

The Key

SELECT DELUXE HOMES

大宅®

VOLUME 138 | June 2016

FEATURE

**The rule breaker:
Joseph Chang**

本期焦點：核心豪宅
Spotlight:
Luxurious living in
the heart of Mid-Levels

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

優尚生活

Contemporary living
with grace & charm

優質海外投資物業

Prime Overseas Property
for Investment

339

Tai Hang Road

FLOWER BLOSSOM MOODS



This photograph was taken on 12th June 2016 at 339 Tai Hang Road and has been photographed and computerized by computerized imaging techniques.



LAI SUN DEVELOPMENT

麗新發展

☎ 8207 0808

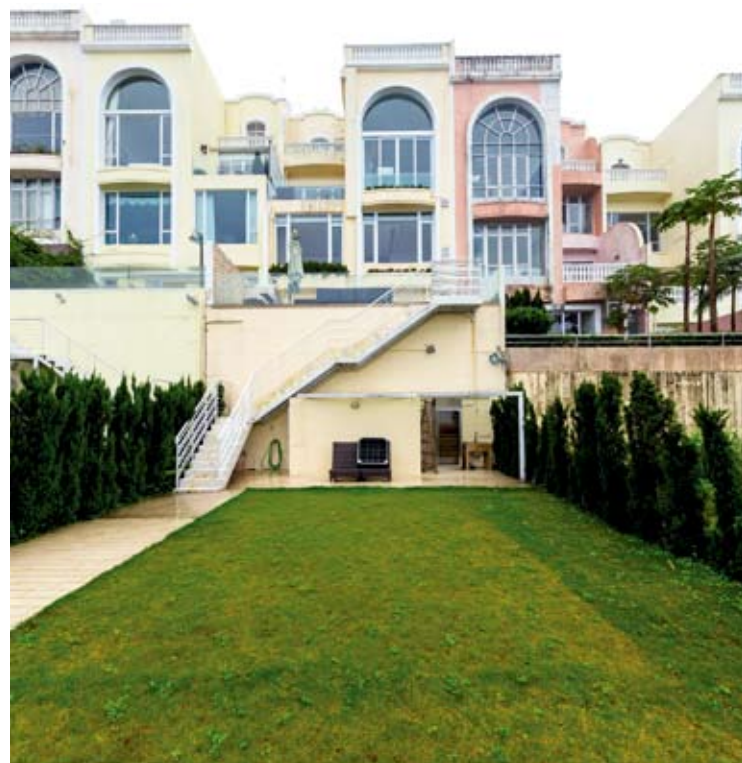
District : Wong Nai Chung

Name of Street and Street No. : 339 Tai Hang Road

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Vendor: Bushell Limited / Holding Company of the Vendor: Lai Sun Development Company Limited / Building Contractor: Hien Lee Engineering Co., Limited / Authorized Person: Jennifer Lee, Ming Yen of P&T Architects and Engineers Ltds. / Vendor's Solicitors: Lo & Lo / Authorized Institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Chung Hang Bank Limited (Note: The loan has been repaid in full) / Other Person who has made a loan for the construction of the Development: Lai Sun Development Company Limited / Please refer to the sales brochure for details. Date of printing: 25th May 2016

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簡潔花園

Easy ways to create a zero-fuss garden

With the sunshine and blue skies in abundance, it's time to get the most out of this summer by creating a low maintenance garden that will ensure your time is spent enjoying the outdoors instead of maintaining it.

From raised garden beds to vertical gardens, the ideal garden can be simple to create — and why not add a water feature? You can also change up the appearance of your garden by simply adding a decorative screen, and if you install spotlights at its base, you'll get added impact once the sun has set.

Finally, to add some atmosphere during these warm summer nights, solar-powered fairy lights are an easy and inexpensive addition, and create a magical glow.

夏日將至，與其多花時間於打理花園，不如將之建造得易於打理，住戶將樂意花時間於戶外，享受在花園的時光。

建造理想的花園並不困難，不論是圓圃或垂直花園，只需加上灑水系統，又可以利用屏風，或者於花園底部安裝射燈，令太陽照射時產生不俗的效果。

另外，為加添仲夏晚間氣氛，使用小型燈飾亦是上佳之選，畢竟價格低廉，又能創造迷人燈光。

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_let. 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_let。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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LANDSCOPE

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領域佳士得國際地產

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優尚生活

Contemporary living with grace & charm

The Midlevels district on Hong Kong Island is renowned for its proximity to the heart of the city, while still offering residents a haven of peace and quiet. It has been a popular residential area for many decades, with many of the apartment blocks displaying a distinctive yesteryear charm that continues to prove immensely popular among home-buyers seeking both convenience and character.

Located at Kennedy Road, this apartment in South Garden Mansion spans an airy 1,348 s.f. (saleable area), comprising two sizeable bedrooms (including one ensuite), two bathrooms, a combined living and dining room. One covered car park is also included.

The apartment is well decorated with excellent internal upkeep. Floor-to-ceiling windows in the living and dining room allow not just natural sunlight and fresh air to circulate freely, but also offer expansive views of both hillside and city.

Available at HK\$34 million, the apartment is now for sale with tenancy. It also boasts a fully equipped and fitted, sleek and stylish contemporary kitchen, and high efficiency ratio of 90 per cent.





半山區毗鄰市中心，十分便利，環境亦相當寧靜，一直以來是極受歡迎的住宅區。區內有不少物業突顯舊日情懷，但只要保養得宜，仍是安居樂業之選。

南園大廈位於堅尼地道，此單位實用面積達1,348平方呎，提供兩間寬敞的睡房，其中一間為套房，另有兩間浴室，一個相連的客飯廳，以及一個有蓋車位。

單位內櫥保養簇新，客飯廳的落地玻璃窗為單位帶來陽光及清新空氣，更可飽覽山景及城市優美景色。

物業目前以3,400萬港元連租約放售。單位的其他賣點，包括一個設計新穎及設備齊全的時尚廚房，另外單位實用率更高達9成。

South Garden Mansion

南園大廈

40-40A Kennedy Road, Midlevels Central

中半山 堅尼地道40-40A



GROSS AREA 1,500 s.f.

SALEABLE AREA 1,348 s.f.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 45145



Park View Court 西半山 恒柏園

1 Lyttelton Road

Beautifully renovated 4-bedroom apartment in a quiet yet easy access location

雅致裝修四房單位，地段寧靜，交通便利，可租可售

GROSS AREA 1,816 s.f.

SALEABLE AREA 1,687 s.f.

OFFERED AT \$25,500,000 also for lease \$70,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 128038



Starcrest 中半山 星域軒

9 Star Street

Popular 3-bedroom flat of a quality development nearby Admiralty and Wanchai for sale with tenancy

受歡迎三房住宅，位處優質住宅項目，毗鄰金鐘及灣仔，連租約出售

GROSS AREA 1,164 s.f.

SALEABLE AREA 925 s.f.

OFFERED AT \$28,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 44940



Man Yuen Garden 中半山 文苑花園

52A-52B Kennedy Road

Tastefully decorated and nice fitted apartment with balcony at convenient location

品味裝修住宅，連露台，交通便利，可租可售

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,669 s.f.

OFFERED AT \$35,000,000 also for lease \$78,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 126947



Medallion Heights

西半山 金徽閣

45 Conduit Road

3-bedroom apartment with open view close to Midlevels escalators

三房住宅連開揚景色，鄰近半山行人扶手電梯，可租可售

GROSS AREA 2,050 s.f.

SALEABLE AREA 1,682 s.f.

OFFERED AT \$36,000,000 also for lease \$76,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 127339



Dynasty Court

中半山 帝景園

23 Old Peak Road

Renowned apartment with clubhouse facilities on fringe of Central

新裝修住宅連會所設施，毗鄰中環

GROSS AREA 1,970 s.f.

SALEABLE AREA 1,522 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 126700



Silvercrest

中半山 聚安樓

24 MacDonnell Road

Full floor 4-bedroom apartment with 2 ensuites

全層四房單位，連兩間套房

GROSS AREA 2,643 s.f.

SALEABLE AREA 2,082 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 48201





Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Designer decorated 4-bedroom sea view apartment with huge balcony
四房海景住宅，設計匠心獨運，連搭大露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 34199



Hollywood Heights

中半山 好利閣

6 Old Peak Road

High efficiency 4-bedroom flat with balcony in convenient location

高實用率四房單位，連露台，交通便利

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$58,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 18760



Starcrest

灣仔 星域軒

9 Star Street

Rarely available duplex flat next to Pacific Place III

罕有複式單位，鄰近太古廣場三期

GROSS AREA 1,902 s.f.

SALEABLE AREA 1,510 s.f.

OFFERED AT \$59,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 48839



1 Robinson Road

西半山 羅便臣道1號

Full floor duplex with high privacy overlooking the Zoological & Botanical Garden

複式全層住宅，私隱度高，眺望動植物公園美景

GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 114909



Bowen Mansion 中半山 寶雲大廈

7C Bowen Road

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

罕有英式中密度住宅，三套房寬敞間隔，毗鄰商業中心區

GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32206



The Harbourview 中半山 港景別墅

11 Magazine Gap Road

Highly sought after harbour view apartment in new decorations on popular Magazine Gap Road

受歡迎海景單位，裝修簇新，位處受歡迎馬己仙峽道

GROSS AREA 2,350 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$125,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 165970





Robinson Heights II

西半山 樂信臺II

8 Robinson Road

Well decorated 2-ensuite apartment with shuttle bus service to Central
優質兩套房住宅，享穿梭巴士服務至中環

GROSS AREA 1,286 s.f.

SALEABLE AREA 1,058 s.f.

OFFERED AT \$57,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 172861



Bowen Place

中半山 寶雲閣

11A Bowen Road

3-bedroom harbour view apartment with good layout on Bowen Road
寶雲閣三房海景單位，間隔實用，可租可售

GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$75,000 incl. also for sale \$55,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 126632



Sakura Court

中半山 金櫻閣

58-60 Kennedy Road

Rare 4-bedroom (2-ensuite) apartment with big balcony on Kennedy Road
堅尼地道罕有四房(連兩套房)住宅，連大露台，可租可售

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,903 s.f.

OFFERED AT \$78,000 incl. also for sale \$45,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 147738



Birchwood Place 中半山 寶樺臺

96 MacDonnell Road

Conveniently located 4-bedroom apartment with stunning views on
very high floor

便利四房高層住宅，享壯麗景色

GROSS AREA 2,018 s.f.

SALEABLE AREA 1,539 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 33872



Azura 西半山 蔚然

2A Seymour Road

Newly 3-bedroom apartment with comprehensive facilities in
convenient location

全新三房單位，連完善設施，交通便利

GROSS AREA 1,665 s.f.

SALEABLE AREA 1,292 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 150711



Brewin Court

中半山 明雅園

5-7 Brewin Path

Spacious 4-bedroom colonial flat with big balcony on fringe of CBD
寬敞四房英式住宅，連大露台，毗鄰商業中心區

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38602





Pine Court

中半山 翠峰園

5 Old Peak Road

Large and spacious low-rise apartment close to CBD

偌大寬敞低密度住宅，鄰近商業中心區

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,508 s.f.

OFFERED AT \$102,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 49963



Estoril Court 中半山 愛都大廈

55 Garden Road

Efficient 4-bedroom apartment within a stone's throw of Central Business District

實用四房單位，毗鄰中環商業核心

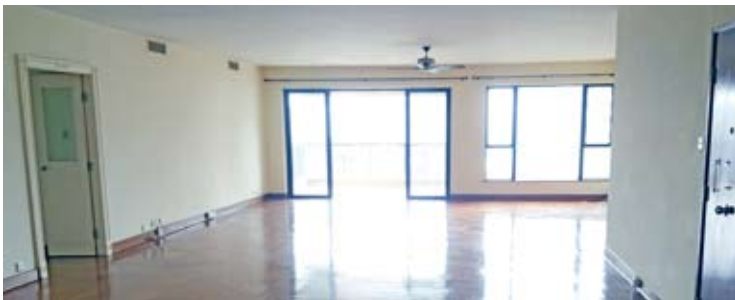
GROSS AREA 3,347 s.f.

SALEABLE AREA 2,887 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 109742



Grenville House 中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Huge 4-bedroom apartment with balcony and open view on sought after Magazine Gap Road

巨大四房單位，連露台及開揚景色，位處受歡迎馬己仙峽道

GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 36393



Brewin Court

中半山 明雅園

5-7 Brewin Path

Rare find garden apartment with spacious layout on fringe of Central

罕有花園住宅，間隔寬敞，毗鄰中環

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f. (plus 1,000 s.f. garden)

OFFERED AT \$125,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 18727



Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

4-bedroom apartment with city view on fringe of CBD

四房城市景住宅，毗鄰商業中心區

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 45478



The Mayfair

中半山 梅道1號

1 May Road

Deluxe 2-ensuite harbour view apartment in prime location

豪華兩套房海景單位，地段優越，可租可售

GROSS AREA 2,838 s.f.

SALEABLE AREA 2,192 s.f.

OFFERED AT \$135,000 incl. also for sale \$120,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 31145





1 Robinson Road Triplex

西半山 羅便臣道1號

Brand new designer decorated triplex apartment enjoys stunning city view from private sky garden
設計師裝修三層複式，設私家空中花園，飽覽城市美景，可租可售



GROSS AREA 3,800 s.f.
SALEABLE AREA 3,003 s.f.
(plus 498 s.f. terrace)

OFFERED AT \$135,000 incl.
also for sale \$90,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 98556



Kennedy Apartment

中半山 堅尼地大廈

34A Kennedy Road

Exclusive and rarely available mid-rise apartment with private terrace in city centre
罕有獨特中密度住宅，連私家平台，位處市中心地段，可租可售



GROSS AREA 2,500 s.f.
SALEABLE AREA 2,123 s.f.
(plus 1,000 s.f. terrace)

OFFERED AT \$135,000 incl.
also for sale Open Offer

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 31196



Robinson Garden Apartment

西半山 羅便臣道花園大廈

3-3G Robinson Road

Beautifully renovated 4-bedroom apartment with open city view in prime location
華麗四房單位，眺望開揚城市景，地段優越



GROSS AREA 3,800 s.f.
SALEABLE AREA 3,173 s.f.
OFFERED AT \$138,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 136512



Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

High floor duplex apartment with picturesque harbour view
高層複式單位，坐擁美景如畫海景



GROSS AREA 3,632 s.f.
SALEABLE AREA 2,887 s.f. (plus 52 s.f. terrace)

OFFERED AT \$150,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 1083





Emerald Garden

薄扶林 嘉瑜園

86 Pok Fu Lam Road

High efficiency 3-bedroom flat in serene area enjoying peaceful sea view

高實用率三房單位，地段寧靜，享怡人海景

GROSS AREA 1,160 s.f.

SALEABLE AREA 971 s.f.

OFFERED AT \$16,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 98742



Aqua 33

薄扶林 金粟街33號

33 Consort Rise

3-bedroom low-rise unit with modern decorations

三房低密度住宅，配以品味裝修

GROSS AREA 1,687 s.f.

SALEABLE AREA 1,324 s.f.

OFFERED AT \$17,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 123936



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Practical 2-bedroom apartment with lush green view enjoys excellent facilities and car park

實用兩房單位，眺望翠綠景色，享優質設施，連車位

GROSS AREA 1,259 s.f.

SALEABLE AREA 1,001 s.f.

OFFERED AT \$22,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 4967



Pokfulam Court

薄扶林 碧林閣

94 Pok Fu Lam Road

Nicely renovated 2-bedroom apartment in a tranquil location of Pokfulam

雅致裝修兩房單位，地點寧靜，可租可售

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,590 s.f.

OFFERED AT \$28,500,000 also for lease Open Offer

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 134933



3 Consort Rise

薄扶林 金粟街3號

Boutique townhouse with private garden in quiet environment

精品排屋連私家花園，環境清靜

GROSS AREA 2,735 s.f.

SALEABLE AREA 1,915 s.f. (plus 552 s.f. terrace and 442 s.f. roof)

OFFERED AT \$34,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 155784



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Spacious and practical family apartment in tranquil location

寬敞實用家庭式住宅，地段清幽恬靜

GROSS AREA 1,925 s.f.

SALEABLE AREA 1,504 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 173792





South Bay Palace

淺水灣 南灣御苑

25-31 South Bay Close

Deluxe 4-bedroom apartment with facilities in tranquil South Bay Close

豪華四房單位，連設施，環境寧靜



GROSS AREA 2,540 s.f.

SALEABLE AREA 1,903 s.f.

OFFERED AT \$38,800,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 138589



3 Consort Rise

薄扶林 金粟街3號

Boutique 4-bedroom townhouse with private garden in quiet environment

精品四房排屋，連私家花園，環境清靜



GROSS AREA 2,800 s.f.

SALEABLE AREA 1,966 s.f.

(plus 628 s.f. garden and 456 s.f. roof)

OFFERED AT \$45,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 98422



Ventura Villa

春坎角 華慧苑

27 Ching Sau Lane

Unique Spanish style 4-ensuite townhouse located at a tranquil and verdant location of Chung Hom Kok
獨特西班牙式四套房排屋，位處和諧恬靜的春坎角，可租可售



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,351 s.f.

(plus 580 s.f. terrace)

OFFERED AT \$58,000,000

also for lease \$100,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 34854



Royalton

薄扶林 豪峰

116 Pok Fu Lam Road

Extremely rare duplex with private roof enjoying high privacy
罕有複式住宅連私家天台，享高私隱度



GROSS AREA 3,247 s.f.

SALEABLE AREA 2,146 s.f.

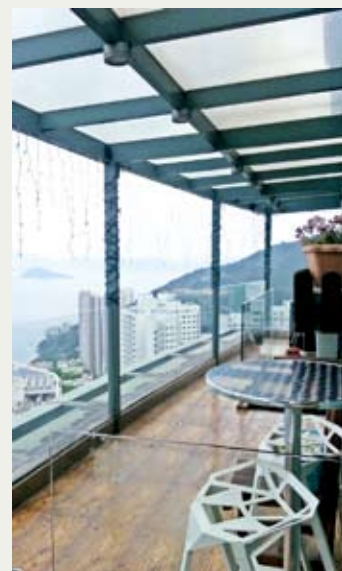
(plus 544 s.f. roof)

OFFERED AT \$61,800,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 114796



**Repulse Bay Garden**

淺水灣 麗景園

18-40 Belleview Drive

Newly renovated building exteriors. Practical layout with spacious balcony
實用住宅連寬敞露台，大廈外牆剛完成翻新

GROSS AREA 2,810 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 4679

**Mountain Lodge 山頂 崑廬**

44 Mount Kellett Road

Fully furnished 4-bedroom flat with practical layout enjoying spectacular
sea and mountain view

裝修完善四房單位，間隔實用，坐擁壯麗海景及山巒景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$66,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404

**Vivian Court 山頂 瑞燕大廈**

18-22 Mount Kellett Road

Colonial style Peak apartment with huge master bedroom and enjoys
stunning views over Island South

英式山頂住宅，連偌大主人睡房，享南區壯麗景色

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,912 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40248

**The Redhill Peninsula 大潭 紅山半島**

18 Pak Pat Shan Road

Nice seaside house with sweeping sea view and clubhouse facilities

雅致海濱大屋，眺望遼闊海景，連會所設施

GROSS AREA 2,672 s.f.

SALEABLE AREA 2,584 s.f.

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

OFFERED AT \$68,500,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 4560

**Belgravia**

淺水灣 南灣道57號

57 South Bay Road

Renovated 3-bedroom flat with clubhouse facilities taking in sea view
新裝修海景三房單位，連會所設施，可租可售

GROSS AREA 2,390 s.f.

SALEABLE AREA 1,875 s.f.

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

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 118117

**Woodbury Court 薄扶林 嘉林閣**

137 Pok Fu Lam Road

4-bedroom duplex at upscale location with sweeping sea view
and 6 car parks

四房複式單位，地段顯赫尊貴，坐擁遼闊海景，連六車位

GROSS AREA 2,895 s.f.

SALEABLE AREA 2,549 s.f.

OFFERED AT \$74,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38823





Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Rare find 4-bedroom nicely renovated flat with unbeatable sea view

罕有四房雅致住宅，享絕美海景



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$83,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 109136



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Tastefully designed sea view house in Tai Tam

大潭海景大屋，配以品味設計裝修



GROSS AREA 3,377 s.f.

SALEABLE AREA 2,958 s.f. (plus 1,960 s.f. garden and 1,011 s.f. roof)

OFFERED AT \$92,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33824



La Hacienda

山頂 九層樓

27-33 Mount Kellett Road

Colonial style 4-bedroom apartment with large living area in prime location

英式四房單位，連偌大客廳，地段優越，可租可售



GROSS AREA 3,506 s.f.

SALEABLE AREA 2,734 s.f.

OFFERED AT \$98,000,000

also for lease \$130,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 159438



Royal Bay

春坎角 御濤灣

82 Chung Hom Kok Road

Brand new townhouse tucked away at a quiet and verdant neighbourhood in Island South

南區全新排屋，環境和諧恬靜，可租可售



GROSS AREA 3,850 s.f.

SALEABLE AREA 2,724 s.f. (plus 595 s.f. terrace and 522 s.f. roof)

OFFERED AT \$125,000,000

also for lease \$175,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 30954





La Hacienda

山頂 加列山道29-33號

29-33 Mount Kellett Road

Prestigious Peak townhouse with nice view at tranquil location

尊貴山頂排屋，享怡人美景，地段清幽寧靜，可租可售



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,756 s.f.

(plus 299 s.f. garden, 378 s.f. terrace and 456 s.f. roof)

OFFERED AT \$150,000,000

also for lease \$168,000 incl.

INQUIRIES

9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 12155



Double Bay

深水灣 香島道46號

46 Island Road

Renowned townhouse with fantastic sea view in Deep Water Bay

深水灣全新裝修排屋，享迷人海景



GROSS AREA 4,180 s.f.

SALEABLE AREA 3,562 s.f.

(plus 807 s.f. garden and 1,051 s.f. roof)

OFFERED AT \$340,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 161061



Rare waterfront single lot in Southside
南區罕有海濱地盤出售

Site Area approx. 8,000 s.f.

地盤面積約8,000平方呎

OFFERED AT \$750,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生



Single detached house for sale at The Peak
with exceptional redevelopment opportunity
山頂區罕有可重建獨立屋出售

Site Area approx. 11,100-28,000 s.f.

地盤面積約 11,100-28,000平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



35-41 Village Terrace

跑馬地 山村臺35-41號

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

英式低密度住宅，樓底高，連偌大平台天台，位處清幽地段

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,232 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$21,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 128055



Park Garden 東半山 柏園

6 Tai Hang Drive

Practical 3-bedroom older style apartment with easy access to Causeway Bay
實用三房英式住宅，舉步可達銅鑼灣

GROSS AREA 1,450 s.f.

SALEABLE AREA 1,132 s.f.

OFFERED AT \$21,800,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 151754



Pinewood Garden

渣甸山 松峰園

39 Perkins Road

Lovely 3-bedroom low-rise apartment with private roof

精品三房低密度單位，連私家天台，可租可售

GROSS AREA 1,450 s.f.

SALEABLE AREA 1,060 s.f. (plus 2,500 s.f. roof)

OFFERED AT \$23,800,000 also for lease \$48,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 38087



Winfield Building

跑馬地 雲暉大廈

1-5 Ventris Road

Spacious 3-bedroom apartment with racecourse view

寬敞三房單位，眺望馬場美景

GROSS AREA 1,597 s.f.

SALEABLE AREA 1,304 s.f.

OFFERED AT \$33,800,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 113653



Stubbs Villa 東半山 詩瀟花園

2 Shiu Fai Terrace

Nicely renovated large apartment with spectacular racecourse view and

2 car parks

雅緻裝修偌大住宅，享壯麗馬場景致，連兩車位

GROSS AREA 2,325 s.f.

SALEABLE AREA 2,189 s.f.

OFFERED AT \$41,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 102790



Ventris Place

跑馬地 雲地利台

19-23 Ventris Road

Rare 4-bedroom apartment on high floor with racecourse view

罕有四房高層住宅，享馬場景致

GROSS AREA 2,121 s.f.

SALEABLE AREA 1,863 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 104225





Elm Tree Towers

東半山 愉富大廈

8-10 Chun Fai Road

Sought after 3-bedroom apartment in tranquil location with facilities

受歡迎三房單位，地段寧靜，連設施，可租可售

GROSS AREA 2,329 s.f.

SALEABLE AREA 1,857 s.f.

OFFERED AT \$50,000,000 also for lease \$88,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 31099



Villa Lotto

跑馬地 樂陶苑

18 Broadwood Road

Efficient 4-bedroom flat with good facilities close to Causeway Bay

實用四房住宅，連優質設施，鄰近銅鑼灣，可租可售

GROSS AREA 2,406 s.f.

SALEABLE AREA 2,169 s.f.

OFFERED AT \$58,000,000 also for lease \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 47184



Villa Monte Rosa 東半山 玫瑰新村

41A Stubbs Road

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

雅致裝修四房單位，連露台，地段優越

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 49501



Bellevue Court 東半山 碧蕙園

41 Stubbs Road

Large and spacious 3-bedroom (2 ensuite) apartment in sought after development

特大寬敞三房（連兩套房），位處受歡迎住宅項目，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$58,000,000 also for lease \$100,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 40521



47A Stubbs Road

東半山 司徒拔道 47A

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

雅致裝修特大兩房單位，連私家健身房，坐擁壯麗海景，可租可售

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,039 s.f.

OFFERED AT \$70,000,000 also for lease \$110,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 98601



Woodland Heights

東半山 怡園

2A-2F Wong Nai Chung Gap Road

Rare find top floor apartment with private roof in prime location

罕有高層單位，連私家天台，地段優越，可租可售

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,547 s.f. (plus 2,000 s.f. roof)

OFFERED AT \$85,000,000 also for lease \$120,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38337





Kent Road, Kowloon Tong

九龍塘 根德道

Unique and rarely available twin lot
for sale in prestigious location

獨特罕有獨立相連地盤放售，地段顯赫尊貴



GROSS AREA 21,526 s.f.
SALEABLE AREA 11,485 s.f. (plus
11,716 s.f. garden and 2,565 s.f. roof)
OFFERED AT \$520,000,000
INQUIRIES
9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 76374



The Harbourside

尖沙咀 君臨天下

1 Austin Road West

Brand new top floor luxury
apartment on top of Kowloon
Station

全新頂層豪華住宅，位處九龍站上蓋



GROSS AREA 2,100 s.f.
SALEABLE AREA 1,683 s.f.
OFFERED AT \$108,000 incl.
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 169531



海濱生活

Townhouse by the bay

The Redhill Peninsula

紅山半島

18 Pak Pat Shan Road, Tai Tam

大潭 白筆山道18號

GROSS AREA 3,020 s.f.

SALEABLE AREA 3,013 s.f.

(plus 928 s.f. garden, 181 s.f. terrace and 202 s.f. roof)

OFFERED AT \$110,000,000

also for lease \$180,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 167223



Undoubtedly one of the most prestigious residential areas in Hong Kong, Redhill Peninsula is an exclusive enclave which offers coastal living in full comfort and luxury. This 3,013 s.f. (saleable area) townhouse on Cedar Drive comprises three bedrooms (all ensuite), four-and-a-half bathrooms, a separate living and dining room, two family rooms, a fully-equipped open kitchen, one maid's room and two covered car parks.

The 928 s.f. garden provides great seaviews, and there is also an additional terrace and a rooftop.

紅山半島是香港其中一個最尊貴顯赫的住宅區，坐擁優美海景以及悠閒舒適。此洋房實用面積達3,013平方呎，提供三間睡房、全屬套房、四間半浴室、獨立的客廳及飯廳、兩個家庭廳，以及一個設備齊全的開放式廚房、一個家傭房及兩個有蓋車位。

面積達928平方呎的花園可飽覽怡人海景，洋房同時設有平台及天台。

interior design

連續十一年榮獲 Hong Kong Business 頒發

傑出室內設計獎2006-2016

Outstanding Interior Design Award 2006-2016



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獨立屋 : 香島道 · 雙灣

獨立屋 : 九龍塘 · 牛津道

頂層複式 : 大坑道 · 大寶閣

頂層複式 : 數碼港 · 貝沙灣

相連單位 : 跑馬地 · 紀雲峰

分層單位 : 西九龍 · 君臨天下

世界知名商業項目

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Joseph Chang

The rule breaker

Joseph Chang embraces his interior design projects the same way he does life – head on, with a whole lot of passion and a flair for the eclectic. A graduate of Parsons School of Design in New York – where he originally studied fashion design – the Hong Kong native runs his practice JC Vision from a studio in Central, and recently he sat down with us for a chat

TEXT: Sophie Cullen

PHOTOGRAPHY: © Dicky Liu and courtesy JC Vision



Tell us how you became interested in the world of design.

Style, creativity and anything aesthetic have been a part of my consciousness for as long as I can remember. I have always been focused on the big picture and the creative process behind it. When I was nine years old, my parents were busy decorating our new apartment, and I remember I loved that process... I didn't like their picks, but of course nobody listened to me!

What kind of projects do you generally tend to work on?

Most designers like the largest home or the largest budget, but for me, I love any project when I know what we have created has made a difference in the life of a client. In the past few years, we have completed smaller designs – for instance a 2,000 sq-ft villa house – where challenges were great, but the end result was superb.

How would you describe your design aesthetic or style?

I am always looking for balance. I love it when rooms come alive with a personality, and I like things to be real and to honestly reflect the people who live inside. Designers have a point of view for sure, but for me it really depends where a home is, who the people are and what they like. It's a process; you ask lots of questions and listen. It's the listening, seeing and feeling – it's all about senses.

How do the worlds of fashion and interior design relate?

Fashion design is influenced by traditional and social attitudes; interior design is the systematic and synchronised methodology of creating an aura of beauty. There is, however, a kind of mutual support between the two, related by the perceived level of up-to-datedness – it's just that the refresh rate of the fashion world is way faster than that of interiors. They are both about taste, aesthetics and expressing individuality.



Left

In his own studio in Central, Hong Kong, the designer has used all white with accents of animal print and fresh flowers

Below

For this residential project in Mid-Levels, Hong Kong, Chang wanted to create a modern look with touches of French style so chose to incorporate a fireplace, a vintage leather cigar chair and rare prints

Where do you find inspiration for your work?

I take inspiration from things around me: people, different types of events and architecture. Art for me has always been a driving force behind my works. Hong Kong is such an amazing place to work – there is so much going on here. If you are a visual person and you are open to seeing things, there's so much here to take in.

I also travel a lot and am often in the sky, so I also get very inspired by nature, colours and different qualities of light.

What have been some of your favourite interiors that you have seen during your travels?

JK Place in Capri, a beachside hotel, is absolutely intimate, and the detailed design is breathtaking. It combines historic inspiration and modern amenities. Another one would be the HR Giger Museum in Switzerland. You never forget the stunning vertebral arches and the skeletal structures; I thought I was being dissolved by some kind of powerful acid inside an alien's stomach!

Are there any trends coming through in the world of interior design that you can tell us about?

I see minerals going au natural – say a door handle from pyrite or semi-precious stone – but it's an 'anything goes' world anyway, so it's fine to mix high with low, Baroque with contemporary, colours, patterns and forms. The best trend I'm seeing is people forgetting about the rules and loving what they love unapologetically.

And finally... How would you decorate your dream home if money and size were no object?

In a Spanish Mission style with tall white walls for my large pieces of art, and warm, modern rooms that mix classics like a Chesterfield sofa with an offbeat black lacquered throne.



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

perspective



Villa Verde

山頂 環翠園

4-18 Guildford Road

Spacious 2-bedroom apartment with practical layout in Lower Peak

寬敞兩房單位，間隔實用

GROSS AREA 1,505 s.f.

SALEABLE AREA 1,401 s.f.

OFFERED AT \$53,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 107381



Cape Mansions 薄扶林 翠海別墅

56-62 Mount Davis Road

Spacious full sea view apartment with 3 good sized bedrooms and balcony

寬敞全海景單位，連三間偌大睡房及露台

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$72,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 38934



Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Well-appointed 3-bedroom apartment with balcony overlooking Deep Water Bay

設備完善三房單位，連露台，俯瞰深水灣美景

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 27971



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

4-bedroom home in well planned development with excellent facilities

優質住宅項目四房住宅，連完善設施

GROSS AREA 2,708 s.f.

SALEABLE AREA 2,171 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 108673



Celestial Garden 淺水灣 詩禮花園

5 Repulse Bay Road

Large 3-bedroom apartment enjoys sea and mountain views on Upper Repulse Bay Road

淺水灣道頭段偌大三房單位，飽覽海景及山巒景

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 10680



South Bay Villas 淺水灣 南灣新村

4 South Bay Close

Unique garden apartment with spacious practical layout in quiet yet convenient location

獨特花園住宅，間隔寬敞實用，環境寧靜，交通便利

GROSS AREA 2,300 s.f.

SALEABLE AREA 2,160 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 32148





1-3 Homestead Road

山頂 堪仕達道1至3號

Full floor 3-ensuite apartment at convenient location on the Peak
全層三套房住宅，交通便利

GROSS AREA 2,828 s.f.

SALEABLE AREA 2,156 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 29257



Grand Garden 淺水灣 華景園

61 South Bay Road

Well decorated 4-bedroom (2-ensuite) apartment enjoying breath-taking sea view

優質四房（連兩套房）住宅，享優美海景

GROSS AREA 3,054 s.f.

SALEABLE AREA 2,555 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 150435



Leon Court

利安閣

12-14 Wong Nai Chung Gap Road

Large 3-bedroom apartment in beginning of Southside

偌大三房單位，位處南區頭段

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 23083



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Unique high floor apartment in nice decorations overlooking country park

獨特高層住宅，裝修雅緻，俯瞰郊野公園景色

GROSS AREA 2,722 s.f.

SALEABLE AREA 2,167 s.f.

OFFERED AT \$113,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 159598



Woodbury Court 薄扶林 嘉林閣

137 Pok Fu Lam Road

Spacious 4-bedroom apartment with brand new decorations enjoying gorgeous sea view

寬敞四房單位，連全新裝修，眺望華麗海景

GROSS AREA 2,536 s.f.

SALEABLE AREA 2,307 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 173434



102 Repulse Bay Road

淺水灣 淺水灣道102號

Sea view townhouse with stunning views of Repulse Bay beach

淺水灣海景排屋，眺望淺水灣泳灘景色

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,486 s.f. (plus 627 s.f. terrace)

OFFERED AT \$120,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 23948





Monte Verde 淺水灣 南山別墅

41 Repulse Bay Road

Large 3-bedroom apartment with stunning Deep Water Bay view and two car parks

偌大三房單位，坐擁深水灣優美海景，連雙車位

GROSS AREA 2,400 s.f.

SALEABLE AREA 1,961 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 32611



Pine Crest 淺水灣 松苑

65 Repulse Bay Road

Newly renovated 4-bedroom apartment with beautiful sea view and two car parks

全新裝修四房住宅，享美麗海景，連雙車位

GROSS AREA 2,250 s.f.

SALEABLE AREA 1,917 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 159833



Celestial Garden 淺水灣 詩禮花園

5 Repulse Bay Road

Spacious and practical apartment on Repulse Bay Road with mountain and sea views

淺水灣道寬敞實用住宅，享山巒景及海景

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 11028



The Redhill Peninsula 大潭 紅山半島 18 Pak Pat Shan Road

Spacious 4-bedroom sea view townhouse with ample open spaces and top quality finishing

寬敞四房海景排屋，戶外空間充裕，裝修優質

GROSS AREA 3,075 s.f.

SALEABLE AREA 2,836 s.f.

(plus 715 s.f. garden, 72 s.f. terrace and 292 s.f. roof)

OFFERED AT \$125,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157873



Helene Garden 赤柱 喜蓮花園

22 Stanley Beach Road

Rare find 6 bedroom (3 ensuite) apartment with newly renovated kitchen and bathrooms on beautiful Stanley Beach

罕有六房(連三套房)住宅，配以簇新廚廁，毗鄰赤柱優美泳灘

GROSS AREA 3,606 s.f.

SALEABLE AREA 2,809 s.f. (plus 1,244 s.f. roof)

OFFERED AT \$148,000 excl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 14377



13 Headland Road

淺水灣 赫蘭道13號

Prestigious 4-bedroom townhouse in serene and convenient location

尊貴四房排屋，位處寧靜方便地段

GROSS AREA 3,576 s.f.

SALEABLE AREA 3,422 s.f.

OFFERED AT \$150,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐



A Splendid Residence Neighbouring Stubbs Road 毗鄰司徒拔道地段 矜罕寬闊大戶設計

華輝臺 6 號 位於港島半山區東部傳統豪宅地段，毗鄰司徒拔道，飽覽跑馬地馬場一帶的景致，駕車瞬間可往來銅鑼灣、金鐘及中環商業核心區、名店購物區及五星級酒店，大都會生活盡在掌握之中。

- 單位A室為五房四套房間隔^{*}，實用面積為 2,816 平方呎
- 間隔寬闊方正，樓底高達11呎，景觀開揚，感覺舒適
- 廚房搜羅國際著名廚具品牌
- 糅合私人電梯大堂概念，採用智能卡系統直達專屬單位，為住戶帶來高私隱度的生活空間
- 港島半山區東部校網享負盛名，小學為12校網，中學校網為灣仔區，國際學校林立，包括德瑞國際學校（灣仔校舍）、白普理小學（英基屬下小學）及英基國際幼稚園（晚新）等

Located at No. 6 Shiu Fai Terrace, neighbouring Stubbs Road in Mid-Levels East, most units in Chantilly enjoy a captivating view of the Happy Valley Racecourse. Chantilly also enjoys easy access to core business areas in Causeway Bay, Admiralty and Central, as well as internationally celebrated shops and 5-star hotels.

- Unit A of Chantilly offers 5 bedrooms with 4 en-suites^{*} with saleable area of 2,816 sq.ft
- Generous layout design with ceiling height of 11 ft. and a wide open view
- Kitchen is equipped with internationally recognised brands
- Private lift lobby concept supported by a state-of-the-art smart card control system is offered to ensure a high degree of privacy
- Renowned Mid-Levels East school network includes primary school net number 12, as well as secondary school in Wan Chai district and international schools such as the German Swiss International School, Bradbury School (ESF) and ESF International Kindergarten (Hillside)

Chantilly, 6 Shiu Fai Terrace, Mid-Levels East
東半山 華輝臺6號

NET AREA 2,816 s.f. (Brand new 5-bedroom unit with 4 en-suites)
OFFERED AT for lease \$148,000 incl.

JOINT EXCLUSIVE SOLE AGENT

6183 8339 Carman Szeto 司徒小姐

9871 6828 Louis Wong 黃先生

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 136284



^{*} 五房四套房間隔之單位的其中一套房為兩個睡房以同一浴室相連

[^] For the 5-bedroom unit with 4 en-suites, 2 of the en-suite bedrooms share the same bathroom.



22A-22B Mount Austin Road
山頂 柯士甸山道22A至22B號
Rare find garden flat with fantastic
harbour view on The Peak
山頂罕有花園住宅，享迷人海景



GROSS AREA 2,650 s.f.
SALEABLE AREA 2,012 s.f.
(plus 551 s.f. garden)
OFFERED AT \$160,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 34029



Regalia Bay
赤柱 富豪海灣
88 Wong Ma Kok Road
Prestigious townhouse with full
clubhouse facilities enjoying
stunning sea view
赤柱尊貴排屋，連完善會所設施，坐擁壯麗
海景



GROSS AREA 4,212 s.f.
SALEABLE AREA 3,034 s.f.
(plus 595 s.f. terrace and 841 s.f. roof)
OFFERED AT \$160,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 31917



Felix Villas

薄扶林 福利別墅

61 Mount Davis Road
Charming colonial townhouse with 4
huge bedrooms and ample outdoor
spaces in greenery surroundings
迷人英式建築特色排屋，連四間偌大睡房，
戶外空間充裕，環境茂綠



GROSS AREA 5,000 s.f.
SALEABLE AREA To be confirmed
(plus 800 s.f. terrace)
OFFERED AT \$170,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130602



Magnolia

春坎角 靜修里29-31號

29-31 Ching Sau Lane
Lovely garden townhouse with
private garage in cul-de-sac location
精品花園排屋，連私家車庫，位置優越

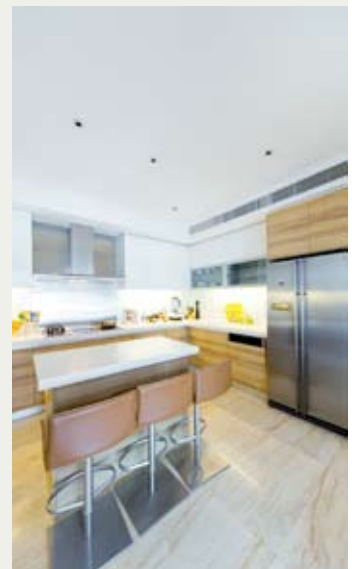


GROSS AREA 4,200 s.f.
SALEABLE AREA 2,468 s.f.
(plus 771 s.f. garden and 799 s.f. roof)
OFFERED AT \$200,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 124008



Industrial Sites in Qing Yuan City, Guangdong Province, The People's Republic of China 廣東省清遠市工業用地

The sites are located at Xiong Xing Industrial Estate of Yin Zhan Village, Long Tang Town, Qing Yuan City, Guangdong Province, which are near 107 Guo Dao (Highway).

Pursuant to the State-Owned Land Use Right Certificates issued by Qing Yuan Bureau of Land and Resources, the total sites area are approximately 140,677 sq.m..

The sites comprise of industrial and domestic areas of approximately 36,000 sq.m. and 32,000 sq.m. respectively.

該工業用地位於廣東省清遠市龍塘銀盞工業城，鄰近107國道。

根據清遠市國土資源局所頒發的國有土地使用權証，地盤總面積約140,677平方米。

該工業用地設有廠房面積約36,000平方米，住宿面積約32,000平方米。

For Sale/Lease: Open offer

9495 9862 Cliff Lau 劉先生
9871 6828 Louis Wong 黃先生



Development Opportunity in New Territories 新界發展地盤

The sites are located at So Kwun Wat, Tuen Mun, which are near the Tuen Mun Road and Aegean Coast. Hong Kong Gold Coast is the landmark of the local area.

According to the Tuen Mun Outline Zoning Plan, the sites are zoned within Village Type Development.

地盤位於屯門掃管笏，靠近屯門公路，鄰近愛琴海岸，而香港黃金海岸是當地的標誌性建築之一。

根據屯門分區計劃大綱圖，該地盤納入鄉村式發展用地。

Tuen Mun, D.D. 379
Total Site Area約17,424呎

For Sale: Open offer

9495 9862 Cliff Lau 劉先生
9871 6828 Louis Wong 黃先生



Golden Fair Mansion

東半山 金輝大廈

4D-4E Shiu Fai Terrace

Renovated mid-rise apartment on quiet Shiu Fai Terrace

新裝修中密度住宅，位處寧靜肇輝台

GROSS AREA 1,450 s.f.

SALEABLE AREA 1,119 s.f.

OFFERED AT \$40,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 102510



Greenville Gardens

東半山 嘉苑

15 Shiu Fai Terrace

Nicely renovated 3-bedroom apartment enjoys lush green view

雅致裝修三房單位，享茂綠景致

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,158 s.f.

OFFERED AT \$55,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 136666



Butler Tower

渣甸山 柏麗園

1-5 Boyce Road

Spacious and nicely decorated 4-bedroom flat with lush surroundings

雅致裝修四房單位，間隔寬敞，環境翠綠

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,492 s.f.

OFFERED AT \$68,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 112414



Elm Tree Towers 渣甸山 愉富大廈

8-10 Chun Fai Road

Nicely designed and decorated spacious flat with fully furnishing and 3 large bedrooms

寬敞住宅連三間偌大睡房，設計別具匠心

GROSS AREA 2,329 s.f.

SALEABLE AREA 1,857 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 122474



Chantilly 東半山 肇輝台6號

6 Shiu Fai Terrace

Brand new luxurious apartment with large living area and gorgeous open city view

全新豪華住宅，連偌大客廳，眺望開揚城市美景

GROSS AREA 3,600 s.f.

SALEABLE AREA 2,776 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 158532



Highcliff

東半山 曉廬

41D Stubbs Road

4-bedroom flat with great facilities in landmark development

著名地標住宅項目，單位四房間隔，連優質設施

GROSS AREA 3,676 s.f.

SALEABLE AREA 2,624 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 34324



第五屆東京投資物業講座及展銷會 2016

5th Tokyo Property Investment Seminars & Exhibition

Helping investors to invest in Japanese Real Estate Market

Japanese real estate is currently a popular target for international investors and Tokyo continues to be the center of attention. Investors are encouraged by a better performing Japanese economy and the planned development of the capital city, notably in preparation for the 2020 Tokyo Olympics. The whole-block residential & commercial buildings that we will showcase at our upcoming exhibition will offer international property investors an opportunity to take advantage of Tokyo's momentum.

永久業權 市場穩定

投資海外物業熱潮持續，日本房地產更是熱門選擇之一。與其他國家相比，日本房地產有交易法律健全、市場穩定、高品質房源多、租金回報高、服務品質高等優點。而且，2020東京奧運和日圓貶值都直接帶動了投資意欲。整體式的住宅、商住、商舖等投資物業已成為香港、中國內地以至台灣投資者的熱門選擇。

The 5th Tokyo Investment Property Seminars & Exhibition will showcase over 30 investment properties and insightful keynote presentations by a team of Japanese real estate, taxation and finance experts.

Seminars and Exhibition will cover :

- Tokyo Real Estate Market Update
- Property Finance
- Purchase, Leasing and Property Management
- Property Taxation
- Introduction to High Yielding whole block residential & commercial buildings

16 & 17 June (Thur & Fri)

Exhibition : 11am – 7pm

Seminar : 2pm & 4pm

TheKeyGallery

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Very limited seats. Please make reservations 座位非常有限，請盡快預約訂位

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Prime London en-bloc office investment

Chelsea SW3

- Attractive corner office building in the heart of Chelsea
- Single-let to corporate tenant with a total passing rent of £72,000
- Future asset management opportunity for change of use to residential, subject to planning permission
- Low capital value of £1,343 per s.f.
- 位處Chelsea市中心的兩面單邊辦公室大廈，極受歡迎
- 現由企業租戶獨立承租，總租金收入72,000英鎊
- 若透過城規批准，未來可改建成住宅用途
- 平均呎價每平方呎1,343英鎊



Freehold; Gross Yield 4.26%

Total Internal Area 1,258 s.f.

Circa £1.69M - £1.86M

9051 3096 Edward Chiang 姜先生

London Midtown office investment opportunity

Holborn WC1

- En-bloc Grade A office accommodation within 400 metres of Farringdon Tube station
- Multi-let to 3 tenants with 100% occupancy producing a passing rent of £5,207,004 p.a.
- Rare opportunity with 73% of the income generated from well-known international business centre operator, subject to highly attractive 5 yearly rent reviews
- 距離Farringdon地鐵站僅400米的甲級辦公室大廈
- 現由3個租戶承租，租賃率達100%，年租金收入達5,207,004英鎊
- 租金每五年可向上調整，現主要租戶為一國際知名商務中心公司，佔收入的73%



Freehold; Gross Yield 4.52%

Total Internal Area 101,661 s.f.

Circa £115M - £126M

9051 3096 Edward Chiang 姜先生

Mixed-use en-bloc residential and retail building

Earls Court SW5

- En-bloc building comprising 4 residential apartments on uppers and with a commercial retail unit on G/F
- Total passing rent of £117,400 p.a.
- Reversionary potential via letting the one remaining vacant apartment
- 此大廈的首層是商業零售單位，樓上則是4個住宅單位
- 總年租金收入達117,400英鎊
- 現尚餘一個單位待租出，如成功租出後回報率將顯著上調



Freehold; Gross Yield 3.91%

Gross Internal Area 4,376 s.f.

Circa £3M - £3.3M

9051 3096 Edward Chiang 姜先生

Residential conversion opportunity in London suburb

Richmond TW9

- Strategic location in one of London's affluent residential suburbs along busy shopping street
- G/F and basement single-let producing passing rent of £115,000 p.a.
- Asset enhancement via conversion of uppers into residential accommodation, subject to planning permission
- 此物業位處倫敦富裕小區Richmond
- 首層及地庫層現已獨立承租，年租金收入達115,000英鎊
- 若透過城規批准，可改建上層至住宅以增加資產價值



Freehold; Gross Yield 4.25%

Total Internal Area 2,597 s.f.

Circa £2.7M - £2.97M

9051 3096 Edward Chiang 姜先生

Prime West London development opportunity

Fitzrovia W1

- Subject property comprises LG/F, G/F, and three upper floors
- Unlisted building for redevelopment either for strata title sale or owner occupiers
- Asset enhancement potential via redevelopment, subject to planning permission
- 此物業由地下一層、首層及三層上層組成
- 大廈重建後可出售或業主作為自用
- 若透過城規批准，可重建以增加資產價值



Freehold; Vacant Possession

Net Internal Area 1,817 s.f.

Circa £2.5M - £2.7M

9051 3096 Edward Chiang 姜先生

Prime City mixed-use island site for investment

Tower Hill, EC3

- Located in a diverse mixed use location close to the world's largest insurance centre
- Multi-let with a total passing rent of £5,964,236 p.a.
- Potential to increase the existing floor areas to 189,495 s.f. via refurbishment, subject to planning permission. Alternatively, if jointly developed with the carpark has potential to develop a new landmark office HQ of 374,305 s.f.
- 位處混合地段的辦公樓物業，毗鄰世界知名的倫敦保險中心
- 由多個租戶承租，年租金收入達5,964,236英鎊
- 若透過城規批准，可翻新並增加樓面面積至189,495平方呎，另可發展成約374,305平方呎全新地標辦公室總部



Freehold; Gross Yield 7.01%

Total Internal Area 170,401 s.f.

Circa £85M - £94M

9051 3096 Edward Chiang 姜先生

Best Value in Manchester City Centre
曼城市中心最低、最搶手!
香港配額全部沽清
詢眾要求, 再加推最後一批英國配額



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Starts from £330 per sqft*
 呎價由 £330 起*

6% Rental Guarantee*
 6 厘租金回報保證*

Free Furniture Package*
 全屋傢俬組合優惠*

Invest in Manchester's Buy-to-Let Hotspot

英國曼徹斯特全新住宅，享 NOMA 八億英鎊發展機遇

- Situated on the edge of NOMA regeneration area, a rapidly developing and increasingly popular hub in the city allowing for future growth
 規劃如火如荼的NOMA綜合發展區僅約數分鐘步程，其中地標商廈 1 ANGEL SQUARE已啟用，蘊藏巨大升值潛力
- Fantastic location, 7-min walk from Victoria Station, IMAX cinema; 10-min from Harvey Nichols department store
 人氣社區，步行7分鐘可達 Victoria車站、IMAX影院、10分鐘可達 Harvey Nichols購物中心
- 1, 2 and 3 bedroom apartments available; optional secure underground parking spaces are available
 設有1/2/3睡房間格，大部份單位設開揚露台；另有地庫車位供選購



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Mixed-use residential, retail, and office investment

Soho W1

- Excellent location in the heart of Soho with additional benefits from Crossrail in 2018
- Fully-let with a total passing rent of £73,100 p.a.
- En-bloc building with interior accommodation arranged over 5 floors
- 位處Soho核心區優越地段的大廈，受惠於2018年建成的Crossrail火車站
- 現由多個租戶承租，年租金總收入達73,100英鎊
- 大廈共設五層



Freehold; Gross Yield 3.65%
Total Internal Area 1,343 s.f.
Circa £2M - £2.2M
6199 7640 Gary Lam 林先生

Residential refurbishment opportunity

Hampstead NW3

- Subject property comprises 2 four-storey semi-detached period dwelling houses, currently use for teaching purpose
- Current indicators suggest that usage will revert to residential (Class C3) when the present occupiers vacate
- Deliverable with vacant possession upon completion
- 此物業由兩幢樓高四層半獨立屋組成，現作教育用途
- 現正建議有待住客搬出後改變至住宅用途 (Class C3)，但仍有待城規會批准
- 物業可交吉出售



Freehold; Vacant Possession
Gross Internal Area 10,166 s.f.
Circa £8.5M - £9.3M
6199 7640 Gary Lam 林先生

Prime West London residential conversion opportunity

Chelsea SW3

- Excellent location in Chelsea on a prime residential street currently partially used as doctor's clinic
- Favourable pre-planning permission granted to convert into high-end luxury flats for individual strata title sale or single-dwelling home
- 物業位處Chelsea優越住宅地段，現時部份作為診所用途
- 已取得前期規劃批准
- 可改建成高檔豪華分層住宅，或作獨立排屋出售



Freehold; Vacant Possession
Gross Internal Area 3,412 s.f.
Circa £3.6M - £4M
6199 7640 Gary Lam 林先生

Restaurant investment opportunity in affluent London suburb

Belsize Park NW3

- En-bloc property arranged over G/F and basement levels
- Single-let to famous Italian restaurant with a total passing rent of £72,000 p.a.
- Redevelopment potential by building additional floors, subject to planning permission
- 此物業由首層及地庫層組成
- 現已由著名餐廳獨立承租，年租金總收入達72,000英鎊
- 若透過城規批准，可額外增加樓層



Freehold; Gross Yield 4.5%
Net Internal Area 1,571 s.f.
Circa £1.6M - £1.8M
6199 7640 Gary Lam 林先生

Mixed-use retail and bank investment opportunity

Westminster SW1

- 3 G/F and LG/F retail units (including one configured as a bank) along a busy main road
- Multi-let producing a total passing rent of £479,100 p.a.
- Reversionary potential via upcoming rent reviews
- 座落於繁華大街的三個首層及地下一層單位 (其中一個已改建成銀行)
- 現由多個租戶承租，年租金總收入達479,100英鎊
- 未來租金可向上調整



Virtual Freehold; Gross Yield 4.60%
Net Internal Area of 8,076 s.f.
Circa £10.4M - £11.5M
6199 7640 Gary Lam 林先生

En-bloc mixed-use retail and residential building

Fitzrovia W1

- 3 two-bedroom flats arranged over 1/F, 2/F, and 3/F, fully-let ASTs
- A3 Unit on the G/F and basement floors let to a reputable restaurant
- Total passing rent of £158,600 p.a.
- 此物業的一樓、二樓及三樓設3個兩房單位，以ASTs形式承租
- 首層及地庫層由知名餐廳承租
- 年租金收入達158,600英鎊



Long Leasehold (125 years);
Gross Yield 2.88%
Total Internal Area 3,921 s.f.
Circa £5.5M - £6.05M
6199 7640 Gary Lam 林先生

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* Prices correct at time of going to press (HKD)-THB 4.6) * Condition applied

Prime City of London Mixed-Use Investment

City of London EC4

- Office, retail, medical centre and ancillary accommodation over LG, G and six upper floors
- Fully let with passing rent of £918,078 p.a. plus highly attractive reversionary potential
- Located in one of the City's key retail destinations with excellent transport links
- 此物業的地下一層、首層及六層上層是辦公室、零售商舖、醫療中心及附屬空間
- 現已全數獲得承租，年租金收入達918,078英鎊，回報優厚
- 位處倫敦市金融城其中一個零售旺區，交通網絡完善



Freehold; Gross Yield 4.33%

Net Internal Area 21,425 s.f.

Circa £21.2 - 23.3M

9284 0044 Dougal Robertson 羅先生

Prime London mixed-use residential and retail investment

Fulham SW6

- Prominent corner building
- Subject property comprises a well-established restaurant with two self-contained apartments
- Fully-let and generating a passing rent of £126,100 p.a.
- 優越的單邊商住綜合大廈
- 此物業由著名餐廳及兩個位於上層優質住宅單位組成
- 單位現已全數獲得承租，年租金收入達126,100英鎊



Freehold; Gross Yield 4.12%

Circa £3.06M - £3.36M

9284 0044 Dougal Robertson 羅先生

Prime London en-bloc office investment

Mayfair W1

- Extremely rare Mayfair asset providing long and secure income
- Attractive Grade II Listed period building providing office accommodation arranged over basement, G/F, and four upper floors
- At completion of sale, will be single-let to a global investment bank producing an annual passing rent of £420,227.50 or net rent of £378,205 p.a.
- 位處Mayfair的珍罕物業，回報高且穩健
- 受歡迎二級文物大廈，地庫層、首層及四層上層是辦公室
- 交易完成後，可由環球投資銀行獨立承租，年租金收入達420,227.50英鎊



Long Leasehold (125 years)

Gross Yield 3.46%

Total Internal Area 4,543 s.f.

Circa £10.9M - £12.0M

9284 0044 Dougal Robertson 羅先生

Reversionary mixed-use office and retail refurbishment opportunity

Strand WC1

- Subject property comprises retail across LG/F and G/F and office accommodation across LG/F to 5/F
- Offices available with vacant possession, refurbishment required
- Retail securely leased to nationwide supermarket at a current rent of £121,101.62 p.a.
- 此物業的地下一層及首層是零售商舖，地下一層至五樓則是辦公室
- 辦公室現正交吉出售，需作維修工程
- 零售商舖已租予全國性大型超市集團，年租金收入達121,101.62英鎊



Freehold

Net Internal Area 31,941 s.f.

Circa £20M - £22M

9284 0044 Dougal Robertson 羅先生

En-bloc London Midtown office building

Clerkenwell EC1

- Multi-let office building with residential uppers sold off on long leaseholds
- The current total net rental income is £853,731 p.a.
- Prominent corner building located near Old Street roundabout
- Low capital value of £877 per s.f.
- 此辦公室大廈由多個租戶承租，上層是住宅單位，但已分層出售
- 目前總租金年收入達853,731英鎊
- 毗鄰Old Street roundabout的單邊大廈
- 每平方呎價為877英鎊



Freehold; Gross Yield 5.88%

Net Internal Area 16,538 s.f.

Circa £14.5M - £16.5M

9284 0044 Dougal Robertson 羅先生

En-bloc office building redevelopment opportunity

The City EC4

- Existing B1 office space arranged over LG/F, G/F, and three upper floors
- Full planning consent granted for conversion to 9 residential apartments comprising 6,154 s.f. (net saleable area)
- Unlisted attractive 19th century brick and limestone building
- 此物業的地下一層、首層及三層上層是B1辦公室空間
- 已獲得城規批准，可改建成9個住宅單位，共6,154平方呎（可出售室內面積）
- 物業是受歡迎的19世紀的磚和灰石建築



Freehold; Vacant Possession

Total Internal Area 4,838 s.f.

(現時室內建築面積)

Circa £6M - £6.6M

9284 0044 Dougal Robertson 羅先生

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- BANGKOK -

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LANDSCOPE

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Prime Tokyo en-bloc residential building

Meguro-ku, Tokyo 東京 目黒區

- Reinforced concrete residential building comprising 6 condominiums
- Currently generating a passing rent of JPY 13,116,000 p.a. with an estimated reversionary value of 13,569,600 if fully-let
- 14 minute walk from Jiyugaoka Station of the Tokyu Toyoko Line
- 鋼筋混凝土住宅大廈，設六個住宅單位
- 目前年租金收入達13,116,000日元，如果滿租，估計租金價值可達13,569,600日元
- 距離東急東橫線的自由之丘站僅14分鐘步程



Freehold

Gross Yield 4.46%

Total Internal Area 333.75 sq.m.

Circa JPY 294M

(approx. HK\$21.1M)

9284 0044 Dougal Robertson 羅先生

En-bloc mixed-use residential and retail investment

Meguro-ku, Tokyo 東京 目黒區

- Reinforced concrete mixed-use building with retail unit on ground level with 19 residential units on the upper levels
- Fully-let and generating a total annual passing rent of JPY 30,778,848
- 9 minute walk from Musashikoyama Station of the Tokyu Meguro Line
- 鋼筋混凝土混合大廈，首層是零售商舖，上層是19個住宅單位
- 現已全數獲得承租，年租金收入達30,778,848日元
- 距離東急目黑線武藏小山車站僅9分鐘步程



Freehold

Gross Yield 5.3%

Total Internal Area 860.15 sq.m.

Circa JPY 580M

(approx. HK\$41.4M)

9051 3096 Edward Chiang 姜先生

Prime Tokyo en-bloc residential building

Shinjuku-ku, Tokyo 東京 新宿區

- Reinforced concrete residential building comprising 18 residential units
- Fully-let and generating a total annual passing rent of JPY 26,640,000 p.a.
- 4 minute walk from Nishi Shinjuku 5-chome Station of the Toei Oedo Line
- 設有18個住宅單位的鋼筋混凝土大廈
- 現已全數獲得承租，年租金總收入達26,640,000日元
- 距離都營地下鐵大江戶線西新宿五丁目站僅4分鐘步程



Freehold

Gross Yield 4.30%

Total Internal Area 614.51 sq.m.

Circa JPY 619M

(approx. HK\$44.2M)

9284 0044 Dougal Robertson 羅先生

Mixed-use en-bloc residential and office building

Bunkyo-ku, Tokyo 東京 文京區

- Steel and reinforced concrete mixed-use building comprising 19 residential units and 3 offices
- Total passing rent of JPY 49,079,570 p.a. with an estimated rental value of 61,170,767 if fully-let
- 2 minute walk from Kasuga Station of the Toei Oedo Line
- 鋼筋混凝土混合大廈，共19個住宅單位及3個辦公室
- 年租金總收入達49,079,570日元，如果滿租，租金價值可達61,170,767日元
- 距離都營地下鐵大江戶線春日站僅2分鐘步程



Freehold

Gross Yield 5.66%

Total Internal Area 1,798.72 sq.m.

Circa JPY 1.08 Billion

(approx. HK\$77.1M)

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* Price correct at time of press (HKD1=THB 4.6)

* Please contact our agents for details

Prime en-bloc mixed-use office and residential investment

Shinjuku-ku, Tokyo 東京 新宿區

- Steel construction mixed-use building comprising 6 residential units plus a warehouse and office accommodation
- Total passing rent of JPY 11,712,720 p.a.
- 6 minute walk from Yotsuya Station of the Chuo Main Line
- 鋼筋建築混合大廈，共6個住宅單位，連1個倉庫及辦公室
- 年租金總收入達11,712,720日元
- 距離中央本線四谷站僅6分鐘步程



Freehold

Gross Yield 4.53%

Total Internal Area 368.15 sq.m.

Circa JPY 258M

(approx. HK\$18.5M)

9051 3096 Edward Chiang 姜先生

En-bloc mixed-use retail and office building

Shibuya-ku, Tokyo 東京 涉谷區

- Steel construction mixed-use building comprising 5 office units
- Total passing rent of 20,679,235 p.a.
- 4 minute walk from Ebisu Station of the Yamanote Line
- 鋼筋混合大廈，共有5個辦公室
- 年租金總收入達20,679,235日元
- 距離山手線惠比壽站僅4分鐘步程



Freehold

Gross Yield 5.44%

Total Internal Area 280.72 sq.m.

Circa JPY 390M

(approx. HK\$27.9M)

9051 3096 Edward Chiang 姜先生

Reversionary en-bloc commercial and residential building

Toshima-ku, Tokyo 東京 豐島區

- Steel and reinforced concrete mixed-use building comprising 6 residential units plus an office space and a private clinic
- Total current passing rent of JPY 17,235,804 p.a. with an estimated rental value of 23,955,804 if fully let
- 7 minute walk from Mukaihara Station of the Toei Arakawa Line
- 鋼筋混凝土混合大廈，共6個住宅單位，連1個辦公室及1間私家診所
- 年租金總收入達17,235,804日元，如果滿租，租金價值可達23,955,804日元
- 距離都電荒川線向原站僅7分鐘步程



Freehold

Gross Yield 4.01%

Total Internal Area 704.33 sq.m.

Circa JPY 430M

(approx. HK\$30.7M)

9284 0044 Dougal Robertson 羅先生

Highly reversionary prime Tokyo en-bloc office building

Chuo-ku, Tokyo 東京 中央區

- Steel and reinforced concrete office building comprising 9 office units across 9 floors
- Total current passing rent of JPY 54,515,076 p.a. with an estimated rental value of JPY 66,260,592 p.a.
- 2 minute walk from Higashi-Nihonbashi Station of the Toei Asakusa Line
- 鋼筋混凝土辦公室大廈，設9層，共9個辦公室
- 年租金總收入達54,515,076日元，估計租金價值達66,260,592日元
- 距離都營地下鐵淺草線東日本橋站僅2分鐘步程



Freehold

Gross Yield 4.25%

Total Internal Area 1928.08 sq.m.

Circa JPY 1.28 Billion

(approx. HK\$91.4M)

9051 3096 Edward Chiang 姜先生

Interior design
 constructions
 space planning
 project management
 tending
 landscaping
 quantity survey

Lucy SY Teo

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

Peak road –contemporary classic



Jennifer & Mandan Fong

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

Magazine Gap road –pure elegance



Harry Dinh Khoan

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

Repulse Bay road –les Français



Salecha N. Boyd

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

Mt Kellet road –deja vu



Stephen Carroll

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

Albion Terrace -colonial sensation



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 it's soul-discovery.....**



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
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