

The
Key

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Select deluxe homes

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Volume 90 JUNE 2012



一代奢華
Luxury on
the Lookout

KeyWords

“Progress is a nice word. But change is its motivator and change has its enemies” ?

「進步是漂亮的話。不過，轉變促成進步，而轉變亦有其敵人。」

Robert F. Kennedy (1925-1968)

羅伯特·弗朗西斯·甘迺迪 (1925-1968)

KeyNotes

In the last two decades, on the back of economic growth and wealth accumulation, there has been an exponential increase in demand for large apartment and houses, while the corresponding supply has slowed to a trickle due to extremely limited available land. In particular, the number of single lot houses is on the decline because on one hand, there has been absolutely no new land supply to cater for this type of development and, on the other, many existing houses are being redeveloped into multiple townhouses. The result is sky-rocketing prices for houses over the period, out-pacing all other types of residential properties. And an unbridgeable gap between houses and apartments has developed.

(The above is an excerpt from Market Watch on www.landscape-christies.com. Read the full article at Market Watch, www.landscape-christies.com/marketwatch)

(以上內容節錄於領域網站內的市場觀察，如欲觀看全文，請登上網址: www.landscape-christies.com/marketwatch)

過去20年，隨著經濟增長與財富增長，市場對大型住宅單位與洋房的需求大幅上升，供應卻因可用土地極度緊張而逐漸乾枯。當中以獨立洋房的供應量下跌得最為嚴重，一方面是因為完全沒有新土地供應來應付這類發展項目，另一方面則是因為許多現存獨立洋房都重建成排屋。結果，獨立洋房的價格在過去多年上漲至天價，遠遠拋離其他類型的住宅物業，使獨立洋房與住宅單位在價格上形成不可逾越的鴻溝。

K.S. Koh

ks.koh@landscape-christies.com

Monthly HIGHLIGHTS 每月精選



04 15 Moorsom Road
渣甸山 陸誠道15號

22 Valais
上水 天璽

25 Happy Mansion
中半山 快樂大廈

HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

If you would like to see your property listed in The Key in the next issue, you may call Loretta Lui at 3102 4818 or visit us at www.landscape-christies.com/sell_net. Or you may simply fill out the space below and fax to us at 2866 0015.

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

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡

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Member of:



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Fax: +852 2526 3860

Email: info@perspectiveglobal.com

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Sole Dealer of Minotti for Hong Kong

andante

Minotti

Model: Allen Sofa
Designer : Rodolfo Dordani

TK/1206/M/ALN05

Shop D, G/F, The Design Showcase,
Ruttonjee Centre, 11 Duddell Street,
Central, Hong Kong
Tel. +852/ 2537 9688
Fax. +852/ 2537 4488
E-mail: info@andante.com.hk
www.andante.com.hk



一代奢華

Luxury on the Lookout

Photography: Daniel Tam

Jardine's Lookout is one of the most highly sought-after residential areas on Hong Kong Island, and a 3,154 sq.ft. home located on Moorsom Road ticks all the boxes for both space and privacy.

The three-storey detached residence stands on a private single lot, with an expansive garden and a private garage including two car parks. Ideal for a large family, it comprises five bedrooms (three ensuite), a massive living room, a dining room with a breakfast area, and a fully equipped kitchen.

Part of a luxurious residential area above Happy Valley, developments in Jardine's Lookout mainly comprise detached residences and town houses. Nearby, the Jardine's Lookout Resident Club provides numerous recreational facilities such as a gymnasium, swimming pool, tennis courts and restaurants. Supermarkets are also within a few minutes' walk from the property.

The house is easily accessible via taxi, bus and mini-bus, with Central and Causeway Bay only a 10- to 15-minute drive away. Homeowners with children also have a number of options for schooling, with the French International School, Bradbury School and Japanese School all close by.

Landscape Christie's International Real Estate is the sole agent of this property, which is currently on the market for sale through public tender. The tender closing date is June 19, 2012.

渣甸山是港島區最受歡迎的住宅區之一，而這個位於睦誠道的3,154平方呎住宅，無論是面積還是隱私度都取得滿分。

樓高三層的獨立屋，建於一幅私人地皮上，附有寬廣花園及設兩個車位的私人車庫。這間房子為大家庭的理想居所，共有五間睡房（三間套房）、寬敞客廳、附設早餐區的飯廳，以及設備齊全的廚房。

渣甸山屬於跑馬地對上的豪宅區，主要由獨立屋和排屋組成。附近設有會所，提供各式康樂設施，包括健身室、游泳池、網球場和餐廳。從渣甸山到超級市場亦只是短短數分鐘路程。

區內交通便利，可選擇的士、巴士和小巴，駕車到中環與銅鑼灣只需10至15分鐘。育有子女的屋主揀選學校亦有多個選擇，法國國際學校、白普理小學與日本人學校都近在咫尺。

領域佳士得國際地產獨家代理這個物業，正透過公開招標在市場出售，截標日期為2012年6月19日。

By order of the owner
For sale by public tender
(Unless previously sold or withdrawn)
Tender closing date:
12:00 noon, 19 June 2012 (Tuesday)

承業主命

渣甸山睦誠道15號公開招標出售

(截標前售出或收回除外)

截標日期：2012年6月19日
(星期二) 中午12時正

15 Moorsom Road, Jardine's Lookout
渣甸山 睦誠道15號

Site: 4,045 s.f.
House: 3,154 s.f.
Garden: Approx. 1,000 s.f.

6183 8339 Carman Szeto 司徒小姐
9871 6828 Louis Wong 黃先生
www.landscape-christies.com/14618.htm

Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey

Peter M. Cannon

Thank you for all your works over the past 4 months. Our home is beautiful and the time we have spent with our family in the house has been just what we dreamed of....

Perkins road —colonial charm



Sherrie Harps

Joseph is a problem-solver, talented designer, sophisticated and..... now my very good friend, I could not praise him and his firm enough.

Repulse Bay —classical contemporary



Susan Taylor

Thank you for giving me such a beautiful home. I can't say enough good things about you. Joseph -I know first hand why your company has such an excellent reputation. It was worth every penny I spent.

Castle Peak road —clean lines



Ethan King

We were very happy with Joseph as our designer. He made everything easy for us and read our tastes very well. We would recommend JCAW Consultants to anyone. We couldn't be happier with the outcome.

Plantation road —sophisticate mode



Jennifer Park

We are super pleased with our remodel that your team did at our home. Everyone we came in contact with is first class!

Sapphire Chalet —light filled spread



**a kiss is for a second
 admiring domicile is for ever -jc**





Hillgrove

18 Cape Drive

Large and spacious townhouse in quiet Chung Hom Kok
春坎角寬敞排屋，環境清幽恬靜

3,000 s.f. (plus 660 s.f. garden and 900 s.f. roof)

\$70M

☎ 9648 6082 Christine Chong 莊小姐

🌐 www.landscape-christies.com/104403.htm

春坎角
壁如花園



Redhill House

18 Pak Pat Shan Road

Waterfront garden house in quiet Tai Tam
大潭海濱花園大屋，環境寧靜舒適，可租可售

3,054 s.f. (plus 631 s.f. garden, 72 s.f. terrace and 291 s.f. roof)

\$75M also for lease \$145K incl.

☎ 9250 0300 Randy Chan 陳先生

🌐 www.landscape-christies.com/4866.htm

大潭
紅山半島



Jardine's Lookout Garden Houses

21-49 Moorsom Road

Boutique Townhouse in Jardine's Lookout
渣甸山花園大屋，配以時尚裝修，罕有放售

3,500 s.f. (plus 226 s.f. garden and 926 s.f. terrace)

\$76M

☎ 9551 1077 Walker Lam 林先生

🌐 www.landscape-christies.com/38636.htm

渣甸山
渣甸山花園



Le Palais

8 Pak Pat Shan Road

Quality waterfront townhouse in serene Tai Tam
大潭優質海濱排屋，環境清靜，可租可售

3,393 s.f. (plus 741 s.f. garden)

\$89M also for lease \$190K incl.

☎ 9093 3381 Stephen Chan 陳先生

🌐 www.landscape-christies.com/112386.htm

大潭
皇府灣



La Hacienda

29-33 Mount Kellett Road

Newly decorated townhouse with facilities overlooking nice views
全新裝修排屋，附有完善設施，飽覽美麗景色

3,200 s.f.

\$150M

☎ 6838 2929 Mark Mak 麥先生

🌐 www.landscape-christies.com/33958.htm

山頂
加列山道29-33號





Residence Bel-Air

1-18 Cyberport Road

Brand new spacious waterfront garden house at Cyberport

寬敞海濱大屋，配以全新裝修，位於數碼港，可租可售

4,645 s.f. (plus 1,957 s.f. garden and 1,229 s.f. roof)

\$150M also for lease \$268K incl.

☎ 6258 8847 Anthea Ngai 魏小姐

🌐 www.landscape-christies.com/99138.htm

薄扶林貝沙灣



Panarama Terrace

12 South Bay Road

Rare on market townhouse with good sized garden and nice layout

間隔實用大屋，連特大花園，市場罕有

3,500 s.f. (plus 1,000 s.f. garden)

\$160M

☎ 9080 6686 Teresa Lau 劉小姐

🌐 www.landscape-christies.com/4868.htm

淺水灣蕙園



12-16 Tai Tam Road

Waterfront luxury townhouse overlooking Tai Tam Bay

豪華海濱大屋，俯瞰美麗大潭灣，可租可售

5,234 s.f. (plus 631 s.f. garden, 72 s.f. terrace and 291 s.f. roof)

\$200M also for lease \$255K incl.

☎ 9809 8570 Stella Lo 羅小姐

🌐 www.landscape-christies.com/120240.htm

大潭大潭道12-16號



Kellett View Town House

65-69 Mount Kellett Road

Tastefully decorated townhouse in quiet area of the prestigious Peak

品味裝修排屋，位於山頂，環境寧靜

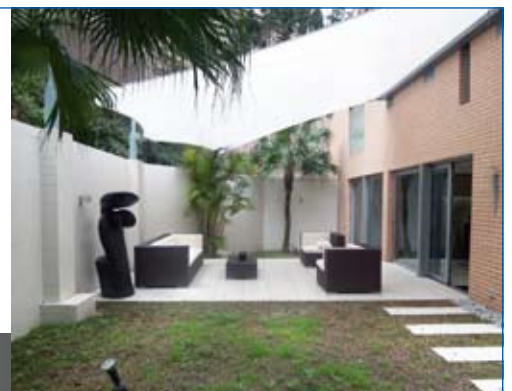
3,986 s.f. (plus 973 s.f. garden)

\$224M

☎ 9229 2396 Elaine Chow 周小姐

🌐 www.landscape-christies.com/96599.htm

山頂嘉麗園



The Nautilus

16A South Bay Road

Tastefully decorated seaview townhouse in South Bay

南灣道品味裝修排屋，盡享海港美景

4,675 s.f.

\$320M

☎ 6183 8388 Chris Law 羅先生

🌐 www.landscape-christies.com/102786.htm

淺水灣南灣道16A號





37 Repulse Bay Road
2-bedroom apartment with clubhouse facilities and magnificent sea view
兩房單位，會所設施齊全，享壯麗海景

淺水灣 淺水灣道37號

1,225 s.f.
\$21.88M

9250 0300 Randy Chan 陳先生
www.landscape-christies.com/15688.htm



Royalton
118 Pok Fu Lam Road
Big, bright, beautiful & brilliant apartment with good transport and clubhouse facilities
光猛寬敞單位，配以時尚簡約靚裝修，交通便利，會所設施完善

薄扶林 豪峰

2,160 s.f.
\$26.8M

9250 0300 Randy Chan 陳先生
www.landscape-christies.com/129709.htm



Bayview Court
49 Mount Davis Road
Spacious 2-bedroom seaview apartment with private roof in Pokfulam
寬敞兩房單位，享美麗海景，連私家天台，可租可售

薄扶林 碧海閣

1,650 s.f. (plus 800 s.f. roof)
\$28M also for lease \$68K incl.

9648 6082 Christine Chong 莊小姐
www.landscape-christies.com/112112.htm



96 Repulse Bay Road
Colonial low-rise in Repulse Bay
淺水灣低密度英式住宅，罕有放盤，可租可售

淺水灣 淺水灣道96號

1,550 s.f.
\$33M also for lease \$53K incl.

6183 8388 Chris Law 羅先生
www.landscape-christies.com/127465.htm



Hong Kong Parkview
88 Tai Tam Reservoir Road
Country park apartment with excellent facilities
淺水灣特色單位，盡享完善會所設施

淺水灣 陽明山莊

2,366 s.f.
\$38.8M

9229 2396 Elaine Chow 周小姐
www.landscape-christies.com/96945.htm

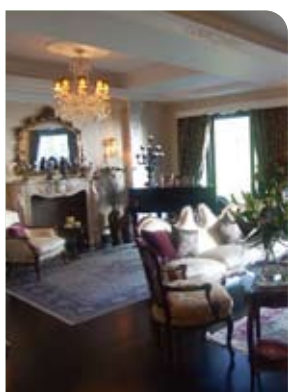


Baguio Villa
550 & 555 Victoria Road
Practical apartment with stunning sea view
特色四房單位，間隔實用，欣賞優美海景，連天台

薄扶林 碧瑤灣

2,332 s.f. (plus 1,700 s.f. roof)
\$39M

9648 6082 Christine Chong 莊小姐
www.landscape-christies.com/108091.htm



Ridge Court
21A-21D Repulse Bay Road
Full sea view flat with nice decorations in Repulse Bay
品味靚裝修，享優美全海景

淺水灣 冠園

2,300 s.f.
\$44.8M

9028 0147 Jenson Au 區先生
www.landscape-christies.com/99498.htm



Ruby Court
55 South Bay Road
Fantastic 3-bedroom sea view apartment with clubhouse facilities at South Bay waterfront
大潭三房海景住宅，連會所設施，可租可售

淺水灣 嘉麟閣

2,200 s.f.
\$53M also for lease \$130K incl.

9648 6082 Christine Chong 莊小姐
www.landscape-christies.com/140369.htm



Faber Villa
17 Tai Tam Road
Exclusive mid-rise apartment with expansive seaview in Pokfulam
薄扶林獨特中密度單位，享美麗海景，可租可售

大潭 輝百苑

3,200 s.f.
\$53M also for lease \$150K excl.

9648 6082 Christine Chong 莊小姐
www.landscape-christies.com/29964.htm



Villas Sorrento
64-66 Mount Davis Road
Modern sea view duplex with private roof in tranquil Location
時尚裝修複式住宅，連私家天台，享優美海景，環境清靜

薄扶林 御海園

2,207 s.f. (plus 348 s.f. terrace and 718 s.f. roof)
\$60M

9250 0300 Randy Chan 陳先生
www.landscape-christies.com/95796.htm

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Radcliffe

120 Pok Fu Lam Road

Good quality 4-ensuite duplex apartment with sea view
優質四房複式單位，享迷人海景，可租可售

3,620 s.f.

\$60M also for lease Open Offer

9809 8570 Stella Lo 羅小姐

www.landscape-christies.com/107385.htm

薄扶林 靖林



33 Cape Road

Stylishly decorated townhouse with sea view at Chung Hom Kok
春坎角品味裝修排屋，盡享極美海景，連私家花園

3,142 s.f. (plus 519 s.f. garden and 420 s.f. roof)

\$65M

9648 6082 Christine Chong 莊小姐

www.landscape-christies.com/124154.htm

春坎角 環角道33號



Regalia Bay

88 Wong Ma Kok Road

Waterfront townhouse with 5 bedrooms and splendid sea view
赤柱海濱大屋，五房間隔，欣賞壯麗海景

4,105 s.f. (plus 799 s.f. garden and 1,167 s.f. roof)

\$68M

9833 9509 Michelle Chung 鍾小姐

www.landscape-christies.com/31940.htm

赤柱 富豪海灣



Villa Verde

4-18 Guildford Road

A rare find of spacious apartment with private garden on the Peak for sale
寬敞山頂住宅，連私家花園，罕有放售

2,540 s.f. (plus 800 s.f. garden)

\$78M

9871 6828 Louis Wong 黃先生

www.landscape-christies.com/13460.htm

山頂 環翠園



Hong Kong Parkview

88 Tai Tam Reservoir Road

Rarely available two units for sale with harbour and mountain views for sale
罕有兩單位一同放賣，享廣闊海景及山景

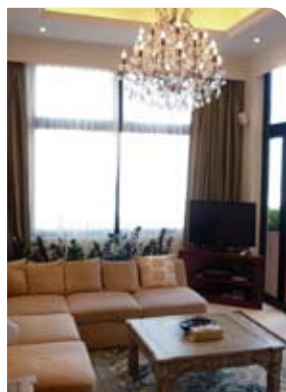
5,140 s.f.

\$95M

9080 6686 Teresa Lau 劉小姐

www.landscape-christies.com/30950.htm

淺水灣 陽明山莊



Belleview Place

93 Repulse Bay Road

Tastefully decorated modern townhouse with magnificent sea view
品味裝修排屋，享無敵靚海景，位置優越

3,619 s.f. (plus 310 s.f. terrace and 735 s.f. roof)

\$125M

9871 6828 Louis Wong 黃先生

www.landscape-christies.com/136438.htm

淺水灣 寶晶苑



La Hacienda

29-33 Mount Kellett Road

Rare garden townhouse on The Peak overlooking verdant Aberdeen Country Park
山頂罕有花園排屋，俯瞰清靜香港仔郊野公園

3,200 s.f.

\$150M

6330 7888 Cora Ko 高小姐

www.landscape-christies.com/30422.htm

山頂 加列山道29-33號



Strawberry Hill

8 Plunkett's Road

Tasteful designer decorated colonial townhouse
迷人英式大宅，配以設計師精心設計靚裝修

3,200 s.f.

\$168M

6330 7888 Cora Ko 高小姐

www.landscape-christies.com/108282.htm

山頂 紅莓閣



Island Grove

40 Island Road

Designer decorated waterfront townhouse at prestigious address
品味裝修海濱大屋，地段尊貴，可租可售

5,080 s.f. (plus 423 s.f. garden)

\$260M also for lease \$390K incl.

9833 9509 Michelle Chung 鍾小姐

www.landscape-christies.com/121888.htm

深水灣 香島道40號



Double Bay

46 Island Road

Deluxe townhouse at a prestigious location of Deep Water Bay
深水灣豪華排屋，地段尊貴，可租可售

5,113 s.f. (plus 1,046 s.f. garden and 1,382 s.f. roof)

\$360M also for lease \$380K incl.

9871 6828 Louis Wong 黃先生

www.landscape-christies.com/108206.htm

深水灣 香島道46號



Introducing beauty and power to your fingertips

Sports Cruisers and Motor Yachts range from 38 to 80 feet.
Model featured: The beautifully proportioned Squadron 65.
由38英尺至80英尺運動型快艇及豪華動力艇
型號推介: 出色相稱的Squadron 65.

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Victoria維多利亞州 Vietnam越南 Western Australia澳洲西部





Scenic Heights

58A-58B Conduit Road

2-bedroom unit with stunning harbour views on Conduit Road
干德道兩房單位，飽覽維港美景

703 s.f.
\$12.38M

9028 0147 Jenson Au 區先生
www.landscape-christies.com/56850.htm

西
半
山
富
景
花
園



Park Rise

17 MacDonnell Road

Morden boutique apartment on MacDonnell Road
麥當勞道特色住宅，配以品味時尚裝修

1,256 s.f.
\$20.86M

6838 2929 Mark Mak 麥先生
www.landscape-christies.com/12731.htm

中
半
山
嘉
苑



Wilton Place

18 Park Road

Boutique penthouse duplex with internal staircase and private roof
時尚三房頂層複式單位，連內置樓梯私家天台，可租可售

1,350 s.f. (plus 296 s.f. roof)
\$22.8M also for lease \$58K incl.

9551 1077 Walker Lam 林先生
www.landscape-christies.com/115205.htm

西
半
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庭
軒



Realty Garden

41 Conduit Road

Well-kept 2-bedroom apartment with lush green view
管理完善兩房單位，尊享翠綠景致

1,350 s.f.
\$23M

9028 0147 Jenson Au 區先生
www.landscape-christies.com/71620.htm

西
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2 Monmouth Terrace

Nicely decorated high privacy apartment in quiet area close to Admiralty
雅致裝修單位，環境恬靜，私隱度高，鄰近金鐘

1,997 s.f.
\$24M

9229 2396 Elaine Chow 周小姐
www.landscape-christies.com/135930.htm

中
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Wing Way Court

31 Kennedy Road

3-bedroom apartment with high privacy close to Wanchai and Causeway Bay
三房特色住宅，私隱度高，鄰近灣仔及銅鑼灣

1,860 s.f.
\$24.98M

6258 8847 Anthea Ngai 魏小姐
www.landscape-christies.com/94524.htm

中
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Regent On The Park

9A Kennedy Road

Nicely renovated apartment with excellent facilities on fringe of Central
中半山雅致裝修住宅，設施齊全，鄰近中環

1,344 s.f.
\$25M

6183 8339 Carman Szeto 司徒小姐
www.landscape-christies.com/14663.htm

中
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Valverde

11 May Road

Sought after Midlevels apartment with practical layout
中半山特色單位，間隔四正

1,373 s.f.
\$27M

9028 0147 Jenson Au 區先生
www.landscape-christies.com/40104.htm

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Hillsborough Court

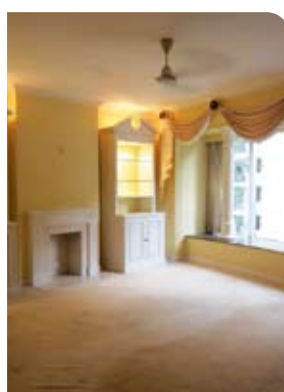
18 Old Peak Road

Tastefully designed 3-bedroom apartment with greenery view on Lower Peak
三房品味裝修，享綠林景色

1,385 s.f.
\$28.5M

9486 1566 Mira To 杜小姐
www.landscape-christies.com/122048.htm

中
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Tregunter Tower

14 Tregunter Path

Mountain view apartment with great facilities in a prime location for sale with bargain price
中半山山巒美景住宅，設施齊全，位置方便，超筭價

2,020 s.f.
\$29.8M

9080 6686 Teresa Lau 劉小姐
www.landscape-christies.com/3944.htm

中
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GOODS OF DESIRE®

Causeway Bay 2890 5555 Tsim Sha Tsui 2784 5555 Central 2805 1876 Peak Galleria 2778 3331
Stanley 2673 0071 Sai Kung 2791 7122 Cyberport 2577 6899 Ap Lei Chau 2580 2290



Dynasty Court
23 Old Peak Road
Famous building with clubhouse facilities on fringe of Central
中半山著名住宅大廈，會所設施齊備，鄰近中環

中半山 帝景閣

1,970 s.f.
\$36M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape-christies.com/126700.htm



Babington House
5 Babington Path
Tastefully decorated enlarged living & dining area with 2 carpark spaces
品味裝修，享巨大客廳，連兩車位

西半山 巴威大廈

2,800 s.f.
\$39M

☎ 9080 6686 Teresa Lau 劉小姐
🌐 www.landscape-christies.com/122829.htm



Clovelly Court
12 May Road
Practical flat with facilities in prime location
中半山間隔實用單位，交通方便

中半山 嘉富麗苑

2,115 s.f.
\$40M

☎ 6258 8847 Anthea Ngai 魏小姐
🌐 www.landscape-christies.com/5719.htm



Wisdom Court
5 Hatton Road
Nicely decorated 3-bedroom apartment with internal stairs to private roof top
三房迷人裝修單位，內設樓梯連接私家天台

西半山 慧苑

1,854 s.f. (plus 1,342 s.f. roof)
\$48M

☎ 9250 0300 Randy Chan 陳先生
🌐 www.landscape-christies.com/108898.htm



6A Bowen Road
Nicely decorated low-rise apartment with ample windows along Bowen Road
寶雲道低密度住宅，典雅裝修，可租可售

中半山 寶雲道6A號

2,105 s.f.
\$52.8M also for lease \$89K incl.

☎ 9093 3381 Stephen Chan 陳先生
🌐 www.landscape-christies.com/14491.htm



The Royal Court
3 Kennedy Road
Rare penthouse duplex with private roof overlooking CBD and Victoria Harbour
罕有頂層複式單位，連私家天台，俯瞰海港兩岸景色

中半山 帝景閣

2,280 s.f. (plus 747 s.f. roof)
\$58M

☎ 9080 6686 Teresa Lau 劉小姐
🌐 www.landscape-christies.com/109799.htm



Regence Royale
2 Bowen Road
Bowen's Road landmark building with comprehensive facilities
寶雲道地標大廈，附有完善設施，可租可售

中半山 富麗豪庭

2,522 s.f.
\$59M also for lease \$130K incl.

☎ 9229 2396 Elaine Chow 周小姐
🌐 www.landscape-christies.com/107368.htm



Piccadilly Mansion
4-6 Po Shan Road
Large practical harbour view 4-bedroom apartment in tranquil environment
寬敞實用四房住宅，享海港景色，環境舒適寧靜，可租可售

西半山 碧苑

2,800 s.f.
\$60M also for lease \$130K incl.

☎ 6183 8339 Carman Szeto 司徒小姐
🌐 www.landscape-christies.com/35976.htm



The Mayfair
1 May Road
Exquisite apartment with spectacular harbour view
雅致裝修住宅，享壯觀維港景色，可租可售

中半山 梅道號

2,838 s.f.
\$98M also for lease \$180K incl.

☎ 9093 3381 Stephen Chan 陳先生
🌐 www.landscape-christies.com/31145.htm



Clovelly Court
12 May Road
Large and spacious flat with balcony and harbour view
中半山寬敞住宅連陽台，盡享維港美麗景色

中半山 嘉富麗苑

2,809 s.f.
\$101.12M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape-christies.com/26300.htm

bulthaup



bulthaup b3 – a solid investment. This universal design system offers everything you could wish for from the total kitchen. If you are looking for superlative quality, lasting value, solid materials and attention to precision craftsmanship and you want to experience the particular advantages of unique interior fittings, then we invite you to visit the specialists in the new bulthaup kitchen architecture. You will find them wherever you see the name bulthaup. www.bulthaup.com

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Silver Fair Mansion

2E-2F Shiu Fai Terrace

Spacious 3-bedroom flat with open view and big balcony
寬敞三房單位，享開揚翠綠景色，連大露台

1,450 s.f.
\$15.5M

6183 8339 Carman Szeto 司徒小姐
www.landscape-christies.com/72414.htm

東半山
銀輝大廈



Kensington Court

4B-4C Shiu Fai Terrace

Rare 3-bedroom unit with private roof terrace at Midlevels East
東半山稀有三房單位連私家天台，可租可售

1,450 s.f. (plus 964 s.f. roof)
\$20M also for lease \$58K incl.

9493 8275 Sami Woo 胡小姐
www.landscape-christies.com/134680.htm

東半山
景麗苑



The Leighton Hill

2B Broadwood Road

2-bedroom racecourse view apartment with excellent facilities
跑馬地兩房單位，享廣闊馬場景，設施齊全

1,206 s.f.
\$30.15M

9551 1077 Walker Lam 林先生
www.landscape-christies.com/34133.htm

跑馬地
禮頓山



Shuk Yuen Building

2 Green Lane

Spacious 3-bedroom mid-rise apartment with big balcony in upper Happy Valley
跑馬地中密度住宅，巨大三房間隔連大露台

2,000 s.f.
\$30.8M

9093 3381 Stephen Chan 陳先生
www.landscape-christies.com/52784.htm

跑馬地
荃園新臺



Fontana Gardens

1-25 Ka Ning Path

Spacious 4-bedroom apartment on fringe of Causeway Bay
寬敞四房單位，鄰近銅鑼灣，交通便利

3,300 s.f.
\$40M

6183 8339 Carman Szeto 司徒小姐
www.landscape-christies.com/46003.htm

東半山
豪園



Elm Tree Towers

8-10 Chun Fai Road

3-bedroom apartment in Jardine's Lookout with panoramic harbour view
渣甸山三房單位，享無敵全海港景，可租可售

2,028 s.f.
\$43M also for lease \$85K incl.

9093 3381 Stephen Chan 陳先生
www.landscape-christies.com/37286.htm

渣甸山
愉富大廈



Hoc Tam Garden

22 Yuk Sau Street

Unique duplex with spacious roof terrace enjoying racecourse view for sale
獨特複式住宅，連大露台，享開揚馬場景

2,281 s.f. (plus 746 s.f. roof)
\$48M

9833 9509 Michelle Chung 鍾小姐
www.landscape-christies.com/99503.htm

跑馬地
學談花園



Bellevue Court

41 Stubbs Road

Colonial style mid-rise apartment with high efficiency and open views of the city and mountains
中密度英式住宅，實用率高，享開揚景色

2,700 s.f.
\$50M

9551 1077 Walker Lam 林先生
www.landscape-christies.com/50056.htm

東半山
碧蕙園



Evergreen Villa

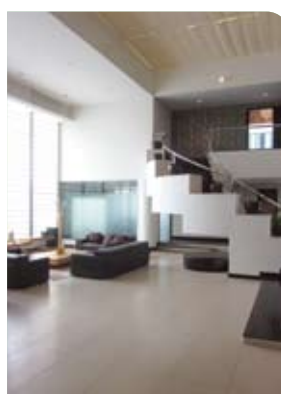
43 Stubbs Road

Spacious 4-bedroom apartment with huge balcony on Stubbs Road
寬敞四房住宅，連大露台，位於司徒拔道

2,560 s.f.
\$56M

9028 0147 Jenson Au 區先生
www.landscape-christies.com/108458.htm

東半山
松柏新村



5 Henderson Road

Single detached garden house for sale in Jardine's Lookout's gated community
渣甸山獨立花園大屋，罕有放售

8,579 s.f. (plus 3,976 s.f. garden)
\$Open Offer

9833 9509 Michelle Chung 鍾小姐
www.landscape-christies.com/37174.htm

渣甸山
軒德孫道9號

袋子戲法

A case in point

Tumi — renowned for its range of hard-wearing, well-crafted bags for travel and work — has joined forces with designer Dror Benshetrit its first ever collaboration with an external designer to create a new product line

Tumi以精緻又耐磨的旅行袋和公事包見稱，這次與Dror Benshetrit合作新系列，更是品牌破天荒首次與外間設計師合作

text: suzanne miao

photography: courtesy of studio dror and tumi



Ten years ago, Dror Benshetrit founded Studio Dror, a cross-disciplinary design practice in New York City, now with a broad portfolio of work that encompasses product design, architecture, interior design, and creative direction. His client list reads like a who's who of name brands: Puma, Swarovski, Alessi, Bentley, the Guggenheim Museum, Levi's, Rosenthal, and more.

Now, Benshetrit adds international travel, business and lifestyle accessories brand Tumi to that list — the first time the label has sought the expertise of an external designer.

"I was already a Tumi customer so I appreciate the products. For this collaboration, I thought I would design for myself," says Benshetrit. "I love designing for companies of which I am a consumer myself."

The designer thus brought his own personal experience to the fray: constantly travelling, versatile bags are important to him, especially those which can literally transform. A tote which becomes a backpack to leave the hands free also becomes a briefcase with a simple adjustment of handles and straps. "We as human beings multi-task, so our bags have to multi-task too," Benshetrit says.

The brief given by Tumi was open; the only constraint was that the bags had to adhere to airline regulations. This freedom, Benshetrit notes, is important to a designer: "The best way to come up with innovation is to put past knowledge aside and be open to new ideas," he says. "My approach is to always say 'what if?'"

At Benshetrit's urging, Tumi re-examined and enhanced its signature ballistic textile for the first time since the 1980s. Working with textile engineers, he developed a new weave for the material that reflects light differently, imparting a modern look and a more organic feel, while maintaining its ability to withstand wear and tear. "If you challenge the client, they will challenge you back," he notes. "You can never innovate if you or the client is simply looking to do something which someone else has already done, to emulate their success. There are other, better ways to achieve that."

Asked which comes first in his design process — form, function or fabric — Benshetrit replies that it is hard to say which takes priority. "That said, it is very easy to design nice things. The beautiful part I usually leave to the end, things like changing the detailing or stitching, for example, because I am confident that it can be done easily," he says.

"To do something that's never been done before, however, that's really important to me.

I love to play with exactly where the boundaries are... the boundaries are usually more interesting than what they surround."



Photo credit: joss mckinley

十年前，Dror Benshetrit在紐約市創立了跨界別設計事務所Studio Dror，現時涉足多元設計領域，包括產品設計、建築、室內設計及創意概念。客戶名單尤如一本知名品牌名錄，包括Puma、Swarovski、Alessi、Bentley、the Guggenheim Museum、Levi's和Rosenthal等。

現在，這個名單還新加上旅行、商務和生活配件國際品牌Tumi，而且Tumi更是首次借助外間設計師的專業才能來設計新系列。

Dror說：「我本身都有用Tumi的產品，很欣賞他們的設計。這次合作，我想也是為自己設計吧。我喜歡為我本身已有光顧的公司設計產品。」

因此，Dror把自己的經驗帶進這次的挑戰中：他要經常出埠，所以有個多功能袋子十分重要，尤其是可以變型的袋。一個手挽袋可以變成背包使用，便可騰空兩手，同時又可以變成公事包，而且只需要簡單調校把手和帶子就可以。Dror說：「我們本身都要同時處理多項工作，袋子也就更要兼備多種功能。」

Tumi的要求很簡單，唯一的限制是袋子要符合航空條例。Dror認為這對設計師來說很重要。他說：「要構想出創新意念的最佳方法，是把過去的認知放在一旁，懷抱新意念。我的設計方針總是去問『如果這樣會如何？』。」

應Dror的提議，Tumi自80年代以來首次重新檢視其專利防彈尼龍布料，並加以改良。Dror與布料工程師合作，為物料開發出一種全新的織法，以不同的方式反射光線，帶來現代感和更自然質感的同時，又保持耐扯耐磨的特質。Dror說：「如果你向客戶提出問題，他們會反過來質疑你。如果你或客戶都只想做一些前人已做過的事，仿效他們的成功，便永遠不會前進。要成功，還有其他更好的方法。」

當問到Dror在設計過程中，究竟是先考慮形態、功能還是布料，他回答實在是很難去排先後次序。他說：「設計好東西是很容易的。我通常都把美感的部份留到最後，如修改細節或針步，因為我有信心這些可以很容易做到。」

他續說：「不過，要做從沒做過的事，對我來說是很重要的。我很喜歡玩味事物的界線...界線通常比起其他周遭事物要來得更有趣。」



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

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Ridge Court

21A-21D Repulse Bay Road

Spacious 3-bedroom sea view apartment with high ceiling overlooking Deep Water Bay

寬敞三房單位，樓底極高，俯瞰美麗深水灣

2,300 s.f.

\$76K incl.

9229 2396 Elaine Chow 周小姐

www.landscape-christies.com/20758.htm

淺水灣冠園



Magazine Heights

17 Magazine Gap Road

Spacious 4-bedroom apartment with superb harbour views

山頂巨大四房單位，盡享海港美景

2,500 s.f.

\$82K excl.

6183 8388 Chris Law 羅先生

www.landscape-christies.com/29004.htm

山頂馬己仙大廈



Ridge Court

21A-21D Repulse Bay Road

Sweeping sea view apartment with balcony on upper Repulse Bay Road

淺水灣特色單位，享廣闊全海景，連大露台

2,300 s.f.

\$89K incl.

9493 8275 Sami Woo 胡小姐

www.landscape-christies.com/13091.htm

淺水灣冠園



Sea Cliff Mansions

19A-19D Repulse Bay Road

Newly decorated 4-bedroom apartment on upper Repulse Bay Road

全新裝修四房住宅，位於淺水灣道頭段

2,400 s.f.

\$90K incl.

6258 8847 Anthea Ngai 魏小姐

www.landscape-christies.com/6364.htm

淺水灣海峰園



South Bay Towers

59 South Bay Road

Sea view apartment with high efficiency layout in South Bay

淺水灣海景大宅，實用率高，可租可售

2,738 s.f.

92K incl.

9809 8570 Stella Lo 羅小姐

www.landscape-christies.com/21175.htm

淺水灣南灣大廈



Repulse Bay Apartments

101 Repulse Bay Road

Full seaview apartment in a popular development with great facilities in Repulse Bay

淺水灣受歡迎住宅，設施齊全，欣賞廣闊全海景

2,465 s.f.

\$95K excl.

9250 0300 Randy Chan 陳先生

www.landscape-christies.com/21138.htm

淺水灣淺水灣花園大廈



Woodland Villa

53 Shouson Hill Road

Bright and cosy apartment with terrace in a serene and verdant neighbourhood

光猛舒適住宅，連私家平台，位於寧靜社區

2,060 s.f. (plus 300 s.f. terrace)

\$102K excl.

9229 2396 Elaine Chow 周小姐

www.landscape-christies.com/16759.htm

壽臣山傲林軒



Celestial Garden

5 Repulse Bay Road

4-bedroom sea view apartment on upper Repulse Bay Road with swimming pool

四房海景住宅，位於淺水灣道頭段，連特大游泳池

2,363 s.f.

\$105K incl.

9551 1077 Walker Lam 林先生

www.landscape-christies.com/11028.htm

淺水灣詩禮花園



Scenic Villas

2-28 Scenic Villa Drive

Newly renovated family apartment with great facilities and lush greenery view

全新裝修家庭式住宅，盡享完善設施及翠綠景致

2,517 s.f.

\$110K incl.

9809 8570 Stella Lo 羅小姐

www.landscape-christies.com/49867.htm

薄扶林美景臺



Pine Crest

65 Repulse Bay Road

New decoration apartment with Seaview

全新裝修住宅，享壯觀海港景色

2,250 s.f.

\$120K incl.

6838 2929 Mark Mak 麥先生

www.landscape-christies.com/3217.htm

淺水灣松苑



The Somerset

67 Repulse Bay Road

Duplex apartment With peaceful seaview and facilities
四房複式單位，享廣闊海景建設設施

淺水灣 怡峰

3,099 s.f.
\$120K incl.

9080 6686 Teresa Lau 劉小姐
www.landscape-christies.com/35646.htm



Twin Brook

43 Repulse Bay Road

Newly renovated large 4-bedroom sea view flat on Upper Repulse Bay Road
全新裝修四房單位，空間極大，位於淺水灣頭段

淺水灣 雙溪

2,700 s.f.
\$122K incl. also for sale \$92M

9809 8570 Stella Lo 羅小姐
www.landscape-christies.com/122721.htm



Stanley Knoll

42 Stanley Village Road

Full seaview duplex with 4-bedroom and huge terraces in Stanley
赤柱四房複式大宅，連巨大花園平台

赤柱 赤柱村道42號

2,574 s.f. (plus 1,770 s.f. garden)
\$130K excl.

9648 6082 Christine Chong 莊小姐
www.landscape-christies.com/34600.htm



Stanley Court

9 Stanley Mound Road

Bright and airy 4-bedroom townhouse with lush green views in a haven of peace and serenity
光猛通風四房排屋，享翠綠景色，環境舒適恬靜，可租可售

赤柱 海灣園

2,701 s.f. (plus 732 s.f. garden and 517 s.f. roof)
\$130K incl. also for sale \$65M

9833 9509 Michelle Chung 鍾小姐
www.landscape-christies.com/108708.htm



Royal Garden

27 Repulse Bay Road

Spacious 4-bedroom apartment with stunning views of lush green mountains and Deep Water Bay
深水灣四房大宅，間隔寬敞，享翠綠山景

淺水灣 聚豪居

2,680 s.f.
\$135K incl.

9493 8275 Sami Woo 胡小姐
www.landscape-christies.com/5433.htm



Fairview Court

94 Repulse Bay Road

Repulse Bay Beach view with good upkeep
優質大宅，享淺水灣海灘美景

淺水灣 富慧閣

4,155 s.f.
\$160K excl.

9871 6828 Louis Wong 黃先生
www.landscape-christies.com/3034.htm



Regalia Bay

88 Wong Ma Kok Road

Prestigious 5-bedroom waterfront townhouse in quiet location
赤柱五房海濱大屋，環境寧靜，可租可售

赤柱 富豪海灣

4,100 s.f. (plus 131 s.f. garden and 1,167 s.f. roof)
\$165K incl. also for sale \$72M

6838 2929 Mark Mak 麥先生
www.landscape-christies.com/135672.htm



Orient Crest

76 Peak Road

Spacious and nicely renovated 4-bedroom townhouse on the Peak
山頂四房寬敞排屋，配以雅致靚裝修

山頂 山頂道76號

3,313 s.f. (plus 1,000 s.f. garden and 1,000 s.f. roof)
\$170K incl.

9493 8275 Sami Woo 胡小姐
www.landscape-christies.com/20263.htm



1 Shouson Hill Road East

Exquisite townhouse with spacious private garden in peaceful environment
壽臣山雅致大屋，連巨大私家花園，環境寧靜舒適

壽臣山 壽臣山道東1號

4,063 s.f. (plus 615 s.f. garden)
\$174K excl.

9809 8570 Stella Lo 羅小姐
www.landscape-christies.com/94618.htm



12 Shouson Hill Road

Large 5-bedroom garden house in a quiet enclave of Shouson Hill
五房花園大屋，間隔寬敞，位於寧靜的壽臣山

壽臣山 壽臣村道12號

3,918 s.f. (plus 946 s.f. garden)
\$175K excl.

6330 7888 Cora Ko 高小姐
www.landscape-christies.com/16553.htm



Hillgrove

18 Cape Drive

Spacious 5-bedroom seaview townhouse with spacious garden in Chung Hom Kok
廣闊五房海景大屋，連巨大花園，位於春坎角

3,300 s.f. (plus 1,152 s.f. garden and 1,083 s.f. roof)

\$180K incl.

9493 8275 Sami Woo 胡小姐
www.landscape-christies.com/129580.htm

春坎角
壁如花園



63 Deep Water Bay Road

4-bedroom decorated town house at Deep Water Bay

深水灣四房排屋，配以靚裝修

3,362 s.f. (plus 269 s.f. terrace and 269 s.f. garden)

\$180K excl.

6330 7888 Cora Ko 高小姐
www.landscape-christies.com/5343.htm

深水灣
深水灣道2號



Magnolia

29-31 Ching Sau Lane

Newly renovated townhouse with private pool and garage in Chung Hom Kok
春坎角全新裝修排屋，連私家游泳池及車庫

4,200 s.f.

\$188K incl.

9486 1566 Mira To 杜小姐
www.landscape-christies.com/124009.htm

春坎角
靜修里29-31號



Le Palais

8 Pak Pat Shan Road

Garden townhouse with sweeping sea view in serene location
大潭花園排屋，欣賞美麗海景，環境寧靜

3,348 s.f. (plus 740 s.f. garden)

\$210K incl.

9648 6082 Christine Chong 莊小姐
www.landscape-christies.com/6896.htm

大潭
皇府灣



The Hazelton

6 Shouson Hill Road

Tastefully decorated detached townhouse with private garden and roof in Shouson Hill
壽臣山品味裝修排屋，連私家花園及天台

3,195 s.f. (plus 390 s.f. garden and 548 s.f. roof)

\$220K incl.

9551 1077 Walker Lam 林先生
www.landscape-christies.com/130863.htm

壽臣山
榛園



King's Court

5 Mount Kellett Road

Spacious Peak townhouse with exclusive terrace and functional balcony
山頂寬敞大屋，連私家平台及陽台

3,165 s.f. (plus 1,302 s.f. garden)

\$248K excl.

9486 1566 Mira To 杜小姐
www.landscape-christies.com/22784.htm

山頂
龍庭



Strawberry Hill

8 Plunkett's Road

Spacious town house with green and sea views in a quiet and yet convenient location of The Peak
山頂寬敞大屋，享海景及翠綠景致，環境清幽寧靜

3,136 s.f.

\$250K incl.

9493 8275 Sami Woo 胡小姐
www.landscape-christies.com/25782.htm

山頂
紅莓閣



Altadena

27 Barker Road

Spacious duplex with spectacular harbour view prestigiously located on The Peak
山頂巨大複式單位，欣賞壯麗海景

4,500 s.f.

\$250K incl.

6838 2929 Mark Mak 麥先生
www.landscape-christies.com/12839.htm

山頂
白加道2號



32 Repulse Bay Road

Superb garden townhouse taking in stunning views of Deep Water Bay
淺水灣特色排屋，連巨大花園，享壯麗全景

3,000 s.f. (plus 1,356 s.f. garden and 556 s.f. roof)

\$320K incl.

9871 6828 Louis Wong 黃先生
www.landscape-christies.com/6317.htm

淺水灣
淺水灣道32號



8 Tai Tam Road

Magnificent waterfront dream house with private pool taking in Tai Tam sea view
大潭華麗海濱大屋，連私家大泳池，享優美海景，可租可售

5,474 s.f. (plus 945 s.f. garden and 712 s.f. roof)

\$530K incl. also for sale \$220M

9250 0300 Randy Chan 陳先生
www.landscape-christies.com/34709.htm

大潭
大潭道8號

Chinese Carpet Centre Ltd. offers the ***Best Quality***
of handknotted silk and woolen carpets
available in all range of sizes, colours and design



Special Promotion



CHINESE CARPET CENTRE LTD
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瑞士式居庭 Swiss-style living



Situated in the quiet neighbourhood of Sheung Shui, this prestigious garden townhouse is stylishly designed with modern furnishings. Offering ample room to breathe, this spacious 4,249 sq.ft. home comes with a 2,306 sq.ft. garden and a 931 sq.ft. roof terrace, as well as floor-to-ceiling windows which allow natural light to flood the interiors.

In all, there are three bedrooms (all ensuite), four bathrooms, a separate living and dining room, a maid's room, utility room, study, balcony and two covered car parks. The low-density Valais development is equipped with recreational facilities such as a gym, indoor and outdoor swimming pools, a tennis court, a sauna and indoor play area. There are also entertainment facilities such as a barbecue area, function rooms and cafes.

Completed last year, the townhouse complex is set along Beas River, surrounded by green tranquility, serene river views and beautiful landscaping which brings to mind picturesque Switzerland. By car, Valais is just a three-minute drive to Huanggang, 30 minutes to the International Finance Centre in Central and around 25 minutes to International Commerce Centre at Kowloon Station.

這間花園排屋位於上水一寧靜的住宅區，設計別緻而陳設時尚。房子面積達4,249平方呎，寬敞舒適之餘，亦有足夠空間讓人呼吸新鮮空氣，附有2,306平方呎的花園及931平方呎的屋頂平台，而屋內亦裝上多個落地玻璃窗，讓充沛日光滲透室內。

住宅內設三間睡房（全套房）、四間浴室、分隔客廳、家傭房、雜物房、書房、陽台與兩個有蓋車位。天巒屬於低密度住宅區，區內設有康樂設施，如健身室、室內室外游泳池、網球場、桑拿浴室及室內遊樂場。另外亦有不少娛樂設施，包括燒烤場、活動室和咖啡廳。

這間排屋於去年落成，坐落雙魚河河畔，四周一片翠綠寧靜，坐擁寧謐河景及醉人環境，猶如置身瑞士的天然美景之中。山巒距皇崗口岸僅約三分鐘車程，駕車前往中環國際金融中心及九龍站環球貿易廣場亦分別只需30及25分鐘。

Valais 天巒

28 & 33 Kwu Tung Road
古洞路28及33號

4,249 s.f. (plus 2,306 s.f. garden and 931 s.f. roof)
HK\$48M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape-christies.com/157382.htm



Starcrest

9 Star Street

2-bedroom boutique flat with good conditions and full facilities next to Pacific Place III

兩房清雅住宅，設施齊全，鄰近太古廣場三期

929 s.f.
\$45k incl.

6183 8339 Carman Szeto 司徒小姐
www.landscape-christies.com/32081.htm

灣仔
星域軒



Valverde

11 May Road

Boutique 3-bedroom apartment on May Road

梅道時尚三房住宅，可租可售

1,373 s.f.
\$62K incl. also for sale \$29M

6258 8847 Anthea Ngai 魏小姐
www.landscape-christies.com/108301.htm

中半山
蔚星居



Visalia Garden

48 MacDonnell Road

Well appointed 4-bedroom unit in a newly renovated building on MacDonnell Road

麥當勞道四房住宅，全新雅緻裝修

2,195 s.f.
\$69K incl.

9486 1566 Mira To 杜小姐
www.landscape-christies.com/130566.htm

中半山
蔚山花園



Hong Villa

12 Bowen Road

Good location and nice seaview apartment

中半山特色單位，位置優越，享迷人海景

1,916 s.f.
\$88K incl.

6258 8847 Anthea Ngai 魏小姐
www.landscape-christies.com/6918.htm

中半山
峰景花園



Pine Court

5 Old Peak Road

Colonial style 3-bedroom apartment with huge balcony and private terrace at the fringe of Central

英式三房住宅，連巨大露台及私家平台，鄰近中環

2,650 s.f.
\$90K incl.

9486 1566 Mira To 杜小姐
www.landscape-christies.com/27979.htm

中半山
翠峰園



1A Robinson Road

Unique 3-bedroom penthouse with private roof enjoying open city views in Midlevels Central

獨特三房頂層單位，連私家天台，享開揚景觀

2,200 s.f. (plus 2,200 s.f. roof)
\$95K incl.

9486 1566 Mira To 杜小姐
www.landscape-christies.com/118844.htm

西半山
羅便申道1A號



Villa Elegance

1 Robinson Road

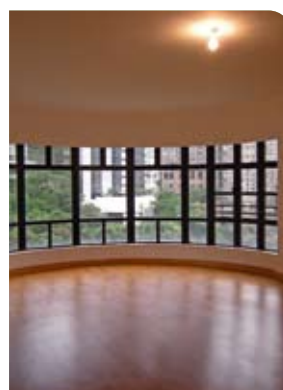
Spacious 4-bedroom apartment with garden and city views

巨大四房住宅，享壯觀城市景色

3,500 s.f.
\$96K incl.

9493 8275 Sami Woo 胡小姐
www.landscape-christies.com/11424.htm

中半山
雅慧園



Po Garden

9 Brewin Path

4-bedroom with good condition and open view apartment with full facilities

四房優質住宅，環境開揚，設施齊全

2,572 s.f.
\$98K incl.

9080 6686 Teresa Lau 劉小姐
www.landscape-christies.com/26077.htm

中半山
寶園



Kennedy Apartment

34A Kennedy Road

Rare 3-bedroom apartment with garden view in quiet location

罕有三房公園景觀單位，環境清靜

2,500 s.f.
\$100K incl.

6838 2929 Mark Mak 麥先生
www.landscape-christies.com/99978.htm

中半山
堅尼地大廈



Tregunter Tower

14 Tregunter Path

Nicely decorated apartment with harbour view in Midlevels Central

中半山海景單位，配以雅致靚裝修

3,034 s.f.
\$100K incl.

9080 6686 Teresa Lau 劉小姐
www.landscape-christies.com/138174.htm

中半山
地利根德閣



Hillsborough Court

18 Old Peak Road

Unique 3-bedroom duplex with private roof terrace in Midlevels Central
中半山獨特三房複式單位，連私家平台及天台

中半山 曉峰閣

2,337 s.f. (plus 405 s.f. terrace and 549 s.f. roof)
\$105K excl.

6258 8847 Anthea Ngai 魏小姐
www.landscape-christies.com/20195.htm



Regent On The Park

9A Kennedy Road

Conveniently located apartment with indoor pool and tennis courts
中半山雅緻單位，地點方便，連室內游泳池及網球場，可租可售

中半山 御花園

2,720 s.f.
\$110K incl. also for sale \$56M

9093 3381 Stephen Chan 陳先生
www.landscape-christies.com/108993.htm



Old Peak Mansion

5 Old Peak Road

4 bedrooms spacious apartment in Midlevels
寬敞四房住宅，位於中半山

中半山 舊山頂道5號

3,100 s.f.
\$110K excl.

9486 1566 Mira To 杜小姐
www.landscape-christies.com/10322.htm



1 Robinson Road

Nicely decorated duplex on fringe of CBD overlooking dynamic metropolitan view
西半山複式單位，配以典雅裝修，鄰近商業中心區，享美麗城市景觀

西半山 羅便臣道1號

3,400 s.f.
\$120K incl.

6330 7888 Cora Ko 高小姐
www.landscape-christies.com/114909.htm



Branksome Crest

3A Tregunter Path

An immaculate apartment with excellent clubhouse facilities and panoramic vista of the city in Lower Peak
中半山優質住宅，會所設施完善，享無敵城市景觀

中半山 地利根德里3A號

2,370 s.f.
\$126K excl.

9551 1077 Walker Lam 林先生
www.landscape-christies.com/33566.htm



Dynasty Court

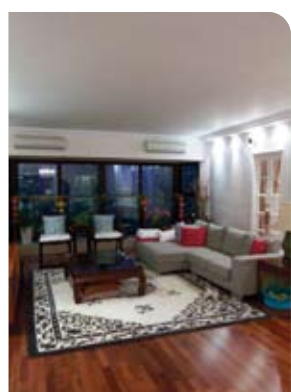
23 Old Peak Road

Victoria Harbour view apartment with grand clubhouse
維港景特色住宅，連豪華會所，可租可售

中半山 帝景園

2,680 s.f.
\$130K incl. also for sale \$83.5M

9028 0147 Jenson Au 區先生
www.landscape-christies.com/105885.htm



Kennedy Heights

10-18 Kennedy Road

Newly decorated high efficiency 4-bedroom flat on fringe of CBD
全新裝修四房住宅，實用率高，鄰近商業中心區

中半山 堅麗閣

3,400 s.f.
\$135K incl.

6330 7888 Cora Ko 高小姐
www.landscape-christies.com/34770.htm



Fairlane Tower

2B Bowen Road

Rarely available harbour view penthouse with excellent facilities on fringe of Central
罕有頂層單位，設施齊全，享美麗海景，鄰近中環

中半山 寶雲山莊

2,682 s.f.
\$139.8K incl.

9093 3381 Stephen Chan 陳先生
www.landscape-christies.com/31007.htm



Century Tower

1 Tregunter Path

Exclusive 4-bedroom duplex with sweeping city view
獨有四房複式單位，盡享廣闊維港景致

中半山 世紀大廈

5,130 s.f.
\$190K incl.

6258 8847 Anthea Ngai 魏小姐
www.landscape-christies.com/21370.htm



1 Chatham Path

Rare and unique 5-bedroom single house with lots of open space in Mid-Levels Central
中半山五房獨立屋，市場罕有

中半山 漆咸徑1號

7,800 s.f.
\$300K incl.

9486 1566 Mira To 杜小姐
www.landscape-christies.com/31034.htm



The Legend

23 Tai Hang Drive

Popular modern apartment with clubhouse on fringe of Causeway Bay
東半山受歡迎住宅連會所，裝修時尚，鄰近銅鑼灣，可租可售

1,918 s.f.

\$85K incl. also for sale \$35M

6330 7888 Cora Ko 高小姐

www.landscape-christies.com/42539.htm

東
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2D Shiu Fai Terrace

Spacious low-rise apartment with brand new decoration with roof terrace in a discrete yet convenient area of the Mid-levels East

東半山寬敞低密度住宅，配以全新裝修及私家天台，交通便利，可租可售

2,000 s.f.

\$95K incl. also for sale \$50M

6183 8388 Chris Law 羅先生

www.landscape-christies.com/72294.htm

東
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2D



Leon Court

12-14 Wong Nai Chung Gap Road

Nicely renovated apartment with carpark overlooking city and mountain view
雅致裝修大宅連車位，俯瞰城市及山巒景色

2,800 s.f.

\$120K incl.

9809 8570 Stella Lo 羅小姐

www.landscape-christies.com/37356.htm

東
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Victoria Heights

43A Stubbs Road

Rarely available 4-bedroom apartment with stunning views of the city, racecourse and Victoria Harbour

罕有四房單位，尊享城市馬場及維港景色，可租可售

2,650 s.f.

\$138K incl. also for sale \$70M

9093 3381 Stephen Chan 陳先生

www.landscape-christies.com/37141.htm

東
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威
利
閣

世界之最 Best of all worlds

Happy Mansion 快樂大廈

42 MacDonnell Road

麥當奴道42號

1,200 s.f.

HK\$19.8M also for lease \$68K incl.

Beautifully designed and decorated with distinctive furnishings, this 1,200 sq.ft., one-bedroom apartment in Mid-levels Central is brightly lit with views of lush greenery which can be enjoyed from the open balcony.

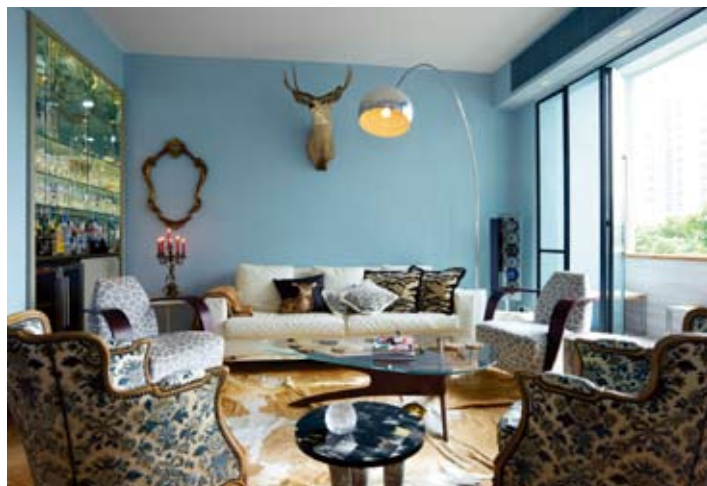
A light-enhancing colour palette sees pale blue walls in the common areas and beige-coloured hardwood floors, while the master bedroom features a spacious bathroom and large walk-in closet with floor-to-ceiling mirrors.

Happy Mansion is a five-storey colonial style building with five units per floor. Unlike many other older buildings in this popular residential area of MacDonnell Road, Happy Mansion boasts its own elevators. The convenience of the location is emphasised by multiple public transport options, including buses and mini-buses to nearby areas such as Queensway and Star Ferry. In addition, the apartment is just a short drive to Central business district and entertainment outlets in Lan Kwai Fong and Soho. There are also a number of elite schools within the vicinity.

位於中半山的一房住宅單位，面積達1,200平方呎，精美設計配獨特傢俱陳設，一室光亮開揚，陽台坐擁翠綠景緻。

住宅內的公共空間塗上光亮的色調，淺藍牆壁配褐色實木地板。主人房設有偌大的浴室，及配有大型落地鏡子的衣帽間。

快樂大廈是一棟五層高，富殖民地風格的住宅大廈，每層共有五個單位。這個位於麥當奴道的住宅區相當受歡迎，快樂大廈更是區內少數設有升降機的舊式大廈。地理位置便利，尤其有多種公共交通可供選擇，包括往返金鐘與天星碼頭的巴士和小巴。此外，快樂大廈距中環商業區、蘭桂坊及蘇豪區一帶只短短車程，亦毗鄰多間名校。



9833 9509 Michelle Chung 鍾小姐

www.landscape-christies.com/124920.htm



Prime Commercial

The City

Prime City of London commercial building with strong long term investment potential. Excellent location in "the Square Mile" between Bank of England and St Paul's Cathedral. Securely let to 2 tenants on FRI terms. High yield 位於The City的商業大廈，位置優越，座落於英倫銀行及聖保羅大教堂之間，現租予2個租戶，投資首選。

£15-20M

Gross Yield 6.4%

Freehold
26,600 s.f.



Prime Retail & Commercial

Hatton Garden EC1

Prime, sought after location including 2 Retail units in the Hatton Garden "Jewellery Quarter". 10 Office Suites above. High yield with excellent long term potential.

位於Hatton Garden的商業及零售大廈，Hatton Garden是倫敦著名的「珠寶街」，該大廈地下設有2間零售商店，樓上則是10間辦公室，高回報率及具長遠發展潛力。

£5-10M

Gross Yield 6%

Freehold
10,765 s.f.



STUDENT ACCOMMODATION IN LONDON

High Yield & High Occupancy

Price below £10m
West Hampstead NW2
Freehold

Gross Yield 10%

Fully Let
16,000 s.f. (existing)

A further selection as well as larger sites also available on request.

Central London has one of the highest concentrations of Universities and Higher Education establishments in the World. Including the well known Universities such as Kings, Imperial, UCL and the London School of Economics there are in total 40 institutions with over 400,000 full time students.

Almost all of these students are not natives of London coming from all parts of the UK and increasingly the rest of the World. This creates a huge permanent demand for convenient and affordable rental properties. This demand is increasingly being met by private owners developing purpose built student lodgings.

This featured property is convenient located in West Hampstead close to the "tube" station. A large residential property it has now been converted and is licensed as a student hostel, with 64 rooms, all have kitchenette, most have a shower, some have shared bathroom facilities.

An opportunity exists to extend the property adding an additional 38 rooms, subject to planning consents.

倫敦是世界著名的大學及高等學府的集中地，當中包括著名大學如Kings、Imperial、UCL及LSE等，共有40間教育機構及超過400,000名全日制學生。

大部份的學生都來自英國不同的地方和世界各地，為住宅租賃市場帶來極大的需求，當地的業主紛紛發展寄宿舍。

這次介紹的物業是位於West Hampstead，鄰近車站。由一寬敞的住宅物業轉換為學生宿舍，有64間房間，大部份設有獨立小廚房及淋浴間，部份房間則共用浴室設施。

透過土地規劃，這個物業可額外增建38間房間。

6183 8388 Chris Law 羅先生



Prime Commercial

Mayfair W1

Grade 2 listed building in Prime Mayfair location. Renovated in 2009, Grade A Office space plus a single residential unit on lower ground floor. Good yield with rental uplift potential in near term.

座落於Mayfair的商住混層混合大樓。除甲級寫字樓外，地下層則是一個住宅單位，租金回報優越。

£5-10M

Gross Yield 4.2%

Freehold
9,155 s.f.



Prime Commercial

Mid-Town WC1

Two Mid-Town Office Buildings, a warehouse conversion to modern office space with character. High yield, good long-term investment and development potential.

位於Holborn，由倉庫改變用途至時尚辦公室大樓。高回報，具投資及發展潛力。

£5-10M

Gross Yield 6.7%

Freehold
22,187 s.f.

Prime Commercial

Inns of Court WC1

Grade 2 listed building part of the "Inns of Court", the Institutions of which all practicing Barristers and Firms in the UK are members. Prime Mid-town location, renovated and modernized in 2004, fully let to legal firms on long term leases.

這座商業大廈是2級文物，它是Inns of Court的一部份，位於商業及住宅區的中間地區，並於2004年才進行翻新工程，所有單位現租予法律機構，租約期長。

£15-20M

Gross Yield 5.8%

Freehold
27,516 s.f.



Prime Commercial

Mid-Town WC1

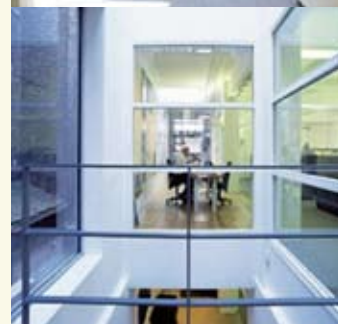
Small Prime Commercial, Warehouse style space renovated and modernized in 2000, in prime Mid-Town location. Single tenant is an architectural practice, on long-term lease. High Yield.

位於Mid-Town的小型商業大廈，於2000年進行優化更新。現單一租予建築公司，擁長期租約達6.3%租金回報。

Below £5M

Gross Yield 6.3%

Freehold
10,144 s.f.



Commercial

Regents Canal N1

Water side commercial space, an old Industrial building now fully modernized to create bright, open office space overlooking the Regents Canal. Fully let to single tenant on long term FRI lease. High yield

鄰近運河的商業大廈，由舊工業大廈優化更新至現代化的開揚辦公室，俯瞰Regents Canal的河邊美景。現租予單一租戶，享高回報長期租約。



Below £5M

Gross Yield 7.1%

Freehold
11,022 s.f.



Commercial High Yield

Chiswick W4

Purpose built commercial building in excellent West London location. Let to single tenant with 3.75 years unexpired. Small investment size producing High Yield.

位於倫敦西面的特色商業大廈。現租予單一租戶，尚餘約4年租約，投資額低但回報達10%。

Below £5M

Gross Yield 10%

Freehold
11,360 s.f.

Prices on luxury UK properties are rarely quoted in listings. Interested parties are encouraged to make enquiries on price indications with Landscape

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