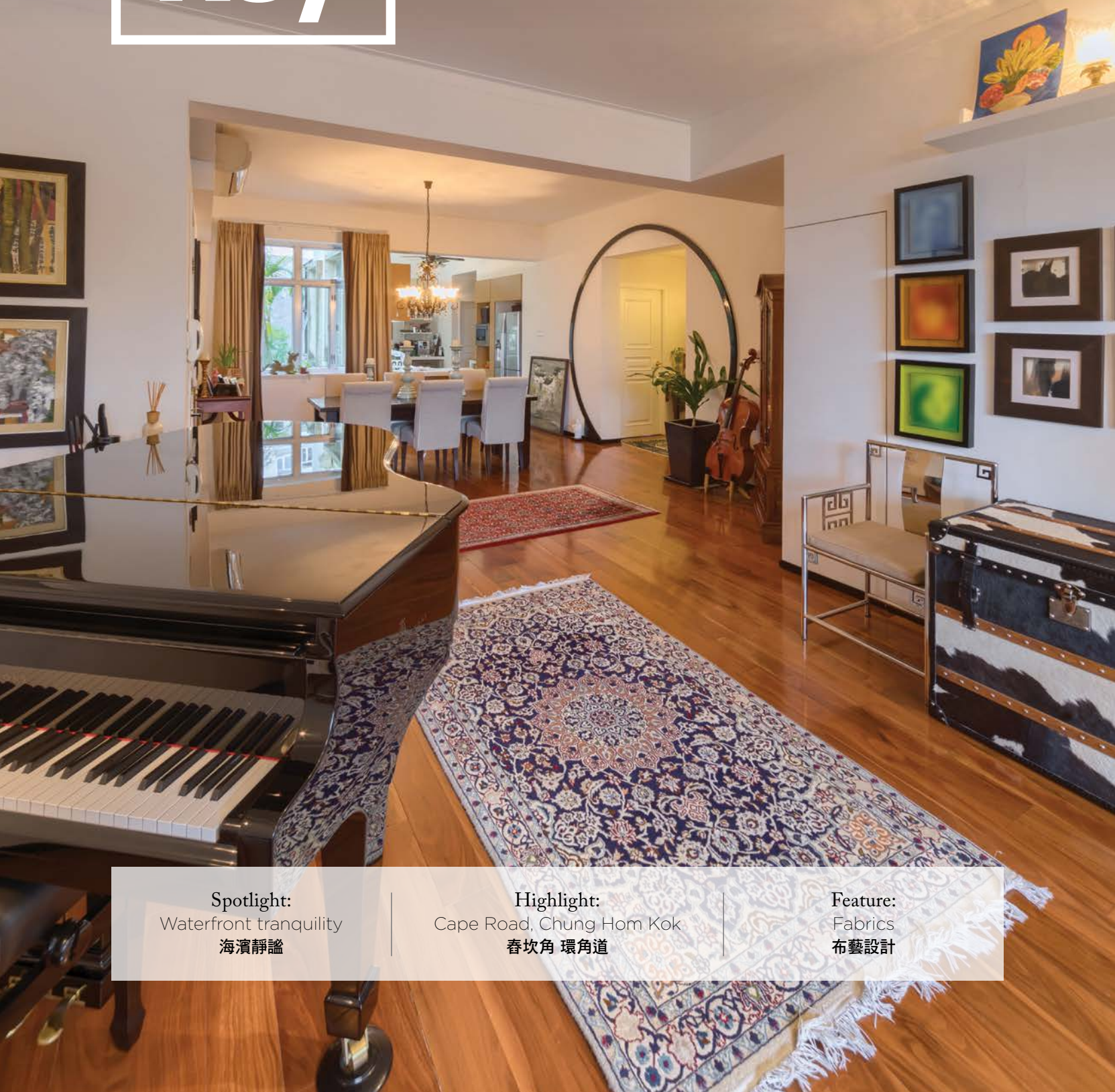


The 大宅 Key

THE KEY TO YOUR IDEAL HOME

Vol.170 | June 2019



Spotlight:
Waterfront tranquility
海濱靜謐

Highlight:
Cape Road, Chung Hom Kok
春坎角 環角道

Feature:
Fabrics
布藝設計

Interior design
 constructions
 space planning
 project management
 tendering
 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



Behmaz & Idris

"We have worked with Joe on several projects and would happily work with him again. Every room is sophisticated yet cozy....he is a perfectionist but very easy to work with..."

Modern, vintage & mid-century.....



Behmaz & Idris

"Joseph was able to quickly home in on what was important to us, from functional to aesthetic. We are thrilled with the result as always!"

Crown moldings, paneled walls & parquet floor = Timeless grace



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



Jane Meerovich

"I couldn't be happier with the end result, Joseph clearly knew all my needs & surpassed, every piece of the project ran smoothly and on-time."

Babington Path -simple et chic



**Design is not putting things together,
 it's soul-discovery.....**

Colourful yet lively 鮮艷生動

Fabrics play an important role in home decoration and design. By simply adding a piece of fabric to an interior, the entire ambience can be fundamentally changed.

Undoubtedly, fabrics are one of the most basic and common elements which can be used to add colour and lively touches to an indoor environment. However, choosing the right type of fabric is not an easy task. Colours and textures are some of the most prominent factors that need to be considered to ensure the best results in interior design.

Colours can be divided into two types: warm and cold. But it is important not to confuse the concept of warm and cold colours with dark and light colours. For example, a room lacking enough light needs fabrics in light colours to bring more light to the entire space.

Meanwhile, there are plenty of textures and fabrics to choose from, including wool, cotton, velvet, to name a few. And if you want to choose some refined products, cashmere is a no-brainer!

織物在室內設計中，擔當舉足輕重的角色。當我們只添加一塊織物，室內氛圍即可大大改善。

織物的普遍性及重要性毋庸置疑，可為室內生色不少。不過，選取合適的織物並不容易。顏色及質感固然重要，在佈置室內時，更加不可取代其重要性。

選取顏色時，可先考慮暖色或冷色，但並不要只注意織物的色調，因為與深淺色無關。例如室內有充足光線，配上淺色的織物才是上策。

至於質感或織物的種類，市面上有羊毛、棉花、天鵝絨。如果需要選擇上佳的織物、山羊絨是不二之選。



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Cape Road,
Chung Hom Kok
春坎角 環角道

06 **Spotlight**
Waterfront tranquility
海濱靜謐

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南區及山頂 出售

13 **Highlight**
Pollock's Path, The Peak
山頂 普樂道

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Published and distributed by



Landscape Christie's International Real Estate
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Graceful and enjoyable living 優尚生活

Situated in Chung Hom Kok, one of the most sought-after residential areas in Hong Kong, this apartment is an ideal example of unrivalled taste and enjoyable living.

Totalling 1,481 s.f. (saleable area), the house boasts four bedrooms (including one ensuite), two bathrooms, a combined living and dining room, a maid's room, and a covered car park.

One of the loveliest features of this apartment is its 490 s.f. terrace, which has been fenced off to enhance

privacy and prevent peeking. The terrace is also an ideal place to host outdoor parties and gatherings.

The warm wood flooring in the living and dining room and bedrooms offer a welcoming feel, and a touch of elegance is added with the retro lighting features across the residence.

Boasting an efficiency rate of 82 per cent, the apartment offers great flexibility for interior design and furniture arrangement. Apart from its practical layout, the apartment has good internal upkeep and a fully fitted



Cape Road, Chung Hom Kok
春坎角 環角道

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

Saleable 實用 1,481 s.f.

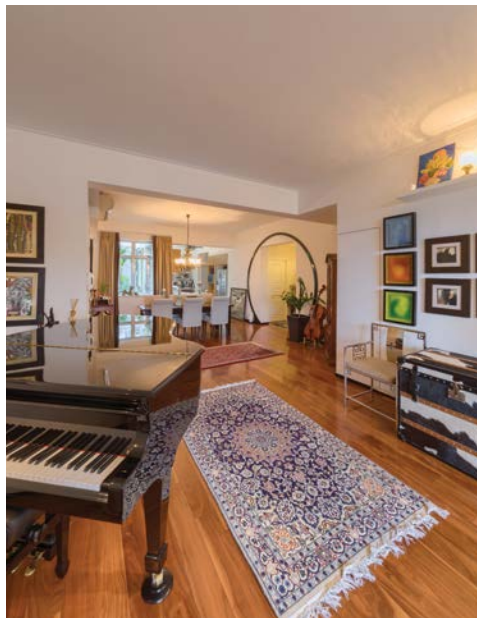
Sale 售 \$44,000,000

Inquiries 查詢

9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 125896

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



and equipped kitchen.

Located at the junction of Chung Hom Kok Road and Cape Road, the residence is in close proximity to bus and minibus stations, which offer easy access to Central and Stanley. This apartment is also close to Chung Hom Kok Beach.

The property is available for sale at HK\$44,000,000.

春坎角是香港其中一個極受歡迎的高尚住宅區，這位於環角道的單位，設計展現無與倫比的品味及舒適的生活。

單位的實用面積1,481平方呎，提供四間睡房，其中一間為套房，兩間浴室、一個相連的客飯廳、一間家傭房，以及一個有蓋車位。

單位的其中一個最大特色是面積490平方呎的平台。平台設有圍欄包圍，大大提高私隱度。另外，平台也是舉辦戶外派對的絕佳地點。

暖色木地板由客飯廳伸延至房間，營造舒適怡人的氛圍。室內隱藏式燈光設計更可加強優雅感覺，盡顯心思。

單位的實用率高達百分之82，佈置室內及放置傢具可更為靈活方便。另外，單位保養得宜，廚房亦設備齊全。

物業位於春坎角道及環角道交界，鄰近巴士及小巴士站，前往中環及赤柱十分便利。另外也鄰近赤柱泳灘。

目前單位以4,400萬港元出售。





Immaculate sea view townhouse

華麗海景洋房

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

Well decorated 5-bedroom townhouse with ample outdoor space enjoying fantastic sea view

優質裝修五房洋房，享充裕戶外空間，眺望迷人海景，可租可售

Saleable 實用 2,767 s.f.

Sale 售 \$128,000,000 / Lease 租 Open Offer

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 104348



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



Waterfront tasteful townhouse

臨海品味洋房

5 bed, 4 bath, 1,607 s.f. garden, 1 garage (2 car parks)

Nicely renovated waterfront garden house with ample outdoor space in secluded location
雅致裝修臨海花園洋房，享充裕戶外空間，地段寧靜

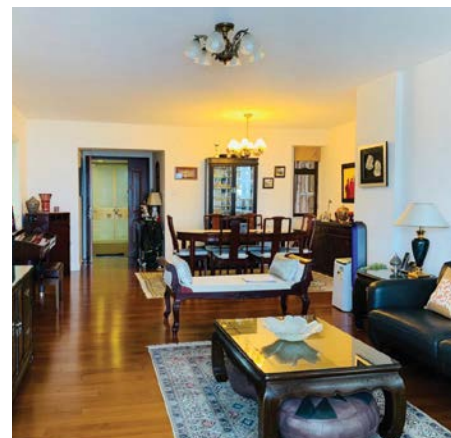
Saleable 實用 2,765 s.f.

Sale 售 \$148,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 157461





Baguio Villa

薄扶林 碧瑤灣

550 & 555 Victoria Road

3 bed, 2 bath, 1 car park

Tastefully decorated 3-bedroom apartment with an ensuite maid's room and comprehensive clubhouse facilities overlooking full sea view in convenient location
品味裝修三房單位，連傭人套房，會所設施完善，俯瞰全海景，交通便利

Saleable 實用 1,334 s.f.

Sale 售 \$31,800,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 55256



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3 bed, 3.5 bath, 1 car park

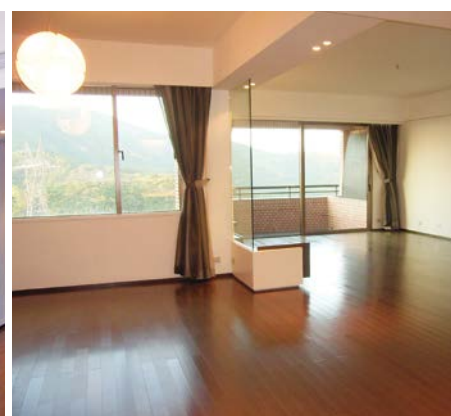
Large and spacious 3-ensuite apartment with excellent clubhouse facilities
偌大寬敞三套房單位，享優質會所設施

Saleable 實用 2,067 s.f.

Sale 售 \$58,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 118855



Consort Garden

薄扶林 金碧花園

22-24 Consort Rise

2 bed, 2.5 bath, 2,000 s.f. roof, 1 garage

Charming 2-ensuite low-rise penthouse with large roof terrace
迷人兩套房低密度頂層單位，享偌大天台

Saleable 實用 1,822 s.f.

Sale 售 \$44,800,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 122605





Island Road

深水灣 香島道

4 bed, 2 bath, private terrace, 2 car parks

Newly renovated 4-bedroom apartment with practical layout, living and dining room featuring floor-to-ceiling windows

全新裝修四房單位，間隔實用，客飯廳設落地玻璃窗，可租可售

Saleable 實用 1,315 s.f.

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

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 187961



3 Repulse Bay Road

淺水灣 淺水灣道3號

4 bed, 2 bath, 2 car parks

Luxurious 4-bedroom apartment with nice decorations at exclusive location

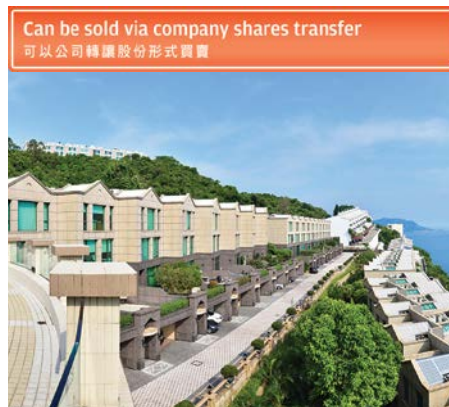
豪華四房單位，配以雅致裝修，地段尊貴顯赫

Saleable 實用 1,741 s.f.

Sale 售 \$80,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 150843



Le Palais

大潭 皇府灣

8 Pak Pat Shan Road

4 bed, 3.5 bath, 741 s.f. garden, 2 car parks

Quality waterfront townhouse in serene Tai Tam

優質海濱洋房，位處寧靜大潭

Saleable 實用 2,546 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 112386



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

4 bed, 3 bath, 1 car park

High efficiency 4-bedroom sea view flat in prime location

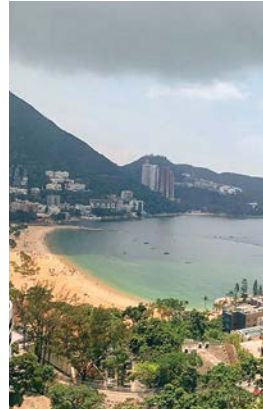
高實用率四房單位，地段優越

Saleable 實用 2,576 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 5598



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可以公司轉讓股份形式買賣



Monte Verde

淺水灣 南山別墅

41 Repulse Bay Road

4 bed, 3 bath, 1 car park

Renowned spacious sea view apartment situated on prestigious

Repulse Bay Road

著名海景住宅，間隔寬敞，位處顯赫淺水灣道

Saleable 實用 1,961 s.f.

Sale 售 \$98,000,000 / Lease 租 \$150,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 127523



Grand Garden

淺水灣 華景園

61 South Bay Road

4 bed, 3 bath, 2 car parks

Perfect family home with 4 bedrooms and great facilities at quiet location

受歡迎家庭式住宅，四房間隔，設施完善，地段清幽，可租可售

Saleable 實用 2,482 s.f.

Sale 售 \$100,000,000 / Lease 租 \$115,000 incl.

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 123215



Grosse Pointe Villa

赤柱 赤柱村道4號

4 Stanley Village Road

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

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

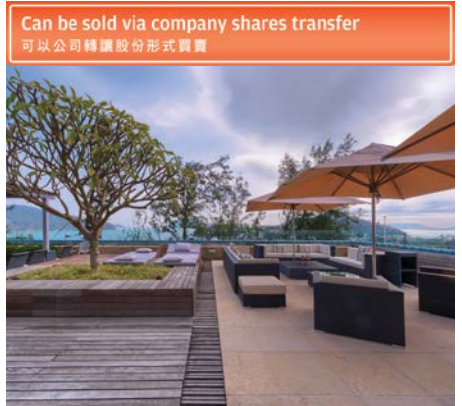
設計師別緻裝修低密度頂層單位，連私家天台，眺望怡人海景

Saleable 實用 2,451 s.f.

Sale 售 \$115,000,000 \$108,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 51384



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



Pollock's Path

山頂 普樂道

4 bed, 4 bath, 500 s.f. garden, 2 car parks

4-ensuite harbour view garden townhouse in exclusive location
四套房維港景花園洋房，地段顯赫，可租可售

Saleable 實用 1,817 s.f.

Sale 售 \$380,000,000 / Lease 租 \$250,000 incl.

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 4394



Penthouse in Repulse Bay

淺水灣複式連天台

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

Elegant 4-bedroom penthouse apartment with a large 1269 s.f. terrace and private internal staircase to roof top (831 s.f.) enjoys sweeping Deep Water Bay view

優雅四房頂層複式單位，特大平台1269呎及內置樓梯連天台831呎，眺望遼闊深水灣美景，可租可售

Saleable 實用 2,267 s.f.

Sale 售 \$198,000,000 / Lease 租 \$250,000 incl.

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 14281





Peel Rise

山頂 貝璐道

3 bed, 2 bath, 1,067 s.f. roof, 2 car parks

Prestigious Peak house with ample open space enjoys spectacular views

尊貴山頂洋房，享充裕戶外空間，眺望優美景色

Saleable 實用 3,436 s.f.

Sale 售 \$268,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 19352



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



Bay Villas

壽臣山 南源

57-71 Shouson Hill Road

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

Brand new decorated townhouse overlooking magnificent

Deep Water Bay

全新裝修洋房，俯瞰壯麗深水灣美景

Saleable 實用 3,680 s.f.

Sale 售 \$350,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 135517



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



Island Road

深水灣 香島道

4 bed, 5.5 bath, 2,306 s.f. garden, 1 car park

Extraordinary detached house with spectacular view over

Deep Water Bay

尊貴顯赫洋房，坐享深水灣優美景色，可租可售

Saleable 實用 5,276 s.f.

Sale 售 \$1,800,000,000 / Lease 租 \$1,200,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 122816



Mount Davis Road

薄扶林 摩星嶺道

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

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

高實用率四房洋房，連私家天台，地段寧謐

Saleable 實用 2,546 s.f.

Sale 售 \$83,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 46536



House in Repulse Bay

淺水灣洋房

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

Prestigious beachfront townhouse with ample alfresco space overlooking superb sea view

尊貴全淺水灣景洋房，戶外空間充裕，屋苑設有游泳池

Saleable 實用 2,111 s.f.

Sale 售 \$130,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 12202



House in Deep Water Bay

深水灣洋房

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

Rare on market garden house in tranquil Deep Water Bay

罕有花園洋房，可遇難求，位處寧靜深水灣

Saleable 實用 2,938 s.f.

Sale 售 \$268,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 128114



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



Stanley Court

赤柱 海灣園

9 Stanley Mound Road

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

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

時尚裝修洋房，連私家花園及天台，地段寧靜

Saleable 實用 2,133 s.f.

Sale 售 \$78,800,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 98762





Severn Eight

山頂 倚巒

8 Severn Road

4 bed, 4.5 bath, 753 s.f. roof, 2 car parks

Extravagant modern house with private garden and garage enjoys bird's eye view of Victoria Harbour

奢華時尚洋房，連私家花園及車庫，鳥瞰維港美景，可租可售

Saleable 實用 3,581 s.f.

Sale 售 Open Offer / Lease 租 \$530,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

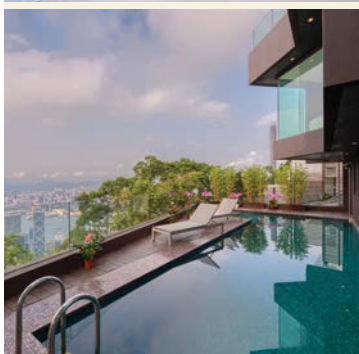
Property Search No. 物業搜尋編號 159489



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



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



Unrivalled views up on the hill 壯闊海景

Located on Pollock's Path, this spacious and extravagant modern house includes a private pool and a terrace garden, with residents being able to enjoy a bird's-eye view of Victoria Harbour at home.

Totalling 3,649 s.f. (saleable area), the house boasts four bedrooms (all of which are ensembles), four-and-a-half bathrooms, a separated living and dining room, a maid's room, a utility room, a family room, a balcony and an uncovered car park, and a garage for two cars.

The residence is close to a shopping arcade, restaurants, and recreational facilities on The Peak.

此奢華大宅位於普樂道，除了寬敞空間及奢華裝修外，更設有私家游泳池及平台花園。住戶更可以居高臨下，欣賞壯麗的維港景色。

洋房實用面積3,649平方呎，擁有四間睡房，而且全屬套房，另有四間半睡房、獨立的客廳及飯廳、一間家傭房、一間多用途房、一間家庭廳、一個露台、一個有蓋車位，以及一個可容納兩輛房車的車庫。

大宅鄰近購物中心、餐廳和山頂的康樂設施。

Pollock's Path, The Peak

山頂 普樂道

4 bed, 4.5 bath, 1 garage

Saleable 實用 3,649 s.f.

Sale 售 \$886,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 56173



Elegant Terrace

西半山 慧明苑

36 Conduit Road

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

One of a kind duplex penthouse with brand new decorations

別樹一幟複式頂層單位，配以全新裝修，可租可售

Saleable 實用 2,136 s.f.

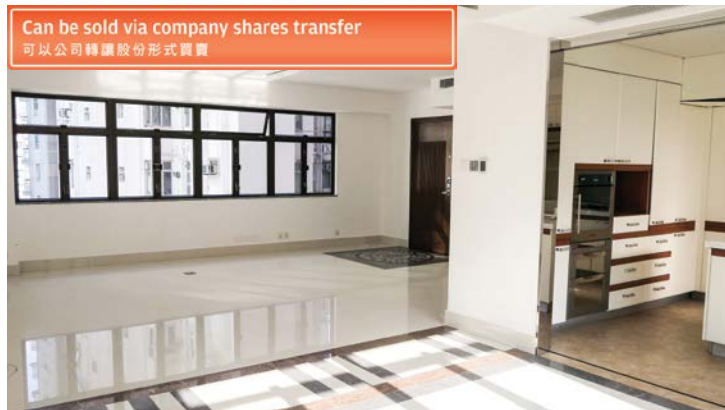
Sale 售 \$75,000,000 / Lease 租 \$140,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 122498



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



Suncrest Tower

中半山 桂濤苑

1-11 Monmouth Terrace

4 bed, 3 bath, 1 car park

Bright and airy 4-bedroom apartment with spacious layout in convenient location

光猛通風四房單位，間隔寬敞實用，交通便利

Saleable 實用 1,646 s.f.

Sale 售 \$39,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 10757



Fairlane Tower

中半山 寶雲山莊

2B Bowen Road

3 bed, 2 bath

Nicely renovated 3-bedroom city view apartment with facilities on Bowen Road

雅致裝修三房單位，坐享城市景，連設施

Saleable 實用 1,282 s.f.

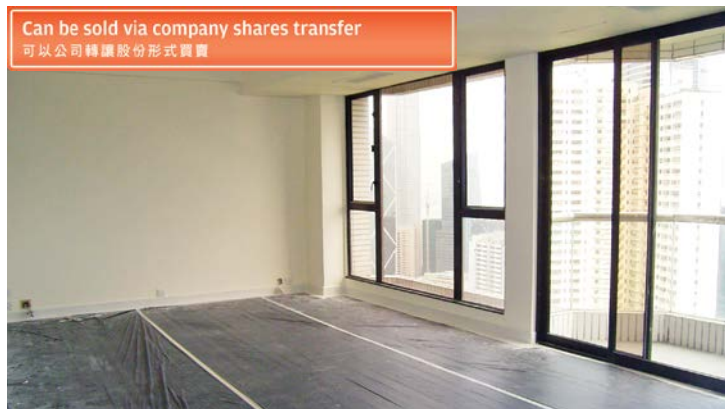
Sale 售 \$46,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 150691



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



Bowen Place

中半山 寶雲閣

11A Bowen Road

3 bed, 2 bath, 1 car park

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

三房城市景住宅，環境寧靜，交通便利

Saleable 實用 1,445 s.f.

Sale 售 \$55,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 101844



Hong Kong Garden

西半山 香港花園

8 Seymour Road

3 bed, 3 bath, 2 car parks

Spacious and practical 3-bedroom flat in great condition

寬敞實用三房單位，地段優越

Saleable 實用 1,991 s.f.

Sale 售 \$56,800,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 180665



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



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



Birchwood Place

中半山 寶樺臺

96 Macdonnell Road

3 bed, 2 bath, 1 car park

City view apartment with facilities in convenient location

中半山城市景單位，連設施，交通便利

Saleable 實用 1,596 s.f.

Sale 售 \$58,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 32237



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



The Royal Court

中半山 帝景閣

3 Kennedy Road

3 bed, 3 bath

Unique modern designed duplex enjoys peaceful view of Hong Kong Park

時尚複式單位，設計別具一格，享香港公園怡人景色

Saleable 實用 1,758 s.f.

Sale 售 \$65,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 107109



Regent On The Park

中半山 御花園

9A Kennedy Road

3 bed, 2.5 bath, 1 car park

Newly renovated 3-bedroom flat on high floor zone

全新裝修高層單位，三房間隔

Saleable 實用 2,072 s.f.

Sale 售 \$105,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 35039



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



Hatton House

西半山 赫頓大廈

15 Kotewall Road

3 bed, 2 bath, 2 car parks

High efficiency 3-bedroom apartment in nicely refurbished building

高實用率三房單位，大廈剛翻新復修

Saleable 實用 2,324 s.f.

Sale 售 \$78,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 37415



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



Po Shan Road

中半山 寶珊道

4-6 Po Shan Road

4 bed, 3 bath, 1 car park

Large and spacious 4-bedroom harbour view flat on quiet Po Shan Road

偌大寬敞四房海景住宅，位處寶珊道

Saleable 實用 2,691 s.f.

Sale 售 \$70,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 28182





Mei Wo Circuit, Shatin

沙田 美禾圍

4 bed, 3 bath, 1 garage (6 cars)

Extraordinary single garden house with private pool and a garage with 6 cars
氣派恢宏獨立洋房大宅，連私家游泳池及車庫（可容納六車位）

Saleable 實用 3,053 s.f.

Sale 售 \$228,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 137430



Colour By The River

西貢 采堤

500 Nam Wai, Sai Kung

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

Nicely decorated 3-bedroom detached house with private swimming pool in tranquil location
雅致裝修三房洋房，連私家游泳池，地段寧靜

Saleable 實用 2,140 s.f.

Sale 售 Open Offer

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 190395



Tregunter Tower 3

中半山 地利根德閣

14 Tregunter Path

4 bed, 2 bath, 1 car park

High efficiency 4-bedroom apartment with comprehensive clubhouse facilities
高實用率四房單位，享完善會所設施

Saleable 實用 2,448 s.f.

Sale 售 \$90,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 1087





Villa Veneto

西半山 威都閣

3 Kotewall Road

4 bed, 3 bath, 2 car parks

Newly renovated 4-bedroom harbour view flat at quiet yet easy access location

全新裝修海景四房單位，環境寧靜，交通便利

Saleable 實用 2,320 s.f.

Sale 售 \$81,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 189086



Garden Terrace 2 & 3

中半山 花園臺2 & 3座

8A Old Peak Road

4 bed, 3.5 bath, 1 car park

Family 4-bedroom city apartment with balcony at prime location

家庭式四房城市景住宅，連露台，地段優越

Saleable 實用 2,828 s.f.

Sale 售 \$96,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 36595





Prestigious Masterpiece

傲視同儕

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

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

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

Extravagant single house in Pokfulam

薄扶林奢華獨立洋房

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

Saleable 實用 3,601 s.f.

Sale 售 \$268,000,000

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

Property Search No. 物業搜尋編號 128324



Pak Kong, Clear Water Bay

清水灣 北港

Bright and airy townhouse with greenery view in tranquil location

光猛通風洋房，享翠綠怡人美景，地段清幽恬靜

Saleable 實用 2,100 s.f.

Sale 售 \$28,000,000

Inquiries 查詢 9484 5501 Watford Lai 黎先生

Property Search No. 物業搜尋編號 192447



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



Shouson Hill House

壽臣山洋房

6 bed, 3.5 bath, 400 s.f. garden, 1 garage

Prestigious 6-bedroom townhouse in tranquil location

顯赫尊貴六房洋房，地段寧靜

Saleable 實用 3,042 s.f.

Lease 租 \$209,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 113635



Close to nature 新歷自然

Boasting one of the most impeccable sea views in town, this townhouse development in upper Repulse Bay offers tranquil living and close proximity to nature.

Spanning 3,871 s.f. (saleable area), the house features a private lift and high ceiling. It boasts four bedrooms (all of them ensuites), four-and-a-half bathrooms, a separated living and dining room, a maid's quarter, a utility room, a family room, two generous balconies, a fully fitted kitchen and a garage.

The residence is also close to the country parks, golf clubs, yacht clubs, and international schools located on the south side of Hong Kong Island.

此淺水灣頭段的豪華洋房飽覽壯闊海景，加上淺水灣一帶寧靜舒適而鄰近大自然，自然是追求愜意生活的上佳選擇。

洋房實用面積達3,871平方呎，設私家升降機及特高樓底，有四間套房，另有四間半浴室、獨立的客飯廳、家傭套房、一間多用途房、一間家庭廳、兩個偌大露台、設備齊全的廚房以及一個車庫。

物業鄰近郊野公園、高爾夫球會、遊艇會以及區內的國際學校。

Tasteful grandeur house

品味氣派洋房

4 bed, 4.5 bath, 878 s.f. roof, 1 garage & 2 generous balconies

Saleable 實用 3,871 s.f.

Sale 售 Open Offer / Lease 租 \$380,000 incl.

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 31622



Briar Avenue

跑馬地 比雅道

3 bed, 2 bath, 1 car park

Classic colonial 3-bedroom flat with private roof top in Happy Valley

雅致三房英式單位，連私家天台

Saleable 實用 1,600 s.f.

Sale 售 \$48,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 67470



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



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



Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

4 bed, 2 bath, 1 car park

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

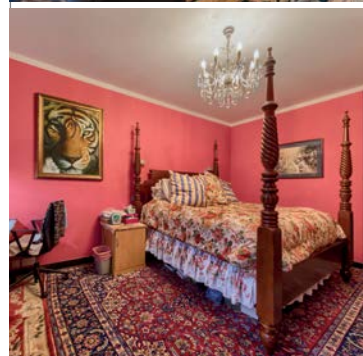
東半山傳統大住宅，舉步可達銅鑼灣

Saleable 實用 2,560 s.f.

Sale 售 \$74,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Property Search No. 物業搜尋編號 46004



Classic beauty 古典奢華

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

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

Fontana Garden 豪園

1-25 Ka Ning Path, Midlevels East

東半山 嘉寧徑1-25號

4 bed, 3 bath, 1 car park

Saleable 實用 2,690 s.f.

Sale 售 \$86,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 83498





The Legend

東半山 名門

23 Tai Hang Drive

5 bed, 4 bath, 18 s.f. roof, 2 car parks

Harbour view penthouse duplex with private swimming pool and roof terrace

維港景頂層複式單位，連私家游泳池及天台

Saleable 實用 2,442 s.f.

Sale 售 \$150,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 119224



Midlevels East

東半山

Extravagant two duplex penthouses with private roof terraces overlooking Victoria Harbour (Two adjoining penthouse duplex units possible to convert into one generous duplex penthouse, subject to approval)

兩間奢華頂層複式住宅，連私家天台，俯瞰維港美景（兩個頂層複式可合併成一個偌大複式，需經批准為實）

Saleable 實用 Flat A: 2,599 s.f. Flat B: 2,599 s.f.

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

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 37068, 32776



Midlevels Duplex

中半山複式

4 bed, 4 bath, 1,764 s.f. garden, 2 car parks

Unique duplex with private swimming pool and garden terrace in convenient location

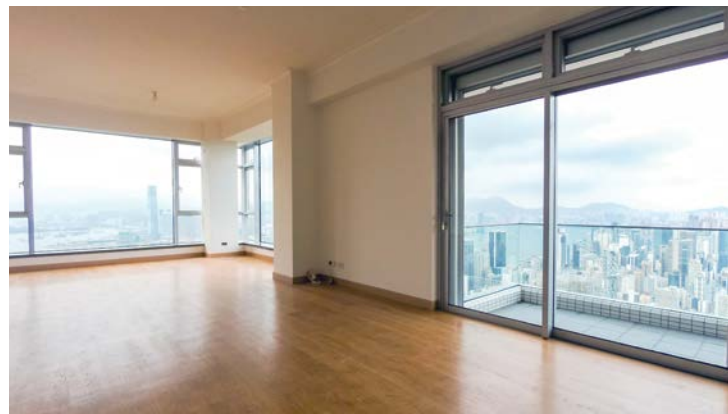
別具一格複式住宅，連私家游泳池及平台花園，交通便利

Saleable 實用 3,799 s.f.

Lease 租 \$350,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 9226



Interocean Court

山頂 山頂道26號

26 Peak Road

5 bed, 3 bath, 2 car parks

5-bedroom full floor unit with upgraded kitchen and bathrooms
五房全層住宅，廚房及浴室全面翻新

Saleable 實用 2,665 s.f.

Lease 租 \$268,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Property Search No. 物業搜尋編號 21588



Grenville House

中半山 嘉慧園

1 & 3 Magazine Gap Road

4 bed, 3 bath, 1 car park

Prestigious 4-bedroom apartment enjoying sublime city view

尊貴四房住宅，飽覽優美城市景色

Saleable 實用 3,349 s.f.

Lease 租 \$170,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Property Search No. 物業搜尋編號 185049



Mount Kellett Road

山頂 加列山道

7 bed, 7.5 bath, 1,196 s.f. garden, 1 garage (4 car parks)

Luxurious modern townhouse with ample alfresco space in prestigious location

豪華時尚洋房，享充裕戶外空間，地段尊貴顯赫

Saleable 實用 6,208 s.f.

Lease 租 \$520,000 incl.

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 160079



The Somerset

淺水灣 怡峰

67 Repulse Bay Road

3 bed, 3 bath, 2,035 s.f. garden, 1 car park

Rare on market garden duplex in tranquil location

罕有花園複式單位，地段清幽恬靜

Saleable 實用 2,413 s.f.

Lease 租 \$160,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 3511



Island Road

深水灣 香島道

5 bed, 4.5 bath, 1,154 s.f. garden, 2 car parks

Popular 5-bedroom townhouse enjoys superb Deep Water Bay view

受歡迎五房洋房，享壯麗深水灣美景

Saleable 實用 3,461 s.f.

Lease 租 \$450,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 35171



56 Repulse Bay Road

淺水灣道56號

3 bed, 3.5 bath, 1 car park

Superb sea view 3-bedroom duplex with clubhouse facilities in serene and verdant location

優質三房海景複式住宅，連會所設施，位處翠綠寧謐地段

Saleable 實用 3,463 s.f.

Lease 租 \$188,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 44023



Southside Detached House

南區洋房

5 bed, 7.5 bath, 7,964 s.f. garden, 1 garage (4 car parks)

Well decorated house with private garden, swimming pool and internal lift in prominent location

優質獨立洋房，連私家花園、私家游泳池及室內升降機，地段顯赫

Saleable 實用 5,840 s.f.

Lease 租 Open Offer

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Property Search No. 物業搜尋編號 11892



Peak Road

山頂道

4 bed, 4.5 bath, 2,138 s.f. garden, 2 car parks

Prestigious Peak house featuring brand new designer's decorations, private pool, garden and terrace

尊貴山頂洋房，配以設計師全新裝修，連私家游泳池及平台花園

Saleable 實用 4,752 s.f.

Lease 租 \$630,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 13421





Pollack's collection Nature Lab includes different elements in nature, from water and air to flowers, leaves and feathers, in textiles

Soothing experiences at home 柔和感覺

Images: Courtesy of Pollack and Casper Sejersen

Fabrics are simple yet effective additions when it comes to interior design. By adding a piece of fabric, the vibe of an interior space can be changed significantly. New York-based Pollack and a collaboration between Danish textile company Kvadrat and fashion designer Raf Simons have launched new collections this year, showcasing creative yet playful designs.

使用織物點綴家居不僅方便，而且是室內設計中不應忽視的一環。添加一塊織物後，室內氣氛大大提升。來自紐約的Pollack，以及丹麥紡織物製造商Kvadrat與時裝設計師Raf Simons的共同作品，均於今年推出新系列，展示具創意及玩味的設計。

Pollack's spring 2019 collection Nature Lab was created to reflect the ultimate form of inspiration — nature itself. Their designers have included inspiration from different elements into their products, namely water, air, flowers, leaves, and feathers, to go with the theme.

These elements are designed in different forms and colours to offer a wide range of choices. By translating these elements into textiles, the spirit and beauty found within our natural world can be incorporated into interior spaces.

The Hospitality Collection is now in its second year, with three new upholstery pieces (including Buenos Aires, Marrakesh, and Moscow), and three new window fabrics (Dubai, Sicily, and Valencia), ranging from luxury patterns to natural-fiber look-alikes, offering Pollack-worthy design in the quality and prices that the hospitality market demands.

These new fabrics of the Hospitality Collection blend with Pollack's signature high-end textiles, which can be mixed in as is, or if required the Pollack design team can re-engineer the fabrics to accommodate the specifics of a particular project, from

custom colours to budget constraints.

The collection, with designs unveiled before, offers a wide range of colours, patterns, and styles to complement the different interiors.

Started in 2014, Kvadrat has collaborated with Raf Simons to create products with fine craftsmanship. The Kvadrat/Raf Simons collection, consisting of upholstery, cushions, and throws, showcases Simons' innovative blending of colour and materials, bringing more sophisticated yet playful elements to the interiors.

The upholstery of this collections offers different colour themes — bold, muted, and neutral. The textiles can be used alongside one another to produce richly nuanced combinations. Meanwhile, cushions offer a comfortable yet intimate touch for the home. Available in three different sizes, the cushions showcase complementary textiles that allow for a wide variety of expressive combinations of colour, weave, and texture.

Last but not least, the throws in the collection demonstrate Simons' aesthetics within the finer details of an interior scheme. Versatile and soft to the touch, the throws offer classic, single-colour designs to subtle gradations, which can be easily combined with the textiles and cushions in the Kvadrat/Raf Simons collection.

Available in three different sizes, the cushions allow for a wide variety of expressive combinations of colour, weave, and texture



Kvadrat has been working with Raf Simons since 2014, bringing upholstery, cushions, and throws to customers

Pollack推出的2019年春季新作，其Nature Lab系列展出自然之美。設計師於大自然獲取靈感，再將之融入作品當中。水、空氣、花、樹葉及羽毛，都是作品的題材。

這些設計元素，組合出不同的作品，配上多種顏色後，更令選擇千變萬化。在居室添置以自然為題材的織物，也是將大自然的感覺，帶到室內的好方法。

The Hospitality Collection則踏入第二年，提供三款坐椅布料，它們均以地名命名，包括布宜諾斯艾利斯、馬拉喀什及莫斯科。另外，該系列亦以杜拜、西西里及華倫西亞命名三款窗簾，款式令人聯想到奢侈作品，或者自然素材，各有特色。整個系列結合Pollack的設計特色及價格，照顧餐旅業的需要。

另外，此系列的高級紡織品可以原裝購買，或

者經設計師重新設計外型或顏色，配合不同的傢具以及預算。作品提供不同的顏色及圖案，要融入室內設計當中，將更加方便。

自2014年起，Kvadrat結合Raf Simons的匠心，設計一系列佳作。Kvadrat/Raf Simons collection包括坐椅布料、座墊及薄毯，展示Simons如何結合顏色及材料，為居室帶來更多複雜而具玩味的成份。

坐椅布料分為三種色調：鮮艷、低沉及中性。紡織物可以與其他款式混合使用，製造不同效果。座墊則是安坐家中享受舒適時光的必備之物，此系列的座墊分三種不同大小，展示成熟的设计風格，糅合質感、顏色及編織技巧於一身。

薄毯的細節則是展現Simons對美學的追求，不僅多用途及柔軟，顏色方面更有經典設計、剩色或者漸變色，與同系列的其他產品融為一體。

The Nature Lab collection offers a wide range of forms and colours



The upholstery of the Kvadrat/Raf Simons collection offers different colour themes — bold, muted, and neutral





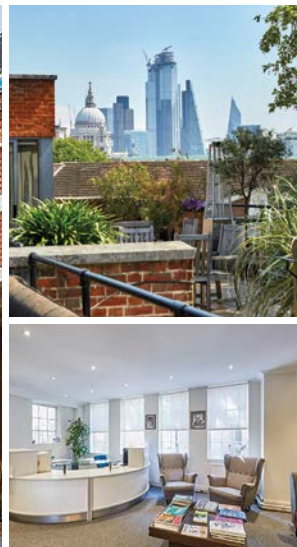
Highly Reversionary En-Bloc Investment Opportunity in prime Midtown

倫敦中城區高增值潛力全棟商業物業投資機會

- Proximity to City Thameslink, Farringdon and Chancery Lane stations
- The single-let office lease is outside the 1954 Act which provides refurbishment opportunity to significantly enhance value (prime office rent in the district reaches £75)
- 鄰近City Thameslink, Farringdon 和 Chancery Lane 站
- 現有的寫字樓單一租客不在1954業主租客法案內，買家可於完租約後翻新物業並且大幅提升物業價值（區內寫字樓呎租達75鎊）

Net Initial Yield 淨初始收益率	5.35%
Guide Price 指標價	£21,000,000
Net Internal Area (sq ft) 淨套內面積（平方呎）	24,056
Passing Rent p.a. 現有每年租金	£1,199,000 長租賃權
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Office & Retail 寫字樓及零售
CV psf 呎價	£767
CV psf 呎價	Office: £46.98; Retail: £152 ZA 寫字樓：£46.98；零售：£152 ZA

Property No. UK11127



Reversionary Single-let En-bloc Office to a Chamber

律師樓單一承租的高增值潛力全棟寫字樓

- Close to the Strand and The Royal Courts of Justice
- Highly Reversionary (prime office rent in the district reaches £65)
- 鄰近The Strand 和皇家司法院
- 具明顯加租空間（區內寫字樓呎租達65鎊）

Net Initial Yield 淨初始收益率	4.65%
Guide Price 指標價	£8,500,000
Net Internal Area (sq ft) 淨套內面積（平方呎）	11,983
Passing Rent p.a. 現有每年租金	£420,000
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Office 寫字樓
CV psf 呎價	£715
Passing Rent psf 呎租	£35.05

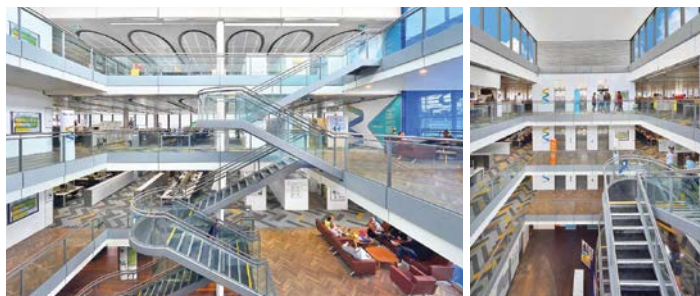
Property No. UK11138



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

ENQUIRIES 查詢

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



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

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

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

Property No. UK13108



London Prime High Yield Office Investment Opportunity 倫敦高租金回報寫字樓投資機會

- Lack of new supply in the West End markets
- Excellent transport as Hammersmith station is a junction of 4 underground lines
- 倫敦西區缺乏新供應
- Hammersmith 車站是四條地鐵線的交匯點，交通優越

Net Initial Yield 淨初始收益率	6.38%
Guide Price 指標價	£35,000,000
Tenure 業權	Freehold 永久業權
Asset Class 資產類別	Office 寫字樓
CV psf 呎價	£883
Net Internal Area (sq ft) 淨套內面積 (平方呎)	39,626

Property No. UK11136

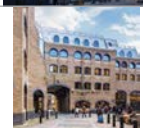



We also have other UK en-bloc office buildings, high street retail, shopping arcades, industrial warehouse, hotel, redevelopment sites available. For more information, please contact:
除以上投資機會外我們還有其他在英國全棟寫字樓，街舖，商場，物流物業，酒店，重建地盤等的資訊。如欲了解詳情歡迎聯絡：

ENQUIRIES 查詢

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

Recent Notable Transaction 近期主要成交

Property 物業	Address 地址	Price 價錢	Net Initial Yield 淨租金回報	CV psf 呎價	Tenure 業權	Buyer(s) 買家	Seller(s) 賣家
Bonhill Building 	Bonhill Street, Shoreditch, London EC2	£110M	5.25%	£960	Freehold 永久業權	Mayfair Capital	L&G
Palace House 	3 Cathedral Street, London SE1	£50M	4.87%	£1,111	Freehold 永久業權	CCLA	Schroders
28-30 Cornhill 	28-30 Cornhill, London EC2	£30M	4.59%	£974	Freehold 永久業權	HK Family Office 香港家族基金	Aberdeen Standard Investments



Highly sought after en bloc retail/residential investments in Hampstead NW3

漢普斯特德受歡迎整棟零售及住宅投資

- En bloc retail/residential investments comprising a G/F retail unit with NIA of 697 s.f. and two 1 bed units with NIA of approximately 550 s.f. each, providing total residential accommodation of 1,100 s.f. on 1/F and 2/F
- Located immediately adjacent to Hampstead Underground station and abuts the highly affluent and fashionable Hampstead High Street
- 整棟零售及住宅大廈，首層是零售單位（室內實用面積697平方呎），一樓及二樓是住宅單位（室內實用面積合共1,100平方呎），每層各有一個一房單位（室內實用面積每層約550平方呎）
- 大廈緊接漢普斯特德地鐵站，毗鄰富裕時尚的漢普斯特德高街

Net initial blended yield 4.29%
淨租金回報

Guide Price £3,050,000
指標價

Passing Rent p.a. £130,900
現有每年租金

Ownership Freehold
所有權 永久業權

Years to expiry Retail premises – brand new 10 year FRI lease
尚餘租賃期 Residential units – on AST leases with expiry dates within 2019
零售鋪位 — 尚餘10年租約
住宅單位 — AST租約，2019年內到期

Asset Class Retail/Residential
資產類別 零售及住宅

Property No. UK27164



Retail shop on long lease with good immediate yield in Chelsea SW10

切爾西SW10優質長租約零售商鋪

- Well located retail shop on G/F and basement level entirely let to Sainsburys Supermarkets with approx. 9.75 years to expiry on FRI basis subject to RPI linked rent reviews
- Located on the affluent and fashionable Fulham Road in the upmarket residential suburb of Chelsea
- Subject property is on two floors with G/F sales area of 2,750 s.f. and basement office and storage area of 1,500 s.f. (total area of approx. 4,250 s.f.)
- 這零售商鋪的首層及地庫由Sainsburys超市獨立承租，尚餘約9.75年租約
- 物業位於切爾西高尚住宅區的富裕時尚Fulham Road
- 物業的首層是銷售區2,750平方呎，地庫是辦公室及儲存區1,500平方呎（合共約4,250平方呎）

Net Initial Yield 4.75%
淨租金回報

Guide Price £2,100,000
指標價

Passing Rent p.a. £106,433
現有每年租金

Ownership Virtual freehold title with peppercorn rent
所有權 近乎永久業權

Years to expiry approx. 9.75 years
尚餘租賃期 約9.75年

Asset Class Retail
資產類別 零售

Property No. UK55091



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

ENQUIRIES 查詢

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



Prime Newly Refurbished Shoreditch Office Investment

優質全新翻新肖迪奇辦公室投資

- Located in the heart of Shoreditch, one of London's most dynamic and best performing submarkets
- Excellent transport connectivity with Old Street, Liverpool Street and Moorgate stations within walking distance of the property
- Circa 45% of the income is secured by CANCOM SE, an international technology business with a revenue stream of €1.4 billion
- 物業位處肖迪奇市中心，倫敦其中一個最具活力及繁華的商圈
- 交通網絡完善，舉步可達老街站、利物浦街站及沼澤門站
- 大約45%的收入由CANCOM SE擔保，CANCOM SE是一家國際科技企業，收益達14億歐元

Net Initial Yield 淨租金回報	4.70%
Guide Price 指標價	£19,000,000
Rental area 出租面積	16,753 sq ft NIA of contemporary office space 淨室內面積為16,753平方呎的時尚辦公空間
Tenant 租客	Multi-let to 3 tenants 長租賃權
Ownership 所有權	Leasehold (153 years remaining) 長租賃權（尚餘153年）

Property No. UK17600



Prime Retail and Residential Investment in Brighton

布萊頓優質零售及住宅投資

- Brighton is one of the largest and most affluent commercial centres in the South East of England, benefiting from 11+ million of tourists per annum
- Property occupies a prominent and prime junction, and comprises of a 7,769 sq ft restaurant /retail unit and 10 residential dwellings above
- 布萊頓是英國東南部其中一個最大及最富裕的商業中心之一，每年吸引超過1100萬遊客到當地遊覽
- 物業位處優越單邊轉角位，人流如鯽，提供一個7,769平方呎的餐廳/零售地鋪及樓上10個住宅單位

Net Initial Yield 淨租金回報	6.5%
Guide Price 指標價	£7,500,000
Net Rent p.a. 淨每年租金	£396,640
Ownership 所有權	Freehold 永久業權
Asset Class 資產類別	Restaurant / Retail, Residential 餐廳/零售及辦公室
Years to Lease Expiry 尚餘租賃期	18 years 18年
Tenancy 租客	Oaxaca Ltd. and 10 residential tenancy Oaxaca Ltd.及10個住宅租客

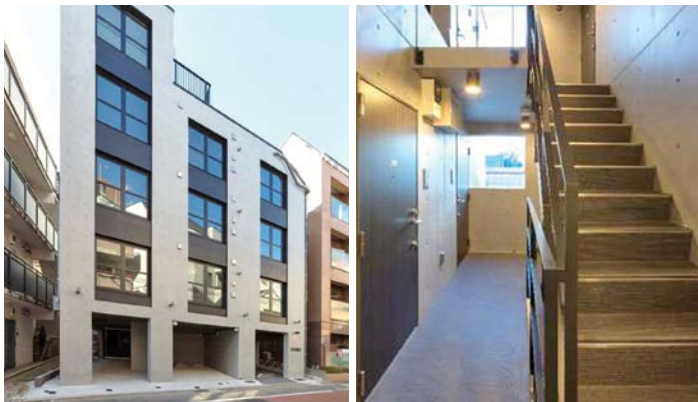
Property No. UK12902



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ENQUIRIES 查詢

6011 1706 Simon Ng 吳先生
simon.ng@landscape.com



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

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

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

Guide Price JPY 498,000,000

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

Property No. 3092



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

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

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

Guide Price JPY 564,000,000

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

Property No. 3100

東京

T O K Y O

● S A K A

大阪

香港人 | 投資熱點

日本最大地產公司
三井不動產 Realty 專家教路

1. 三井不動產專家搜羅 20 個東京和大阪市中心精選物業
2. 熱門地區包括涉谷、銀座、南青山、梅田及心齋橋等
3. 高回報住宅、商廈、地鋪及全棟綜合投資物業
4. 售價由港幣3百萬起

- 為何現在是黃金投資機會
- 介紹東京最具升值潛力地區
- ORIX Asia Limited 代表講解物業貸款、稅務問題

日期: 2019年7月13 至14日 (星期六、日)

時間: 上午11時 至 傍晚6時

地點: ORIX Asia 辦公室 - 中環交易廣場2座25樓

歡迎查詢

☎ 9010 7621

projects@landscape.com

在此廣告的所有資料只供參考，並不構成亦不能被視為任何合約的全部或部份。購買境外未建成物業是複雜及有風險的。在作出購買決定前，買方應仔細閱讀所有相關的資料及文件。如有疑問，請在作出購買前尋求獨立專業意見。銷售代理：領域國際地產有限公司 (C-062104) 持有地產代理監管局發出之牌照及受「地產代理條例」規管。我們的個別海外銷售人員祇代理香港以外之物業(除非另有明文註明)，故不受「地產代理條例」規管。廣告發布日期為2019年6月17日

LANDSCOPE
INTERNATIONAL

領域國際地產有限公司



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

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

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

Property No. LW_OSW-CNRC-0605

*(No Verify 未核實)




Rare Full Sea View Fully Fitted Office Space – To Lease 告士打道 — 全海景連裝修辦公樓層 — 出租

- Causeway Bay famous landmark building in - Gloucester Road, most famous and sought after
- Rare distinct office building with Full Victoria Harbor Seaview
- A Chronic shortage of over 5,000 sq.ft Grade A office floor available in the area
- Opposite to MTR station within a short walk to major attractions including World Trade Center & Times Square
- 銅鑼灣告士打道，最受追捧標誌性商廈
- 知名地標辦公樓，維港海景第一線盡覽
- 優質空置極短缺，唯一大樓面甲廈連裝修
- 緊鄰地鐵站出口，信步世貿、時代廣場等地標

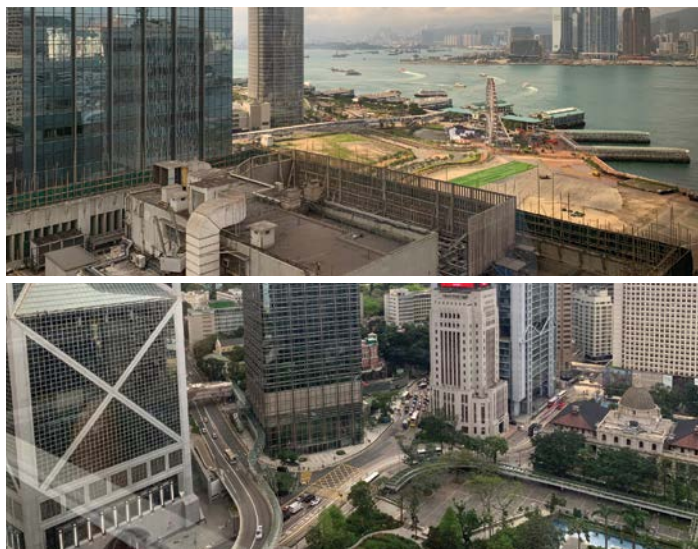
Location 位置	Causeway Bay – Gloucester Road 銅鑼灣 — 告士打道
Property Type 物業類型	Grade A Office Floor 甲級辦公樓
Marketable Floor Area 出租樓面面積	Office Floor Approx. 約 7,500 sq.ft. (平方呎) *
States 狀況	Immediately
Guide Price 指標價	港幣 HK\$ 400, 000,000 Per Month / Exclusive
Remark 備註	Subject to final confirmation 一切以最後確認為準

Property No. LW_OCWB_SP-0606

*(No Verify 未核實)

 ENQUIRIES 查詢
9484 5501 Mr. Lai 黎先生
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We also have other en-block building, office floor, shopping arcades, high street retails, industrial warehouse, hotel, redevelopment sites available. Please contact us for more information.
除以上投資機會(選項)外我們還有其他在售的寫字樓、街舖、商場、物流倉庫、酒店、重建地盤及全幢物業等投資機會。如欲了解更多詳情，歡迎聯絡我們。



CENTRAL - Bank Of American Tower - For Sale 中環 — 美國銀行中心 — 出售

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

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

Property No. LW_OCTR_BA-1705

*(No Verify 未核實)



Central - Whole Floor with Deluxe Decoration - For Sale 中環 — 全層豪華裝修辦公樓 — 出售

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

Location 位置	Central 中環
Investment Type 投資類型	Office Floor 辦公樓
Gross Floor Area 建築面積	Whole Floor Approx. 全層約 2,161 sq.ft. (平方呎) *
States 狀況	Sale with Vacant Possession 交吉出售
Guide Price 指標價	港幣HK\$ 78,900,000
Remark 備註	Sold via company shares transfer 可以公司股份轉讓交易

Property No. LW_OCTL-LT-1904b

*(No Verify 未核實)



ENQUIRIES 查詢

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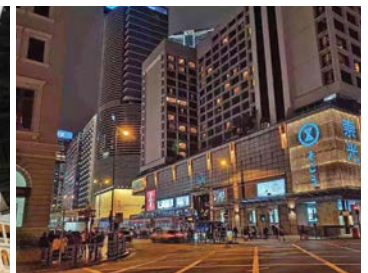
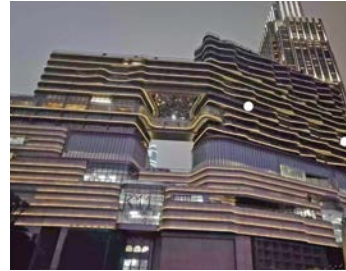
HK East – Flagship Retail Floor – For Sale 港島東 — 商店旗艦珍貴全層 — 出售

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

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

Property No. LW_RTNP_WH-1705b

*(No Verify 未核實)



TST – Office – Consecutive Floors 尖沙咀 — 核心段 — 相連樓層

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

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

Property No. LW_OTST-KH-1905

*(No Verify 未核實)



ENQUIRIES 查詢
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Core Kowloon Nathan Road – Whole Block – To Lease 高鐵九龍核心 — 預租 — 彌敦道全幢

- Rare Opportunity – EB-Bloc Commercial Building Pre-Let
- Prominent location – Immediately Opposite to Jordan MTR
- High-Profile Position – Prime Mixed-Use Commercial Building
- Strong Business Cluster – Benefiting From Excellent Transport Link
- A Highly Anticipated – Substantially Refurbishment will be completed in 2019-Q4
- 市場珍罕，全幢商務樓 — 預租
- 注目地標，正對港鐵佐敦出口
- 戰略地段，多元商機旗艦要塞
- 捷運樞紐，強大業務集群匯聚
- 矚目期待，2019全新面貌登場

Location 位置	Kowloon – Jordan, Nathan Road 九龍 — 彌敦道，佐敦
Property Type 物業類型	Whole Block Of Office Floor 全幢商業樓
Gross Floor Area 建築面積	Floor Area Approx. 12,459 sq.ft. - 37,377 sq.ft. (平方呎) *
States 狀況	Estimated Handover 預計交付：Q3 of 2019年第三季
Guide Price 指標價	Upon Application 歡迎查詢
Remark 備註	Subject to the Landlord's final confirmation 一切以業主最後確認為準

Property No. LW_OJD_EB-1905

*(No Verify 未核實)



New CBD 2 – Kowloon East Rare Whole Block 新CBD — 九龍東罕有全幢 — 出售

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

Location 位置	Kowloon East – Kwun Tong 九龍東 觀塘
Investment Type 投資類型	Commercial 商業
Total Gross Floor Area * 建築面積	20,786 sq.ft. (subject to amendment)
States 狀況	Vacant Possession – on “as is” basis 物業以現狀交吉出售
Indicative Price 指標價	港幣 HK\$300,000,000
Remark 備註	Sold via company shares transfer 可以公司股份轉讓交易

Property No. LW_IOKLNE-_KTWY-1906

*(No Verify 未核實)



ENQUIRIES 查詢

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INTEROCEAN COURT

PRESTIGIOUS APARTMENTS AT 26 PEAK ROAD

- Layout: 5 bedrooms, 3 bathrooms, 1 maid's room
- Saleable area: 2,665 sq. ft.
- Spacious apartment with car parking space(s)
- Panoramic harbor and mountain view
- Communal facilities include outdoor pool, children playground, BBQ area and gymnasium



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