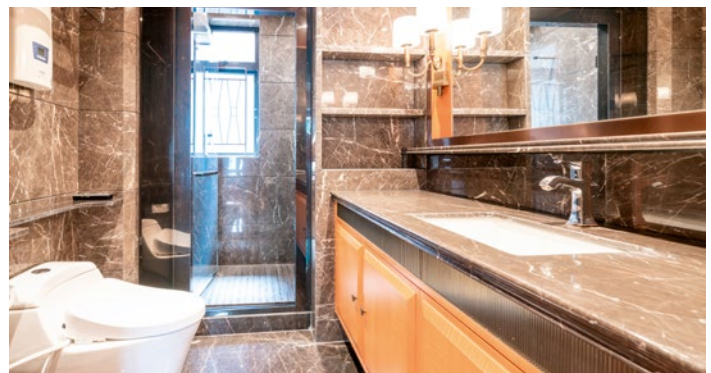


A full expression of charm and grace 港島半山100%全新魅力佈局

Mid-Levels West is one of the most sought-after residential areas in Hong Kong. Located on Robinson Road, this apartment has been renovated completely and boasts an unforgettable yet meticulously designed interior with furnished.

The apartment spans 1,705 s.f. (saleable area) and boasts three bedrooms (including two ensembles), three bathrooms, a combined living and dining room, a maid's room, a utility room, and a covered car park. This residence includes a wide range of meticulously chosen brand new furniture and residents can enjoy a comfortable living experience while enjoying beautiful city views. Suitable for moving in immediately, this apartment is an ideal choice for homebuyers looking for a tastefully renovated residence.

Residents can easily head to the Central-Mid-Levels Escalator to reach Central and other major business areas. Schools, hospitals and grocery shopping are all in close proximity with ample public transport available to most areas in the city.



港島半山是本港其中一個最受歡迎的高尚住宅區。此單位位於羅便臣道，全屋內外全新裝修，呈現高貴典雅的新穎雅致裝修。

單位實用面積達1,705平方呎，提供三間睡房，其中兩間為套房。另有三間浴室、相連的客飯廳、多用途房、有蓋車位及家傭房。單位已完成全屋100%的簇新裝修，並精心挑選配備了全屋全新高級名貴家具，既可以享受室內的舒適怡人，同時可欣賞繁華的都市美景，單位可即時入住，適合有意購入華麗而高尚單位的人士。

住戶可使用中環至半山自動扶梯系統，步行前往中環及港島核心的商業中心區都十分方便。如要前往學校、醫院及購買生活所需，單位附近亦應有盡有，同時附近有多項公共交通前往各區。

Midlevels West — Fully renovated & brand new interior
半山全新裝修住宅

3 bed, 3 bath, 1 car park

Saleable 實用 1,705 s.f.

Sale 售 ~~\$53,000,000~~ \$45,000,000 (Negotiable 議價)

Inquiries 查詢 ☎ 9027 2100 Louis Wong 黃先生

☎ 6535 2866 Mr. Lai 黎先生

Property Search No. 物業搜尋編號 185043

Welcome agent's inquiries

歡迎同業查詢





Looking forward to seeing you 我哋等緊你呀!

We are looking for suitable candidates to join us 如果你對以下工作有興趣, 請聯絡我哋

- Experienced luxury property sales/leasing consultants 豪宅部物業顧問
- Sales/Leasing Assistants 豪宅部助理
- Associate Director, Valuation 估價部聯席董事
- Photographers (Part time / Freelance) 攝影師 (兼職 / 自由工作)
- Graphic Designer (Part time / Freelance) 平面設計師 (兼職 / 自由工作)
- Editor / Copywriter (Part time / Freelance) 編輯 / 撰稿員 (兼職 / 自由工作)

Please send your enquiries / resume to the following 詢問、履歷可發送至

✉ recruit@landscape.com | ☎ +852 2152-4810

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SALE 出售

Sai Kung & Clear Water Bay 西貢及清水灣



Rare Beachfront Dream House in Silverstrand

完美唯一 銀線灣海灘最前排 層層全海屋

Occupying a serene location in core Silverstrand, this magnificent waterfront dream house overlooks breathtaking and expansive panoramic sea views from every floor. With a unique Italian colonial style, this two-story corner house includes a private access to an enormous wrap-around garden, providing a great expanding potential.

Silverstrand Beach waterfront can be reached just within a few minutes' walk directly from the house. Residents can enjoy swimming and sunbathing with a few steps closer to nature.

這夢寐以求的矜罕別墅位於銀線灣海灘灣畔最前排，寧靜的臨海位置，層層可享寧謐廣闊的海天相連如詩的蔚藍海景致。這極罕有的全海景崖邊別墅，具有西西里島風格獨特的臨海居停，稀有的巨型環繞式花園，提供了巨大的擴展潛力。

從這全海景別墅，可通過私人通道可直達優美銀線灣海濱，住戶信步即可享受到海灘暢泳及日光浴之樂的巨型獨立花園，緊連海邊直接步出海濱親親大自然。

Can be sold via company shares transfer
可以公司轉讓股份形式買賣

Silverstrand — Panoramic Full Sea View. Dream House

銀線灣 - 珍罕非凡，家族收藏之選，一見難忘層層全海屋

4 beds (2 En-suites), 3 bath, private terrace & garden

Saleable 實用 2,800 s.f. (平方呎) + Enormous private garden 專屬大花園

Sale 售 \$86,800,000 (Negotiable 議價)

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property Search No. 物業搜尋編號 CWB-LW-S-2211



★
特委代理
APPOINTED AGENT



Poolside party, Colonial house 池畔派對 經典大屋

Surrounded by natural beauty, this impressive corner garden house is situated in a tranquil area of Clear Water Bay and perfectly embodies the best in luxury living.

This 2-storey detached corner house spans 2,405 s.f. (saleable area) with an ample alfresco space. The interior features stylish furnishings, tasteful decorations, a practical layout and great expanding potential, with direct access to a superb resort-style pool and self-owned garden, where it is a perfect place to enjoy the tranquility or host parties and gatherings. The modern kitchen benefits from a large island with highend appliances. Further highlight of this house includes 5 bedrooms with 1 study, panoramic sea views of Silverstrand, a private garage (6 cars) and a maid's quarter.



這位於清水灣銀線灣極具私密一隅的單邊花園洋房被大自然美景所環抱，完美體現了奢華生活的最佳典範。

罕有樓高僅兩層的獨立單邊洋房實用面積2,405平方呎，提供寬敞戶外空間。室內設計品味時尚，裝潢高雅氣派不凡，間隔與別不同，巨型擴展空間實用碩大無朋，多處戶外空間可直通豪華度假式游泳池和私家入契花園，是享受寧靜或舉辦派對聚會的理想場所。此外，全屋時尚設計，廚房設有廚房中島，客廳、偏廳及客房均可連接全海景草地花園及私人泳池，盡顯奢華。洋房其他亮點包括五間睡房加一間書房，銀線灣優美全海景，停泊六車的一個巨型車庫及傭人的獨立起居套房。

Sumptuous townhouse in Clear Water Bay

清水灣奢華洋房別墅

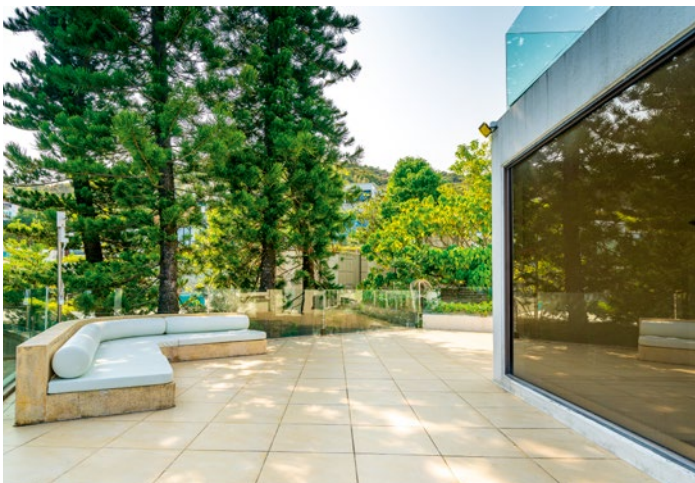
5 rooms (2 en-suites), 3.5 bath, private huge garden and terrace

Saleable 實用 2,405 s.f.

Sale 售 \$168,000,000 (Negotiable 議價)

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WLSC-2304



SALE 出售

Sai Kung & Clear Water Bay 西貢及清水灣



Sea View Mediterranean – Corner House with Private Pool

尊貴高雅建築群，單邊海景私泳屋

4 rooms (3 En-suites), 4 bath, Twin maid's rooms with bath, Garage (6 cars)

Prestigious address, exclusive development. Mediterranean-style corner house with a spacious self-owned garden, private swimming pool and sea view. Deluxe clubhouse facilities & excellent security

歐陸菲諾港海灣情懷建築風格，自成一角外型統一宏偉，氣派顯赫大宅巨屋，臨海生活標誌，連綿山海疊疊美景，嚴密保安大單邊花園，私人泳池，最佳位置董事屋

Saleable 實用 3,350 s.f. (Approx. 約)

Sale 售 ~~\$98,000,000~~ \$88,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBTP-SS-2109



Silverstrand Sea View — Amazing Spacious Area

銀線灣全海景 — 驚喜魅力無限

4 bed, 3 bath, covered 2 cars

Enjoying full sea view of each floor. The lofty ceiling throughout with separated living and dining area. The extra family area provides ample inspiration for arranging multi-usage

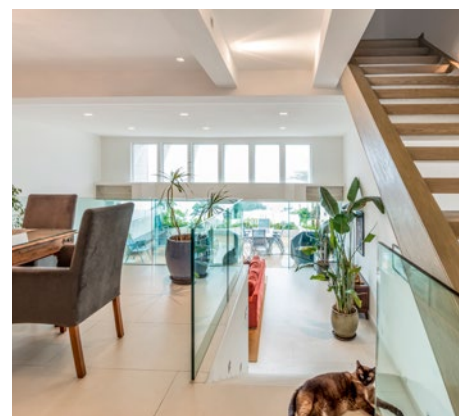
銀線灣寧謐小屋苑，位置優越獨享層層廣闊全海景，罕有劇院式特高樓底，擴展空間多用途巨型空間，提供家庭可塑性靈感，花園車庫設備應有盡有

Saleable 實用 2,252 s.f.

Sale 售 ~~\$85,000,000~~ \$79,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WLVTH-2207





In a Serene Enclave — Just off CWB Country Club

優閒樂土 — 清水灣鄉村俱樂部

4 bed (2 Ensuites), 3.5 bath, 2 fixed cars, private terrace & garden Cozy Colonial Style

Development: Total 12 blocks, 3-storey house with gated security. Communal swimming pool, Tennis court, Huge lawn waterfront garden, private beachside & facilities. Bright & airy in a serene enclave, with lovely green & sea views. Excellent interior

緊鄰清水灣鄉村俱樂部，罕有殖民地式低密度屋苑，總建12幢三層高別墅，封閉式私密保安屋苑專屬廣闊度假海旁園林，巨型草坪泳池，草地網球場，私人海濱及設施，優雅魅力全美感裝修

Saleable 實用 2,100 s.f.

Sale 售 ~~\$46,000,000~~ ~~\$40,000,000~~ \$38,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WLFV-2401



Can be sold via company shares transfer
可以公司轉讓股份形式買賣



Private Huge Garden Corner House

地中海式別墅 罕有私屬巨園

3 bed, 2 bath, drive-in garden, park over 10 cars

Unique 2-story English-style house. Drive-in of the private gate toward over 4000 s.f. private garden – a rare find! Peace, tranquility, and fresh air, surrounded by lush greenery, mountains, and trees – perfect for retirement, pets and kids

二層英式獨特洋房，私屬大圍連接逾4000呎巨型私草地花園及私屬泊車場。亭深處處連綿山巒翠綠環繞，城市綠洲8分鐘連接港鐵，自成一角回抱自然，退休、寵物、小孩樂園

Saleable 實用 1,885 s.f.

Sale 售 ~~\$68,000,000~~ \$59,000,000

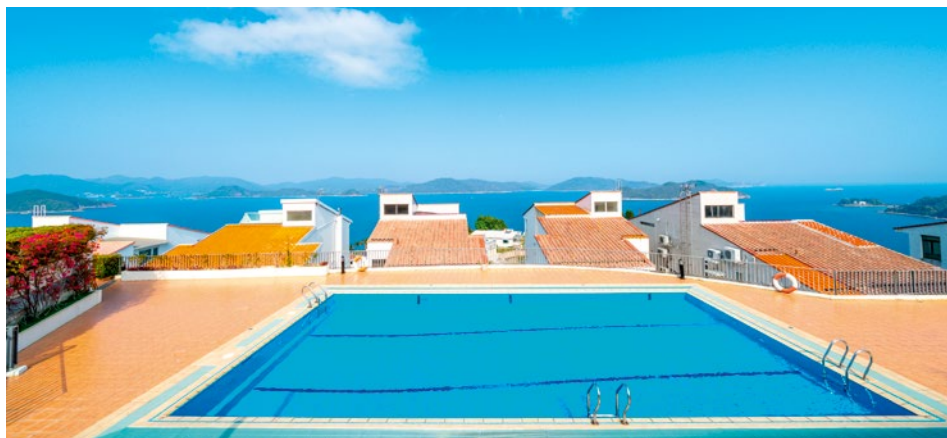
Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WL.CDM-2401



SALE 出售

Sai Kung & Clear Water Bay 西貢及清水灣



Expansive Full Sea View — Atop the hill above Silverstrand

銀線灣頂峰山嶺 — 層層全海獨立屋

4 bed (2 En-suites), 3 bath, private terrace & garden

An Expression of Elegance. Extremely high privacy, stylish detached house. Lofty high ceiling with floor-to-ceiling windows. Breathtaking full view of Silverstrand seaside
銀線灣頂峰，天高地利，顯赫家庭愛完美，嚴密保安名人私隱之選，獨立式超高樓底，時尚落地玻璃設計別墅，俯瞰壯麗寧謐絕美銀線灣層層全海景

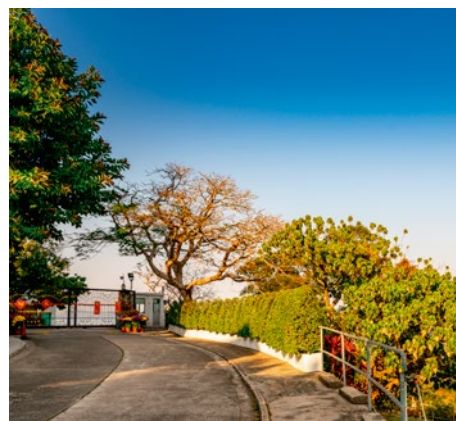
Saleable 實用 1,789 s.f.

Self-owned Garden 入契花園 2,003 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WL.VL-2401



Silverstrand — Panoramic Sea View, Dream House

銀線灣 — 珍藏之選，一見難忘層層全海屋

4 beds (2 En-suites), 3 bath, private terrace & garden

Serene location, in “Core Silverstrand”. Small development with breathtaking full sea views for each floor. Private garden, garage, great potential

銀灣核心寧謐地段，永無阻擋天連海，海連天環迴全景盡覽無遺，優閒簡約別墅屋苑，擁獨立花園車庫天台，優質潛力巨大，超值收藏之選

Saleable 實用 1,583 s.f.

Sale 售 \$66,000,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-PSS-V-2202





Silverstrand — Charming Family Townhouse

銀線灣 管理屋苑小品屋

2 bed, 3.5 bath, covered 2 cars

2-story comfortable townhouse with a lovely sea view and lots of character. A private terrace, rooftop, and 2 en-suites are ideal for a family

二層高聯排別墅，愜意空間可欣賞山海相連美麗海景。舒適的平台、露台及天台提供了多樣化特色戶外空間，加上雙套間的佈局是簡約家庭的理想選擇

Saleable 實用 1,449 s.f.

Sale 售 \$31,900,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWB-WL.FWG-23Q3



Hebe Haven — Modern-Contemporary

遊艇會 現代建築規劃

3 rooms (2 En-suites), 3.5 bath, private car park

Modern private development in a serene enclave. Exclusive and perfect 5-star quality living with luxury clubhouse facilities, management & security

遊艇會灣畔私隱別墅群，自成一隅擁鄰郊小鎮風情，外國情懷和諧憩靜，現代化新穎建築擁渡假式園林完美保安管理會所

Saleable 實用 2,057 s.f.

Sale 售 \$36,800,000

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 SK-WLTG-2311



SALE 出售

Sai Kung & Clear Water Bay 西貢及清水灣



Beautifully renovated with pleasurable outdoor area

純別墅段 半山管理別墅

4 bed, 2.5 bath, lovely garden, garage, large size maid room

High-ceiling living areas and spacious dining areas directly connect with a private garden. Fully fittings throughout to the very highest standards with a large open plan kitchen with fully equipped. Covered 2 cars

怡雅小品舒適對流空間，全屋優雅品味裝備，特高樓底客廳相連全配置新穎開放式用餐區及廚房直接貫連私人戶外花園。大量收納及大面積佣人房間、私人車房，用家首選

Saleable 實用 1,518 s.f.

Sale 售 \$36,800,000 (Negotiable 議價)

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 SK-WL.SVW-2401



Marina Club - Stunning design house

遊艇會 現代建築規劃

3 bed, 2.5 bath + maid room, 2 cps, full sea view private garden

Loft style high ceiling 2-story townhouse with extraordinary modern designed decoration, floor-to-ceiling windows providing a serene view of full marina sea view. Don't Miss!

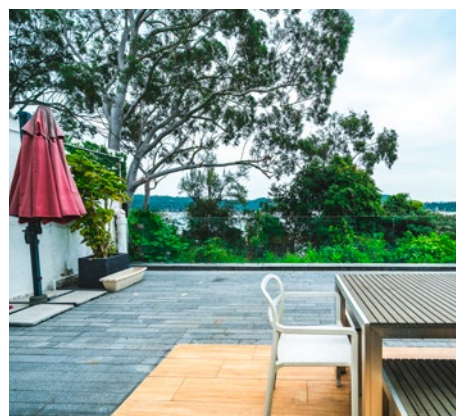
型格時尚工業風特高樓底，非凡現代設計裝飾的小品別墅，落地窗連接獨立平台私園盡賞寧靜的遊艇碼頭全海景，融入自然陽光滿溢

Saleable 實用 1,518 s.f.

Sale 售 \$36,000,000 (Negotiable 議價)

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 SK-WL.HBHV-2401





Brand new waterfront houses 全新臨海洋房大宅

This brand new contemporary residence offers two sumptuous three-storey houses including one basement garage (6-10 cars). Boasting a stunning beach view, both houses are connecting to a private swimming pool and garden, where it is a perfect place to relax and hosting outdoor parties. Massive floor-to-ceiling windows, light wood flooring and elegant architecture provide the living space an airy and cozy feel.

Nestled in this serene location, this brand new residence is well-served by public transport, and the famous Harrow International School is only 8 minutes' driving distance from the residence.



Can be sold via company shares transfer
可以公司轉讓股份形式買賣

這全新的臨海住宅項目提供兩幢豪華的三層洋房，連一個地庫停車場(可停泊約6-10輛車)。兩幢洋房均享有壯麗的海灘景觀，並連接私家游泳池和花園，是放鬆身心和舉辦戶外派對的理想場所。偌大的落地窗戶、淺色木地板和優雅的建築風格為居住空間帶來通風舒適的氣氛。

坐落在寧靜怡人的位置，公共交通便利，距離著名的哈羅國際學校僅 8 分鐘車程。



2 extraordinary houses in Siu Lam, Tuen Mun
屯門小欖2間恢宏大度洋房別墅

House 1: Saleable 實用 7,682 s.f. (Garden 花園 4,348 s.f.)

House 2: Saleable 實用 7,695 s.f. (Garden 花園 3,617 s.f.)

Sale 售 \$40,000 per square foot (每平方呎\$40,000)

Inquiries 查詢 ☎ 6535 2866 Mr. Lai 黎先生

☎ 9027 2100 Louis Wong 黃先生

Property No. 物業編號 212618, 212619



Super prime single-let Japanese restaurant in the heart of Soho, London

倫敦蘇豪超級旺日本餐廳單一租客

- Located in Soho's most high profile and premier restaurant locations with excellent transport links
- Six-storey commercial and residential building totaling 7,997 sq ft of restaurant (ground and basement) and 20 residential units
- The entire building is let to Eat Tokyo at a passing rent of £400,000 p.a.
- Freehold

- 物業坐落於蘇豪區最受矚目和頂級的餐廳地段，交通網絡完善
- 樓高六層商住大廈，總面積 7,997 平方呎，提供餐廳 (地面層及地庫) 及 20 個住宅單位
- 由Eat Tokyo單一承租，年租金收入為400,000英鎊
- 永久業權



Guide Price £7,500,000 @£938 per sq ft
指標價

Net Yield c. 5.0%
淨收益率

Property No. 5921B

如何購買英國商業物業

英國商業物業較住宅能提供更長，更穩定和更高的租金回報；卻可以比住宅更容易管理。但如何入手？有哪些事項要注意？英國與香港市場的分別在哪裡？由豐富實戰經驗的皇家特許測量師提供免費一對一諮詢。

Commercial properties in the UK provide opportunities for overseas investors with long, stable rental income and higher yields than residential properties; still they can be easier to manage than residential. But how to invest? What do you need to know before purchase? What are the differences between UK and HK markets? We are pleased to provide free, one-to-one consultation.

ENQUIRIES 查詢

WhatsApp 2152 4888 KS Koh 許先生 ks.koh@landscape.com



Long let restaurant and commercial building in financial district of London

倫敦金融區長租約餐廳及商業大廈

- Situated in Spitalfields, one of the most desirable submarkets in London offering exceptional amenity and connectivity
- Prominent, attractive, self-contained commercial building totaling 6,052 sq ft arranged over lower ground, ground and two upper floors
- Multi-let to two tenants at a total passing rent of £167,625 p.a.
- Freehold

- 位於倫敦金融區優越的Spitalfields，擁有卓越的便利設施和完善交通
- 獨特、優質的商業大廈，總面積為 6,052 平方呎，提供地下一層、地面層和兩層上層
- 由兩個租戶承租，年租金總收入為167,625英鎊
- 永久業權

Guide Price £2,625,000 @£434 per sq ft
指標價

Net Yield c. 6.0%
淨收益率

Property No. 1055C



Prime freehold retail shop at the heart of Leeds

利茲市中心優質永久業權旺鋪

- Located in central Leeds, 3rd best retail location in the UK outside of London
- Comprising 10,786 sq ft accommodations arranged over basement, ground and part first floors
- Single let to a globally renowned footwear company, Foot Locker at a passing rent of £450,000 p.a.
- Freehold

- 物業位於利茲市中心購物大街，利茲為倫敦以外英國第三大最佳零售地點
- 面積10,786平方呎，提供地庫、地面層和部分一樓
- 由全球知名鞋業公司 Foot Locker單一承租，年租金收入為450,000英鎊
- 永久業權

Guide Price £5,620,000 @£521 per sq ft
指標價

Net Yield c. 7.5%
淨收益率

Property No. 110923C

ENQUIRIES 查詢

WhatsApp  2152 4888 KS Koh 許先生 ks.koh@landscape.com



High yielding investment in expanding commuter town of London 倫敦高增長通勤鎮高收益地舖

- Situated in the expanding, sought after commuter town Welwyn Garden City, benefitting from excellent road/rail communications with Central London
- Highly prominent corner building providing 11,457 sq ft accommodations arranged over basement and ground floor
- Single let to Poundland at a passing rent of £120,000 p.a.
- Virtual Freehold
- 物業坐落於不斷擴張、備受追捧的倫敦通勤市韋林花園城，擁良好道路/鐵路交通
- 大單邊轉角位的優越地點，面積11,457平方呎，提供地庫和地面層
- 由Poundland單一承租，年租金收入為120,000英鎊
- 近乎永久業權

Guide Price £1,415,000 @£124 per sq ft
指標價

Net Yield c. 8.0%
淨收益率

Property No. 1050C



Prime retail & leisure investment opportunity in Islington, London 倫敦Islington優質零售和休閒投資機會

- Located in Islington, one of London's most vibrant and affluent districts with excellent road communications
- Comprising three ground floor shops providing a total floor area of 7,926 sq ft
- Multi-let to three tenants at a total passing rent of £221,500 p.a.
- Long leasehold
- 物業位於倫敦最具活力和最富裕的地區之一伊斯靈頓，擁有良好的道路交通網絡
- 包括三個地舖，總面積為 7,926 平方呎
- 由三個租戶承租，年租金總收入為 221,500 英鎊
- 長期租賃權

Guide Price £2,600,000 @£328 per sq ft
指標價

Net Yield c. 8.0%
淨收益率

Property No. 5022C

ENQUIRIES 查詢
WhatsApp 2152 4888 KS Koh 許先生 ks.koh@landscape.com



Prime high yield high street retail in Reading 雷丁高回報優質高街鋪位

- Situated in an outstanding position between John Lewis and Primark, opposite M&S
- Totalling 4,721 sq ft arranged over basement, ground and two upper floors
- Single let to EE (the second largest telecom company in the UK) at a passing rent of £214,500 p.a.
- Freehold
- 物業坐落 John Lewis 和 Primark 之間的黃金優越位置，面對馬莎
- 面積4,721平方呎，提供地庫、地面層及兩層上層
- 由 EE (英國第二大電訊公司) 單一承租，年租金收入為214,500英鎊
- 永久業權

Guide Price £2,125,000 @£328 per sq ft
指標價

Net Yield c. 9.5%
淨收益率

Property No. 6200C



Rare freehold retail & residential investment in affluent Notting Hill 諾丁山矜罕永久業權零售和住宅投資

- Located in the heart of Notting Hill, one of London's most desirable and affluent neighbourhoods
- Attractive mixed-use building comprising 1,808 sq ft arranged over lower ground, ground and two upper floors
- Retail let to CSD and residential let to a private individual at a total passing rent of £121,700 p.a.
- Freehold
- 物業位處諾丁山的中心，是倫敦其中一個最優越和富裕的社區之一
- 具吸引力的混合用途建築，總面積 1,808 平方呎，提供地下一層、地面層和兩層上層
- 鋪位由CSD單一承租，住宅部分則由私人租戶承租，年租金總收入為121,700 英鎊
- 永久業權

Guide Price £2,750,000 @£1,521 per sq ft
指標價

Net Yield c. 5.0%
淨收益率

Property No. 1266C

ENQUIRIES 查詢
WhatsApp  2152 4888 KS Koh 許先生 ks.koh@landscape.com

日本政府估計大阪賭場預計在2030年落成，未來每年將吸納六千萬旅客。



大阪世博、賭場效應 優質民宿突圍而出

日本大阪未來10年的兩大盛事——大阪關西世博和大阪賭場綜合度假村，分別將於2025年舉辦和2030年開幕。為期半年大阪關西世博，預計將帶來 2800 萬觀光人次、2兆日幣（約港幣1064億元）的經濟效益；而大阪賭場則目標每年為大阪帶來 6000萬旅客，以及年收入5,200億日圓（約港幣308億元）。

大阪政府對這兩大項目均選址於大阪灣區面積約390公頃的人工島「夢洲」，政府對這兩項將推動整個日本經濟的盛事嚴陣以待，在各行各業投入大量人手及資源，從基建、交通、餐飲、零售、旅遊、文化娛樂等等各領域入手，改善原有設施配套，同時投入大量資源開發新項目。在可預測的龐大經濟收益下，加上日本貨幣寬鬆政策，日圓匯率持續走弱，使得大阪成為繼東京後，外國投資者赴日置產的新目標，進而帶動當地房價、租金上漲。

政府火速興建基建

大阪政府現階段正火力全開的在「夢洲」興建各項基建。在交通方面，大阪三間鐵路公司都有計劃延伸路線，將日本各地跟「夢洲」連接起來。先是大阪地鐵中央線從原來的宇宙廣場站延伸至新建的夢洲站和夢洲塔車站大樓，夢洲站的相關工程預計在明年完成，它將成為遊客前往夢洲的主要交通工具。另外，JR 西日

本與京阪電鐵都分別提出延伸線JR櫻島線和京阪中之島線到夢洲的計畫，加強整個關西旅遊區的流通性；而預計在2031落成的大阪浪速筋線，鐵路啟用後，由關西空港到梅田只需40分鐘車程，比現時的一小時大大縮短了20分鐘。

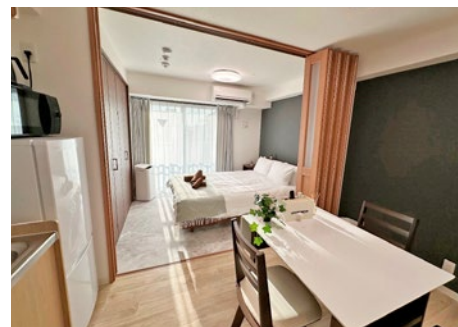
除了交通配套，大阪世博會的展館興建已經進行得如火如荼，在世博會閉幕後，世博園區原址連同大型會議場地、購物中心，將根據改建為賭場綜合度假村的第二期和第三期。隨著疫後解封、日圓貶值等因素，讓向來都是熱門旅遊地點的日本更加熱鬧，當地酒店及民宿供不應求，也吸引了新的資金進駐，來自世界各地高檔酒店集團紛紛進駐關西，包括泰國 Central Group、Dusit International、新加坡 Capella Hotel Group、日本 Seibu Prince Worldwide，以及美國 Hilton Worldwide 都陸續在大阪和京都興建高級渡假村和新酒店。

酒店進駐 民宿需求急增

世博會和賭場為大阪帶來大量勞動人口和旅客，帶動經濟同時創造持續的住屋需求，即使在各酒店集團紛紛進駐的情況下仍然未足以應付龐大的遊客數字。不少外國的散戶投資者看準大阪全年合法經營民宿的條例，開始注視大阪的全幢物業市場。有日本地產商推出優質

民宿項目搶市場，項目領有獨立民宿牌照，主打面積比傳統日本酒店大和實用，而且民宿比酒店更大的優勢是設有洗衣機、廚房、露台、浴室附有乾衣功能的浴室寶等等家庭用品，對於旅客而言有一定的吸引力。

過去一年，很多投資者趁日圓仍處於低位，注資湧入日本房地產，當中以新加坡投資者最為積極。截止今年8月，新加坡投資者在日本房地產投入近41億新幣的資金，有部分的資金來源更是來自大型房地產商和投資公司。有日本發展商預計日本明年樓價升幅平均有9-10%，特別當世博和賭場靠近，大阪酒店和民宿需求更是會日漸上升，大阪地價亦都會跟隨上升。特別是關西政府仍在興建基建項目，需要大量的勞動人口，成本自然亦會調整在樓價當中，預計明年的日本樓市仍會非常狂熱。



有日本地產商推出大阪優質民宿項目，以比酒店更有優勢的地理位置和更大的實用面積作賣點，成功打入市場，入住率高達95%。

ENQUIRIES 查詢

WhatsApp 2152 4888 KS Koh 許先生 ks.koh@landscape.com



En bloc building for sale in Nihonbashi, Osaka 大阪日本橋東全幢物業放售

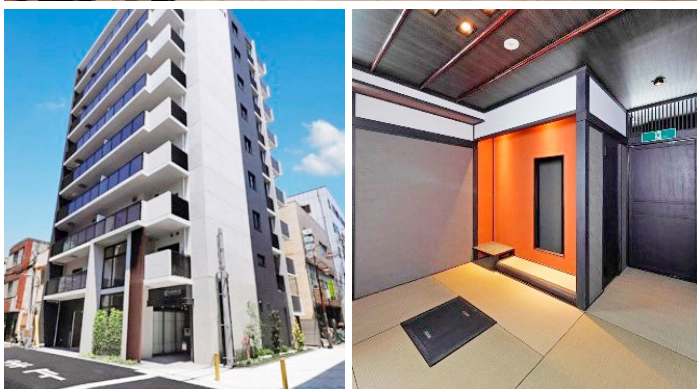
- Situated in a prime location close to the renowned Kuromon Market
- Land size 208.65 sq m (2,245.9 sq ft) and gross floor area 940.3 sq m (10,121.3 sq ft)
- 8-story building with total 25 units (24 residential units & 1 retail shop)
- 9-min walking distance to Namba station, 9-min walking distance to Nippombashi station on Osaka Metro Sakaisuji Line
- Occupancy of 80%
- Built in Aug 2014

- 物業位於著名的黑門市場附近的黃金地段
- 土地面積208.65平方米 (2,245.9平方呎) · 建築面積940.3平方米 (10,121.3平方呎)
- 八層高大廈共有 25 個單位 (24 個住宅單位和 1 個地舖)
- 物業距離南海各線難波站僅 9分鐘步程 · 大阪地下鐵堺筋線日本橋站僅 9分鐘步程
- 80%出租率
- 建於2014年8月

Guide Price JPY 924,000,000 (tax incl 連稅)
指標價 (Approx. HK\$50,000,000)

Gross Yield c. 7.2%
收益率

Property No. 228F



Prominent en bloc residential building in Osaka 大阪優質全幢物業

- Situated in a convenient location with excellent transport links
- Land size 205.45 sq m (2,211.4 sq ft) and gross floor area 940.55 sq m (10,124 sq ft)
- 9-story building with total 15 units
- 8-min walking distance to Namba station on Nankai Electric Railway, 11-min walking distance to Nippombashi station on Osaka Metro Sennichimae and Sakaisuji Line
- Built in June 2019

- 物業坐落於便利地段，交通網絡完善
- 土地面積205.45平方米 (2,211.4 平方呎) · 建築面積940.55平方米 (10,124 平方呎)
- 九層高大廈共有 15 個單位
- 物業距離南海電鐵難波站僅 8分鐘步程，大阪地下鐵千日前線及堺筋線的日本橋站僅 11分鐘步程
- 建於2019年6月

Guide Price JPY 880,000,000 (tax incl 連稅)
指標價 (Approx. HK\$47,650,000)

Net Yield c. 5.23%
淨收益率

Property No. 272F

ENQUIRIES 查詢

WhatsApp 2152 4888 KS Koh 許先生 ks.koh@landscape.com



Prime en bloc residential building in Osaka 大阪優質獨幢住宅

- 3-storey residential building located in Konohana-ku, Osaka, a vibrant entertainment district along the bay and close to Universal Studios Japan
- Land area 205.2 sq m (2,208.7 sq ft) and gross building area 275.96 sq m (2,970.4 sq ft)
- 12-min walking distance to Dempo station on Hanshin Namba line
- Built in March 2021
- Fully let
- Freehold

- 位於大阪此花區三層高住宅大廈。此花區是一個充滿活力的海灣娛樂區，鄰近日本環球影城
- 土地面積205.2平方米 (2,208.7平方呎) · 總建築面積275.96平方米 (2,970.4平方呎)
- 物業距離阪神難波線傳法站僅 12分鐘步程
- 建於2021年3月
- 全部單位已出租
- 永久業權

Guide Price JPY 120,000,000 (tax incl 連稅)
指標價 (Approx. HK\$6,400,000)

Gross Yield c. 7%
收益率

ENQUIRIES 查詢
WhatsApp 2152 4888 KS Koh 許先生 ks.koh@landscape.com

Property No. JP1627WP



Conveniently located en bloc residential building in Osaka

大阪交通便利獨幢住宅

- 3-storey residential building located in Higashisumiyoshi-ku, Osaka, a convenient yet tranquil area
- Land area 233.16 sq m (2,509.7 sq ft) and gross building area 386.46 sq m (4,159.8 sq ft)
- 6-min walking distance to Yata Station on Kintetsu Minamiosaka Line
- Built in March 2021
- Fully let
- Freehold

- 位於大阪東住吉區的三層高住宅大廈，地區寧靜而且交通便利
- 土地面積233.16平方米 (2,509.7平方呎)，總建築面積386.46平方米 (4,159.8平方呎)
- 物業距離近鐵南大阪線矢田站僅6分鐘步程
- 建於2021年3月
- 全部單位已出租
- 永久業權

Guide Price
指標價

JPY 135,000,000 (tax incl 連稅)
(Approx. HK\$7,300,000)

Gross Yield
收益率

c. 6.4%

ENQUIRIES 查詢

WhatsApp 2152 4888 KS Koh 許先生 ks.koh@landscape.com

Property No. JP1628WP



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