

# The Key

SELECT DELUXE HOMES

# 大宅®

VOLUME 123 | March 2015

## FEATURES

**Be my guest**  
人氣居停

**Spruce up  
your kitchen**  
為廚房添上新裝

幽靜秀麗

## Redhill Peninsula: A secluded sanctuary

花園洋房

Garden house



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 JC Vision 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**



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VISION

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花花世界

## The wonder of wallpaper

Wallpaper is not commonly used in Hong Kong, but it is a great way to reinvigorate tired, drab walls. Whether it's refreshing the lounge room with a new feature print or completely updating the bedroom with a dramatic design, adding wallpaper will transform the look of your home.

Try playing with bold colours and experimenting with patterns — for a kid's room, for example, try iconic retro-chic décor wallpaper featuring comic book heroes. And it doesn't have to be just walls: refresh tired closet doors and wardrobes by applying wallpaper to surfaces for a striking finish.

Wallpaper that resembles wood, leather or suede is easily available, so you can even experiment with different textures to achieve a unique look for your home.

在香港，牆紙雖然不是家居裝潢的必需品，但卻可粉飾剝落的牆壁。不論是在偏廳貼上新款圖案，還是在睡房內換上惹人注目的牆紙，總能令家居煥然一新。

如要嘗試添置彩色斑斕和誇張的圖案，可以在小孩的睡房鋪上印有復古的漫畫英雄主角的牆紙。除了牆壁，還可在破舊的衣櫃門上貼上牆紙遮蓋，很有新鮮感。

此外，使用印有木紋、皮或麂皮質感的牆紙更可為家居添上獨特的個性。

## 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](http://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](http://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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幽靜秀麗

## A secluded sanctuary

Situated in the peaceful setting of Redhill Peninsula, this lavish townhouse of 2,958 s.f. (saleable area) exhibits understated elegance and timeless simplicity with its exquisite décor and refined finishes.

With views over Tai Tam Bay, this carefully planned townhouse provides four bedrooms (two ensuite), combined living and dining room, a garden, a roof, three balconies, a maid's room, a utility room and a garage.

The fully-equipped bathroom is the ultimate sanctuary in the home, with Italian Il Bagno Alessi fittings and an underfloor heating system.

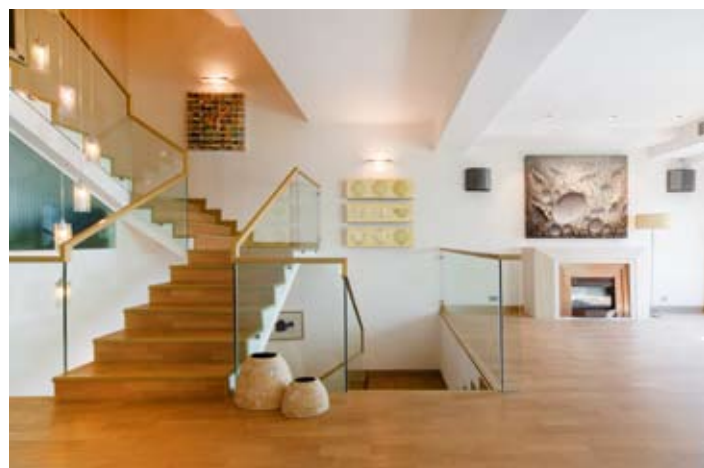
Available for purchase at HK\$102 million, this unique residence is located in the Tai Tam area, served by buses and taxis. A short drive through the Tai Tam Gap to Chai Wan will take you to the eastern terminus of the MTR.

這座面積達2958平方呎的豪華大宅，位於清幽的紅山半島，一室精緻的佈置擺設和完美的裝潢，優雅大方，展現一絲不苟的簡約美。

大宅坐擁大潭灣美景，全屋設有四間睡房，其中兩間是套房，相連客飯廳、花園、天台、三個露台、家傭房、雜物房及一個車房。

浴室附有意大利Il Bagno Alessi設備及地熱暖爐系統，是全屋最令人放鬆的地方。

這座獨一無二的大宅位於大潭高尚地段，可乘區內巴士及的士，只離很短的路程便可從大潭峽直達柴灣地鐵站。大宅現售1億200萬港元。



### The Redhill Peninsula

紅山半島

18 Pak Pat Shan Road, Tai Tam

大潭 白筆山道18號

GROSS AREA 3,377 s.f.

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

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33824







### 3 Consort Rise

薄扶林 金粟街3號

Boutique townhouse with private garden in quiet environment  
精緻排屋連私家花園，環境寧靜，可租可售

GROSS AREA 2,735 s.f.

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

OFFERED AT \$56,000,000 also for lease \$110,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 155784



### Bellevue Place

淺水灣 寶晶苑

93 Repulse Bay Road

Beautiful townhouse in quiet location overlooking Repulse Bay

淺水灣美麗排屋，地點寧靜，俯瞰淺水灣景色

GROSS AREA 3,619 s.f.

SALEABLE AREA 2,533 s.f. (plus 171 s.f. terrace and 747 s.f. roof)

OFFERED AT \$115,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 84590



### Horizon Ridge 春坎角 海天小築

38-48 Horizon Drive

Boutique townhouse with pool in tranquil neighbourhood

春坎角精緻排屋，連游泳池，環境寧靜

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,503 s.f.

(plus 201 s.f. garden and 443 s.f. terrace)

OFFERED AT \$120,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 35220



### Las Pinadas 壽臣山 朗松居 33 Shouson Hill Road

Well kept garden house with ample alfresco spaces in a serene neighbourhood of Shouson Hill

保養完善花園大屋，戶外空間充裕，位處環境清幽的壽臣山，可租可售

GROSS AREA 3,375 s.f.

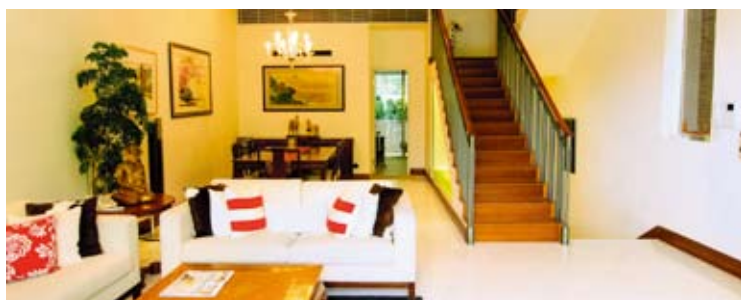
SALEABLE AREA 2,917 s.f.

(plus 196 s.f. garden, 152 s.f. terrace and 617 s.f. roof)

OFFERED AT \$120,000,000 also for lease \$200,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 115946



### Royal Bay 春坎角 御瀟灣

82 Chung Hom Kok Road

Well decorated townhouse tucked away at a quiet and verdant neighbourhood in Island South

優質裝修排屋，環境和諧恬靜

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

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 30954



### Bauhinia Gardens

春坎角 紫荊園

42 Chung Hom Kok Road

Spacious 6-bedroom townhouse with large garden

寬敞六房排屋，連偌大花園

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,730 s.f. (plus 1,000 s.f. garden)

OFFERED AT \$128,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 98987







**Manderly Garden 深水灣 文禮苑**  
48 Deep Water Bay Road

Sought after townhouse enjoying lush green views at a prestigious location of Island South  
受歡迎排屋，眺望茂綠景致，地段尊貴



**GROSS AREA** 3,594 s.f.  
**SALEABLE AREA** 3,200 s.f.  
**OFFERED AT** \$150,000,000  
**INQUIRIES**  
9028 0147 Jenson Au 區先生  
**SEARCH REFERENCE NO.** 55715



**Perkins Road**

渣甸山 白建時道  
Exclusive detached house with private garden and garage in gated Jardine's Lookout  
渣甸山獨特大屋，連私家花園及車庫，可租可售



**GROSS AREA** 3,740 s.f.  
**SALEABLE AREA** 3,411 s.f.  
(plus 860 s.f. garden and 405 s.f. terrace)  
**OFFERED AT** \$170,000,000  
also for lease \$200,000 incl.  
**INQUIRIES**  
9871 6828 Louis Wong 黃先生  
**SEARCH REFERENCE NO.** 35539



**The Beachfront**

淺水灣 壁池  
7 Bellevue Drive  
Rare find well decorated townhouse with panoramic view of Repulse Bay Beach  
優質裝修排屋，坐擁淺水灣泳灘全景，市場罕有，可租可售



**GROSS AREA** 3,047 s.f.  
**SALEABLE AREA** 2,526 s.f.  
(plus 413 s.f. terrace)  
**OFFERED AT** \$185,000,000  
also for lease \$200,000 incl.  
**INQUIRIES**  
9209 9988 Alan Wong 王先生  
**SEARCH REFERENCE NO.** 157315

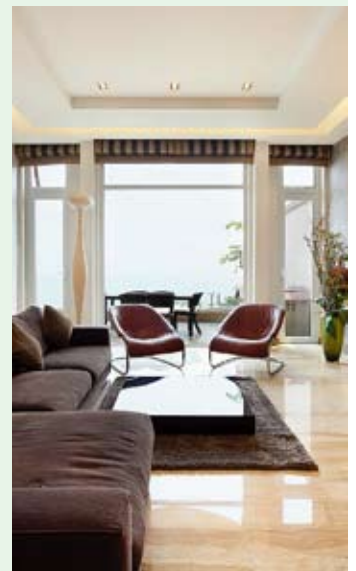


**Abergeldie**

山頂 種植道52號  
52 Plantation Road  
Luxurious and modern townhouse located on The Peak with magnificent view of Victoria Harbour  
豪華時尚排屋，享壯麗維港景致



**GROSS AREA** 3,688 s.f.  
**SALEABLE AREA** 3,221 s.f.  
(plus private terraces)  
**OFFERED AT** \$230,000,000 **Open Offer**  
**INQUIRIES**  
9871 6828 Louis Wong 黃先生  
**SEARCH REFERENCE NO.** 108991







**Le Palais 大潭 皇府灣**  
8 Pak Pat Shan Road

Well maintained 4-bedroom townhouse with private garden in prestigious location enjoying stunning sea view

保養簇新四房排屋，連私家花園，眺望壯麗海景

**GROSS AREA** 3,271 s.f.

**SALEABLE AREA** 2,476 s.f. (plus 595 s.f. garden)

**OFFERED AT** \$110,000 incl.

**INQUIRIES** 9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 6977



**Hillgrove 春坎角 壁如花園**  
18 Cape Drive

Rare find 6-bedroom large townhouse with full sea view

罕有六房偌大排屋，坐擁全海景，可租可售

**GROSS AREA** 3,300 s.f.

**SALEABLE AREA** 3,014 s.f.

(plus 1,146 s.f. garden and 1,083 s.f. roof)

**OFFERED AT** \$128,000 incl. also for sale Open Offer

**INQUIRIES** 9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 27548



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

Nicely decorated 3-bedroom townhouse with ample alfresco space in tranquil location

三房排屋連充裕戶外空間，裝修雅致，地點寧靜

**GROSS AREA** 2,588 s.f.

**SALEABLE AREA** 2,583 s.f.

(plus 857 s.f. garden and 492 s.f. terrace)

**OFFERED AT** \$145,000 incl.

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 158599



**Stanley Court 赤柱 海灣園** 9 Stanley Mound Road

3-bedroom (2-ensuite) townhouse with private garden within short walk to Stanley Main Beach

三房(連兩套房)排屋，連私家花園，信步可達赤柱泳灘

**GROSS AREA** 2,669 s.f.

**SALEABLE AREA** 2,049 s.f.

(plus 452 s.f. garden, 320 s.f. terrace and 617 s.f. roof)

**OFFERED AT** \$150,000 incl.

**INQUIRIES** 9833 9509 Michelle Chung 鍾小姐

**SEARCH REFERENCE NO.** 165581



**Jade Crest**

壽臣山 翠峰園

35A-H Shouson Hill Road

Newly renovated townhouse with ample outdoor space in Shouson Hill

全新裝修排屋，享充裕的戶外空間

**GROSS AREA** 3,000 s.f.

**SALEABLE AREA** 2,528 s.f. (plus 752 s.f. garden)

**OFFERED AT** \$152,000 incl.

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 26050



**Orient Crest 山頂 山頂道** 76 Peak Road

Well decorated 4-bedroom townhouse with balcony and private garden taking in sea view at the Peak

四房優質排屋，連露台及私家花園，享海景

**GROSS AREA** 3,300 s.f.

**SALEABLE AREA** 3,260 s.f.

(plus 1,093 s.f. garden, 315 s.f. terrace and 320 s.f. roof)

**OFFERED AT** \$170,000 incl.

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 2427





## Garden house LEASE

花園洋房 出租



### 74 Mount Kellett Road

山頂 加列山道74號

4-bedroom townhouse with ample outdoor spaces taking in Southside sea view and hill view on the Peak  
山頂四房排屋，戶外空間充裕，坐擁南區海景及山景



GROSS AREA 4,200 s.f.  
SALEABLE AREA 2,713 s.f.  
(plus 178 s.f. garden, 178 s.f. terrace and 677 s.f. roof)  
OFFERED AT \$180,000 incl.  
INQUIRIES  
9093 3381 Stephen Chan 陳先生  
SEARCH REFERENCE NO. 11703



### The Beachfront

淺水灣 壁池

7 Belview Drive

Prestigious house with garden terrace overlooking Repulse Bay Beach panorama  
尊貴排屋連平台花園，俯瞰淺水灣泳灘美景



GROSS AREA 3,619 s.f.  
SALEABLE AREA 2,821 s.f. (plus 321 s.f. garden and 105 s.f. terrace)  
OFFERED AT \$210,000 incl.  
INQUIRIES  
9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 4263



### Watford Villa

山頂 和福別墅

18-28 Watford Road

Spacious 4-bedroom townhouse with sea view on the Peak  
偌大四房排屋，坐擁海景，可租可售



GROSS AREA 3,300 s.f.  
SALEABLE AREA 2,640 s.f.  
OFFERED AT \$218,000 incl.  
also for sale \$200,000,000  
INQUIRIES  
9209 9988 Alan Wong 王先生  
SEARCH REFERENCE NO. 104174



### 46 Plantation Road

山頂 種植道46號

Rare extravagant house with private pool and garden overlooking fantastic Victoria Harbour panorama  
罕有豪華大屋，連私家游泳池及花園，俯瞰迷人維港全景



GROSS AREA 5,730 s.f.  
SALEABLE AREA 4,406 s.f.  
(plus 1,569 s.f. garden and 670 s.f. roof)  
OFFERED AT \$420,000 excl.  
INQUIRIES  
6183 8339 Carman Szeto 司徒小姐  
SEARCH REFERENCE NO. 110224







### Bisney Terrace

薄扶林 碧荔臺

73-79 Bisney Road

Western suburb style low-rise apartment in a tranquil neighbourhood with stunning sea view

西式鄉郊低密度住宅，環境寧靜，坐擁優美海景



GROSS AREA 1,129 s.f.

SALEABLE AREA 918 s.f.

OFFERED AT \$14,500,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 124937



### Residence Bel-Air

薄扶林 貝沙灣

Bel-Air Avenue

3-bedroom apartment with deluxe clubhouse facilities

三房住宅單位，享豪華會所設施



GROSS AREA 1,601 s.f.

SALEABLE AREA 1,119 s.f.

OFFERED AT \$26,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 136591



### Villa Verde

山頂 環翠園

4-18 Guildford Road

Cozy flat with enlarged master bedroom enjoying open view in Lower Peak

舒適住宅連偌大主人睡房，享開揚景色，可租可售



GROSS AREA 1,200 s.f.

SALEABLE AREA 1,070 s.f.

OFFERED AT \$29,000,000

also for lease \$55,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 128189



### Grand Garden

淺水灣 華景園

61 South Bay Road

Efficient 3-bedroom apartment with sea view at tranquil South Bay

實用三房海景單位，位於寧靜南灣



GROSS AREA 1,657 s.f.

SALEABLE AREA 1,239 s.f.

OFFERED AT \$31,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 106134







## Consort Garden

薄扶林 金碧花園

22-24 Consort Rise

Well decorated 4-bedroom low-rise flat in tranquil location

優質裝修四房低密度住宅，環境寧靜



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,822 s.f.

OFFERED AT \$32,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 99136



## Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Tastefully decorated 3-bedroom country apartment with deluxe clubhouse facilities

品味裝修三房住宅，設豪華會所設施



GROSS AREA 1,925 s.f.

SALEABLE AREA 1,504 s.f.

OFFERED AT \$36,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 113370



## Greenery Garden

薄扶林 怡林閣

2A Mount Davis Road

Rare find duplex apartment with balcony and private roof terrace offering unobstructed sea view

罕有複式單位，連露台及私家天台平台，眺望遼闊海景



GROSS AREA 3,285 s.f.

SALEABLE AREA 2,305 s.f.

(plus 326 s.f. terrace and 588 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 43737



## Villas Sorrento

薄扶林 御海園

64-66 Mount Davis Road

Rare find 4-bedroom duplex with unobstructed sea view in Pokfulam

罕有四房複式住宅，飽覽遼闊海景，可租可售



GROSS AREA 2,253 s.f.

SALEABLE AREA 1,679 s.f.

(plus 32 s.f. terrace)

OFFERED AT \$45,000,000

also for lease \$90,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 38772







### Scenic Villas

薄扶林 美景臺

2-28 Scenic Villa Drive

High-efficiency 4-bedroom apartment with balcony at Pokfulam waterfront

高實用率四房住宅，連露台，位於薄扶林海濱



GROSS AREA 2,517 s.f.

SALEABLE AREA 2,340 s.f.

OFFERED AT \$46,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 49926



### Faber Villa

大潭 輝百苑

17 Tai Tam Road

Commodious mid-rise apartment with unobstructed sea view of Tai Tam

寬敞中密度住宅，坐擁大潭遼闊海景



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

OFFERED AT \$59,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 29965



### Bluewater

大潭 大潭道25號

25 Tai Tam Road

Rare luxury 4-bedroom apartment with private roof terrace taking in sweeping sea view over Tai Tam

罕有豪華四房單位，連私家天台，享大潭遼闊海景



GROSS AREA 2,700 s.f.

SALEABLE AREA 1,858 s.f.

(plus 1,512 s.f. roof)

OFFERED AT \$75,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15824



### 26 Magazine Gap Road

山頂 馬己仙峽道26號

Sought after 3-bedroom apartment on Magazine Gap Road with post-card view of the harbour

馬己仙峽道三房單位，飽覽如畫海港美景，極受歡迎



GROSS AREA 2,400 s.f.

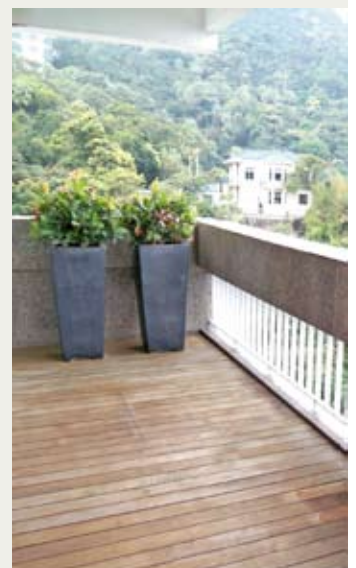
SALEABLE AREA 2,072 s.f.

OFFERED AT \$75,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 12008



## Southside & The Peak SALE

南區及山頂 出售



### Belgravia

淺水灣 南灣道57號

57 South Bay Road

Well decorated 4-bedroom apartment in tranquil South Bay with balcony overlooking greenery and sea views

優質四房單位連露台，位處恬靜南灣，眺望茂綠景及海景



GROSS AREA 2,790 s.f.

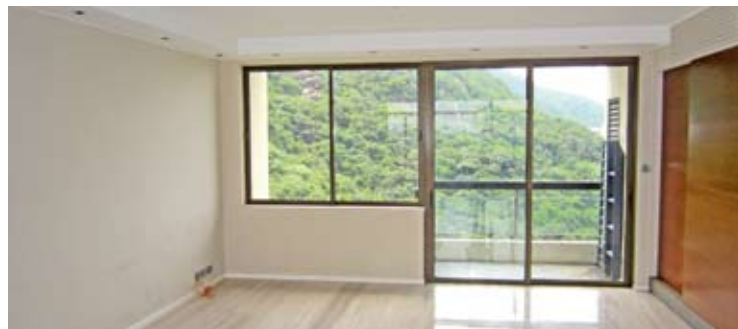
SALEABLE AREA 2,197 s.f.

OFFERED AT \$78,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 117806



### Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

Nicely decorated sea view apartment with facilities on upper Repulse Bay Road

雅致裝修海景單位，連設施，位於淺水灣道頭段



GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$78,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 157154



### Twin Brook

淺水灣 雙溪

43 Repulse Bay Road

Rarely available seaview duplex on Repulse Bay Road with tasteful decorations

罕有海景複式住宅，配以品味裝修



GROSS AREA 5,400 s.f.

SALEABLE AREA 4,858 s.f.

OFFERED AT \$160,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 130745



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. 11,000 sq.ft.

地盤面積約11,000平方呎

OFFERED AT Open Offer

INQUIRIES

9871 6828 Louis Wong 黃先生







### Realty Garden

西半山 聯邦花園

41 Conduit Road

Spacious 3-bedroom apartment  
with harbour view on Conduit Road  
干德道寬敞三房單位，眺望海景



GROSS AREA 1,350 s.f.

SALEABLE AREA 1,165 s.f.

OFFERED AT \$23,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 122920



### Monticello

中半山 滿峰台

48 Kennedy Road

Well decorated practical apartment  
in move-in condition  
優質裝修實用單位，保養簇新



GROSS AREA 1,453 s.f.

SALEABLE AREA 1,232 s.f.

OFFERED AT \$24,500,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 136190



### Park View Court

西半山 恒柏園

1 Lyttelton Road

High efficiency and practical 4-  
bedroom flat in quiet yet convenient  
location

高實用率四房住宅，間隔實用，交通便利



GROSS AREA 1,816 s.f.

SALEABLE AREA 1,687 s.f.

OFFERED AT \$26,800,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 128038



### Beau Cloud Mansion

中半山 碧雲樓

64 MacDonnell Road

Spacious apartment with flexible  
layout and large balcony  
偌大間隔四正單位，連大露台



GROSS AREA 2,000 s.f.

SALEABLE AREA 1,628 s.f.

OFFERED AT \$30,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 39001





## Midlevels Central & West SALE

中半山及西半山 出售



### Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

Spacious 3-bedroom apartment with balcony on fringe of CBD

寬敞三房單位，連露台，鄰近商業中心區



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$33,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123107



### South Garden Mansion

中半山 南園大廈

40-40A Kennedy Road

Well maintained apartment in convenient location taking in good view of Hong Kong Park

保養簇新住宅，享香港公園美景，交通便利，可租可售



GROSS AREA 1,500 s.f.

SALEABLE AREA 1,348 s.f.

OFFERED AT \$36,000,000

also for lease \$70,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 45145



### Bowen Place

中半山 寶雲閣

11A Bowen Road

3-bedroom city view apartment in prime location

三房城市景單位，地段優越，可租可售



GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$45,100,000 also for lease \$70,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 18779



### Visalia Garden

中半山 蔚山花園

48 MacDonnell Road

Tastefully decorated 2-bedroom apartment at convenient location

品味裝修兩房單位，交通便利



GROSS AREA 2,195 s.f.

SALEABLE AREA 1,848 s.f.

OFFERED AT \$49,800,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 122476







### Po Garden

中半山 寶園

9 Brewin Path

Large 3-bedroom apartment with private terrace on fringe of Central

巨大三房住宅，連平台，鄰近中環，可租可售

GROSS AREA 2,596 s.f.

SALEABLE AREA 1,943 s.f. (plus 166 s.f. terrace)

OFFERED AT \$50,000,000 also for lease \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 123168



### The Royal Court 中半山 帝景閣

3 Kennedy Road

Unique Manhattan-style decorated duplex with 3 bedrooms enjoying city view

獨特曼克頓風格複式單位，連三間睡房，眺望城市景色

GROSS AREA 2,334 s.f.

SALEABLE AREA 1,758 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 107109



### Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Spacious colonial style 4-bedroom mid-rise apartment with big balcony

偌大英式中密度單位，四房間隔，連偌大露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 11525



### Tregunter Tower 3 中半山 地利根德閣3座

14 Tregunter Path

Nicely decorated high floor 4-bedroom duplex with lush green view and great facilities

雅致裝修高層四房複式單位，享翠綠景致，可租可售

GROSS AREA 2,980 s.f.

SALEABLE AREA 2,252 s.f. (plus 187 s.f. terrace)

OFFERED AT \$68,000,000 also for lease \$120,000 excl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 140530



### 1 Po Shan Road

西半山 寶珊道1號

Well managed 4-bedroom apartment with harbour view

管理完善四房單位，享海景

GROSS AREA 2,939 s.f.

SALEABLE AREA 2,328 s.f.

OFFERED AT \$80,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 36642



### Catalina Mansions

中半山 嘉年大廈

98-100 MacDonnell Road

Designer decorated spacious 4-bedroom duplex apartment on fringe of CBD

設計師裝修四房偌大複式單位，毗鄰商業中心區

GROSS AREA 4,600 s.f.

SALEABLE AREA 3,394 s.f.

OFFERED AT \$82,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 39666







## Garden Terrace

中半山 花園臺

8A Old Peak Road

Newly refurbished 4-ensuite apartment at prime location on fringe of CBD

全新裝修四套房單位，地段優越，毗鄰商業中心區，可租可售



GROSS AREA 3,319 s.f.

SALEABLE AREA 2,828 s.f.

OFFERED AT \$100,000,000

also for lease \$150,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 17893



## Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Brand new decorated huge apartment in the best view block enjoying open city and green view  
全新裝修特大單位，位處最開揚座數，飽覽開揚城市及翠綠景色，可租可售



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,366 s.f.

OFFERED AT \$130,000,000

also for lease Open Offer

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 36441



## 獨一無二 One of a kind

### Century Tower 1

世紀大廈1座

1 Tregunter Path, Midlevels Central

中半山 地利根德里1號



GROSS AREA 2,565 s.f.

SALEABLE AREA 2,041 s.f.

OFFERED AT \$56,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐 Sole Agent

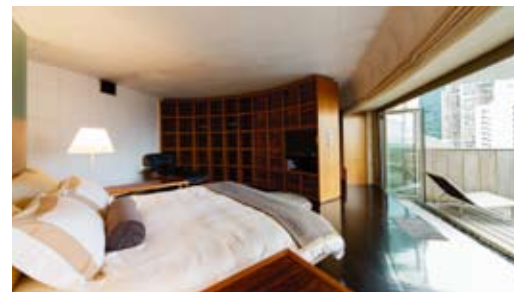
SEARCH REFERENCE NO. 8919

This custom-designed 2,041 s.f. (saleable) apartment features a unique crescent-shaped layout that is graced with state-of-the-art furnishings and magnificent views over the city. The residence includes two bedrooms (one ensuite), a combined living and dining room, a family room, a distinctly furnished open kitchen, a guest bathroom, a utility room and a balcony.

Situated at the junction of May Road and Tregunter Path, the residence provides convenient access to the city, with plentiful taxis available and exclusive shuttle bus services to Central for residents.

這度身設計的單位擁有別樹一幟的扇形間隔，實用面積2041平方呎，佈置別致華麗，並坐擁壯麗的全市景色。全屋設有兩間睡房，其中一間為套房；另有相連的客飯廳、家庭廳、設計獨特的開放式廚房、浴室、多用途室及私人陽台。

世紀大廈1座位處梅道及地利根德里交界，出入市區非常方便，區內不單有大量的士，住客亦可乘坐專用的穿梭巴士到中環。







### Richery Garden

渣甸山 德信花園

19 Tung Shan Terrace

Boutique low-rise with private roof  
in tranquil Tung Shan Terrace

精緻低密度住宅，連私家天台，位處東山臺



GROSS AREA 882 s.f.

SALEABLE AREA 699 s.f.

(plus 470 s.f. roof)

OFFERED AT \$12,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 118149



### Jardine's Lookout Garden Mansion

東半山 渣甸山花園大廈

148-150 Tai Hang Road

Modern designed apartment with  
open views

設計時尚住宅，坐擁開揚景色



GROSS AREA 1,100 s.f.

SALEABLE AREA 838 s.f.

OFFERED AT \$17,500,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 89782



### Park Garden

東半山 柏園

6 Tai Hang Drive

Spacious 3-bedroom apartment with  
city view at Midlevels East

寬敞三房單位，眺望城市美景



GROSS AREA 1,450 s.f.

SALEABLE AREA 1,132 s.f.

OFFERED AT \$20,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 54474



### Carnation Court

東半山 康馨園

43 Tai Hang Road

Spacious apartment with newly  
facelifted exteriors on fringe of  
Causeway Bay

寬敞住宅單位，大廈外牆全面翻新，  
鄰近銅鑼灣



GROSS AREA 2,122 s.f.

SALEABLE AREA 1,652 s.f.

OFFERED AT \$35,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 44272







## 5-6 Briar Avenue

跑馬地 比雅道5-6號

High efficiency low-rise flat in tranquil location

高實用率低密度住宅，位處清靜地段



GROSS AREA 2,000 s.f.

SALEABLE AREA 1,614 s.f.

OFFERED AT \$38,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 67324



## Cavendish Heights

渣甸山 嘉雲臺

27-37 Perkins Road

Practical 3-bedroom apartment with pool and tennis courts in Jardine's Lookout

實用三房住宅，連游泳池及網球場設施



GROSS AREA 1,819 s.f.

SALEABLE AREA 1,439 s.f.

OFFERED AT \$38,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 32402



## Wan Chui Yuen

東半山 環翠園

325-331 Tai Hang Road

Practical 3-bedroom low-rise apartment in convenient yet quiet location

實用三房低密度單位，環境寧靜，交通方便



GROSS AREA 1,800 s.f.

SALEABLE AREA 1,457 s.f. (plus 80 s.f. terrace)

OFFERED AT \$38,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 108418



## The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Deluxe 4-bedroom apartment with racecourse view within walking distance to Causeway Bay

豪華四房住宅，眺望馬場景致，信步可達銅鑼灣



GROSS AREA 1,911 s.f.

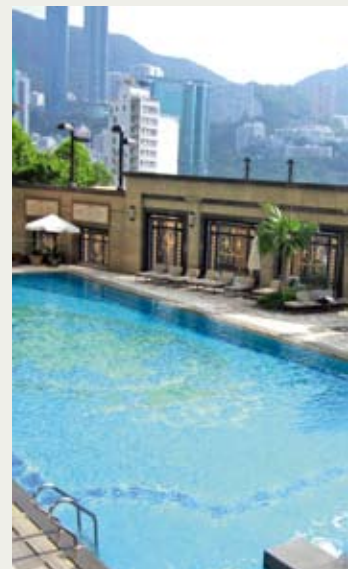
SALEABLE AREA 1,461 s.f.

OFFERED AT \$50,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 137321







### 8 Shiu Fai Terrace

東半山 肇輝台8號

Modern 5-bedroom (4-ensuite) duplex in a quiet location of Midlevels East

時尚五房(連四套房)複式單位，位處寧靜地段，可租可售



GROSS AREA 3,076 s.f.

SALEABLE AREA 2,373 s.f.

OFFERED AT \$52,000,000

also for lease \$135,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 30973



### Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Rare 3-bedroom mid-rise apartment with panoramic city view

罕有中密度住宅，三房間隔，飽覽城市全景



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$64,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 131038



### Trafalgar Court

東半山 大寶閣

70 Tai Hang Road

5-bedroom large apartment in efficient layout with harbour view

五房寬敞單位，間隔實用，享海景



GROSS AREA 3,008 s.f.

SALEABLE AREA 2,465 s.f.

OFFERED AT \$79,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 21247



### The Altitude

跑馬地 紀雲峰

20 Shan Kwong Road

Brand new large 5-bedroom apartment with green view in quiet neighbourhood

全新偌大五房單位，享翠綠景色，環境清靜，可租可售



GROSS AREA 3,808 s.f.

SALEABLE AREA 2,960 s.f.

OFFERED AT \$86,000,000

also for lease \$170,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 156051







### Windsor Park Phase II

沙田 寶柏苑2期

1 Ma Lok Path

Contemporary townhouse with sizeable garden overlooking spectacular view of Shatin Racecourse

當代時尚排屋，連偌大花園，飽覽沙田馬場壯麗景色



**GROSS AREA** 1,600 s.f.  
**SALEABLE AREA** 1,253 s.f.  
(plus 2,636 s.f. garden and 465 s.f. roof)  
**OFFERED AT** \$50,000,000

**INQUIRIES**

9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 75808



### Kadoorie Avenue 九龍嘉道理道

Highly efficiency colonial style apartments and superb privacy townhouse with large garden areas for lease in a convenient and tranquil location

嘉道理道高實用英式單位及高私隱獨立花園洋房，位處恬靜方便名校網地段，罕有出租

**Houses:**

**SALEABLE AREA** 4,674 s.f.

**OFFERED AT** \$218,000 excl.

**Apartments:**

**SALEABLE AREA**  
ranging 2,486 s.f. to 2,939 s.f.

**OFFERED AT** \$86,000 excl.

**INQUIRIES**

9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生



## 便利無憂 High-end convenience

### Elm Tree Towers

愉富大廈

8-10 Chun Fai Road,

Jardine's Lookout

渣甸山 春輝道8-10號

**GROSS AREA** 2,329 s.f.

**SALEABLE AREA** 1,857 s.f.

**OFFERED AT** \$55,000,000

**INQUIRIES** 6183 8339 Carman Szeto 司徒小姐

**SEARCH REFERENCE NO.** 122474



Jardine's Lookout is a luxury residential area on Hong Kong Island, situated just above Happy Valley. Here, this refined 1,857 s.f. (saleable area) apartment quietly boasts unparalleled city views and embraces serenity to the fullest.

With three bedrooms (one ensuite), two bathrooms, a combined living and dining room, a maid's room, a utility room, a balcony and a covered car park, Elm Tree Towers is conveniently connected by public transport, just five minutes away from the busy shopping, business, and entertainment areas of Causeway Bay.

渣甸山是位於跑馬地以上的豪宅區，這個實用面積達1857平方呎的單位，飽覽城市景觀，環境幽靜。

全屋設有三間睡房，其中一間為套房、兩間浴室、相連客廳、家俬房、雜物房、露台及一個有蓋車位。愉富大廈的住戶乘坐交通工具，只需五分鐘，便可到達集購物、商務及娛樂於一身的銅鑼灣區。





# Be My Guest

Working in the hospitality industry and spending a large portion of his time travelling, Singapore-based Kian Liew was inspired to create a space where he and his guests could feel completely at home

Text: Peace Chiu Photography: Courtesy of Kian Liew

## Top

Placed over the sofa in the living room is artist David Krakov's Pollock wall sculpture, which was inspired by Jackson Pollock's renowned splattered paint art

## Facing page, clockwise from top left

In the master bedroom, artist Khin Zaw Latt's painting named Crossing Forward is given pride of place • For the second bedroom, Liew wanted to create a "private sanctuary" for friends visiting from abroad

## Facing page, bottom

As the designer enjoys hosting gatherings, central to his design concept was a social area to "chill and chat" with friends while he prepares meals

As the vice-president and head of interior design management for The Ascott in Singapore, Kian Liew spends half his time travelling, so when he is back home, he wants to be able to catch up with friends as much as he can. With a background in hospitality design management and a love for hotels, it's no surprise that he designed his own apartment with the elements and essence of a hotel suite.

Despite his apartment's prime location in the Parc Centennial development close to Singapore's main shopping precinct, Liew was not initially impressed when he first saw the apartment. "While it was a decent size for a two-bedder, the distribution of space wasn't carefully thought out," he explains. "Spatially, the apartment has overly generous balconies, but a relatively small living and dining space."

Hence, Liew made some major alterations to the original layout of the apartment as he set about realising his design vision, aiming to achieve a "timeless, calming and masculine" design. Central to his design concept was a social area where he and his guests would be able to "chill and chat" while he prepares meals. To achieve this, walls were demolished to open up the kitchen and dining area, and also to accommodate a kitchen island with an extended dining table for six.





Almost everything in the kitchen is integrated or tucked away behind concealed storage units: the kitchen island has a 40-bottle wine chiller with an integrated refrigerator, while a coffee machine next to the sink is nicely tucked away in a cabinet with a flip-down door.

Out on the balcony, a secondary dining area is decked out with more casual, sofa-style seating, making it a perfect spot for alfresco drinks and nibbles. With all the sliding doors in the apartment replaced with a slide-and-fold system, the internal living spaces have been discreetly extended out onto the balcony.

For visiting guests who are staying the night, Liew turned the second bedroom into a “private sanctuary” rather than a make-shift guest room. Here, an adjoining balcony has been transformed into “a cosy urban garden”, complete with greenery and a swing designed by Patricia Urquiola for Kettal.



An integral part of Liew’s interior décor is his art collection, and taking pride of place is David Krakov’s Pollock — a wall sculpture of Jackson Pollock’s renowned splattered paint art, which has been placed over the sofa in the living room. Meanwhile, in the master bedroom is artist Khin Zaw Latt’s Crossing Forward, a painting which Liew describes as “almost haunting”, and depicting people crossing the Yangon river.

Key materials used throughout the apartment include walnut (present in all the

feature wall panels and doors), oak flooring, and linen, which is used in the window treatments, throw cushions and area rugs. The warm colour palette also accommodates hints of black in the sofa, shelves and joineries, while taupe is present in the coffee table, dining chairs and bed frame, and sable is used in the throw cushions and bed frame.

“I wanted a muted palette with the occasional accent colours in the form of artworks and objects,” explains Liew. “I wanted a colour scheme which is masculine without being stark.”





# 人氣居停

從事酒店服務業，新加坡的Kian Liew，由於經常要出外工幹，令他從中得到啟發，創造出一個讓他和客人都能感到賓至如歸的私人空間

撰文：Peace Chiu 攝影：由Kian Liew提供

新加坡The Ascott的副總裁及室內設計主管Kian Liew，有一半時間都要出外工幹，所以當他回到家，更希望能盡量抽時間和好友相聚。憑著在酒店設計管理的經驗和對酒店住宿的情懷，他無疑有足夠能力設計出一個具酒店套房元素和精髓的私人住宅。

儘管他的住宅座落在靠近新加坡主要購物區黃金地段的Parc Centennial發展區內，但Kian Liew最初對這裡的住宅並不滿意。他指出：「雖然這裡的空間適合二人居住，但空間的分佈卻沒有經過深思熟慮。在空間上，這住宅有過大的露台，但客廳和飯廳的空間卻相對較小。」

為了實踐自己的設計理念，展現「永恆、平靜和陽剛」的設計，劉建在住宅的原有格局上做了一些重大的改建。將室內變成社交空間是劉建的設計中心，當他在準備佳餚時，他仍可和客人暢談言歡。因此，他把廚房和飯廳之間的牆壁打通，同時也在廚房裡放置了一張能供六人歡聚的餐桌。

廚房裡一切的東西幾乎都已融入設計或存放在隱蔽的貯物空間：廚房工作桌內一個可存放40瓶葡萄酒的酒櫃及一個入牆的冰箱，鉗盆旁一個下揭式櫥櫃則巧妙地把咖啡機收藏起來。

露台是另一個用餐區，這裡放了沙發式的休閒座椅，使其成為一個能供享用飲品和小吃的空間。室內所有趟門換上滑動和摺疊式的設計，使室內空間延伸至露台。

對於留宿的來訪客人，Liew把客臥室變成了一個「私密空間」，而不僅僅是一個臨時的客房。相連露台上放滿綠色植物以及有一個由Patricia Urquiola for Kettal設計

## On top

The walls to the kitchen from the original layout were demolished to open up the kitchen and dining area and also to accommodate a kitchen island with an extended dining table for six

## Bottom

Key materials used throughout the apartment include walnut, oak and linen, while hints of black join the warm, earthy colour palette alongside accents of colour as seen in the artworks



的鞦韆，將客房變成舒適的城市綠洲。

在整個室內設計中，不得不提的還有Liew的藝術收藏品，當中最讓他引以為傲的是放置在客廳沙發上，由David Krakov向Jackson Pollock著名潑漆技法致敬的壁上雕塑 — Pollock。此外，主臥室亦放置了被Liew形容為震撼人心，由藝術家Khin Zaw Latt創作的Crossing Forward，仔細刻劃出人們跨越緬甸仰光河的情況。

室內陳設主要由胡桃木（可見於所有特色牆和門）、橡木地板及亞麻布製品構成，布製品用於窗簾、靠墊和毯子。溫暖的色調配襯不同元素：黑色的沙發、層架和細木製品；灰褐色的茶几、餐椅和床框；而坐墊和床架則用上貂皮。

Liew表示：「柔和的色調下配合一點具強烈色彩的藝術品和裝飾，在色彩上能夠做到陽剛味而又不失諧和。」





為廚房添上新裝

# Spruce up your kitchen

It is not easy to organise a kitchen (especially when you actually use it), but here are some tools which are sure to make cooking and dining a breeze

要食得輕鬆煮得放心，就不要錯過以下為你推介既實用又美觀的用品

## Bosch VeroSelection 300

Equipped with a high pressure water pump and high quality, silent ceramic grinder, the VeroSelection 300 fully automatic espresso machine from Bosch provides optimal preparation of coffee.

BSH Home Appliances, 3/F North Block, Skyway House, 3 Sham Mong Road, Tai Kok Tsui, Kowloon, Hong Kong. Call +852 2626 9655, email [bosch.hk.service@bshg.com](mailto:bosch.hk.service@bshg.com) or visit [www.bosch-home.com.hk](http://www.bosch-home.com.hk)

備有19巴水壓及高效能靜音陶瓷研磨器，Bosch全自動咖啡機VeroSelection 300能為您製作完美咖啡，智能加熱系統能保持最佳沖泡溫度及提升咖啡香氣，配合6個咖啡設定記憶及一鍵式全自動沖調功能，讓您在家中亦能享用大師級咖啡。

博西華家用電器有限公司地址為九龍大角咀深旺道3號嘉運大廈北座3樓，致電2626 9655、電郵或瀏覽**www.bosch-home.com.hk**



## Sensis wine cooler

Created in France and developed in Hong Kong, Sensis combines German-developed systems with French knowledge of storing and aging wines to create innovative, reliable solutions for wine-lovers seeking the best option for their wine collections.

Sensis, Unit 17, 8/F Block B, Seaview Estate, 4-6 Watson Road, North Point, Hong Kong. Call +852 2511 1496, email [info@sensisworld.com](mailto:info@sensisworld.com) or visit [www.sensisworld.com](http://www.sensisworld.com)

新思源於法國並扎根於香港。糅合德國生產技術與法國釀釀知識，建立創新和可靠貯存環境及新穎的產品來展現對葡萄酒的熱誠。我們的自訂酒窖以最新技術和最佳創意，為客戶提供全方位訂造服務。

新思地址為香港屈臣道4-6號海景大廈B座8樓17號室，致電2626 9655、電郵**info@sensisworld.com**或瀏覽**www.sensisworld.com**

## Hansgrohe Metris Select

The new Metris Select kitchen mixer tap from Hansgrohe, with its ultra-ergonomic handle and pull-out spray head, will make working at your sink unit an absolute pleasure. Metris offers two jet types: normal and shower spray, which you can select easily at the touch of a button.

Visit [www.hansgrohe.com](http://www.hansgrohe.com)

Hansgrohe新推出的Metris Select廚房水龍頭，具備符合人體工程學的手柄及伸縮型噴霧灑頭，方便你於水槽使用。Metris Select設兩款噴霧式，只要一按掣便可選擇正常的噴灑及淋浴式噴灑。

Visit [www.hansgrohe.com](http://www.hansgrohe.com)



## Baumatic Eco Motion Sensor Ceramic Heater

With a power-saving eco design, the Baumatic Eco Motion Sensor Ceramic Heater is a 'smart option' when it comes to heating your home. Equipped with a motion sensor, heater will turn off automatically when no motion is detected for more than two minutes — and will restart as soon as motion is once again detected.

Baumatic Asia, G/F, 3-7 Leighton Road, Causeway Bay, Hong Kong; or visit [www.baumatic.com.hk](http://www.baumatic.com.hk)

Baumatic環保人體感應陶瓷暖爐備有節能環保的設計，透過「智能選擇」令室溫提升。配備的人體感應器會在感應不到人體動作兩秒多後自動關閉，當感應到人體動作後又會自動重啟。

Baumatic Asia地址為香港禮頓道3-7號地下，或瀏覽**www.baumatic.com.hk**

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](http://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。

透視雜誌  
**perspective**





### Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

Practical 3-bedroom apartment with Repulse Bay sea view

實用三房單位，眺望淺水灣美景

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 5631



### Scenic Villas 薄扶林 美景臺

2-28 Scenic Villa Drive

Practical and efficient 4-bedroom apartment with full sea view in Pokfulam

高實用率四房單位，享全海景

GROSS AREA 2,517 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40898



### Larvotto

鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Sea view apartment with terrace for rent in Island South

海景住宅連平台，罕有出租

GROSS AREA 1,943 s.f.

SALEABLE AREA 1,537 s.f. (plus 532 s.f. terrace)

OFFERED AT \$85,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 133948



### Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

High efficiency 4-bedroom colonial mid-rise with green view at the Peak

英式中密度四房單位，實用率高，享翠綠景致

GROSS AREA 2,350 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 20664



### 26 Magazine Gap Road

山頂 馬己仙峽道26號

Highly sought after harbour view apartment on prestigious Magazine Gap Road

受歡迎海景住宅，位處馬己仙峽道尊貴地段

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 160440



### Woodgreen Estate

壽臣山 木苑

5 Shouson Hill Road

Rare find 4-bedroom penthouse with private roof terrace in Shouson Hill

罕有四房頂層住宅，連私家天台

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,638 s.f. (plus 2,200 s.f. roof)

OFFERED AT \$100,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 108869







### Guildford Court

山頂 僑福道5號

5 Guildford Road

Practical 4-bedroom mid-rise with swimming pool at Lower Peak

實用四房中密度單位，連游泳池設施

GROSS AREA 2,750 s.f.

SALEABLE AREA 2,308 s.f.

OFFERED AT \$100,000 excl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 28112



### Mountain Lodge

山頂 崑廬

44 Mount Kellett Road

4-bedroom sea view apartment on the Peak set in verdant green hills

四房海景單位，位處翠綠山巒之上，可租可售

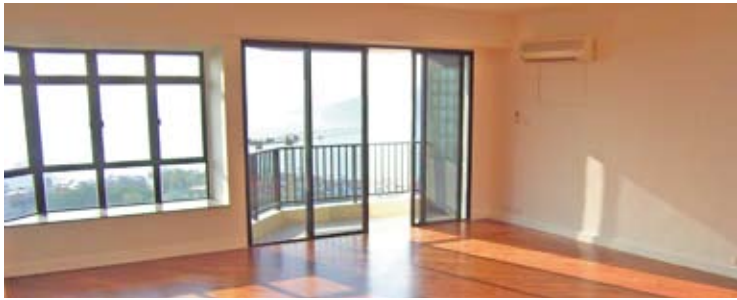
GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$105,000 incl. also for sale \$75,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 4379



### Grand Garden

淺水灣 華景園

61 South Bay Road

Popular 4-bedroom sea view apartment with facilities in South Bay

受歡迎四房海景住宅，連設施

GROSS AREA 3,054 s.f.

SALEABLE AREA 2,555 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 150663



### Cameron Mansions

山頂 金馬倫大廈

30-38 Magazine Gap Road

Unique colonial low-rise with internal stairs to huge private roof terrace

獨特英式低密度住宅，內置室內樓梯往偌大私家天台

SALEABLE AREA 1,993 s.f. (plus 1,993 s.f. roof)

OFFERED AT \$115,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 82301



### Fortuna Court 淺水灣 福慧大廈

25 Repulse Bay Road

Spacious 4-bedroom apartment with balcony overlooking the Deep Water Bay golf course

寬敞四房單位，連露台，俯瞰深水灣高爾夫球場美景

GROSS AREA 2,857 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 5869



### Royal Garden 淺水灣 聚豪居

27 Repulse Bay Road

Luxury 4-bedroom apartment with stunning sea view and golf course view on upper Repulse Bay Road

淺水灣道頭段豪華四房單位，眺望海景及高爾夫球場景色

GROSS AREA 2,680 s.f.

SALEABLE AREA 2,224 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 108424







Park Place 淺水灣 雅柏苑  
7 Tai Tam Reservoir Road

Sought after spacious 3-bedroom apartment with pool and tennis courts in quiet environment

受歡迎偌大三房單位，連游泳池及網球場設施，環境清幽

GROSS AREA 2,338 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 10943



Manhattan Tower 淺水灣 曼赫頓大廈  
63 Repulse Bay Road

Sought after apartment on upper Repulse Bay Road enjoying beautiful sunset sea view

淺水灣道頭段受歡迎住宅，飽覽日落迷人海景

GROSS AREA 2,400 s.f.

SALEABLE AREA 1,999 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 6418



Cameron Mansions

山頂 金馬倫大廈

30-38 Magazine Gap Road

Colonial low-rise apartment on the Peak with breath-taking views

英式低密度住宅，飽覽壯麗美景

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$140,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 82293



4 Headland Road

淺水灣 赫蘭道4號

Large low-rise with spacious balcony in quiet prime location

巨大低密度單位，連寬敞露台，地段優越

GROSS AREA 3,586 s.f.

SALEABLE AREA 3,406 s.f.

OFFERED AT \$148,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 30883



37 Repulse Bay Road

淺水灣 淺水灣道37號

Nicely renovated and furnished 4-bedroom duplex overlooking stunning views of Deep Water Bay

雅緻裝修四房複式單位，俯瞰壯麗深水灣美景，可租可售

GROSS AREA 3,480 s.f.

SALEABLE AREA 2,508 s.f.

OFFERED AT \$150,000 incl. also for sale \$100,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 31310



Repulse Bay Apartments 淺水灣 淺水灣花園大廈

101 Repulse Bay Road

Huge combined apartment with 5 spacious bedrooms overlooking the Repulse Bay Beach

巨大相連住宅，寬敞五房間隔，俯瞰淺水灣泳灘

GROSS AREA 4,330 s.f.

SALEABLE AREA 3,784 s.f.

OFFERED AT \$155,000 excl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 34145





## 27-31 South Bay Road

淺水灣 南灣道27-31號

Spacious colonial low-rise sea view flat close to beaches  
寬敞英式海景單位，密度低，鄰近泳灘

GROSS AREA 3,371 s.f.

SALEABLE AREA 2,785 s.f.

OFFERED AT \$165,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 90559



## Residence Bel-Air

薄扶林 貝沙灣

Bel-Air Avenue

Stunning sea view duplex with private terraces in Cyberport  
壯麗海景複式單位，連私家平台，可租可售

GROSS AREA 2,426 s.f.

SALEABLE AREA 1,751 s.f. (plus 556 s.f. terrace and 304 s.f. roof)

OFFERED AT \$175,000 incl. also for sale \$65,000,000

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 100281



## Henredon Court

壽臣山 恆安閣

8 Shouson Hill Road

Highly sought after duplex with private roof terrace in tranquil Shouson Hill  
受歡迎複式住宅，連私家天台，位於寧靜壽臣山

GROSS AREA 4,937 s.f.

SALEABLE AREA 4,069 s.f. (plus 1,435 s.f. roof)

OFFERED AT \$180,000 excl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 161846



## 11 Coombe Road

山頂 甘道11號

Rare find 4-bedroom low-rise apartment with lush green view in prime location  
罕有四房低密度住宅，享翠綠景致，地段優越

GROSS AREA 3,830 s.f.

SALEABLE AREA 3,255 s.f. (plus 191 s.f. terrace)

OFFERED AT \$188,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 102083



## Carolina Garden 山頂 嘉樂園

20-34 Coombe Road

Popular colonial style 4-bedroom sea view penthouse with private roof on Coombe Road  
受歡迎英式頂層單位，四房間隔，連私家天台

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f. (plus 1,333 s.f. roof)

OFFERED AT \$220,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 7149



## 3 Headland Road

淺水灣 赫蘭道3號

Newly renovated 3-bedroom low-rise apartment with private garden enjoying green and sea views  
全新裝修低密度三房單位，連私家花園，坐擁翠綠景及海景

SALEABLE AREA 2,767 s.f.

OFFERED AT \$240,000 excl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 7093







### Larvotto

鴨洲 南灣

8 Ap Lei Chau Praya Road

Brand new penthouse with private terraces and swimming pool enjoying picturesque sea view  
全新頂層海景單位，連私家平台及游泳池設施，美景如畫



GROSS AREA 3,920 s.f.  
SALEABLE AREA 3,026 s.f. (plus 949 s.f. terrace and 1,441 s.f. roof)  
OFFERED AT \$250,000 incl.  
INQUIRIES  
9833 9509 Michelle Chung 鍾小姐  
SEARCH REFERENCE NO. 133947



### Altadena

山頂 白加道27號

27 Barker Road

Popular Peak apartment with lofty ceiling taking in a bird's eye view of the Victoria Harbour  
受歡迎山頂住宅，樓底高，鳥瞰維港美景



GROSS AREA 4,500 s.f.  
SALEABLE AREA 4,073 s.f.  
OFFERED AT \$280,000 incl.  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 12838



Located in the distinguished Pokfulam area, this 2,311 s.f. (saleable area) mid-rise apartment is graced with sweeping, uninterrupted views over the West Lamma Channel. The residence features four bedrooms (two ensuite), three bathrooms, a combined living and dining room, a maid's room, a balcony and a covered car park.

Scenic Villas is approximately half an hour away from Central and Causeway By by public transport. There is a supermarket within the estate, and the Cyberport complex is in the close vicinity.

這幢中密度大廈座落薄扶林道的優越位置，單位實用面積達2311平方呎，飽覽西博寮海峽遼闊的海景。全屋設有四間睡房，其中兩間為套房、三間浴室、相連的客廳、家傭室、露台及一個有蓋車位。

美景臺的住客乘坐交通工具，只需半小時便可抵達中環或銅鑼灣；屋苑內及鄰近的數碼港均設有超級市場。



## 絕美景致 Room with a view

### Scenic Villas 美景臺

2-28 Scenic Villa Drive, Pokfulam

薄扶林 美景徑2-28號

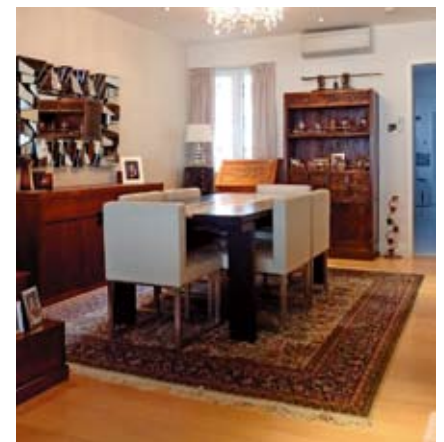
GROSS AREA 2,517 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 171060



## Midlevels Central & West LEASE

中半山及西半山 出租



### Hoover Court

中半山 豪華閣

7-9 MacDonnell Road

Newly renovated 4-bedroom full floor apartment at prime location  
全新裝修四房全層住宅，地段優越



GROSS AREA 2,654 s.f.

SALEABLE AREA 2,320 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 165632



### Azura 西半山 蔚然

2A Seymour Road

Stylishly furnished 3-bedroom apartment with harbour view close by Midlevels Escalators

時尚裝修三房單位，享海景，鄰近半山行人扶手電梯，可租可售



GROSS AREA 1,665 s.f.

SALEABLE AREA 1,297 s.f.

OFFERED AT \$93,000 incl. also for sale

\$48,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159167



### Piccadilly Mansion 西半山 碧苑

4-6 Po Shan Road

High floor apartment with Victoria Harbour View in quiet neighbourhood

高層維港景住宅，位處清幽寧靜地段



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35976



### Glory Mansion 中半山 輝煌大廈

106-108 MacDonnell Road

Well kept mid-rise apartment with spacious balcony in convenient Midlevels Central

保養簇新中密度單位，連寬敞露台，交通便利，可租可售



GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$95,000 incl.

also for sale \$39,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 40189







### Regent On The Park

中半山 御花園

9A Kennedy Road

Lovely 3-bedroom apartment on fringe of CBD with indoor pool and tennis courts

迷人三房單位，享室內游泳池及網球場設施，鄰近商業中心區



GROSS AREA 2,720 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 112603



### Garden Terrace 1

中半山 花園臺 1座

8 Old Peak Road

Well managed spacious apartment on fringe of Central

管理完善偌大住宅，鄰近中環



GROSS AREA 2,798 s.f.

SALEABLE AREA 2,454 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 29689



### Regent On The Park

中半山 御花園

9A Kennedy Road

Luxury 3-bedroom apartment with indoor swimming pool and tennis court on fringe of CBD

豪華三房單位，屋苑設室內游泳池及網球場設施，毗鄰商業中心區



GROSS AREA 2,720 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 9376



### The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Sought after 3-bedroom luxury apartment at prime location with Victoria Harbour view

受歡迎三房豪華單位，地段尊貴，眺望維港美景



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,971 s.f.

OFFERED AT \$118,000 excl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 3060





## Midlevels Central & West LEASE

中半山及西半山 出租



### Chung Tak Mansion

中半山 重德大廈

2 Magazine Gap Road

Spacious full floor apartment in convenient yet tranquil location  
寬敞全層住宅，環境寧靜，交通方便



GROSS AREA 2,864 s.f.

SALEABLE AREA 2,550 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 155761



### Bowen Mansion

中半山 寶雲大廈

7C Bowen Road

Colonial mid-rise apartment with huge balcony enjoying greenery and city views  
英式中密度單位，連寬敞露台，享茂綠及城市美景，可租可售



GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$148,000 incl.

also for sale \$80,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 38884



### Brewin Court 中半山 明雅園

5-7 Brewin Path

Rare find brand new renovated 4-bedroom garden apartment on fringe of Central within easy walk to Bowen Road jogging trail  
罕有全新裝修四房花園住宅，毗鄰中環，信步可達寶雲道緩跑徑



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

(plus 1,000 s.f. garden)

OFFERED AT \$180,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 18727



### Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Huge converted duplex with top of the line décor on fringe of CBD  
豪華裝修複式單位，間隔偌大，鄰近商業中心區，可租可售



GROSS AREA 6,800 s.f.

SALEABLE AREA 6,146 s.f.

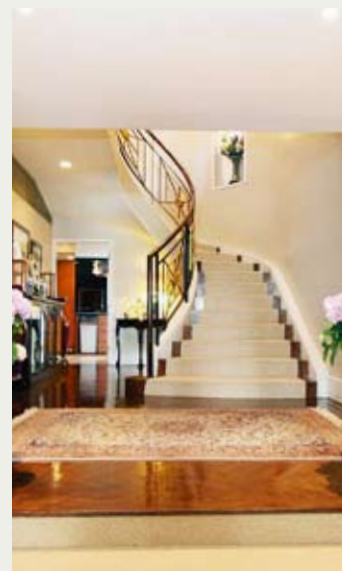
OFFERED AT \$200,000 excl.

also for sale \$220,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 37933







### Cavendish Heights

渣甸山 嘉雲臺

27-37 Perkins Road

Nicely renovated 3-bedroom apartment with pool and tennis courts

雅致裝修三房住宅，連游泳池及網球場設施

GROSS AREA 1,620 s.f.

SALEABLE AREA 1,300 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 122495



### The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Luxury 3-bedroom apartment with good views on fringe of Causeway Bay

豪華三房單位，享怡人景致，毗鄰銅鑼灣

GROSS AREA 1,618 s.f.

SALEABLE AREA 1,260 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 133471



### Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Spacious 4-bedroom apartment with big balcony and harbour view

偌大四房單位，連寬敞露台，眺望海景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 6875



### Fontana Gardens 東半山 豪園

1-25 Ka Ning Path

Well decorated 4-bedroom apartment with Harbour view within short walk of Causeway Bay

優質裝修四房海景單位，舉步可達銅鑼灣

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,560 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 46082



### White Jade 東半山 白璧

51 Stubbs Road

Spacious 3-ensuite apartment with panoramic harbour view in Lower Peak  
寬敞三套房住宅，享維港全景

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,376 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 48296



### Broadwood Park 跑馬地 柏樂苑

38 Broadwood Road

Spacious 4-bedroom apartment with balcony overlooking sweeping city and harbour views

寬敞四房單位，連露台，俯瞰遼闊城市景及海景

GROSS AREA 2,913 s.f.

SALEABLE AREA 2,414 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 130630



## Modern en bloc commercial property in affluent London suburb

Notting Hill W11

Subject property is a modern building located in a prime position within one of the most trendy streets of Notting Hill. The interior accommodation is set across the ground and lower ground floors. Single-let to a reputable estate agency and generating an annual passing rent of £75,000. The premises are conveniently located only 7 minutes away on foot from Notting Hill Gate tube station.

位處Notting Hill時尚大街的現代化商業大廈，地段優越。首層及地下一層是室內單位。現由一間著名的地產代理公司承租，年租金收入達75,000英鎊。僅七分鐘路程便可抵達Notting Hill Gate地鐵站，交通便利。

Freehold

Gross Yield 5.32%

Total Internal Area 788 s.f.

Circa £1.41M – £1.6M



## Prime City of London leisure investment

The City EC2

Subject property is on the G/F and single let to an Italian restaurant within a landmark City residential tower in heart of The City, the lower 8 levels of which houses the Guildhall School of Music and Drama with over 100 performances per year. Newly negotiated 15 year lease on FRI basis producing £137,500 per annum. Moorgate station is conveniently located only 2 minutes away on foot.

位於市中心內的投資物業，現由一間意大利餐廳承租。樓下八層設著名藝術學院及音樂廳學院，每年舉辦100場藝術表演。由獨立租戶承租，新簽訂15年租約，年租金收入達137,500英鎊。Moorgate地鐵站僅兩分鐘路程。

Long Leasehold (Expires 2208)

Gross Yield 6.25%

Total Internal Area 3,289 s.f.

Circa £2.2M – £2.5M



## Prime North London large retail property

Islington N7

Property consists of a mid-terraced building arranged across five floors (basement through to third floor). The premises are fully-let to a leading UK supermarket chain until 2025 and is currently generating £220,000 of annual passing rent. The immediate area is part of a well-established commercial and residential centre whilst the subject property itself benefits from being within walking distance (7 minutes) of Holloway Road tube station.

此物業由五層的大廈組成（由地庫至三樓），現由英國一間大型連鎖超級市場獨立承租至2025年，年租金收入達220,000英鎊。此區是歷史悠久的商業及住宅核心，物業交通便捷，距離Holloway Road地鐵站僅七分鐘路程。

Freehold

Gross Yield 4.68%

Total Internal Area 25,364 s.f.

Circa £4.7M – £5.2M



## Prime West End retail investment opportunity

Soho W1

Subject property is single-let to a leading multi-national coffee company and operates as a café. Arranged across the ground and lower ground floors, the current passing rent is £130,000 p.a. It reflects a capital value of approximately £1,107 per square foot. The beautiful Victorian building is located in an excellent position in the popular Soho area with Oxford Street to the north and Leicester Square to the south.

此物業現由一間跨國咖啡公司獨立承租，首層及地下一30一咖啡廳，年租金收入達130,000英鎊，資本價值達每平方呎1,107英鎊。此美麗的維多利亞式建築位於地段優越且極受歡迎的Soho區，北面是牛津街，南面則是Leicester Square。

Freehold

Gross Yield 3.71%

Total Internal Area 3,612 s.f.

Circa £3.5M – £3.9M



## Prime West End freehold commercial property

Westminster W1

Subject property is located on one of London's busiest and most famous shopping streets which benefits from a very large number of pedestrians daily. The interior accommodation totals approximately 5,700 s.f. arranged across eight floors (lower ground through to sixth floor). The premises are single-let to a top-level UK telecommunications services provider on a recently negotiated 15 year lease producing £460,000 per annum.

座落於倫敦其中一條最繁華著名購物街的物業，人流暢旺。室內總面積達5,700平方呎，設八層（地下一層至六樓）。物業現由英國頂級的電訊服務供應商承租，剛續租15年新租約，年租金收入達460,000英鎊。

Freehold

Gross Yield 2.49%

Total Internal Area 5,700 s.f.

Circa £18.5M – £21M



## Mixed-use property in Prime Central London

Covent Garden WC2

Subject property is arranged over six levels (lower ground to fourth floor). The ground and lower ground floors total 729 s.f. and are currently configured as a café with the balance of 1,272 s.f. providing office and storage space. The four tenants are producing a total passing rent of £57,225 per annum, subject to a rent review pending at the time of this publication. Leicester Square tube station is conveniently located only 250 metres from the entrance.

六層（由地下一層至四樓）的優質零售及辦公室物業，首層及地下一層是咖啡廳，面積共729平方呎，其餘面積1,272平方呎的則是辦公室及倉庫。整幢物業共有四個租戶，總年租金收入達57,225英鎊，租金調整尚待商議。距離Leicester Square地鐵站僅250米。

Freehold

Gross Yield 2.86%

Total Internal Area 2,001 s.f.

Circa £2M – £2.2M





## Centrally located West End mixed use investment

Covent Garden WC2

Subject property is located right in the heart of London's famous Covent Garden area within the Seven Dials retail district and arranged across lower ground through fifth floor. The building is positioned on a highly-visible corner with the retail portion benefitting from frontage on three sides. The building is fully-let to four tenants, generating an annual passing rent of £126,800. The premises are within 4 minutes walking distance of Covent Garden tube station.

座落倫敦著名Covent Garden核心區域的混合投資物業，位處Seven Dials零售區。共七層的辦公室及零售空間（由地下一層至五樓）。大廈位於顯眼的轉角位，零售商鋪擁三面樓面。大廈現租予四個租戶，年租金收入達126,800英鎊。距離Covent Garden地鐵站僅四分鐘路程。



Freehold

Gross Yield 3.21%

Total Internal Area 2,902 s.f.

Circa £3.5M – £3.9M

## Prominent period building in London's West End

Piccadilly W1

Subject property is a beautiful period building in a phenomenal corner position around the corner from Piccadilly Circus. The 5-storey property benefits from very high ceilings, providing a wealth of natural light. The property is fully-let to a multi-national fashion house on a recently negotiated 20 year lease generating an annual passing rent of £2.25 million. The building is at the centre of an area undergoing a £500 million regeneration by the Crown Estates.

位於Piccadilly Circus的歷史悠久物業，座落於轉角位。此高樓底的五層高物業享充裕的自然光。現由一間跨國時裝集團承租，現正商議20年租約，年租金收入達2.25百萬英鎊。物業正位處英國皇家物業物業署5億英鎊重建更新計劃的中心地段。



Freehold

Gross Yield 3.75%

Total Internal Area 25,801 s.f.

Circa £60M – £66M

## Retail property in affluent London suburb

Richmond on Thames TW9

Subject property comprises two retail premises with frontage along three sides. The interior accommodation is arranged across the ground and lower ground floors and is fully-let to two tenants, with an annual rent passing of £165,000. Richmond station is within 300 metres and offers fast trains to Waterloo as well as access to the London Underground via the District line.

此物業擁兩個零售單位，設三個零售樓面。首層及地下一層現由兩個租戶承租，年租金收入達165,000英鎊。距離Richmond地鐵站僅300米，並設有地鐵快車至Waterloo，以及地鐵區域線沿途各站。



Freehold

Gross Yield 4.48%

Total Internal Area 2,323 square feet

Circa £3.68M – £4.1M

## West London retail investment property

Parsons Green SW6

Property is single-let to a major UK supermarket chain with frontage along a major road in a popular West London area. The current tenancy agreement is subject to a 15 year lease with no breaks and is generating a passing rent of £140,000 per annum. The nearest stations are Imperial Wharf (Overground) and Parsons Green (District line) which are both approximately 12 minutes away on foot.

位於倫敦西面的受歡迎零售投資物業，現由一間英國大型連鎖超級市場獨立承租，面對繁華大道。擁15年長租約，年租金收入達140,000英鎊。12分鐘路程可達Imperial Wharf站（地上鐵）及Parsons Green地鐵站（區域線）。



Gross Yield 4.38%

Total Internal Area 2,323 s.f.

Circa £3.68M – £4.1M

## Core City of London conversion opportunity

The City EC3

The premises consist of three adjoining impressive period buildings providing retail space on the ground and lower ground floors with office accommodation on the five upper floors. Only one unit is currently let with a passing rent of £95,000 per annum. Total vacant possession is achievable in six months following written notice. The nearest tube station is Monument which is located only 120 metres away.

此物業由三幢毗連的歷史悠久建築組成，首層及地下一層是零售鋪位，樓上五層則是辦公室。其中一個單位現已獲得承租，年租金收入達95,000英鎊。物業六個月後書面通知可交吉。距離Monument地鐵站僅120米。



Freehold

Gross Yield 0.83%

Net Internal Area 25,769 s.f.

Circa £11.5M – £13M

## Prominent retail unit in popular North London suburb

Hendon NW4

Subject property forms the ground floor unit of a larger mixed-use development. Single let to nationwide bicycle retailer with a highly competitive capital value of only £277 per square foot and generating an annual passing rent of £126,800. There is an added benefit of 16 carpark spaces, 12 on the surface and 6 spaces within the basement area. The nearest London Underground station is Hendon Central (18 minutes by foot).

首層物業是一大型綜合發展項目，現由一間全國性的單車零售商獨立承租，每呎呎價只為277平方呎，年租金收入達126,800英鎊，極具競爭力。另額外配備16個車位，12個位於地面，6個則位於地庫。毗鄰Hendon Central地鐵站僅18分鐘路程。



Virtual Freehold

(999 years from 2007)

Gross Yield 8.45%

Total Internal Area 5,413 s.f.

Circa £1.5M – £1.8M

### Beautiful high-floor penthouse with scenic views

Minato-ku, Tokyo 東京 港區

Subject property is a fully-modern penthouse condominium with breath-taking views of Mt Fuji and Akasaka Palace. The unit is located on the 43rd floor of a 45-storey building which was completed in 2008. The unit benefits from a large 15.38 sq. m. private balcony. Additional amenities include car parking, residents only lounge and sky terrace, meditation salon, and a luxury library. Conveniently located within walking distance (4 minutes) of Tameike San-oh station of the Chiyoda line.

此裝修時尚的頂層住宅單位可遠眺富士山和赤坂離宮的壯麗景色。物業建於2008年，樓高45層。此單位位處43樓，設有一個廣達15.38平方米的私家露台。其他設施包括停車場、只供住客享用的休息室及空中花園、冥想室及豪華的圖書館。物業距離千代田線的Tameike San-oh站僅4分鐘路程，交通便利。

Freehold

永久業權

Total Area 186.31 sq. m.

總面積186.31平方米

Price: HKD \$31.7M

售價：港幣 \$31.7M



### En bloc office/retail mixed use building

Shibuya-ku, Tokyo 東京 涉谷區

Subject property is a 10-storey building with one basement level. The building has a total of 1,786.60 sq. m. arranged across its ten floors (including one basement level). The projected rental per annum if fully leased will be approximately JPY 65 million, reflecting a reversionary yield of 5.0%. The premises are located near to Nishi Shinjuku Gochome Station of Toei Oedo Line (1 minute walk).

樓高十層的零售商業大廈，連地庫層。大廈由地庫層至10樓總面積1,786.60平方米，如果滿租，年租金收入約65百萬日元，回報率可達5.0%。物業距離都營地鐵站大江戶線西新宿五丁目車站僅1分鐘路程。

Freehold

永久業權

Projected reversionary yield

5.0% (if fully leased)

回報率5.0% (如果滿租)

Total Area 1,786.60 sq. m.

總面積1,786.60平方米

Price: HKD \$83.7M

售價：港幣 \$83.7M



### En bloc residential building in Central Tokyo

Toshima-ku, Tokyo 東京 豐島區

Subject property is located in the desirable Toshima special ward and contains eight well-appointed condominium units. The building is arranged across its seven floors (including one basement level). The current passing rent per annum is approximately JPY 17.46 million, with a projected rental income of JPY 31.86 million on full occupancy reflecting a reversionary yield of 5.49%. The premises are located close to Zoshigaya station of the Tokyo Metro Fuku-Toshin line (3 minute walk), Kishibojin station of the Toden Arakawa line (4 minute walk), Gakushuin Shita station of the Toden Arakawa line (4 minute walk), and Mejiro station of the JR Yamanote and JR Saikyo lines (13 minute walk).

位於豐島區優越地段的住宅大廈，合共八個設備齊全的住宅單位。物業樓高七層（包括地庫層），年租金收入達17.46百萬日元，如果滿租，租金收入更可達31.86百萬日元，回報率高達5.49%。物業距離東京地鐵副都心線雜司谷站僅3分鐘路程，都電荒川線鬼子母神前站及學習院下站僅4分鐘路程，JR山手線及埼京線的目白站僅13分鐘路程。

Freehold

永久業權

Gross Yield 3.01%

回報率3.01%

Total Area 1169.12 sq. m.

總面積1169.12平方米

Price: HKD \$38M

售價：港幣 \$38M



More similar properties are available upon request.

FOR ENQUIRIES 歡迎查詢

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

6199 7640 Gary Lam 林先生 gary.lam@landscape-christies.com



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## Common Questions – Part Three 常見問題 — 四之三



Our vineyard clients often ask us questions about various statistics and sizes regarding the Bordeaux winery market. It is clear to us that there is no definitive source with guaranteed accuracy since we have observed that no two sources agree exactly. Using CIVB, Wikipedia, the web and various books from our office library we have however, here are some answers to common questions.

**How big is the Bordeaux AOC?**

Most sources agree that it is about 106,000 hectares. It has been shrinking over the past 10 years.

**How many appellations are there in Bordeaux?**

Fifty seven (think Heinz 57 varieties!)

**Wineries for sale in Bordeaux?**

At any one time there are about 100 to 150 Bordeaux vineyard estates for sale although many of them will not be openly marketed.

**How many bottles of wine in a Bordeaux barrel?**

Note that not all regions have the same barrel size as Bordeaux = 300 bottles (225 litres)

**How much wine by volume is in a standard bottle of wine?**

75 cl or three quarters of a litre.

**How many litres in a Hectolitre?**

100 litres

**What is a "Tonneau"?**

This is a measurement used by the Bordeaux wine traders (Negoçiant) to define market price for a volume of wine. The volume of a "tonneau" is 900 litres of wine.

**What is "Claret"?**

Bordeaux Claret is the red wine that is first drawn

from the vats to increase the concentration ratio of juice to skins/pips/stalks of the remaining wine in the vats. It is also the origin of the word known in England as Claret, synonymous with Bordeaux red wine.

**What is plant density?**

The number of vine plants planted per hectare

**What is a Relevé Parcellaire?**

The document that defines the density, age and grape variety for each parcel within a vineyard.

**What is the SAFER?**

Les Sociétés d'Aménagement Foncier et d'Etablissement Rural.

**Who and what are the CIVB?**

The Conseil Interprofessionnel du Vin de Bordeaux. (CIVB or Bordeaux Wine Council) founded in 1948, represents the three strands of the Bordeaux wine industry: winegrowers, wine merchants and brokers.

We would like to introduce a vineyard surrounded by a beautiful landscaped park in the heart of the Entre Deux Mers region this month.

The property includes the main chateau with a number of large reception rooms, 14 bedrooms and a 2-bedroom caretaker's cottage. The setting is extremely private and includes approximately 9 hectares of land with formal gardens, meadows, mature trees, an ornamental pond, swimming pool and a tennis court. With its romantic, fairy tale air and magical setting, the chateau would make a stunning wedding venue or small hotel.

Situated in a tranquil rural location, the property is about 1 hour drive to Bordeaux with its international airport and just over 30 minutes to the airport at Bergerac.

我們的葡萄園客戶經常查詢波爾多釀酒市場的統計數據及規模，但由於各種資料來源不一，現時並無具權威性的數據。不過，參考波爾多葡萄酒業管理局、維基百科網站、其他網站及本公司的資料庫後，我們亦能解答部分常見問題。

**波爾多法定產區的面積有多大？**

大部分資料來源皆指法定產區的面積約為106,000公頃，但過去十年產區的面積持續縮小。

**波爾多有多少個法定產區？**

57個。

**波爾多有釀酒廠出售嗎？**

任何時候都有大約100至150個葡萄園出售，但大部分都不會公開發售。

**每個波爾多木酒桶可裝多少瓶葡萄酒？**

300瓶（225升），但並非所有產區的木桶容量都與波爾多一樣。

**一瓶標準葡萄酒的容量是多少？**

75厘升或四分之三公升。

**每百升有多少公升？**

100公升。

**甚麼是「Tonneau」（橡木桶）？**

波爾多酒商使用的量度單位，用以釐定某個份量葡萄酒的市價。每一個Tonneau的容量等於900公升。

**甚麼是「Claret」？**

波爾多Claret是最先從釀酒桶抽取的紅酒，用以增加桶內餘下葡萄酒的果汁與果皮、籽或梗的濃度比例。代表波爾多紅酒的英文字「Claret」也是源於「Claret」一字。

**甚麼是種植密度？**

每公頃種植的葡萄樹數目。

**甚麼是「Relevé Parcellaire」？**

界定並記錄葡萄園內每幅土地葡萄樹密度、樹齡及品種的文件。

**甚麼是SAFER？**

法國土地管理與鄉村建設組織（Les Sociétés d'Aménagement Foncier et d'Etablissement Rural）的簡稱。

**波爾多葡萄酒業管理局（CIVB）是甚麼？由哪些人組成？**

波爾多葡萄酒業管理局（Conseil Interprofessionnel du Vin de Bordeaux，或稱CIVB或Bordeaux Wine Council）成立於1948年，代表波爾多葡萄酒業的三大支柱，即釀酒商、酒商及經紀商。

這個月，為大家介紹一個位於兩海之間（Entre Deux Mers）地區，被風景優美公園環抱的葡萄園。

物業包括一個城堡，設有多間大型接待室、14間睡房及一間兩房的保安小屋。城堡的私隱度極高，包括約9公頃的私家用地，如法式花園、草地、樹林、觀賞池、游泳池及網球場。憑藉其童話浪漫的氛圍，城堡可作華麗的婚禮場地或精品酒店。

物業位處恬靜的鄉地段，約1小時的車程可抵達波爾多市及國際機場，30多分鐘則可達貝爾熱拉克機場。

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售價：2,700,000歐元

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