

The
Key

大宅[®]

Select deluxe homes

Volume 87 MARCH 2012

明媚 風光
*The splendour
of Shouson Hill*



KeyWords

"The whole problem with the world is that fools and fanatics are always so certain of themselves, but wiser people so full of doubts"

「這個世界最大的問題，是蠢人和狂熱分子總是過份自信，但較聰明的人卻總是抱有懷疑。」

— Bertrand Russell (1872-1970), British author, mathematician and philosopher

— 英國作家、數學家兼哲學家伯特蘭·羅素(1872-1970)

KeyNotes

It is definitely not the time to rejoice at the prospect of further market declines. Shouldn't we leave it to the market to decide? It's time to put a stop to dampening policies. A free and mature market in Hong Kong is best left to itself to adjust to environmental changes, as various forces at play will naturally produce equilibrium. Government interventions will only serve to distort the market and twist an otherwise achievable supply and demand balance. It is déjà vu again – an already battered economy and policy makers oblivious to current market woes and the potential risk that is looming large.

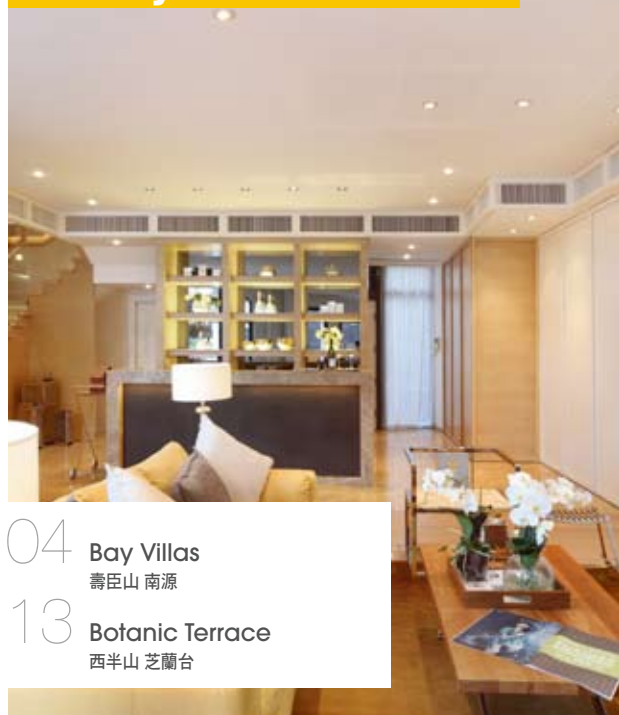
現在，樓市預期進一步下跌，絕對不是舉杯慶祝的時候。我們是否應該讓市場自行決定去向？是時候停止遏抑措施了。我們最好讓香港這自由又成熟的市場隨著環境轉變自我調節，因為來自各方的影響自然會達致平衡。政府出手干預，只會扭曲市場，阻礙自然可達的供求平衡的出現。似曾相識的情況再次發生，樓市飽受打擊，制定政策者卻看不到現時的困境，亦察覺不到潛在危機正在加快形成。

K.S. Koh

ks-koh@landscape.com

(The above is an excerpt from Market Watch on www.landscape.com. Read the full article at Market Watch, www.landscape.com/marketwatch)
(以上內容節錄於領域網站內的市場觀察，如欲觀看全文，請登上網址：www.landscape.com/marketwatch)

Monthly HIGHLIGHTS 每月精選



04 Bay Villas

壽臣山 南源

13 Botanic Terrace

西半山 芝蘭台

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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.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.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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Sole Dealer of Minotti for Hong Kong

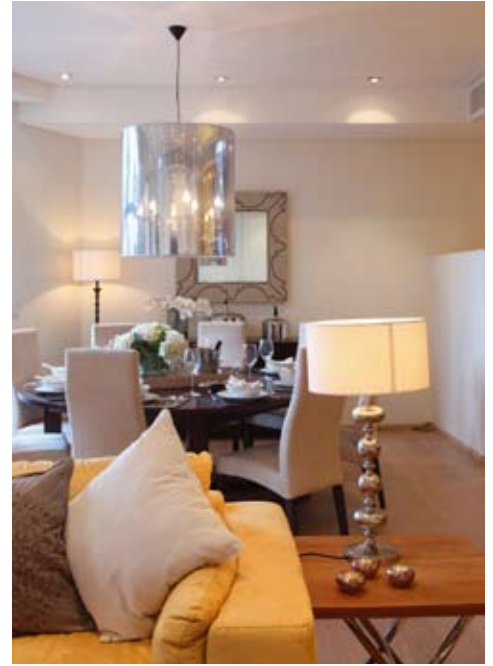
andante

Minotti

Model: Allen Sofa
Designer : Rodolfo Dordoni

TK/1203/M/ALN05

Shop D, G/F, The Design Showcase,
Ruttonjee Centre, 11 Duddell Street,
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The splendour of Shouson Hill 明媚風光

Photography: Daniel Tam



Situated in Shouson Hill on the coast of Deep Water Bay, this 4,869 sq-ft townhouse, part of Bay Villas, enjoys magnificent ocean and green views. The four-bedroom (three ensuite) house is elegantly decorated in warm, cream tones with hardwood flooring, with a bright, combined living and dining room featuring high ceilings and a bar for entertaining guests. The bar is equipped with a sink and display where homeowners can showcase their best wine and spirits. There is also a family room for more intimate gatherings.

On a sunny day, the walk-out garden can be accessed from the living room to relax and soak up the sun.

The spacious layouts of the bedrooms promise comfort and luxury; you can easily imagine spending an entire day in the master bedroom watching television or curled up reading in the seating area, with a clear green view. The master ensuite is also a delight: designed like a luxury hotel bathroom, it includes a double wash basin, a television and bathtub.

Completed in 2003, Bay Villas comprises eight houses in Shouson Hill on the south side of the island, near the Aberdeen Tunnel. Six townhouses are in the front row and two are detached at the back on an elevated platform. The upscale Shouson Hill neighbourhood features low-rise apartments, deluxe villas and townhouses – and it's also a great location for a morning jog.

Homes here boast views of Aberdeen and the South China Sea, while Deep Water Bay beach, Repulse Bay, Ocean Park, the Hong Kong Golf Club, the Hong Kong Country Club, the Marina Club and the South Island School are all nearby. Central and Causeway Bay can be reached in 10 to 15 minutes via the Aberdeen Tunnel. There are also multiple bus routes serving the area.

這間面積達4869平方呎的洋房坐落於深水灣壽臣山的南源，眺望壯麗海景和山景。屋內設四間睡房（三間為套房），一室諧和奶白色調配硬木地板，設計典雅。客飯廳樓底高，光線充沛，設有吧枱招待客人。吧枱配上洗滌槽，更有陳列酒櫃，讓屋主展示珍藏的美酒。住宅另設起居室，是舉辦私人聚會的好選擇。

陽光和煦時，更可從客廳直接走進花園，來個日光浴鬆弛神經。

睡房間隔寬敞，既奢華又舒適；無論是在主人睡房整天看電視，還是窩在沙發上邊看書邊欣賞一覽無遺的翠綠景緻，皆賞心樂事也。主人房的浴室亦充滿驚喜，設計尤如豪華酒店浴室，設兩個洗手盆、電視機和浴缸。

南源建於2003年，位於港島南區近香港仔隧道的壽臣山，由八座洋房組成，前排建有六座，後排則有兩座建於高台的獨立屋。壽臣山高尚住宅區以低層樓房、別墅及排屋為主，也是晨運跑步的好去處。

這裡的樓房盡享香港仔和南中國海的迷人景緻，而深水灣沙灘、淺水灣、海洋公園、香港高爾夫球會、香港鄉村俱樂部、深灣遊艇俱樂部及南島中學都近在咫尺。區內設多條巴士線，經香港仔隧道到中環及銅鑼灣只需10至15分鐘。

Bay Villas 壽臣山 南源

57-71 Shouson Hill Road, Shouson Hill

壽臣山壽山村道57-71號

4,869 s.f. (plus 603 s.f. terrace)
HK\$280M

Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey

Peter M. Cannon

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

Perkins road –colonial charm



Sherrie Harps

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

Repulse Bay -classical contemporary



Susan Taylor

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

Castle Peak road –clean lines



Ethan King

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

Plantation road –sophisticate mode



Jennifer Park

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

Sapphire Chalet –light filled spread



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





33 Cape Road, Chung Hom Kok

Stylishly decorated 4-bedroom townhouse with sea view at Chung Hom Kok
春坎角時尚裝修四房排屋，欣賞美麗海景

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

\$68M

☎ 9648 6082 Christine Chong 莊小姐

🌐 www.landscape.com/124154.htm

春坎角環角道33號



Regalia Bay

88 Wong Ma Kok Road, Stanley

Prestigious 5-bedroom waterfront townhouse in quiet location
豪華五房海濱大屋，環境寧靜，可租可售

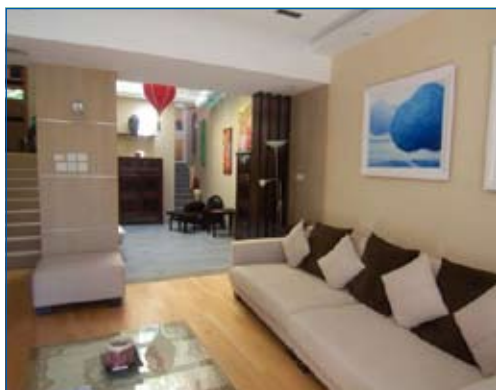
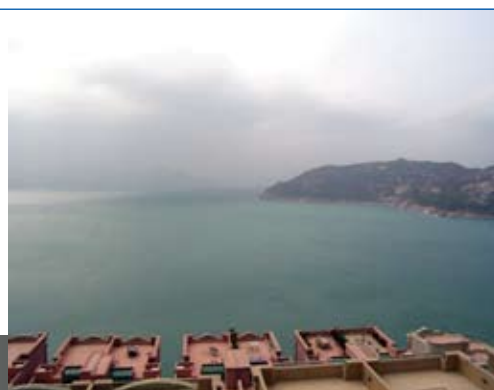
4,100 s.f. (plus 1,167 s.f. roof and 131 s.f. garden)

\$72M also for lease \$165K incl.

☎ 6838 2929 Mark Mak 麥先生

🌐 www.landscape.com/135672.htm

赤柱富豪海灣



Stanley Court

9 Stanley Mound Road, Stanley

Resort style townhouse with private garden, terrace and roof top close to Stanley Main Beach
渡假式洋房，連私家花園平台及天台，鄰近赤柱正灘

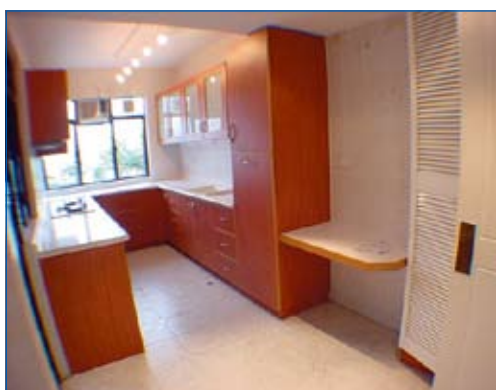
2,701 s.f. (plus 732 s.f. garden and 517 s.f. roof)

\$145K incl.

☎ 9348 4118 Rowena Siu 蕭小姐

🌐 www.landscape.com/108708.htm

赤柱海灣園



Peak Villa

86-88 Peak Road, The Peak

Exclusive townhouse in serene neighbourhood
山頂豪華獨特排屋，環境清幽怡人

3,280 s.f. (plus 300 s.f. terrace)

\$197K

☎ 9871 6828 Louis Wong 黃先生

🌐 www.landscape.com/17712.htm

山頂頤翠園



70 Deep Water Bay Road, Deep Water Bay

Luxurious townhouse with large private garden in quiet location
深水灣豪華洋房連私家花園，環境寧靜舒適

4,140 s.f. (plus 2,959 s.f. garden)

\$230K

☎ 9080 6686 Teresa Lau 劉小姐

🌐 www.landscape.com/21927.htm

深水灣深水灣道70號





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Academic Terrace
101 Pok Fu Lam Road, Pokfulam
3-bedroom duplex with direct access to private roof top with harbour view
三房複式住宅，連私家天台，享維港美景

薄扶林學士臺

1,046 s.f. (plus 248 s.f. roof and 129 s.f. terrace)
\$13.75M

9028 0147 Jenson Au 區先生 可普通話
www.landscape.com/150444.htm



Greenery Garden
2A Mount Davis Road, Pokfulam
Practical 3-bedroom mid-rise in tranquil area
間隔實用中密度三房住宅，環境清幽怡人

薄扶林怡林閣

1,629 s.f.
\$16.5M

9551 1077 Walker Lam 林先生 可普通話
www.landscape.com/43756.htm



Regent Palisades
43 Bisney Road, Pokfulam
Newly renovated low-rise flat with private roof terrace in quiet neighbourhood
全新裝修低密度住宅，連大露台，環境寧靜

薄扶林帝柏園

1,513 s.f. (plus 905 s.f. roof)
\$17.5M

9648 6082 Christine Chong 莊小姐
www.landscape.com/109888.htm



Pacific View
38 Tai Tam Road, Tai Tam
Southside 3-bedroom apartment with panoramic sea view in Tai Tam
大潭三房單位，尊享廣闊的大潭景致

大潭浪琴園

1,906 s.f.
\$25.4M

9648 6082 Christine Chong 莊小姐
www.landscape.com/6997.htm



Cape Mansions
56-62 Mount Davis Road, Pokfulam
Nicely renovated practical flat with balcony overlooking superb sea view
雅致裝修住宅，連陽臺，間隔實用，遠闊海景

薄扶林翠海別墅

2,200 s.f.
\$31M

9809 8570 Stella Lo 羅小姐
www.landscape.com/109494.htm



Repulse Bay Garden
18-40 Bellevue Drive, Repulse Bay
Newly renovated high efficiency flat overlooking Repulse Bay Beach
全新裝修住宅，實用率高，俯瞰淺水灣海灘迷人景色

淺水灣麗景園

1,780 s.f.
\$34M

9809 8570 Stella Lo 羅小姐
www.landscape.com/335543.htm



Villa Verde
4-18 Guildford Road, The Peak
Practical 3-bedroom apartment at greenery Peak area
間格實用三房單位，位於山頂，景色翠綠怡人，可租可售

山頂環翠園

1,505 s.f.
\$35M also for lease \$75K incl.

6330 7888 Cora Ko 高小姐
www.landscape.com/6614.htm



South Bay Towers
59 South Bay Road, Repulse Bay
Sea view apartment with high efficiency layout in South Bay
淺水灣海景住宅，實用率高

淺水灣南灣大廈

2,738 s.f.
\$45M

9833 9509 Michelle Chung 鍾小姐 可普通話
www.landscape.com/3328.htm



Regalia Bay
88 Wong Ma Kok Road, Stanley
5-bedroom townhouse with roof in tranquil enclave
赤柱五房排屋，連天台，環境優美怡人

赤柱富豪海灣

4,212 s.f. (plus 817 s.f. roof and 618 s.f. garden)
\$68M

6838 2929 Mark Mak 麥先生
www.landscape.com/107817.htm



Guildford Court
5 Guildford Road, The Peak
Well decorated apartment in lower Peak
山頂雅致裝修住宅出售

山頂喬福道5號

2,500 s.f.
\$70M

9871 6828 Louis Wong 黃先生
www.landscape.com/30026.htm

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8 Pak Pat Shan Road, Tai Tam
Garden townhouse with sweeping sea view in serene location
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3,348 s.f. (plus 741 s.f. garden)
\$88M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/32677.htm

大潭
皇府灣



The Somerset

67 Repulse Bay Road, Repulse Bay
Exclusive duplex with full sea view of Deep Water Bay
獨特豪華複式住宅，尊享深水灣全海景

3,099 s.f.
\$90M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/4674.htm

淺水灣
怡峰



Tai Tam Contemporary Townhouse

Contemporary waterfront townhouse with designer's decor and garden terrace
豪華海濱洋房，連設計師品味裝修及花園平台

3,026 s.f. (plus 2,617 s.f. garden, 127 s.f. roof and 451 s.f. carport)
\$102M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/107218.htm

大潭
豪華洋房



Belleview Place

93 Repulse Bay Road, Repulse Bay
High quality sea view townhouse with private garage
雅致海景排屋，連私家車庫

3,619 s.f. (plus 747 s.f. roof, 171 s.f. terrace)
\$115M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/84590.htm

淺水灣
寶晶苑



Manderly Garden

48 Deep Water Bay Road, Deep Water Bay
Spacious townhouse in sought after location
深水灣排屋，間隔寬敞，市場罕有

3,594 s.f.
\$126M

☎ 9238 2012 David Chan 陳先生
🌐 www.landscape.com/122543.htm

深水灣
文禮苑



La Hacienda

29-33 Mount Kellett Road, The Peak
Newly decorated townhouse with facilities overlooking nice views
全新裝修洋房，連完善住客設施，享南區海景

2,800 s.f.
\$150M

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/33958.htm

山頂
加列山道29-33號



56 Repulse Bay Road, Repulse Bay

Deluxe waterfront duplex apartment with sweeping view of Repulse Bay
淺水灣豪華海濱複式住宅，尊享寧靜海景

3,281 s.f. (plus 848 s.f. roof)
\$156M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/144428.htm

淺水灣
淺水灣道56號



Strawberry Hill

8 Plunkett's Road, The Peak
Prestigious 4-bedroom town house with sea view in quiet location
豪華尊貴四房排屋，尊享海景，環境寧靜優美

3,200 s.f.
\$180M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/24565.htm

山頂
紅莓閣



Villa Rosa

88 Red Hill Road, Tai Tam
High privacy garden house overlooking Stanley Bay
大潭花園大屋，私隱度高，俯瞰赤柱美景，可租可售

3,960 s.f. (plus 2,234 s.f. garden and 480 s.f. roof)
\$180M also for lease \$250K incl.

☎ 9833 9509 Michelle Chung 鍾小姐 可普通話
🌐 www.landscape.com/1782.htm

大潭
玫瑰園



Severn Eight

8 Severn Road, The Peak
Deluxe townhouse on exclusive Severn Road with breath-taking view
山頂豪華排屋，位置優越，環境寧靜

3,330 s.f. (plus 794 s.f. roof and 602 s.f. garden)
\$238M

☎ 6838 2929 Mark Mak 麥先生
🌐 www.landscape.com/94672.htm

山頂
倚巒



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Merry Garden

90 Kennedy Road,
Midlevels Central

Rare find penthouse unit with private roof top
罕有頂層住宅，連私家天台

1,250 s.f. (plus 1,000 s.f. roof)
\$15.8M

☎ 9493 8275 Sami Woo 胡小姐
🌐 www.landscape.com/46699.htm

中半山
豐樂新村



Best View Court

66-68 MacDonnell Road,
Midlevels Central

Newly renovated mid-rise apartment on MacDonnell Road
麥當勞道新裝修中密度住宅，可租可售

1,600 s.f.
\$19M also for lease \$60K incl.

☎ 9080 6686 Teresa Lau 劉小姐
🌐 www.landscape.com/54181.htm

中半山
好景大廈



Pearl Gardens

7 Conduit Road, Midlevels West

High efficiency 4-bedroom apartment in good decor
西半山四房住宅，實用率高，雅致靚裝修

2,200 s.f.
\$33M

☎ 9348 4118 Rowena Siu 蕭小姐
🌐 www.landscape.com/36705.htm

西半山
明珠臺



Babington House

5 Babington Path, Midlevels West

Rare 5-bedroom apartment in sought after elite school network
罕有五房住宅，位於著名校網區

2,750 s.f.
\$35M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/115142.htm

西半山
巴威大廈



Tregunter Tower

14 Tregunter Path,
Midlevels Central

Large and spacious 4-bedroom apartment with comprehensive facilities
特大四房單位，連完善住客會所設施，間隔寬敞，可租可售

3,050 s.f.
\$39M also for lease \$80K incl.

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/1025.htm

中半山
地利根德閣



Po Garden

9 Brewin Path, Midlevels Central

Spacious 3-bedroom apartment on fringe of CBD
寬敞三房住宅，鄰近中環，交通方便

2,594 s.f. (plus 165 s.f. terrace)
\$39.8M

☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/17111.htm

中半山
寶園



Visalia Garden

48 MacDonnell Road,
Midlevels Central

Well designed and decorated flat on convenient MacDonnell Road
麥當勞道靚裝修住宅，交通方便，可租可售

2,195 s.f.
\$39.8M also for lease \$90K incl.

☎ 9486 1566 Mira To 杜小姐
🌐 www.landscape.com/121861.htm

中半山
蔚山花園



6A Bowen Road, Midlevels Central

Convenience and efficiency layout unit in Bowen Road
寶雲道單位，間隔實用，交通方便

2,220 s.f.
\$40M

☎ 9551 1077 Walker Lam 林先生
🌐 www.landscape.com/30394.htm

中半山
寶雲道6A號



Tavistock

10A Tregunter Path,
Midlevels Central

Prestigious 3-bedroom apartment with full clubhouse facilities
豪華三房單位，連完善住客會所設施

2,030 s.f.
\$46M

☎ 9348 4118 Rowena Siu 蕭小姐
🌐 www.landscape.com/31523.htm

中半山
騰皇居



26 Magazine Gap Road, Midlevels Central

Colonial apartment on Magazine Gap Road with excellent Victoria Harbour view
馬己仙峽道英式住宅，欣賞美麗維港景色

2,400 s.f.
\$55M

☎ 9080 6686 Teresa Lau 劉小姐
🌐 www.landscape.com/107696.htm

中半山
馬己仙峽道26號



Hillsborough Court
18 Old Peak Road,
Midlevels Central
Unique triplex penthouse with tasteful
decorations in Midlevels
中半山獨特三複式頂層住宅，連品味靚裝修，
可租可售

2,200 s.f. (plus 1,016 s.f. terrace
and 1,000 s.f. roof)
\$60M also for lease \$160K incl.

☎ 9093 3381 Stephen Chan 陳先生
🌐 www.landscape.com/100233.htm

中
半
山
曉
峰
閣



Garden Terrace
8A Old Peak Road,
Midlevels Central
High efficiency large high floor apartment
with harbour view on fringe of CBD
半山高實用率大單位，高層享維港景，鄰近中環
交通方便

3,009 s.f.
\$75.5M also for lease \$125K

☎ 9080 6686 Teresa Lau 劉小姐
🌐 www.landscape.com/30133.htm

中
半
山
花
園
臺



1 Po Shan Road,
Midlevels West
Well managed 4-bedroom apartment
with harbour view
管理完善四房單位，坐擁維港景色

2,939 s.f.
\$80M

☎ 9028 0147 Jenson Au 區先生
🌐 www.landscape.com/36642.htm

西
半
山
寶
珊
道
一
號



The Albany
1 Albany Road, Midlevels Central
Newly renovated apartment on fringe of
CBD overlooking green parks
全新裝修住宅，俯瞰翠綠公園景色，鄰近中環，
交通方便

2,549 s.f.
\$82M

☎ 9809 8570 Stella Lo 羅小姐
🌐 www.landscape.com/40582.htm

中
半
山
雅
賓
利
大
廈



貼心簡居 White functionality

Botanic Terrace 西半山 芝蘭台
3-5 Conduit Road, Midlevels West
西半山干德道3-5號

1,400 s.f.
HK\$20M



Recently renovated and designed by the owners themselves, this two-bedroom (one ensuite) apartment in Midlevels West focuses on simplicity and functionality.

White is the theme colour, from furnishings to walls. Spanning 1,400 sq-ft, the apartment has floor-to-ceiling windows, mirrors and glass partitions to create a bright and spacious atmosphere. From the kitchen to the bedrooms, there is ample built-in storage which is skillfully concealed.

The glass partitions between the living room and kitchen, along with ceiling speakers in the kitchen, allow people to watch TV or listen to music while cooking. For those who are passionate about cooking, the kitchen is fully equipped with state-of-the-art appliances such as an oven, double fridge, dishwasher and wine fridge. Next to the kitchen are the balcony (which can also be accessed from the guest bedroom) and living room featuring the latest entertainment systems – a 3D TV, surround sound system and DVD player.

Natural oak flooring was specifically chosen for sustainable and aesthetic purposes. Mood lighting has been installed everywhere, allowing homeowners to adjust the brightness according to the time of day and save energy. Double-glazed windows provide insulation as well as soundproofing. And during winter or summer, the combined air conditioners and heaters allow appropriate temperatures all year round.

Conveniently located on Conduit Road, Botanic Terrace is near the Midlevels escalator, as well as minibus stops. Restaurants, banks and supermarkets can be found on Robinson Road.

這個西半山住宅單位設兩間睡房（其一為套房），最近由屋主親自操刀設計翻新，展現著重功能的簡約格調。

從傢俱陳設到牆壁，全屋以白色為主調顏色。單位面積達1400平方呎，盡見落地玻璃窗、鏡子和玻璃隔牆，塑造出光亮寬敞的居住環境。從廚房到睡房，都巧妙隱藏充足的嵌入式貯物空間。

廚房與客廳之間以玻璃牆分隔，加上天花設有擴音器，可一邊烹調美食，一邊看電視或聽音樂。同時，廚房設備齊全，先進電器包括焗爐、雙門雪櫃、洗碗機和酒櫃。陽台就在廚房旁，連接客房。客廳裝設最新的娛樂系統，包括3D電視、環迴立體聲音響及DVD播放器。

全屋特別鋪上天然橡木地板，不僅美觀，亦符合環保原則。屋內每個角落都套用情境照明，屋主可配合日照調校燈光亮度，節省電力。雙層玻璃窗既隔熱亦隔音，而冷暖氣機則確保不論冬夏都有舒適溫度。

位於干德道的芝蘭台位置便利，毗鄰半山行人電梯及小巴士站，附近的羅便臣道則有餐廳、銀行和超級市場。

☎ 9833 9509 Michelle Chung 鍾小姐
🌐 www.landscape.com/136455.htm

可普通話



Shan Kwong Court
26-32 Shan Kwong Road,
Happy Valley
Spacious 3-bedroom apartment at quiet
corner of Happy Valley
跑馬地寬敞三房住宅，環境清幽

跑馬地
山光樓

1,200 s.f.
\$12.8M

9486 1566 Mira To 杜小姐
www.landscape.com/115772.htm



Evergreen Court
71-73A Blue Pool Road,
Happy Valley
3-bedroom apartment with balcony in
prime location
跑馬地三房住宅，連陽臺，位處優越地段

跑馬地
翠苑

1,700 s.f.
\$24M

9551 1077 Walker Lam 林先生
www.landscape.com/53837.htm

可普通話



Butler Tower
1-5 Boyce Road, Jardine's Lookout
Practical apartment in Jardine's Lookout
with private terrace
渣甸山間隔實用單位，連私家平台

渣甸山
柏麗園

1,650 s.f. (plus 984 s.f. terrace)
\$33M

9551 1077 Walker Lam 林先生
www.landscape.com/11711.htm

可普通話



Sanitarian Apartments
20-30 Green Lane, Happy Valley
Charming low-rise with 3 bedrooms and
balcony in quiet enclave of Happy Valley
跑馬地迷人低密度三房單位，連陽臺

跑馬地
潔園

2,200 s.f. (plus 400 s.f. terrace)
\$37M

9028 0147 Jenson Au 區先生
www.landscape.com/104376.htm

可普通話

FOR LEASE

The Altitude 紀雲峰

Brand new luxurious residential
by Kerry Properties
嘉里建設全新豪華住宅項目

Unit size 1,855 s.f – 1,995 s.f. with
3 bedrooms (incl. 2 ensembles)
單位面積由1855至1955平方呎，
間隔均為三房設計，其中兩房為套房

Comprehensive clubhouse facilities
完善住客會所配套設施

Excellent location with easy access
to Central and Causeway Bay
座落優越地段，往來中環及
銅鑼灣均極之便利

Asking Rental 租金: \$110K

20 Shang Kwong Road, Happy Valley
跑馬地山光道廿號



Contact person 聯絡人:

Mira To 杜小姐
9486 1566

Stella Lo 羅小姐
9809 8570

Louis Wong 黃先生
9871 6828

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Tel 電話: (852) 3180 3189 Fax 傳真: (852) 2805 6867 Email 電郵: info@jepsenmarine.com Website 網址: www.jepsenmarine.com
16/F, East Ocean Centre, 618 Yan An Road East, Shanghai 200001, P.R.China 中國上海延安路618號東海商業中心16樓
Tel 電話: (86) 21 2306 4748 Fax 傳真: (86) 21 2306 4999 Email 電郵: chinainfo@jepsenmarine.com

Riva
AUTHORIZED DEALER



Villa Vista

34B Lugard Road, The Peak
Colonial style low-rise 3-bedroom apartment in secluded neighbourhood on the Peak
英式低密度三房住宅，位於山頂區幽靜地段

山頂
樹華小築

1,592 s.f.
\$52K incl.

☎ 9229 2396 Elaine Chow 周小姐 可普通話
🌐 www.landscape.com/12257.htm



Bisney Terrace

73-79 Bisney Road, Pokfulam
Stylishly designed 2-bedroom low-rise apartment with private roof in Pokfulam
時尚設計兩套房低密度住宅，連私家天台

薄扶林
碧荔臺

1,035 s.f. (plus 840 s.f. roof)
\$53K incl.

☎ 9229 2396 Elaine Chow 周小姐 可普通話
🌐 www.landscape.com/152604.htm



Larvotto

8 Ap Lei Chau Praya Road, Aberdeen
Brand new sea view apartment with facilities in Southside
全新海景住宅，連住客設施，可租可售

香港仔
南灣

1,745 s.f.
\$65K incl. also for sale \$31.8M.

☎ 9229 2396 Elaine Chow 周小姐 可普通話
🌐 www.landscape.com/134290.htm



Ridge Court

21A-21D Repulse Bay Road, Repulse Bay
Spacious 3-bedroom sea view apartment with high ceiling overlooking Deep Water Bay
間隔寬敞三房海景單位，樓底極高，俯瞰深水灣迷人景色

淺水灣
冠園

2,300 s.f.
\$78K incl.

☎ 9493 8275 Sami Woo 胡小姐
🌐 www.landscape.com/20758.htm



Scenic Villas

2-28 Scenic Villa Drive, Pokfulam
High efficiency 4-bedroom sea view apartment at Pokfulam waterfront
薄扶林海濱四房單位，實用率高，欣賞海景

薄扶林
美景臺

2,194 s.f.
\$80K incl.

☎ 9348 4118 Rowena Siu 蕭小姐
🌐 www.landscape.com/45137.htm



Magazine Heights

17 Magazine Gap Road, The Peak
Practical 4-bedroom apartment in sought after location with Victoria Harbour view
熱門四房單位，間隔實用，欣賞維港美景

山頂
馬己仙大廈

2,500 s.f.
\$84K incl.

☎ 9238 2012 David Chan 陳先生
🌐 www.landscape.com/29004.htm



Repulse Bay Garden

18-40 Belleview Drive, Repulse Bay
High efficiency practical apartment with full view of Repulse Bay Beach
間隔實用單位，尊享淺水灣海灘全景

淺水灣
麗景園

2,288 s.f.
\$85K incl.

☎ 9229 2396 Elaine Chow 周小姐 可普通話
🌐 www.landscape.com/152970.htm



Springfield Gardens

5-9 Shouson Hill Road West, Shouson Hill
Nicely decorated low-rise apartment with private terrace
雅致裝修低密度住宅，連私家平台，可租可售

壽臣山
春暉園

1,775 s.f. (plus 600 s.f. terrace)
\$85K incl. also for sale \$32M

☎ 6330 7888 Cora Ko 高小姐
🌐 www.landscape.com/123896.htm



Grand Garden

61 South Bay Road, Repulse Bay
Ideal family flat with 4-bedroom and comprehensive facilities
家庭式四房住宅，連完善住客會所設施

淺水灣
華景園

3,054 s.f.
\$88K incl.

☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/316.htm



Repulse Bay Apartments

101 Repulse Bay Road, Repulse Bay
Spacious sea view apartment with great facilities on Repulse Bay Beach
間隔寬敞海景單位，連完善住客會所設施，鄰近淺水灣海灘

淺水灣
淺水灣花園大廈

2,465 s.f.
\$93K

☎ 9486 1566 Mira To 杜小姐
🌐 www.landscape.com/32010.htm



Baguio Villa
550 & 555 Victoria Road, Pokfulam
Well decorated 3-bedroom apartment with private roof terrace
雅致裝修三房單位，連私家天台，可租可售

薄扶林 碧瑤灣

2,332 s.f. (plus 1,876 s.f. roof)
\$100K incl. also for sale \$40M

☎ 9348 4118 Rowena Siu 蕭小姐
🌐 www.landscape.com/111955.htm



26 Magazine Gap Road, The Peak
3-bedroom apartment with balcony enjoys sweeping harbour view
山頂三房住宅，連陽臺，尊享寧靜維港景色，可租可售

山頂馬巴仙峽道26號

2,400 s.f.
\$100K incl. also for sale \$65M

☎ 9871 6828 Louis Wong 黃先生
🌐 www.landscape.com/12008.htm



63-65 Bisney Road, Pokfulam
Well decorated high efficiency 4-bedroom apartment with open sea view at Pokfulam
薄扶林雅致裝修四房單位，間隔實用，享開揚海景，可租可售

薄扶林 碧瑤灣 63-65號

2,400 s.f.
\$105K incl. also for sale \$48M

☎ 9028 0147 Jenson Au 區先生 可普通話
🌐 www.landscape.com/147694.htm



Celestial Garden
5 Repulse Bay Road, Repulse Bay
Popular sea view apartment on upper Repulse Bay Road
淺水灣道頭段海景單位，極受住客歡迎

淺水灣 詩禮花園

2,363 s.f.
\$106K incl.

☎ 9348 4118 Rowena Siu 蕭小姐
🌐 www.landscape.com/3879.htm



Villa Verde
4-18 Guildford Road, The Peak
High efficiency 3-bedroom apartment in lower Peak
山頂高實用三房單位出租

山頂 環翠園

2,520 s.f.
\$110K incl.

☎ 9080 6686 Teresa Lau 劉小姐 可普通話
🌐 www.landscape.com/4433.htm



The Carmina
7-9 Deep Water Bay Drive, Deep Water Bay
4-bedroom flat in spacious layout with comprehensive facilities
深水灣四房住宅，間隔寬敞，連完善住客會所設施

深水灣 嘉名苑

2,628 s.f.
\$114K incl.

☎ 9551 1077 Walker Lam 林先生 可普通話
🌐 www.landscape.com/100158.htm



29-31 Bisney Road, Pokfulam
Rare 4-bedroom low-rise apartment with private garden
罕有四房低密度住宅，連私家花園平台

薄扶林 碧瑤灣 29-31號

2,500 s.f. (plus 1,000 s.f. garden and 578 s.f. terrace)
\$115K incl.

☎ 9648 6082 Christine Chong 莊小姐
🌐 www.landscape.com/51258.htm



33 Cape Road, Chung Hom Kok
Garden townhouse close to Stanley
春坎角花園洋房，鄰近赤柱，可租可售

春坎角 環角道33號

3,147 s.f. (plus 771 s.f. garden, 447 s.f. roof and 94 s.f. terrace)
\$120K also for sale \$68M

☎ 9093 3381 Stephen Chan 陳先生
🌐 www.landscape.com/109826.htm



Deepdene
55 Island Road, Deep Water Bay
Large 4-bedroom apartment with very high efficiency at Deep Water Bay
深水灣特大四房單位，實用率高

深水灣 蒲苑

2,319 s.f.
\$125K incl.

☎ 9486 1566 Mira To 杜小姐
🌐 www.landscape.com/27333.htm



37 Barker Road, The Peak
Sought after mid-rise flat with full harbour view on prestigious Barker Road
白加道中密度住宅，享全維港景，市場罕有

山頂 白加道37號

2,100 s.f.
\$125K

☎ 9551 1077 Walker Lam 林先生 可普通話
🌐 www.landscape.com/32861.htm



The Mount Austin
8 Mount Austin Road, The Peak
4-bedroom penthouse with facilities on the Peak
山頂四房頂層單位，連住客會所設施

山頂柯士甸山道8號

1,847 s.f. (plus 1,000 s.f. roof and 193 s.f. terrace)
\$128K

9238 2012 David Chan 陳先生
www.landscape.com/27561.htm



Horizon Crest
22 Stanley Village Road, Stanley
4-bedroom townhouse surrounded by lush greenery at Stanley
赤柱四房排屋，享遶閱翠綠景觀

赤柱赤柱村道22號

2,800 s.f. (plus 752 s.f. garden, 284 s.f. roof and 182 s.f. terrace)
\$130K incl.

9348 4118 Rowena Siu 蕭小姐
www.landscape.com/7720.htm



Oasis
8-12 Peak Road, The Peak
Lower Peak apartment with high ceiling overlooking the Victoria Harbour panorama
山頂住宅，樓底極高，俯瞰維港景致，可租可售

山頂欣怡居

2,719 s.f.
\$130K incl. also for sale \$78M

9551 1077 Walker Lam 林先生 可普通話
www.landscape.com/122963.htm



La Hacienda
29-33 Mount Kellett Road, The Peak
Colonial style apartment with high ceiling and facilities in The Peak
山頂英式住宅，樓底特高，連完善住客會所設施，可租可售

山頂加列山道29-33號

3,506 s.f.
\$130K also for sale \$90M

9080 6686 Teresa Lau 劉小姐 可普通話
www.landscape.com/30905.htm



Seyvern Villa
3 Seyvern Road, The Peak
Unique harbour view low-rise apartment with private roof top
獨特維港景低密度住宅，連私家天台

山頂施勳別墅

1,750 s.f. (plus 1,835 s.f. roof)
\$131.5K

6183 8388 Chris Law 羅先生
www.landscape.com/22215.htm



The Somerset
67 Repulse Bay Road, Repulse Bay
Deep Water Bay view duplex apartment for rent
淺水灣複式住宅出租，尊享深水灣迷人景色

淺水灣怡峰

2,462 s.f.
\$138K incl.

6330 7888 Cora Ko 高小姐
www.landscape.com/48826.htm

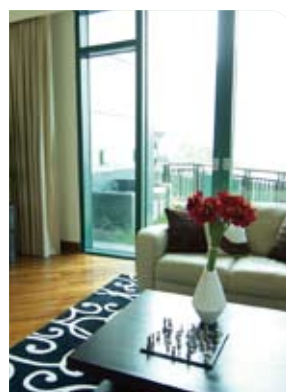


29 Severn Road, The Peak
Modern low-rise 4-bedroom apartment on the Peak with Southside sea view
山頂時尚低密度四房單位出租，尊享南區海景

山頂施勳道29號

2,300 s.f.
\$150K incl.

6183 8388 Chris Law 羅先生
www.landscape.com/46658.htm



12 Shouson Hill Road, Shouson Hill
5-bedroom garden house in quiet enclave
五房花園大屋，位於壽臣山，環境清幽怡人

壽臣山壽山村道12號

3,746 s.f. (plus 374 s.f. garden)
\$165K

6330 7888 Cora Ko 高小姐
www.landscape.com/11896.htm



Helene Court
14 Shouson Hill Road, Shouson Hill
Garden townhouse with practical layout in serene location
壽臣山花園洋房，間隔實用，環境清幽怡人

壽臣山喜蓮閣

3,113 s.f. (plus 1,011 s.f. garden and 553 s.f. roof)
\$170K

9238 2012 David Chan 陳先生
www.landscape.com/17607.htm



Orient Crest
76 Peak Road, The Peak
Peak townhouse with 4 bedrooms and big garden in tranquil neighbourhood
山頂四房排屋，連大花園，地段尊貴

山頂山頂道76號

3,300 s.f. (plus 500 s.f. garden)
\$185K incl.

9648 6082 Christine Chong 莊小姐
www.landscape.com/7735.htm



從新出發 A brand new way

For those who want to cast a glow in their home for the new year but are constantly disappointed by uninspired lighting pieces, the new Stimulus studio is a place for inspiration.

The new studio, which relocated from Fo Tan to Sheung Wan, is a small space stuffed with a cornucopia of delights. As well as a space for the Stimulus team to devise their creative ideas for graphic and interior design, the thrill of the new studio is that it comes with the addition of the product showroom — The Dot Showroom, displaying homeware items, art pieces and furniture which rarely seen in Hong Kong.

Showcased at the moment are collections of lighting pieces sourced from both Thailand and Philippines, featuring eco-friendly materials and skilled craftsmanship. With southeast Asia regularly hammered by floods and other natural disasters that cause the destruction of large tracts of wooded areas, nature's debris has become the major material in these lighting products. Special anti-mould and pest treatments are applied to the wood, making the pieces safe from decay.

新年想要點亮家居卻總是對乏味的燈具感到失望？全新的Stimulus工作室正是提供好主意的不二之選。

新工作室從火炭搬到上環，面積雖小卻滿載驚喜，除了有Stimulus團隊創作室內與平面設計的工作室外，更加設了產品陳列室The Dot Showroom，定期陳列一些在香港難得一見的家品、藝術裝飾品和傢具，值得期待。

陳列室現時展出一系列燈具，全數來自泰國和菲律賓，選用環保物料，手工精湛。東南亞地區經常遇到水災和其他天然災害，摧毀大片林木。因此，這次介紹的燈具以受破壞的木材為主要物料，特別經防霉防蟲處理，使燈具歷久常新不易枯爛。

釋放潛能 Release your inner artist

First Hong Kong, then the virtual world, and soon — global domination! Tinja Wright, founder of online art company Blank and one of Perspective's 40 Under 40 2010 young design talents, has relaunched her website at www.blankbespokeart.com, adding a new, fully-interactive 'Create' section.

The website relaunch coincides with the launch of Blank in the United Kingdom, and Wright says an international roll-out is also in the offing. "We're really excited about the new Create section because it allows the customer to become the artist," says founder Tinja Wright. "They can choose their favourite icons and prints, then colour them in shades to match their own interior spaces. The components can be combined in quite literally millions of different combinations, so customers can rest assured that the Blank canvas on their wall is truly unique."

先是香港，繼而延伸到虛擬世界，而不久呢，便是擴展至全球！網上藝術公司Blank創辦人 Tinja Wright (《透視》四十驕子2010的年輕設計新星之一) 重推網站 www.blankbespokeart.com，加入全新的互動設計專頁「Create」。

網站配合Blank進軍英國而重開，Tinja更指不久有望在全球推出，說道：「我們對於新專頁『Create』感到很雀躍，因為它讓顧客化身成藝術家。他們可以選擇喜歡的圖案和印花，然後再挑選色調，好配襯自家的室內空間。設計的可行組合達數百萬個，所以顧客可以放心，掛在他們家中牆壁上的Blank布畫真的是獨一無二。」



讚不絕口

More awards for Meyer-Brühl

Kati Meyer-Brühl's Ladybug-dream and Avec Plaisir (pictured) have just been distinguished with the Interior Innovation Award — Winner 2012 by the German Design Council. Both ranges will be on show in a special exhibition at the upcoming Imm Cologne 2012.

Meyer-Brühl also won the Good Design Award 2011 from the Chicago Athenaeum Museum of Architecture and Design for her Light-footed Easy Pieces creation — her sixth design prize of last year. Embodying the 'urban meets rural' concept, Easy Pieces features geometric linearity via a frame of solid wood with loose cushion elements and colour-coordinated fronts. An outdoor version is also available.

Kati Meyer-Brühl's Ladybug-dream和Avec Plaisir (見圖) 沙發系列，剛獲得德國設計委員會舉辦的室內設計創新獎2012，將於德國科隆國際傢具展2012中的特別展覽中亮相。

Kati同時亦憑著Light-footed Easy Pieces系列獲芝加哥雅典娜建築與設計博物館頒發GoodDesignAward2011，是今年贏得的第六個獎項。Easy Pieces系列以「都市與城郊交融」為題，以實木框架配上鬆軟坐墊及色彩繽紛的外型，展現出幾何線條，另外亦設戶外系列。

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

請密切留意《透視》三月號更多有關建築與設計的專題報導，或登入www.perspectiveglobal.com參閱精彩內容。



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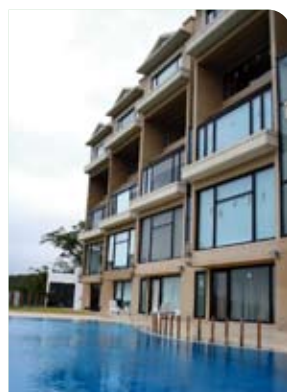


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Shine On!

Primarily painters, sculptors and photographers, the artists included in this curated exhibition are Konstantin Bessmertny, Faiza Butt, Jimmy Chan, Lee Sang Hyun and Kacey Wong, who represent four countries and are united solely by their use of light of as an integral component in the works featured in this exhibition.

是此展覽展出以光線作為核心元素的藝術作品，集合畫家、雕塑家及攝影師等一眾代表四個國家的藝術家，包括Konstantin Bessmertny、Faiza Butt、Jimmy Chan、Lee Sang Hyun和黃國才。



To Mar 3

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中
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山
碧
苑

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中
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松柏新村



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跑馬地
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apartment with huge private terrace in
upper Happy Valley
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RIVERSIDE CAFÉ & RESTAURANTS

South Bank W1

South Bank Cafe and Restaurant site facing the river Thames, City of London and Tower Bridge. "Warehouse style" ground floor units, both benefiting from riverside terraces. Located in a popular residential and entertainment area for City professionals with ongoing developments in the area.

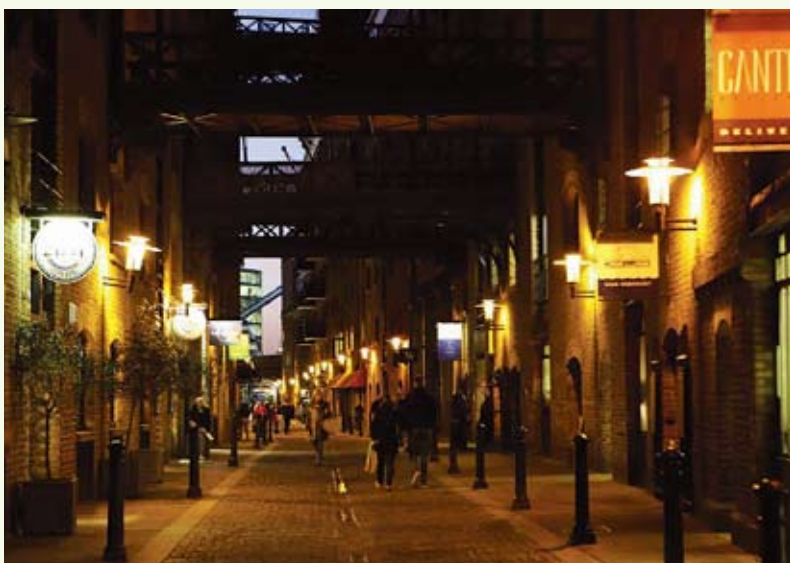
The Two tenants are well established hospitality groups in London, on long leases with average unexpired terms of 16.5 years. Good potential for rental increase on next review dates in 2014.

現租客為餐館並以倉庫式設計馳名，座落在極受歡迎的住宅和娛樂區。位於泰晤士河畔與世界知名的倫敦地標Tower Bridge為鄰，而該地區亦正持續發展。

現兩租戶都為發展成熟的集團，並可享未來不少於16年半的穩定期約，租金回報率高，並可望在2014年租金調整時再創新高。

5.5%+ Gross Yield
Virtual Freehold

10,000 s.f. Internal
3,000 s.f. Terraces
£5-10M



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Prime Commercial

St James SW1

Prime whole building currently fully let to commercial tenants. 8 Floors plus Basement, with Parking. Long-term development potential for conversion to residential. 座落於St. James的優質商業大廈，所以單位已經租出，樓高8層加地下室連停車場，長遠可發展為豪華住宅。

4.8% Gross Yield
Freehold
54,000 s.f.
£60-65M



Prime Retail and Commercial

The Strand WC2

Street Level Retail plus Commercial space on 5 upper floors and lower ground floors. Fully Let. 樓高5層的商業大廈地面現用作零售用途，現已全數租出，坐享8%回報。

8%+ Gross Yield
Freehold
34,000 s.f.
£15-20M

Super Prime Retail

Knightsbridge SW1

Prime Retail site in prestigious newly completed central Knightsbridge development. Single tenant with 14 years unexpired on lease with "upward only" 5 yearly rent reviews.

位於Knightsbridge中心地段的全新零售商舖，尚有14年租約，租金每5年調整租約一次。

Gross Yield 3.6%

Virtual Freehold
(999 year leasehold)
£20-25M



Small Prime Commercial

Mayfair W1

Small Grade II listed property, currently vacant, 4 floors for commercial use. 樓高4層的商業大廈，收租自用皆宜。

Vacant possession
Long Leasehold
from Grosvenor Estate
2,900 s.f.
£5M or below



Hotel

Docklands

Modern Four Star Hotel on the Waterfront. East London location close to Canary Wharf, City Airport and the Olympic Stadium. 224 Room hotel with planning approved for additional 80 rooms in future. Available with vacant possession or with 15 year management contract.

位於倫敦東面的時尚四星級酒店，鄰近Canary Wharf City Airport及奧林匹克體育場。提供224間客房，並獲得批准於未來擴建80間客房。尚有15年租約或可隨時交吉出售。

Freehold
£40-45M

Prime Retail & Residential mixed use

Knightsbridge SW3

Four interconnected units, currently configured for retail on ground floors and residential use above. Excellent location

adjacent to high end retailers and restaurants. Sold with vacant possession, with licenses, for immediate rental, or with excellent redevelopment potential. 樓罕有4座相連號碼的舖位及住宅，座落於傳統豪宅及消費區域。地面舖位可作零售或餐廳用途，樓上則為住宅。毗鄰為高檔零售或餐廳，可連牌照出售並立即出租。而物業亦具重建價值，潛力無限。

Freehold
2,800 s.f. Retail
4,350 s.f. Residential
(plus 902 s.f. roof terraces)
£10-15M



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

PRICE UPON ENQUIRY 歡迎查詢

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