

# The 大宅 Key

THE KEY TO YOUR IDEAL HOME

Vol.171 | July/August 2019



**Spotlight:**  
Cool Open Space  
戶外風光

**Highlight:**  
Stanley  
赤柱

**Feature:**  
Residence for seniors  
樂齡社區



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## Graceful living 高雅生活

Retirement is a new phase of people's lives. After many years of hard work, plenty of seniors are still passionate about everything and in pursuing the finer things in life. With comprehensive support, they can more easily achieve their goals.

Hence in this issue we introduce Ventria Residence, located in Happy Valley, as the development setting the new benchmark for high-end residential communities for seniors in Hong Kong. The residence is a medihotel and an apartment community offering comprehensive solutions for seniors, whether they are living an independent and engaging life, require closer attention, or even need specialist nursing for memory care.

Positioned as a place for seniors to age happily, Ventria Residence is similar to a cruise offering a multitude of services. It also builds a closer community for residents to enjoy their lives, making the residence a place where seniors can forget about all their hassles. Enjoy the read.

經過多年辛勤工作，退休正是展開人生新階段之時。不少長者仍然熱衷於不同事物，以及追求生活中美好的事情。如有充足的支援，他們可以輕易達成目標。

因此今期我們特意介紹位於跑馬地的曦雲居。物業樹立高尚退休住宅區的新典範，並以酒店式管理營運，建立社群供長者頤養天年。不論獨立生活，還是貼身照顧，他們的需要都可滿足。

曦雲居的郵輪式營運方針，為長者提供理想的退休生活。住客可互相建立緊密關係，共同享受生活的美好。請細閱今期雜誌。



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### Stanley Court

赤柱 海灣園

9 Stanley Mound Road, Stanley

**4 bed, 3.5 bath, 1,001 s.f. garden, 1 garage (2 car parks)**

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

時尚裝修洋房，連私家花園及天台，地段寧靜

Saleable 實用 2,133 s.f.

Sale 售 \$78,800,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 98762



### Grosse Pointe Villa

赤柱 赤柱村道4號

4 Stanley Village Road, Stanley

**4 bed, 3 bath, 2,267 s.f. roof, 2 car parks**

Meticulously designer's decorated low-rise penthouse with private roof terrace enjoys peaceful sea view

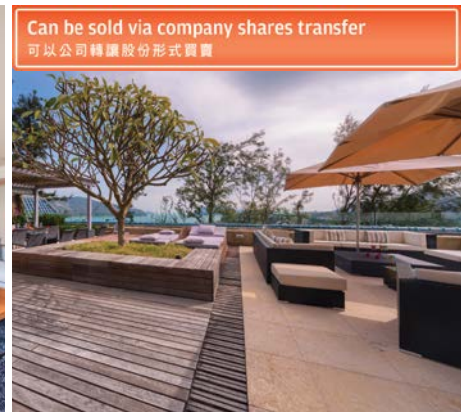
設計師別緻裝修低密度頂層單位，連私家天台，眺望怡人海景

Saleable 實用 2,451 s.f.

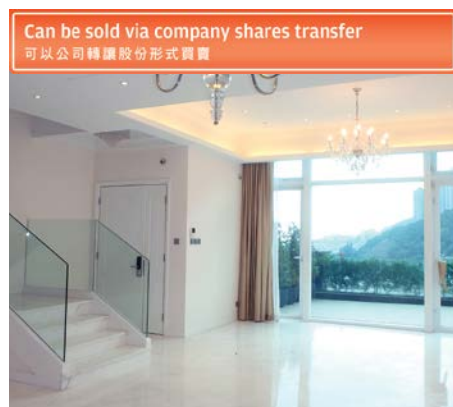
Sale 售 ~~\$115,000,000~~ \$108,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 51384



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



### Le Palais

大潭 皇府灣

8 Pak Pat Shan Road, Tai Tam

**4 bed, 3.5 bath, 595 s.f. garden, 1 garage**

Waterfront garden townhouse with private garage and facilities at Tai Tam

海濱花園洋房，連私家車庫及設施

Saleable 實用 2,476 s.f.

Sale 售 \$120,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 123307





## Tastefully decorated modern living 品味獨具

As one of the most sought-after residential areas in Hong Kong, Stanley offers the perfect seaviews, tranquility, and convenience. This townhouse is an ideal example of an unrivalled modern living experience and seclusion.

Totalling 2,767 s.f. (saleable area), the townhouse boasts five bedrooms (including four ensembles), four-and-a-half bathrooms, a separated living and dining room, a maid's room, and a garage for two cars.

One of the loveliest features of this townhouse is its 806 s.f. roof, which

has been partly fenced off to enhance privacy. The terrace is also a perfect place to enjoy the seaview, host outdoor parties and gatherings, and stay away from the crowd.

With a high efficiency ratio, the townhouse offers flexibility for interior design and furniture arrangement.

The interiors have been meticulously designed to enhance the general ambience. Moreover, high ceilings open up an array of design possibilities, making the interiors even more spacious and pleasant. The



### Magnificent sea view house in Stanley

赤柱壯麗海景洋房

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

Saleable 實用 2,767 s.f.

Sale 售 \$128,000,000 /

Lease 租 \$200,000 incl.

Inquiries 查詢

6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 104348



marble flooring in the living and dining room and bedrooms offer a welcoming feel, and a touch of elegance is added with the lighting across the residence.

The property is available for sale at HK\$128,000,000, and also open to rental offers at HK\$200,000 all-inclusive. In addition, The clubhouse boasts a gym, an outdoor swimming pool, a sauna, a steam bath, and a Jacuzzi for residents to enjoy.

赤柱以優美海景、環境清幽及交通便利而聞名，是香港其中一個最備受追捧的高尚住宅區。這洋房遠離煩囂，正好展示當代高尚優雅品味的極致典範。

洋房實用面積達2,767平方呎，提供五間睡房，其中四間為套房。另有四間半浴室、獨立的客飯廳、一間家傭房，以及一個容納兩部坐駕的車庫。

洋房其中一個最引人入勝之處，是其面積達806平方呎的天台。天台部分位置設有籬笆，大大提升私隱度。天台可飽覽壯闊海景之餘，同時亦可舉行戶外派對及聚會，更可遠離人煙

享受專屬寧靜。

洋房實用率極高，室內設計及配置家具時便可更為靈活。

室內一絲不苟的設計，展現獨特品味，大大提升居室的整體氛圍。高樓底為不同種類的設計帶來無限可能，亦可加強室內的空間感。客飯廳及睡房的雲石地板格調柔和，而精挑細選的燈具則可提升室內的高雅感覺。

洋房目前以1億2800萬港元出售，同時以月租20萬港元全包出租。屋苑會所設施齊全，設有健身室、室外游泳池、桑拿、蒸氣浴室及按摩浴池供住客享受。





### Cape Road, Chung Hom Kok

春坎角 環角道

4 bed, 2 bath, 490 s.f. terrace, 1 car park

Lovely 4-bedroom low-rise with private terrace in greenery settings

精品四房低密度單位，連私家平台，環境翠綠

Saleable 實用 1,481 s.f.

Sale 售 \$44,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 125896



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



### Bisney View

薄扶林 碧荔道47-49號

47-49 Bisney Road, Pokfulam

3 bed, 2 bath, 612 s.f. garden, 2 car parks

Tastefully decorated 3-bedroom townhouse with a study and

ample open space in tranquil location

品味裝修三房洋房，連書房，享充裕戶外空間，地段寧靜

Saleable 實用 1,779 s.f.

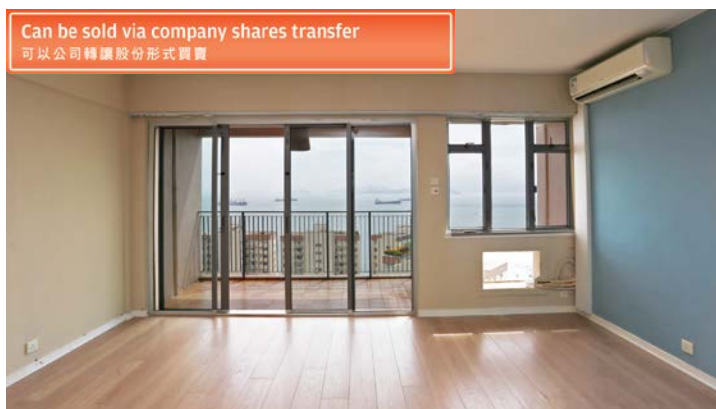
Sale 售 \$62,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 90690



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



### Bisney Road, Pokfulam

薄扶林 碧荔道

4 bed, 2 bath, 1 car park

Bright and airy sea view low-rise with practical layout in tranquil location

光猛通風海景低密度單位，間隔實用，環境寧靜

Saleable 實用 2,238 s.f.

Sale 售 \$53,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 12470



### Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

**3 bed, 2 bath, 2 car parks**

Older style 3-bedroom flat with large balcony enjoys Repulse Bay sea view

傳統三房住宅，連偌大露台，坐享淺水灣海景，可租可售

Saleable 實用 2,049 s.f.

Sale 售 \$70,000,000 / Lease 租 \$110,000 incl.

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 121082



### Bluewater

大潭 大潭道25號

25 Tai Tam Road, Tai Tam

**4 bed, 2 bath, 2 car parks**

Highly sought after 4-bedroom apartment with full sea view

受歡迎四房單位，坐擁全海景，可租可售

Saleable 實用 1,824 s.f.

Sale 售 \$79,000,000 / Lease 租 \$120,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 13980



### Mount Davis Road, Pokfulam

薄扶林 摩星嶺道

**4 bed, 3.5 bath, 747 s.f. roof, 2 car parks**

High-efficiency 4-bedroom townhouse with private roof in serene location

高實用率四房洋房，連私家天台，地段寧謐

Saleable 實用 2,546 s.f.

Sale 售 \$83,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 46536



### House in Repulse Bay

淺水灣洋房

**3 bed, 2 bath, 700 s.f. backyard, 1 garage (2 car parks)**

Prestigious beachfront townhouse with ample alfresco space overlooking superb sea view

尊貴全淺水灣景洋房，可遇難求，屋苑設有游泳池

Saleable 實用 2,111 s.f.

Sale 售 \$130,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 12202



### Penthouse in Repulse Bay

淺水灣複式連天台

4 bed, 2 bath, 1,269 s.f. terrace, 2 car parks

Elegant 4-bedroom penthouse apartment with a large 1269 s.f. terrace and private internal staircase to roof top (831 s.f.) enjoys sweeping Deep Water Bay view  
優雅四房頂層複式單位，特大平台1269呎及內置樓梯連天台831呎，眺望遼闊深水灣美景，可租可售

Saleable 實用 2,267 s.f.

Sale 售 \$198,000,000 / Lease 租 \$230,000 incl.

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 14281



### Private lift and pool penthouse in Residence Bel-air

貝沙灣私家升降機及游泳池頂層單位

68 Bel-Air Peak Rise, Pokfulam

4 bed, 4 bath, 1,564 s.f. roof, 3 car parks

One-of-a-kind penthouse with 3 car parks, a private lift and pool  
別樹一幟頂層單位，連三車位，私家升降機及游泳池

Saleable 實用 3,739 s.f.

Sale 售 \$250,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 161021



### Prestigious residence in The Peak

山頂尊貴傳統大宅

3 bed, 3 bath, 1 car park

Colonial 3-bedroom (2-ensuite) apartment with a car park overlooking green mountain and full sea views

英式設計三房（兩套房）單位，連車位，眺望翠綠山巒及無邊際海景

Saleable 實用 2,836 s.f.

Sale 售 \$110,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 50482



## House in Deep Water Bay

深水灣洋房

**4 bed, 4 bath, 1,231 s.f. terrace, 2 car parks**

Rare on market garden house in tranquil Deep Water Bay

罕有花園洋房，可遇難求，位處寧靜深水灣

**Saleable 實用 2,938 s.f.**

**Sale 售 \$268,000,000**

**Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐**

**Property Search No. 物業搜尋編號 128114**



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## Bay Villas

壽臣山 南源

57-71 Shouson Hill Road, Shouson Hill

**4 bed, 4.5 bath, 603 s.f. terrace, 2 car parks**

Brand new decorated townhouse overlooking magnificent

Deep Water Bay

全新裝修洋房，俯瞰壯麗深水灣美景

**Saleable 實用 3,680 s.f.**

**Sale 售 \$350,000,000**

**Inquiries 查詢 9871 6828 Louis Wong 黃先生**

**Property Search No. 物業搜尋編號 135517**



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



## Exquisite house in Shouson Hill

壽臣山華麗洋房

**5 bed, 4.5 bath, 1,181 s.f. garden, 2 car parks**

Brand new generous master bedroom townhouse with high ceiling, a private lift and

swimming pool in tranquil and convenient location

壽臣山全新偌大主人套房洋房，特高樓底，連私家升降機及游泳池，地段寧靜，交通便利

**Saleable 實用 4,111 s.f.**

**Sale 售 \$438,000,000 / Lease 租 \$450,000**

**Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐**

**Property Search No. 物業搜尋編號 140567**





### Majestic house in The Peak

山頂超凡名居

**4 bed, 4.5 bath, 753 s.f. garden, 1 garage (6 car parks)**

Extravagant modern house with a private lift, a maid's quarters and a private garage (6 car parks) enjoys 180 degree Victoria Harbour view

前排獨立大單邊洋房，連私家升降機、傭人套房及特大私家大閘車庫（可容納六輛車），俯瞰180度維港超凡美景

Saleable 實用 3,581 s.f.

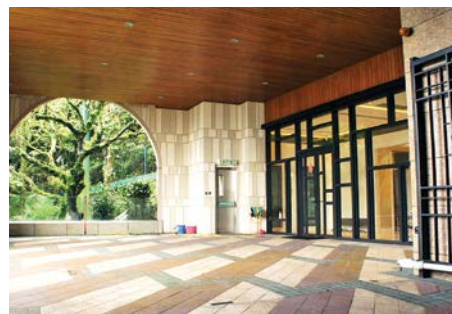
Sale 售 Open Offer / Lease 租 \$530,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 159489



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



### Newly renovated apartment 簇新裝修

This practical low-rise apartment has been renovated lately to enhance comfort, offering a refreshing yet soothing ambience. Boasting four bedrooms (including one ensuite), two bathrooms, a separated living and dining room, a maid's room, a utility room, and two covered car parks.

The best feature of this apartment is its 979 s.f. private garden, where residents can enjoy outdoor living and tranquility. The garden is partly fenced off to enhance privacy as well.

此低密度單位不但實用，經全新裝修後，令單位更加舒適怡人。設有四間睡房，其中一間為套房，另有兩間浴室、獨立的客飯廳、家傭房、多用途房及兩個有蓋車位。

單位最吸引之處是擁有面積約979平方呎的私人花園，住戶可以享受戶外環境及寧靜。花園部分位置以籬笆阻隔，提升私隱度。



### Island Road, Deep Water Bay

深水灣 香島道

**4 bed, 2 bath, 979 s.f. garden, 2 car parks**

Saleable 實用 1,315 s.f.

Sale 售 \$68,800,000 / Lease 租 \$120,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 187961





## Prestigious Masterpiece

傲視同儕

For those who seek an idiosyncratic living environment, this rare gem hidden in the city is impossible to miss. Measuring a total saleable area of 3,601 s.f., the four-storey single house consists of six bedrooms with five en suites, a combined living and dining room separated by a sculptural screen, three balconies, five bathrooms, a powder room, a lush garden of 1,143 s.f. replete with mature trees, a roof, three maid's rooms, a utility room, a family room and a double garage. Highlights of the living area are panelled ceilings, floor-to-ceiling black lattice windows, luscious marble and opulent textures. The dining area is equally magnificent – complete with skylight and a palatial crystal chandelier hung above the dining table.

想尋找有個性的生活空間，這間城中難求的特色單位不容錯過。這間坐落在薄扶林罕有特色的四層高獨立屋，實用面積高達3,601平方呎，設有六間睡房，當中五間均為套房、以雕塑風格屏風區分的相連客飯廳、三個露台、五間浴室、一間化妝間、1,143平方呎翠綠私家花園、天台、三間家傭房、一間多用途室、一間家庭廳及兩個車庫。單位特色包括精緻修飾的天花、黑框格子落地玻璃窗、高貴的雲石和華麗質感的用料。飯廳上方更以大型天窗和巨型水晶吊燈點綴，貴氣十足。

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

### Extravagant single house in Pokfulam

薄扶林奢華獨立洋房

6 bed, 5 bath, 1 powder room,  
1,143 s.f. garden, 1 garage

Saleable 實用 3,601 s.f.

Sale 售 \$268,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生  
9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 128324





### Boutique apartment in Macdonnell Road

麥當奴道精品住宅

**3 bed, 2 bath, 1 car park**

Colonial style 3-bedroom flat with spacious layout in prime location

英式三房單位，間隔寬敞，地段優越

Saleable 實用 1,413 s.f.

Sale 售 \$35,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 7218



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



### Spacious apartment in Midlevels West

西半山偌大住宅

**3 bed, 3 bath, 2 car parks**

Spacious and practical 3-bedroom flat in great condition

寬敞實用三房單位，地段優越

Saleable 實用 1,991 s.f.

Sale 售 \$56,800,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 180665



### Bowen Place

中半山 寶雲閣

11A Bowen Road, Midlevels Central

**3 bed, 2 bath, 1 car park**

3-bedroom city view apartment at quiet yet easy access location

三房城市景住宅，環境寧靜，交通便利

Saleable 實用 1,445 s.f.

Sale 售 \$55,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 101844



### Hoover Court

中半山 豪華閣

7-9 Macdonnell Road, Midlevels Central

**4 bed, 2 bath, 1 car park**

Large and spacious 4-bedroom apartment at convenient location

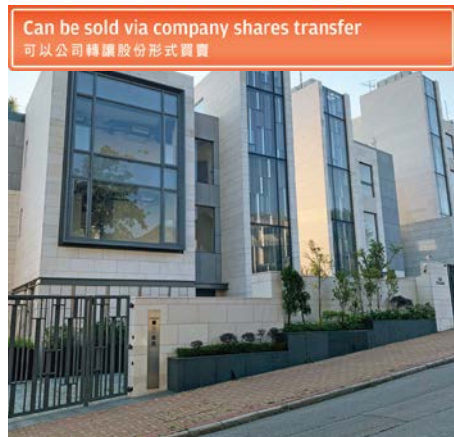
偌大寬敞四房單位，交通便利，可租可售

Saleable 實用 2,320 s.f.

Sale 售 \$66,000,000 / Lease 租 \$98,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 165632



### Opulent townhouses in Chung Hom Kok

春磡角奢華洋房

Superb 5 townhouses with private outdoor swimming pools, lifts and generous garages separately situated in a tranquil and prestigious location

五間奢華極致洋房，每間洋房各自設有私家戶外游泳池、升降機及巨型車庫，位處寧靜及尊貴顯赫地段，氣派恢宏大度

Saleable 實用 From 4,374 s.f. to 6,615 s.f.

Sale 售 From \$334,693,000 to \$661,500,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 183865



### Elegant Terrace

西半山 慧明苑

36 Conduit Road, Midlevels West

4 bed, 3 bath, 847 s.f. roof, 1 car park

One of a kind duplex penthouse with brand new decorations

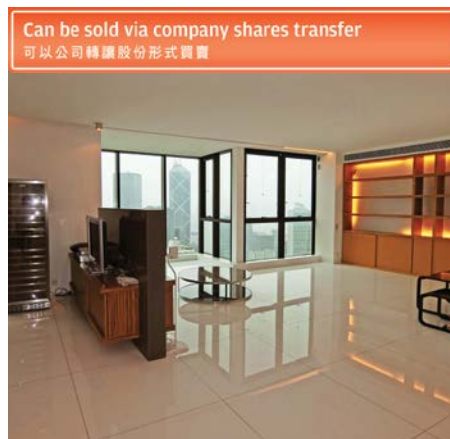
別樹一幟複式頂層單位，配以全新裝修，可租可售

Saleable 實用 2,136 s.f.

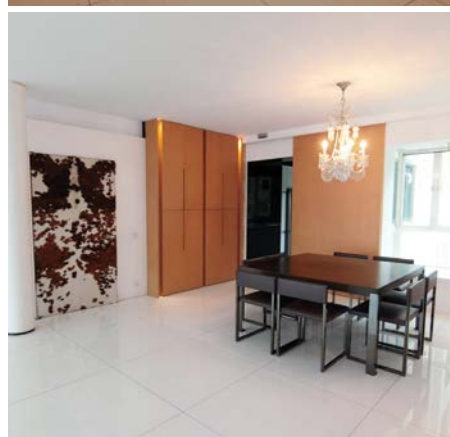
Sale 售 \$75,000,000 / Lease 租 \$140,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 122498



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



### The Mayfair

中半山 梅道1號

1 May Road, Midlevels Central

3 bed, 3 bath, 1 car park

Luxurious 2-ensuite harbour view apartment at prestigious neighborhood

豪華兩套房海景單位，地段尊貴顯赫，可租可售

Saleable 實用 2,192 s.f.

Sale 售 \$160,000,000 / Lease 租 \$150,000 incl.

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 31145





### May Tower 1

中半山 梅苑一座

7 May Road, Midlevels Central

3 bed, 3.5 bath

Designer decorated duplex apartment with fully-equipped modern kitchen

設計師裝修複式單位，連設備齊全時尚廚房

Saleable 實用 2,277 s.f.

Sale 售 \$80,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 107712



### Starcrest

灣仔 星域軒

9 Star Street, Wan Chai

3 bed, 3 bath

Unique 3-bedroom duplex in city centre close to local amenities

市中心獨特三房複式單位，附近商店林立

Saleable 實用 1,510 s.f.

Sale 售 \$68,500,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 184858





### Alassio

西半山 殷然

100 Caine Road, Midlevels West

4 bed, 3 bath, 1,231 s.f. roof

Unique 4-bedroom duplex with deluxe clubhouse facilities in convenient location

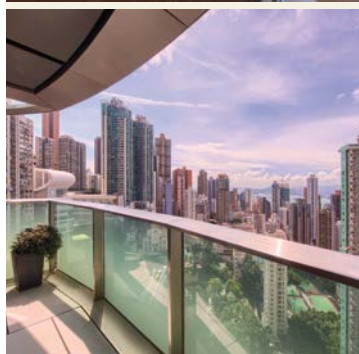
獨特四房複式單位，連豪華會所設施，交通便利

Saleable 實用 2,575 s.f.

Sale 售 \$200,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 183123



## High-end living on the hill 奢華之最

Located on Seymour Road, this extravagant and spacious modern apartment showcases meticulous design.

Totaling 2,123 s.f. (saleable area), the apartment boasts four bedrooms (including two ensembles), three bathrooms, a combined living and dining room, a maid's room, a utility room, and a balcony. The apartment has an excellent internal upkeep, and a new and fully-fitted kitchen. Residents of the apartment can also enjoy a view of Victoria Harbour.

Completed in 2013, the building is in close proximity to local shops, supermarkets, restaurants, and the Central pedestrian escalator.

這位於西摩道的單位，室內設計富麗堂皇，間隔寬敞，展示了巧奪天工的設計品味。

單位實用面積達2,123平方呎，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，以及一個露台。單位室內裝修簇新，廚房設備亦相當齊全。單位可遠眺維港海景。

大廈於2013年落成，鄰近商店、超級市場、餐廳及半山行人扶手電梯，十分方便。

### Elegant apartment in Midlevels West 西半山優雅住宅

4 bed, 3 bath, 1 car park

Saleable 實用 2,123 s.f

Sale 售 \$140,000,000 / Lease 租 \$150,000 incl.

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 168320



### Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road, Midlevels East

3 bed, 2 bath, 1 car park

Large 3-bedroom flat in sought after estate at prestigious location

偌大三房單位，位處受歡迎屋苑，地段尊貴顯赫

Saleable 實用 2,090 s.f.

Sale 售 \$60,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 38430



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



### Stadium view in Midlevels East

東半山大球場景

5 bed, 3 bath, 1 car park

Traditional luxury apartment with a maid's quarters and full Hong Kong Stadium view located on fringe of Causeway Bay

傳統豪華住宅，連傭人套房，眺望香港大球場僑人全景，毗鄰銅鑼灣

Saleable 實用 2,560 s.f.

Sale 售 \$75,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 131528



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



### Low-rise with rooftop in Happy Valley

跑馬地低密度連天台

3 bed, 2 bath, 1 private roof, 1 car park

Classic colonial 3-bedroom apartment with private rooftop in prestigious Happy Valley

經典英式三房住宅，連私家天台，位於跑馬地尊貴地段

Saleable 實用 1,600 s.f.

Sale 售 \$48,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 67470





### Midlevels East

#### 東半山

Extravagant duplex penthouse with private roof terrace overlooking Victoria Harbour

奢華頂層複式住宅，連私家天台，俯瞰維港美景

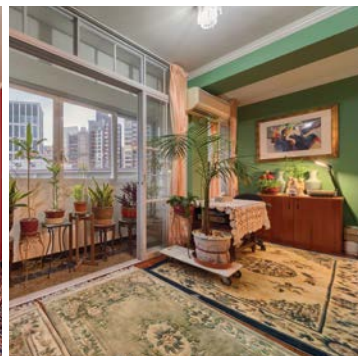
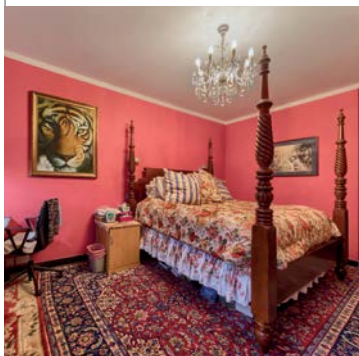
Saleable 實用 2,599 s.f.

Sale 售 ~~\$221,000,000~~ ~~\$180,000,000~~ \$160,000,000

Lease 租 \$150,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 32776



## Classic beauty 古典奢華

Nestled in a quiet enclave off Tai Hang Road and in close proximity to Causeway Bay, Fontana Gardens is known for its spaciousness with a high efficiency ratio. Offering expansive city view, this colonial-style apartment is meticulously decorated with crown moldings across all rooms each highlighted with a lavish chandelier. With a saleable area of 2,690 s.f., it consists of four bedrooms with one ensuite, three bathrooms, separated living and dining room, a balcony, two maid's rooms and a covered car park. The kitchen and bathrooms are furnished with granite tops and the bathroom are equipped newly installed shower and shower doors.

豪園隱密於大坑道的幽靜地段，毗鄰銅鑼灣，往來市區交通便捷。物業以單位闊落及實用率高見稱，這個偌大單位眺望廣闊都市景色，並以殖民地色彩裝潢，每個房間和大廳均飾以皇宮式的風格及不同的水晶吊燈，散發華麗雅致的格調。單位設有四間睡房，其中一間為套房、三間浴室、獨立客飯廳、露台、兩間家傭房及一個有蓋車位。廚房及浴室均鋪設花崗石枱面，浴室更更換了全新的淋浴設備及趟門。

### Fontana Garden 豪園

1-25 Ka Ning Path, Midlevels East

東半山 嘉寧徑1-25號

4 bed, 3 bath, 1 car park

Saleable 實用 2,690 s.f.

Sale 售 \$86,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 83498



### The Harbourside

尖沙咀 君臨天下

1 Austin Road West, Tsim Sha Tsui

3 bed, 2 bath, 1 car park

Deluxe 3-bedroom harbour view apartment on top of Kowloon Station

豪華三房海景單位，位處九龍站

Saleable 實用 1,060 s.f.

Lease 租 \$78,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 52300



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



### Le Palais

大潭 皇府灣

8 Pak Pat Shan Road, Tai Tam

3 bed, 3.5 bath, 787 s.f. terrace, 2 car parks

3-ensuite sea view townhouse with private terrace and garage at Tai Tam

三套房海景洋房，連私家平台及車庫

Saleable 實用 3,302 s.f.

Lease 租 \$210,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 165878



### Repulse Bay Heights

淺水灣 淺水灣花園

3 Bellevue Drive

3 bed, 3 bath, 2,420 s.f. garden, 3 car parks

3-ensuite renovated townhouse with private garden at quiet enclave of Repulse Bay

淺水灣三套房洋房，連私家花園，環境寧靜

Saleable 實用 2,383s.f.

Lease 租 \$89,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 21046



### Pak Kong, Sai Kung

西貢 北港

High privacy townhouse with greenery view, private garden and car parking space in tranquil location

高私隱度洋房，享翠綠怡人美景，地段清幽恬靜，連私屬花園及車位

Saleable 實用 2,100 s.f.

Sale 售 \$28,000,000 (Negotiable 可議)

Inquiries 查詢 9484 5501 Mr. Lai 黎先生

Property Search No. 物業搜尋編號 192447

### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road, Repulse Bay

3 bed, 2.5 bath, 1 car park

Practical 3-bedroom flat with upgraded kitchen and bathrooms enjoys full range of facilities

實用三房住宅，連翻新廚房及浴室，享完善設施

Saleable 實用 1,505 s.f.

Lease 租 \$82,000 incl.

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 4427



### The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road, Happy Valley

3 bed, 2 bath, 1 car park

Family 3-bedroom apartment with great facilities at convenient location

家庭式三房單位，享完善設施，交通便利，可租可售

Saleable 實用 1,257 s.f.

Lease 租 \$93,000 incl. / Sale 售 Open Offer

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 28221



### Bisney Road, Pokfulam

薄扶林 碧荔道

5 bed, 5.5 bath, 1,870 s.f. roof, 1 car park

Nicely decorated low-rise penthouse with private rooftop in tranquil and verdant location

雅致裝修低密度頂層單位，連私家天台，位處寧靜及翠綠地段

Saleable 實用 4,310 s.f.

Lease 租 \$220,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 115445





### 3 Macdonnell Road, Midlevels Central

中半山 麥當勞道3號

4 bed, 4.5 bath, 1 car park

Modern duplex flat with 4 ensuites in prime location

時尚複式單位，連四套房，地段優越

Saleable 實用 2,547 s.f.

Lease 租 \$139,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 186198



### Deep Water Bay Road, Deep Water Bay

深水灣 深水灣道

4 bed, 3 bath, 624 s.f. garden, 1 garage (2 car parks)

Classic 4-bedroom townhouse with ample alfresco space in prestigious location

經典四房洋房，享充裕戶外空間，地段尊貴顯赫

Saleable 實用 2,838 s.f.

Lease 租 \$180,000 excl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 24073



### Deep Water Bay Road, Deep Water Bay

深水灣 深水灣道

4 bed, 3.5 bath, 2 car parks

Charming 4-bedroom townhouse with green view and Southside sea view at convenient location

迷人四房洋房，坐擁翠綠景及南區海景，交通便利

Saleable 實用 3,000 s.f.

Lease 租 \$145,000 excl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 15480





### Clovelly Court

中半山 嘉富麗苑

12 May Road, Midlevels Central

4 bed, 2 bath, 1 car park

Newly renovated and fitted harbour view flat in convenient location

全新裝修維港景住宅，交通便利

Saleable 實用 2,348 s.f.

Lease 租 \$140,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 15840



### Carolina Gardens

山頂 嘉樂園

20-34 Coombe Road, The Peak

4 bed, 3 bath, 1 car park

Popular 4-bedroom apartment with green view in prestigious location

受歡迎四房單位，享翠綠景色，地段尊貴顯赫

Saleable 實用 2,145 s.f.

Lease 租 ~~\$115,000 incl.~~ \$105,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 20664



### Mount Austin Estate

山景花園別墅

5 Mount Austin Road, The Peak

4 bed, 3.5 bath, private garden, 1 garage

Peak garden house with spacious layout enjoying greenery view

山頂花園洋房，間隔實用，享翠綠怡人景色

Saleable 實用 2,724 s.f.

Lease 租 \$232,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 24079



### Deep Water Bay townhouse

深水灣洋房

4 bed, 3.5 bath, 2 car parks

Lovely townhouse in quiet enclave with lush green view

雅致深水灣洋房，環境清幽，眺望怡人翠綠景

Saleable 實用 3,160 s.f.

Lease 租 \$175,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 182129



### Deep Water Bay Drive, Deep Water Bay

深水灣 深水灣徑

4 bed, 5 bath, 1 car park

Brand new 4-ensuite apartment in tranquil Deep Water Bay

全新四套房住宅，位處寧靜深水灣

Saleable 實用 3,407 s.f.

Lease 租 \$255,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 189148



### Eva Court

中半山 惠園

36 Macdonnell Road, Midlevels Central

4 bed, 3 bath, 1 car park

Huge 4-bedroom full floor apartment in prime location

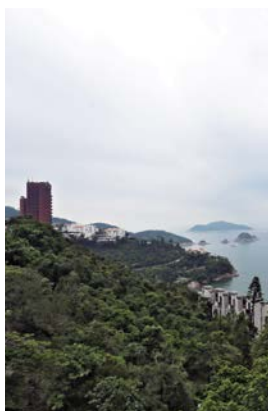
偌大四房全層單位，地段優越

Saleable 實用 4,017 s.f.

Lease 租 \$215,000 incl.

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 96353



### 110 Repulse Bay Road, Repulse Bay

淺水灣 淺水灣道110號

4 bed, 4.5 bath, 1,173 s.f. garden, 2 garages

Waterfront sea view garden house at exclusive area in

Repulse Bay

海濱花園洋房，地段尊貴顯赫

Saleable 實用 4,101 s.f.

Lease 租 \$298,000 incl.

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 104464



**One of a kind detached Peak house**  
**山頂別樹一幟洋房**

**4 bed, 3.5 bath, private garden, 2 car parks**

Prestigious Peak house with private garden and swimming pool overlooking stunning Victoria Harbour view

尊貴山頂洋房，連私家花園及游泳池，俯瞰優美維港景

**Saleable 實用 3,228 s.f.**

**Lease 租 \$300,000 incl.**

**Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐**

**Property Search No. 物業搜尋編號 190618**



**Grenville House**

**中半山 嘉慧園**

**1 & 3 Magazine Gap Road, Midlevels Central**

**4 bed, 3 bath, 1 car park**

Generous 4-bedroom apartment with huge balcony in prime location

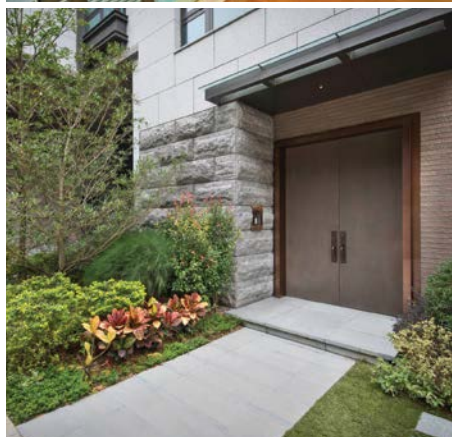
偌大四房單位，享寬闊露台，地段優越

**Saleable 實用 3,349 s.f.**

**Lease 租 \$190,000 incl.**

**Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐**

**Property Search No. 物業搜尋編號 98391**



**Mount Kellett Road, The Peak**

**山頂 加列山道**

**6 bed, 7.5 bath, 1,239 s.f. garden, 1 garage (4 car parks)**

Luxurious modern townhouse with ample alfresco space in prestigious location

豪華時尚洋房，享充裕戶外空間，地段尊貴顯赫

**Saleable 實用 5,700 s.f.**

**Lease 租 \$520,000 incl.**

**Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐**

**Property Search No. 物業搜尋編號 160079**



### Larvotto

鴨洲 南灣

8 Ap Lei Chau Praya Road, Ap Lei Chau

2 bed, 3 bath, 1 car park

Modern sea view apartment with top notch facilities and easy access to MTR station

時尚海景單位，享頂級會所設施，毗鄰港鐵站，可租可售

Saleable 實用 1,942 s.f.

Lease 租 \$130,000 incl. / Sale 售 \$63,800,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 133822



### Belgravia

淺水灣 南灣道57號

57 South Bay Road, Repulse Bay

4 bed, 3 bath, 1 car park

High floor 4-bedroom unit with fantastic sea view

高層四房單位，享迷人海景

Saleable 實用 2,197 s.f.

Lease 租 \$155,000 incl.

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 144684



### Rocky Bank

深水灣 深水灣道6號

6 Deep Water Bay Road

4 bed, 3 bath, 2,061 s.f. garden, 3 car parks

Brand new renovated townhouse with private garden and rooftop in tranquil location

全新裝修四房洋房，連私家花園及天台，地段寧靜

Saleable 實用 2,692 s.f.

Lease 租 \$225,000 incl.

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 15783





### Colour By The River

清水灣 采堤

500 Nam Wai, Clear Water Bay

3 bed, 2.5 bath, 734 s.f. roof & 2,181 s.f. garden, 1 garage (2 car parks)

Nicely decorated 3-bedroom detached house with private swimming pool in tranquil location

雅致裝修三房洋房，連私家游泳池，地段寧靜

Saleable 實用 2,140 s.f.

Sale 售 Open Offer

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 190395



### Providence Bay

大埔 天賦海灣

5 Fo Chun Road, Tai Po

4 bed, 3 bath, 1 car park

Designer's decorated 4-bedroom (2-ensuite) penthouse with a private rooftop, ample fresh air and sunlight overlooking open view. One unit per floor enhancing the privacy

設計師裝修四房（兩套房）頂層單位，連私家天台，享清新空氣及柔和日光，坐擁開揚景色。一梯一伙加強單位的私隱度

Saleable 實用 1,552 s.f.

Sale 售 \$36,800,000

Inquiries 查詢 9484 5501 Mr. Lai 黎先生

Property Search No. 物業搜尋編號 193208





11th floor, 4 queen victoria street, central

# Multi-faceted Interior Design

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we'll prove they don't exist....*

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Ventria Residence offers two options for seniors, namely independent living, and assisted living with memory care

## Investing in greater heights 樂享退休生活

Boasting one of the highest life expectancies in the world, Hong Kong, like many advanced cities around the world, is facing the problem of an ageing population. Here at Ventria Residence, professional medical attention, world-class facilities, and a sophisticated community offer a graceful retirement for seniors, setting a new benchmark for high-end residential communities for them.

香港是全世界其中一個人均壽命最長的地方。正如不少大城市一樣，香港面對人口老化。曦藝居樹立高尚退休住宅區的新典範，以提供專業醫療服務、頂級設施以及完美的社區規劃為目標，旨在為年長人士提供優質的退休生活。

Retirement does not mean a senior cannot afford quality living. In fact, it is a new phase of their lives in which they can pursue their dreams and enjoy moments with loved ones. Though they may have to be looked after, an all-rounded community can meet their needs and offer a retirement in style. Positioning itself as the most desirable residential community for seniors in Hong Kong, Ventria Residence, located in Happy Valley, aims to offer a

dignified and fulfilling high-end lifestyle for this sector.

Medical attention is the first priority for seniors. The residence, developed by the Hong Kong-Macao Conference of Seventh-day Adventists, offers two options, namely independent living and assisted living with memory care. Independent living offers three design themes, including minimalist, modern classic, and Chinese contemporary. Meanwhile, round-the-clock nursing

care is tailor-made to fulfill seniors' needs regarding assisted living and memory care. Furthermore, Ventria Residence is in close proximity to Hong Kong Adventist Hospital, Hong Kong Sanatorium & Hospital, and St. Paul's Hospital, to name a few.

Seniors can still enjoy a fruitful yet energetic lifestyle after retirement. Ventria Residence provides a cruise experience for the elderly with various choices of daily activities and special



Ventria Residence sets the new benchmark for high-end residential communities for seniors



The clubhouse includes an indoor swimming pool, a hair and beauty care salon, and a gym room

interest classes. Additionally, the clubhouse includes a hair and beauty care salon, gym room, and an indoor heated swimming pool. A hydro treadmill is also available for seniors requiring rehabilitation, and green spaces can be found across the residence, as being in touch with nature significantly enhances quality of life.

Social engagement is also a crucial aspect of seniors' retirement. Residents are encouraged to enjoy and treasure special occasions together at birthday parties, annual festivals, and themed dining events. To stay as part of a community, Ventria Residence's Seniors Serving Seniors programme encourages and supports residents in whatever leisure or performing arts initiatives they may wish to contribute their expertise to.

As for hospitality, hotel-style concierge, housekeeping, and secretarial services are all at hand. Services include booking taxis and concert tickets, arrange transport reservations, and facilitate travel arrangements.

For more information, please visit [www.ventriaresidence.com](http://www.ventriaresidence.com).

退休並不意味長者需要放棄生活質素，反而是他們進入人生的新一頁，繼續追求夢想及與摯愛享受時光。雖然有些長者需要照顧，但完善的社區配套，可以滿足有關需要之餘，並幫助他們樂享退休生活。曦藝居位於跑馬地，是本港以長者為對象的頂級住宅區，為他們提供端莊及愉快的生活方式。

不少長者需要醫療服務。由基督復臨安息日會港澳區會發展的曦藝居，提供兩種方案，包括獨立自住型、及生活協助型與認知照顧型公寓。獨立自住型的單位有三種風格，包括簡約風格、現代經典及當代中國。然而，曦藝居也提供全天候醫療照顧，滿足生活協助型與認知照顧型公寓住戶的特定需要。此外，物業也鄰近香港港安醫院、養和醫院及聖保祿醫院，令住戶倍添信心。

退休後，長者同樣可以享受有意義及充滿活力的生活習慣。曦藝居有如郵輪，內部提供一切

生活所需，長者可享用物業提供的設施及課程。另外，會所有理髮美容院、健身中心、室內恆溫泳池外，亦設有水療跑步機，以便住戶進行康復治療。曦藝居深明接觸大自然的重要性，因為物業有不少綠化地帶，提升住戶的生活質素。

社交是退休生活的重要一環。曦藝居為住戶舉行生日派對和不同節日的慶祝活動，以及不同主題的聚餐。至於「長者互助計劃」，則鼓勵住戶互相支持，貢獻自己所學，為其他住戶的生活增添光彩。

物業提供一站式的酒店式禮賓服務。住戶預約房務及秘書服務十分方便。其他服務如電召的士、預訂演唱會門票、安排交通及旅遊行程等都有提供。

如欲查詢，請登入曦藝居網頁：  
[www.ventriaresidence.com](http://www.ventriaresidence.com).

Ventria Residence offers balanced menus which are conscientiously planned and prepared to help residents maintain a healthy diet





### Long-let Restaurant in Covent Garden WC2

Covent Garden WC2長租約餐廳

- Excellent footfall from Covent Garden, Leicester Square and Trafalgar Square
- The area is renowned for its world class cultural and leisure offer, attracting 44 million visitors a year
- Tenant is an award-winning bar and restaurant group with international presence
- 受惠於考文特花園，萊斯特廣場和特拉法加廣場的高人流
- 該地區以其世界級的文化和休閒活動而聞名，每年吸引4400萬遊客
- 租客是一家屢獲殊榮的餐廳集團，業務遍及全球

Net Initial Yield 淨初始收益率	4.00%
Guide Price 指標價	£11,250,000
Net Internal Area (sq ft) 淨套內面積 (平方呎)	6,728
Passing Rent p.a. 現有每年租金	£480,000
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Retail 零售
CV psf 呎價	£1,672
Years to Lease Expiry 尚餘租賃期	24.1 years 24.1 年

Property No. UK12128



### Prime Single-let Flagship Bank Building in the City Centre

市中心跨國銀行單一承租旗艦物業

- The bank has been in occupation since the building was built, and has indicated their desire to extend the term
- Trophy landmark historical building
- 該銀行自物業落成以來一直租用此物業，並已表示將會再續租
- 地標歷史建築

Net Initial Yield 淨初始收益率	5.50%
Guide Price 指標價	£10,400,000
Net Internal Area (sq ft) 淨套內面積 (平方呎)	16,166
Passing Rent p.a. 現有每年租金	£611,000
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Retail 零售
Tenant 租客	One of the "Big Four" Retail Banks in the UK 其中一家英國“四大”零售銀行
Years to Lease Expiry 尚餘租賃期	6.5 years 6.5 年

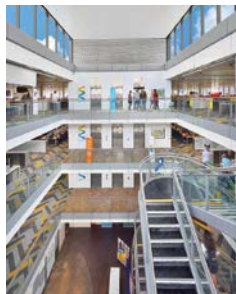
Property No. UK12331



We also have other UK en-bloc office buildings, high street retail, shopping arcades, industrial warehouse, hotel, redevelopment sites available. For more information, please contact:  
除以上投資機會外我們還有其他在售的英國全棟寫字樓，街鋪，商場，物流物業，酒店，重建地盤等的資訊。如欲了解詳情歡迎聯絡：

ENQUIRIES 查詢

6215 1618 Kelvin Wong 黃先生  
kelvin.wong@landscape.com



### Long and Secure Single-let Asset with fixed rental uplift 帶長期及穩定收入和固定加租條款的投資機會

- Award winning Foster & Partners designed Grade A office
- **Fixed collar and cap rental uplift of 1%-4% p.a.**
- 福斯特建築事務所設計的獲獎高端甲級寫字樓
- **固定上下限按年1-4%的租金向上調整**

Net Initial Yield 淨初始收益率	6.79%
Guide Price 指標價	£24,000,000
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Office 寫字樓
Years to Lease Expiry 尚餘租賃期	16 years 16年
Tenant 租客	A FTSE 100 Company 一家富時指數100公司

Property No. UK13108



### High Yield Retail in an affluent district of London 倫敦富裕地區高租金回報地鋪投資機會

- Significantly higher NIY than similar assets at 3.75%-4.50%
- 2 tenants being rated by D&B at 5A 1 and 3A 3 respectively
- 租金回報明顯高於同區零售物業的3.75%-4.50%
- 兩名租客分別被鄧白氏評級為5A 1 和 3A 3

Net Initial Yield 淨初始收益率	5.25%
Guide Price 指標價	£7,500,000
Passing Rent p.a. 現有每年租金	£421,000
CV psf 呎價	£655
Tenure 業權	Freehold 永久業權
Net Internal Area (sq ft) 淨套內面積 (平方呎)	11,457
Asset Class 資產類別	Retail 零售

Property No. UK12113






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#### ENQUIRIES 查詢

6215 1618 Kelvin Wong 黃先生  
kelvin.wong@landscape.com

#### Recent Notable Transaction 近期主要成交

Property 物業	Address 地址	Price 價錢	Net Initial Yield 淨租金回報	CV psf 呎價	Tenure 業權	Buyer(s) 買家	Seller(s) 賣家
8 Salisbury Square EC4 	8 Salisbury Square EC4	£220M	4.41%	£1,329	Freehold 永久業權	Hong Kong Institution Investor	Greycoat/Cheyne
25 Soho Square W1 	25 Soho Square W1	£75.2M	3.35%	£1,713	Freehold 永久業權	Royal London Asset Management	Aviva Investors
21 Dartmouth Street SW1 	21 Dartmouth Street SW1	£88.9M	3.75%	£1,676	Freehold 永久業權	UK Government	Quadrum Global



### Prime commercial investment in Kensington W8 肯辛頓優質商業投資

- Subject property is located at the cross junction of the bustling Kensington High Street and the tranquil and tree lined Addison Road
- Subject property received planning consent to convert existing 3<sup>rd</sup> to 6<sup>th</sup> floors from commercial to residential use and G/F from embassy use to residential use and 1/F and 2/F from embassy use to office use
- 物業位於繁華的肯辛頓大街和綠樹成蔭的寧靜艾迪生路交叉路口
- 物業經已取得城規批准，三至六樓可由商業用途可改建成住宅用途，首層可由大使館改建成住宅用途，一至二樓則由大使館改建成辦公室用途

Net Initial Yield 淨初始收益率	2.82%
Guide Price 指標價	£9,750,000
Net Internal Area (sq ft) 淨套內面積 (平方呎)	11,678
Passing Rent p.a. 現有每年租金	275,000 (with vacant 4 <sup>th</sup> and 6 <sup>th</sup> floors)
Tenure 業權	Freehold 永久業權
Asset class 資產類別	Embassy/office/Residential 大使館/辦公室/住宅
CV psf 呎價	£835
Tenants 租客	2 foreign embassies, a construction company 兩間外國大使館及一間建築公司

Property No. UK19128



### En bloc trophy commercial investment in Covent Garden 柯芬園尊貴整棟商業投資

- Subject property is an rare trophy en bloc commercial investment which directly abuts the world famous Grand Piazza of Covent Garden
- Approved planning consent in place to convert the upper office floors from 1/F to 4/F from office to residential use plus to raise the roofline and add a new 5/F
- Lower retail floors let to famous Chinese Restaurant Din Tai Fung (24 years unexpired)
- 物業是一棟矜罕的商業大廈，鄰近世界知名及人流如鯽的柯芬園花園廣場
- 物業經已取得城規批准，一至四樓可由辦公室改建成住宅用途，並可額外增建五樓
- 地鋪及地庫由著名的中餐廳鼎泰豐承租（尚餘24年租約）

Net Initial Yield 淨租金回報	3.38%
Guide Price 指標價	£35,400,000
Net Internal Area (sq ft) 淨套內面積 (平方呎)	14,343
Passing Rent p.a. 現有每年租金	£1,200,000
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Retail/Office/Residential 零售/辦公室/住宅
CV psf 呎價	£2,468

Property No. UK17214



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#### ENQUIRIES 查詢

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



### Super prime en bloc restaurant/residential building in Knightsbridge London SW7

倫敦騎士橋極優越餐廳及住宅大廈

- An en bloc commercial/residential mixed use investment located in a secluded residential suburb of Knightsbridge just 300 metres from Harrods Department store across Brompton Road
- G/F to be leased to an established Italian restaurant for 25 years with no break clause on either party
- 1/F and 2/F with approved planning consent to be converted to two self contained high end luxury residential units
- 位於騎士橋清幽恬靜的住宅區，距離布朗普頓路的哈洛德百貨僅300米的全棟商住混合投資大廈
- 首層將租予著名的意大利餐廳，擁25年租約，雙方都沒有違約條款
- 一至二樓已取得城規批准，可改建成兩個高質素豪華住宅單位

Net Initial Yield 淨初始收益率	3.5% (for restaurant portion)
Guide Price 指標價	£11,500,000
Net Internal Area (sq ft) 淨套內面積 (平方呎)	7,399 (existing 現有) 7,579 (after conversion according to approved plans 改建後根據批准的計劃)
Passing Rent p.a. 現有每年租金	£250,000 (restaurant areas effectively immediately after completion 餐廳營運後立即生效)
Asset Class 資產類別	Restaurant/Residential/office 餐廳/住宅/辦公室
CV psf 呎價	£1,554 (existing floor area 現有樓面面積) £1,517 (proposed new floor area 建議新樓面面積)

Property No. UK15621



### Prime en bloc commercial investment with redevelopment potentials

具可重建潛力的優越整棟商業投資

- Subject property is just a short walk from the future Dean Street ticketing hall of the soon to open Tottenham Court Road Cross Rail station
- Planning permission was approved to convert the 1/F to 4/F and to add an additional 5th floor to contain a total of seven self contained residential units
- Offices currently fully let and restaurant let to prominent restaurant chain operator and sub-let to existing tenant
- 此物業距離即將營運的Tottenham Court Road Cross火車站的Dean Street售票大廳僅咫尺之遙
- 物業經已取得城規批准可改建一至四樓及額外增加五樓成為共七個住宅單位
- 辦公室已租出，餐廳由知名餐飲連鎖經營者承租及分租給現有租客

Net Initial Yield 淨初始收益率	2.58%
Guide Price 指標價	£22,000,000
Net Internal Area (sq ft) 淨套內面積 (平方呎)	10,522
Passing Rent p.a. 現有每年租金	£606,297
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Retail/Office/Residential 零售/辦公室/住宅
CV psf 呎價	£2,091 (existing floor area 現有樓面面積)

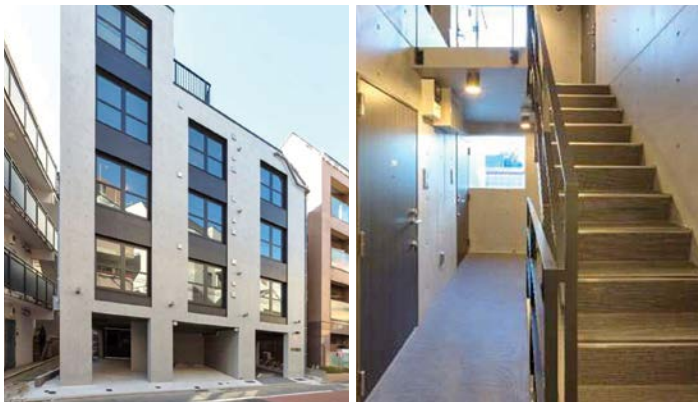
Property No. UK15550



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ENQUIRIES 查詢

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



### Contemporary Minimalist – Composite Nishikoyama 東京 西小山時尚住宅大廈 — 當代極簡主義

Nishikoyama is just 1 station next to Musashikoyama on the Tokyu Meguro Line, which has been constantly ranked amongst the top as “The most wanted area to live”. The new built itself is stylishly crafted with concrete finishing, and is now in full occupancy for an attractive 4.5% return.

東急目黒線の西小山站，與一直被評為「最想居住的地區」的武藏小山站只是一站之隔。這剛落成的大廈採用混凝土建成，設計時尚細膩，單位經已全數租出，租金回報高達4.5%。

Guide Price JPY 498,000,000

Location 位置	Shinagawa-ku 品川區
Investment Type 投資類型	Residential 住宅
Gross Floor Area 建築面積	495 m <sup>2</sup> (平方米)
No. of Units 單位數目	18
Ownership 所有權	Freehold 永久業權
Status 租客	Full Tenancy 連租約
Completion 竣工日期	Dec 2018 2018年12月
Distance 距離	4 minutes walk to Nishikoyama Station of Tokyu Meguro Line 東急目黒線の西小山站4分鐘步程

Property No. 3092



### Yamanote Line Trophy – Glansite Negishi 東京 山手線豪華住宅大廈Glansite Negishi

Highly popular Yamanote Line item – just a 6 minutes walking distance to the closest station, this newly-completed investment trophy is already in full occupancy due to its central and convenient location. Superior and easy access to Ueno, Tokyo, and Ginza.

極受歡迎的山手線住宅項目 — 6分鐘步程便可抵達鄰近車站。這優質豪華的住宅大廈聳立於中心位置及交通便利的地段，所有單位經已全數租出。輕易直達上野、東京及銀座。

Guide Price JPY 564,000,000

Location 位置	Taito-ku 台東區
Investment Type 投資類型	Residential 住宅
Gross Floor Area 建築面積	591 m <sup>2</sup> (平方米)
No. of Units 單位數目	14
Ownership 所有權	Freehold 永久業權
Status 現狀	Full Tenancy 連租約
Completion 竣工日期	Feb 2019 2019年2月
Distance 距離	3 Routes of Access, including a 6 minutes walk to Uguisudani Station of Yamanote Line 可以利用3條路線，6分鐘步程可抵達山手線鶯谷站

Property No. 3100



## Central – Whole Floor with Deluxe Decoration – For Sale

中環 — 全層豪華裝修辦公樓 — 出售

- Chronic Shortage – Core HK CBD – Central
- Rare On Market – Whole Floor
- Strategic Location – Walking Distance to MTR & Queen's Road Central
- Prestigious Building – High Floor Office unit for sale
- Contemporary – Substantially Refurbished in 2017
- 市場罕有，獨佔私隱全層
- 戰略地段，步程中環港鐵
- 瑰麗外觀，罕有高層開陽
- 時尚建築，全幢簇新完成
- 中環核心，長期缺乏供應

Location 位置	Central 中環
Investment Type 投資類型	Office Floor 辦公樓
Gross Floor Area 建築面積	Whole Floor Approx. 全層約 2,161 sq.ft. (平方呎) *
States 狀況	Sale with Vacant Possession 交吉出售
Guide Price 指標價	港幣 HK\$ 50,000,000 (i.e.: @\$23,137 psf / 每平方呎)
Remark 備註	Sold via company shares transfer 可以公司股份轉讓交易

Property No. LW\_OCTL-LT-1904b

\*(No Verify 未核實)

## CENTRAL - Bank Of American Tower – For Sale

中環 — 美國銀行中心 — 出售

- Rare Good Size, Corner Office Space with Sea-View available in CENTRAL / ADMIRALTY
- Chronic Shortage of Grade A office space putting significant positive pressure on rents
- Transportation Hub direct connect to MTR Station by footbridge
- Surrounding are undergoing massive Re-developments of – Hutchison House, Queensway Plaza & World's Costliest Land Plot (HK23.28 Billion) at Murray Road by Henderson
- 極罕中環核心，正梯海景單邊角位
- 頂級巨企匯聚，世代收藏中區地標
- 天橋無縫連接，步行直達港鐵上蓋
- 金鐘區內的重建項目（和記大廈，金鐘廊，美利道商業地）帶來約180萬平方呎的新發展項目，將提升物業所在作為環球CBD門戶的地位

Location 位置	Central / ADMIRALTY 中環 / 金鐘
Investment Type 投資類型	Office Floor 辦公樓
Gross Floor Area 建築面積	Upon Application 歡迎查詢
States 狀況	Sale with Existing Tenancy 連現有租約
Guide Price 指標價	Upon Application 歡迎查詢
Remark 備註	Sold via company shares transfer 可以公司股份轉讓交易

Property No. LW\_OCTR\_BA-1705

\*(No Verify 未核實)



ENQUIRIES 查詢

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We also have other en-block building, office floor, shopping arcades, high street retails, industrial warehouse, hotel, redevelopment sites available. Please contact us for more information.  
除以上投資機會(選項)外我們還有其他在售的寫字樓、街舖、商場、物流倉庫、酒店、重建地盤及全幢物業等投資機會。如欲了解更多詳情，歡迎聯絡我們。



### CENTRAL / SHEUNG WAN – Extermely Rare Opportunity – For Sale with Naming Right 中上環核心極罕有 - 連(全幢命名權) — 出售

- Rare Opportunity to have an "Building Naming Right" of En-Bloc Commercial in Core Central/Sheung Wan CBD
- Prominent corner occupies a Prominent and Prime Junction with High-Profile Signboard facing to Connaught Road Central
- Comprises of Retail Shop & Office Floors with Substantially Refurbishment and Repositioning Opportunity
- Located in the Transportation Hub immediately just next to Sheung Wan MTR station
- 彌足珍貴，中上環香港政經核心段 連全幢商廈命名權
- 注目優勢，傲據干諾道中主幹單邊 連高端招牌向海面
- 旗艦優勢，包括零售店和辦公室樓 全幢翻新重塑定位
- 地利優勢，地鐵上蓋戰略交通樞紐 信步連接碼頭幹道

Location 位置	Central / Sheung Wan 中環 / 上環
Investment Type 投資類型	Retail Floor / Office Floor 零售商舖 / 辦公樓
Gross Floor Area 建築面積	Multi-Floor / 連層 Approx. 約 11,158 sq.ft. (平方呎) *
States 狀況	Estimated Handover 預計交付：Q4 of 2019年第4季
Guide Price 指標價	Upon Application 歡迎查詢
Remark 備註	Subject to the Landlord's final confirmation 一切以業主最後確認為準

Property No. LW\_OSW-CNRC-0605

\*(No Verify 未核實)



### 中環及灣仔繞道 和東區走廊連接路 2019年2月24日全面通車

### HK East – Flagship Retail Floor – For Sale 港島東 — 商店旗艦珍貴全層 — 出售

- Benefit from "Central-Wan Chai Bypass Tunnel" was opened on Jan
- Business activities & demand in the area will be expectedly sky-high
- The Continuing Regeneration of the area & Ten Thousands of New Residential Units occupied will further enhance the Value
- Asset Management Opportunity with Single-Let to Y-Generations' Tenant
- 廿載期盼，〈中環及灣仔繞道〉2019年初高速開通
- 核心伸延，帶動區內經濟極速發展，消費蓬勃變天
- 動力注入，區內未來大型住宅項目及酒店相繼落戶
- 跨越瓶頸，機構進駐商貿氣氛漸轉濃營商活躍起動
- 傳承後代，潛力優厚單一承租高回報資產配置良機

Location 位置	Fortress Hill / North Point 砲台山 / 北角
Investment Type 投資類型	Commercial, Shop 商業，商舖
Gross Floor Area 建築面積	Whole Floor / 全層 Approx. 約 8,040 sq.ft. (平方呎) *
States 狀況	Sale with Existing Tenancy 連現有租約
Guide Price 指標價	港幣 HK\$ 108, 000,000
Remark 備註	Company shares transfer – Negotiable 公司股份轉讓交易 — 可議

Property No. LW\_RTNP\_WH-1705b

\*(No Verify 未核實)

ENQUIRIES 查詢  
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### TST – Office – Consecutive Floors

尖沙咀 — 核心段 — 相連樓層

- TST – Core Kowloon CBD – Prominent Location
- Rare Mixed Office, Services & Retail Building
- Rare Two Consecutive Whole-Floors
- Attractive Open View on High Floor
- Kowloon Transport Hub – Mins. To All Rails
- 尖中心臟段，旅遊商業核心
- 罕有高承重，獨立空調系統
- 全區極罕有，二層相連全層
- 具優厚潛力，位處交通樞紐
- 高層景觀佳，連3%租約或交吉

Location 位置	Kowloon - Core Main Street 九龍 - 尖沙咀 核心段
Investment Type 投資類型	Office Floor 辦公樓
Gross Floor Area 建築面積	Consecutive Floors Approx. 相連全層約: 4,655 sq.ft. (平方呎) *
States 狀況	Sale with Tenancy / Future Vancancy 連租約 / 可交吉出售
Guide Price 指標價	港幣 HK\$ 60,000,000 (i.e.: @\$12,889 psf / 每平方呎)
Remark 備註	Sold via company shares transfer 可以公司股份轉讓交易

Property No. LW\_OTST-KH-1905

\*(No Verify 未核實)



### New CBD 2 – Kowloon East Rare Whole Block

新CBD — 觀塘罕有交吉全新獨幢 — 出售

- Kowloon East – Kwun Tong, most exclusive and sought after the address where accommodation in new CBD
- Strong demand for Office, Retail and F&B space to accommodate the massive workforce in the vicinity area
- Extremely Rare Opportunity – Brand New Revitalized Project – Whole Block mixed-use commercial building with substantially refurbishment
- Full Park Garden, Cruise Terminal and Victoria Harbor Seaview
- 注目觀塘，聚焦東九龍最耀眼全新 CBD 獨享全幢潛力
- 驚頭獨據，矜罕全新綜合式獨幢活化項目連全新裝修
- 罕有景觀，東九珍罕永享開陽全翠綠公園及維港景致
- 用途優勢，獲批豁免用途廣泛：辦公室、食肆、商店、教育、學校、私人會所、場外投注站等

Location 位置	Kowloon East – Kwun Tong 九龍東 觀塘
Investment Type 投資類型	Commercial 商業
Total Gross Floor Area * 建築面積	20,786 sq.ft. (subject to amendment)
States 狀況	Vacant Possession – on “as is” basis 物業以現狀交吉出售
Indicative Price 指標價	Upon Application 歡迎查詢
Remark 備註	Sold via company shares transfer 可以公司股份轉讓交易

Property No. LW\_IOKLNE- \_KTWY-1906

\*(No Verify 未核實)



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"Retire in Style" may be a dream to many but is now a reality at Ventria Residence where all our facilities are designed, built and operated with only the finest quality in mind, providing an ambient and elegant living environment for our residents.

Culinary foods and fine dining, 24-hour in house service, comprehensive health & wellness programs, assistance nursing care services as well as a variety of leisure activities catering to the needs and lifestyle of our residence communities: whether Independent Living or Assisted Living, Ventria Residence is a place for you to graciously retire with complete peace of mind!

品味退休生活並非遙不可及，曦藝居誠意為樂齡人士實現非凡退休夢。我們採用上乘及高尚的理念作為標準，無論在建築設計、選料、裝備、以至各樣配套及設施來營造一個既高素質，又舒適華麗的環境給我們長者享用。

曦藝居提供全面的服務。長者不單可以享用中西餐飲美食，更可接受優質的醫療適健服務、二十四小時社區支援、輔助護理及參加各式消閒活動及計劃，滿足長者生活上不同層面的需要，享受更豐盛的退休生活。



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