

The Key

SELECT DELUXE HOMES

大宅®

VOLUME 135 | March 2016

渾樸自然 One step closer to nature

本期焦點：戶外好風光
Spotlight:
Desirable residences with
private outdoor spaces

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FEATURE

Industry Focus:
Bathrooms

優質海外投資物業
Prime Overseas Property
for Investment



Floor Warming and Heating Systems

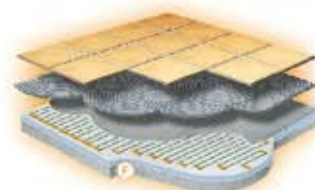
電地暖設備

- * Fits all room shapes and sizes
- * Compatible with most floor coverings
- * Delivers an even heat to the entire room
- * Reduces unpleasant differences in temperature
- * Does not dry the air nor spread dust and germs

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Every Step of the Way



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38 Tsuen King Circuit, Tsuen Wan, N.T.
Tel: 2411-7228 Fax: 2413-1706

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HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

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

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

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡



新年伊始

Making a fresh start this spring

Everyone loves a natural touch of greenery in their home, be it a few shrubs on the balcony to a full vertical 'green wall' of plants. For those of us who don't have the luxury of our own garden, one option is to place living plants throughout the home — a miniature palm tree can bring a sitting room to life, for example.

Be sure to choose the right plant for the room, taking into account factors such as natural light and ventilation. You can even inject a breath of fresh air into the bathroom with a houseplant such as the croton with its multi-coloured leaves: a tropical plant, the warm, humid conditions of a bathroom are perfect for it.

在家居添置植物，例如在露台放幾盆灌木，或者種植攀牆植物，都能令人感到置身綠野。如果家中無露台，亦可在家居各處放置盆栽，即使是一株小棕櫚樹，都能令家居生色不少。

添置植物前，要先挑選合適的品種，另外又應考慮日光及通風。在浴室內，你可以放置小盆栽，不僅令室內空氣清新，同時色彩斑斕的枝葉，可令浴室增添美感，其中熱帶植物及適合潮濕環境的植物都是上佳之選。

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渾樸自然

One step closer to nature

The prime location of Pokfulam attracts those of us who are longing for serenity — and if you step into the living room of this beautiful townhouse in Consort Rise, it's easy to see what the attraction is all about, with its great views and peaceful outlook.

Measuring 1,966 s.f. (saleable area), this family home has four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a utility room and two covered car parks. The terrace and roof are ideal spots for mingling or sunbathing, offering complete privacy and great green views. The full-height sliding windows in the living room allows fresh breezes into the house, aiding in air circulation and reducing energy consumption as the need for air-conditioning is reduced.

This townhouse boasts good internal upkeep, with a fully fitted and equipped open kitchen and simple décor.

Available for purchase at HK\$45 million, another major plus point is the 628 s.f. garden, offering residents their own personal patch of nature just outside their door.





薄扶林一向以環境寧靜而聞名，加上地段優越，吸引不少人擇居於此。這間華麗洋房座落於金粟街，眺望優美怡人的景色，甫踏進客廳，便被深深吸引。

此洋房實用面積1,966平方呎，設有四間睡房，包括兩間套房。另有三間浴室、相連的客廳及飯廳、一間家傭房、一間多用途房及兩個有蓋車位。平台及天台是享受室外日光浴及與親朋好友相聚的理想地點，洋房亦享優美的翠綠景色及高私隱度。客廳的大型敞門窗戶打開後，室外的清新空氣源源不斷地湧入，令室內空氣流通，又能減少能源消耗。

整間洋房保養簇新，開放式廚房設備更相當齊全，室內裝修雅致簡潔。

洋房的另一賣點是一個面積628平方呎的偌大花園，要享受自然環境，近在咫尺。洋房目前以4500萬港元放售。

3 Consort Rise, Pokfulam

薄扶林 金粟街3號



GROSS AREA 2,800 s.f.

SALEABLE AREA 1,966 s.f.

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

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 98422



Well View Villa

東半山 瑩景閣

17 Tung Shan Terrace

Practical 3-bedroom apartment with private roof and communal pool
實用三房單位，連私家天台及公共游泳池

GROSS AREA 1,657 s.f.

SALEABLE AREA 1,297 s.f. (plus 1,100 s.f. roof)

OFFERED AT \$22,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 101637



Splendour Villa 淺水灣 雅景閣

10 South Bay Road

Charming 2-bedroom low-rise penthouse with private roof terrace close
to Repulse Bay Beach

迷人兩房低密度頂層單位，連私家天台，毗鄰淺水灣泳灘

GROSS AREA 1,325 s.f.

SALEABLE AREA 1,027 s.f. (plus 1,044 s.f. roof)

OFFERED AT \$35,000,000

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 34427



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

GROSS AREA 2,735 s.f.

SALEABLE AREA 1,915 s.f.

(plus 552 s.f. terrace and 442 s.f. roof)

OFFERED AT \$43,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 155784



20-20C Shek O Headland

石澳 石澳山仔20-20號C

Rare find waterfront townhouse at tranquil location
罕有海濱排屋，位處清靜地段

SALEABLE AREA 1,795 s.f. (plus 1,076 s.f. terrace)

OFFERED AT \$45,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 44350



Villa Verde 山頂 環翠園

4-18 Guildford Road

Rare apartment on the Peak with spacious private rooftop looking out
to stunning views

山頂罕有住宅，連寬敞私家天台，眺望壯麗景色，可租可售

GROSS AREA 1,200 s.f.

SALEABLE AREA 1,070 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$48,000,000 also for lease \$75,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 99665



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Nice seaside house with sweeping sea view and clubhouse facilities
雅致海濱大屋，眺望遼闊海景，享會所設施

GROSS AREA 2,672 s.f.

SALEABLE AREA 2,584 s.f.

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

OFFERED AT \$68,500,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 4560





Larvotto (Penthouse) 鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Unique penthouse unit with private roof via internal staircase and company hold

獨特頂層單位，連室內內置樓梯往私家天台，雙車位，物業由公司持有

GROSS AREA 2,631 s.f.

SALEABLE AREA 2,105 s.f. (plus 1,555 s.f. roof)

OFFERED AT \$70,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 134278



The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Tastefully designed sea view house in Tai Tam

大潭海景大屋，配以品味設計裝修，可租可售

GROSS AREA 3,377 s.f.

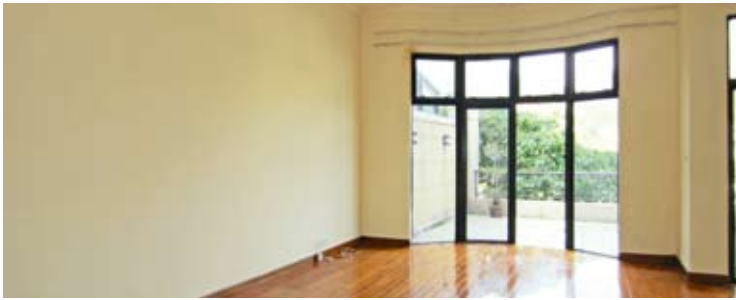
SALEABLE AREA 2,958 s.f.

(plus 1,960 s.f. garden and 1,011 s.f. roof)

OFFERED AT \$95,000,000 also for lease \$150,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33824



Las Pinadas 壽臣山 朗松居

33 Shouson Hill Road

Exquisite 4-bedroom townhouse with green view in tranquil location

精品四房排屋，享翠綠景致，地段清靜

GROSS AREA 3,400 s.f.

SALEABLE AREA 2,917 s.f.

(plus 294 s.f. garden, 1,520 s.f. terrace and 617 s.f. roof)

OFFERED AT \$130,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 11642



Villa Rosa 大潭 玫瑰園 88 Red Hill Road

Exclusive and spacious hill top 4-ensuite townhouse with garden and rooftop enjoys sweeping views

獨特寬敞四套房排屋，連花園及天台，坐擁遼闊景色，可租可售

GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f.

(plus 414 s.f. garden and 481 s.f. roof)

OFFERED AT \$150,000,000 also for lease \$220,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 107188



Severn Eight 山頂 倚巒

8 Severn Road

Rare find townhouse on The Peak with panoramic Victoria Harbour view

山頂罕有排屋，眺望維港全景，可租可售

GROSS AREA 4,306 s.f.

SALEABLE AREA 3,092 s.f.

(plus 988 s.f. garden and 553 s.f. roof)

OFFERED AT \$280,000,000 also for lease \$320,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 96958



Island Road 深水灣 香島道

Top notch townhouse with 5 ensuite bedrooms and private garden enjoying the stunning sea view of Deep Water Bay

豪華五套房排屋，連私家花園，飽覽深水灣壯麗海景

GROSS AREA 6,389 s.f.

SALEABLE AREA 4,720 s.f.

(plus 1,907 s.f. garden and 157 s.f. terrace)

OFFERED AT ~~\$580,000,000~~ \$480,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 115984





Elegant Court

東半山 雅麗閣

333 Tai Hang Road

Stylishly renovated low-rise apartment with private roof

時尚裝修低密度住宅，連私家天台

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,628 s.f. (plus 3,410 s.f. roof)

OFFERED AT \$70,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 44261



Elite Villas 壽臣山 怡禮苑

22 Shouson Hill Road

Unique low-rise duplex with good-sized private terrace in a tranquil and verdant neighbourhood

獨特複式單位，密度低，連間隔實用私家平台，環境茂綠恬靜，可租可售

GROSS AREA 2,388 s.f.

SALEABLE AREA 2,040 s.f. (plus 213 s.f. terrace)

OFFERED AT \$81,435 excl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 14877



19-25 Horizon Drive

春坎角 海天徑 19-25 號

19-25 Horizon Drive

Unique duplex unit with private rooftop enjoying sweeping sea view

獨特複式單位，連私家天台，眺望遼闊海景

GROSS AREA 2,500 s.f.

SALEABLE AREA 1,932 s.f. (plus 396 s.f. roof)

OFFERED AT \$90,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 13846



Happy View Court

跑馬地 華景閣

2-8A Happy View Terrace

Tastefully decorated duplex low-rise with private roof in tranquil location

品味裝修複式低密度單位，連私家天台，地段清靜

GROSS AREA 2,585 s.f.

SALEABLE AREA 2,176 s.f. (plus 1,019 s.f. roof)

OFFERED AT \$98,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 108766



Redhill Park

大潭 紅山花園

12 Pak Pat Shan Road

Sea view townhouse with full facilities at Tai Tam waterfront

大潭海濱排屋，享完善設施

GROSS AREA 3,608 s.f.

SALEABLE AREA 3,102 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 21079



Deepdene

深水灣 蒲苑

55 Island Road

Large and spacious low-rise flat with private garden

偌大寬敞低密度住宅，連私家花園

SALEABLE AREA 2,206 s.f. (plus 500 s.f. garden)

OFFERED AT \$100,000 incl.

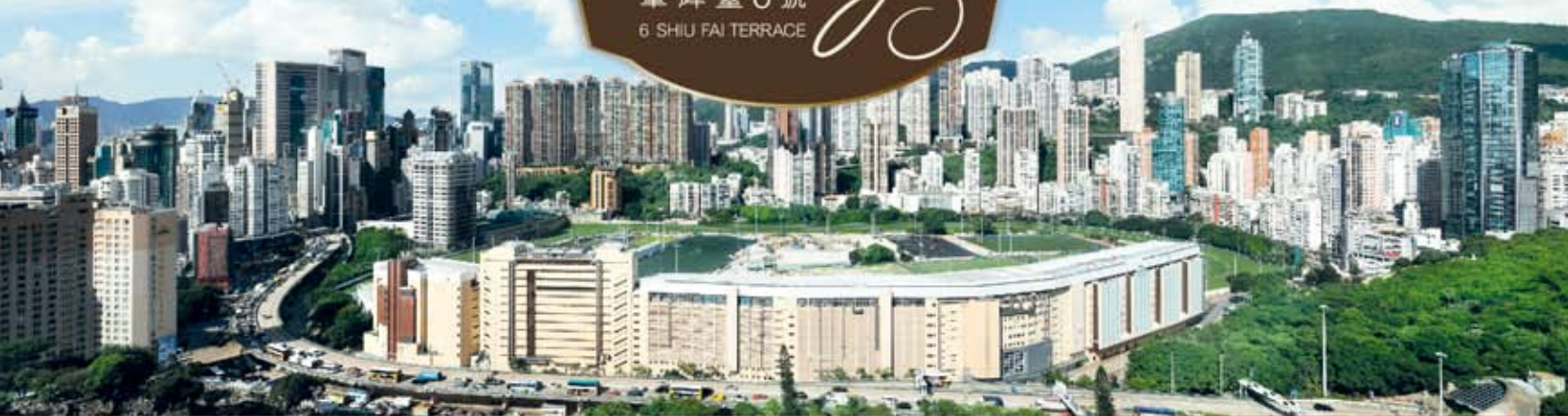
INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 81560



Chantilly

肇輝臺6號
6 SHIU FAI TERRACE



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

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

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

* 五房四套房間隔之單位的其中一套房為兩個睡房以同一浴室相連

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

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

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

Saleable area : 2,816 sq ft
Offered at : \$148,000 incl.



Joint Exclusive Leasing Agent

6183 8339 - Carman 司徒小姐 9871 6828 - Louis 黃先生 9209 9988 - Alan 王先生



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Nice garden townhouse with
good condition enjoying excellent
sea view

雅致花園排屋，裝修完善，坐擁優美海景，
可租可售



GROSS AREA 3,339 s.f.
SALEABLE AREA 3,135 s.f. (plus 1,326
s.f. garden and 1,108 s.f. roof)

OFFERED AT \$118,000 incl.

also for sale \$95,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 5440



Victoria Heights

東半山 威利閣

43A Stubbs Road

Large 3-bedroom apartment with
sweeping city view at Lower Peak

偌大三房單位，享遼闊城市景致



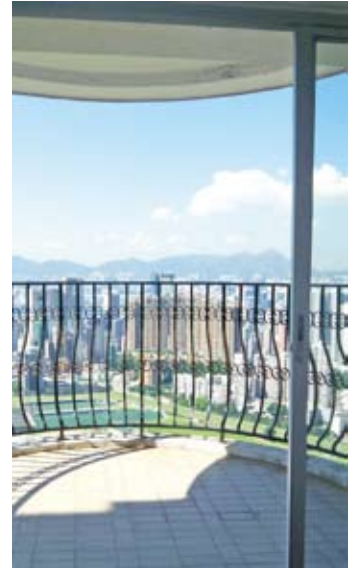
GROSS AREA 2,553 s.f.

SALEABLE AREA 2,344 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 103009



27 Plantation Road

山頂 種植道27號

Unique 3-bedroom harbour view
duplex with huge private garden

獨特三房海景複式單位，連偌大私家花園



SALEABLE AREA 3,120 s.f.

(plus 2,065 s.f. garden)

OFFERED AT \$120,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 6094



Xanadu Court

壽臣山 壽臣山道30-30A號

30-30A Shouson Hill Road

Spacious 4-bedroom duplex low-rise
with large private garden and
terrace in tranquil Shouson Hill

寬敞四房複式低密度單位，連偌大平台花
園，位處清幽恬靜壽臣山



GROSS AREA 3,500 s.f.

SALEABLE AREA 3,355 s.f.

(plus 942 s.f. garden)

OFFERED AT \$168,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 20372





50 Stanley Village Road 赤柱 赤柱村道50號

Brand new townhouse with private garden and pool close to Stanley Main Beach

全新排屋連私家花園及游泳池，毗鄰赤柱正灘

SALEABLE AREA 2,705 s.f.

(plus 815 s.f. garden, 117 s.f. terrace and 526 s.f. roof)

OFFERED AT \$180,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 172849



9 Coombe Road 山頂 甘道9號

Spacious townhouse surrounded in lush greenery on The Peak with beautiful views

山頂寬敞排屋，環境茂綠，享美麗景色

GROSS AREA 3,300 s.f.

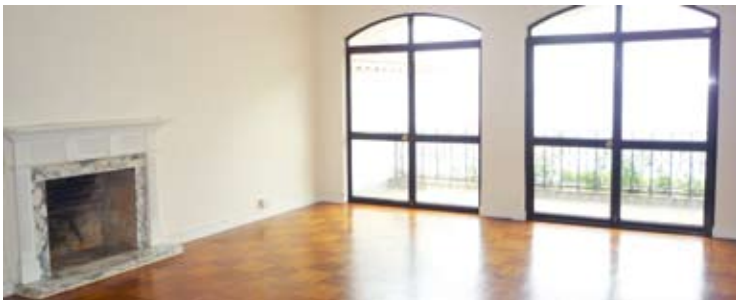
SALEABLE AREA 2,911 s.f.

(plus 781 s.f. garden and 306 s.f. terrace)

OFFERED AT \$210,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 5570



Magnolia Villas

薄扶林 百合苑

46 Sassoon Road

4-bedroom spacious garden house with sea view

四房寬敞花園大屋，眺望海景

GROSS AREA 4,608 s.f.

SALEABLE AREA 4,506 s.f. (plus 1,287 s.f. garden)

OFFERED AT \$238,000 excl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 14762



4 Peel Rise 山頂 貝璐道4號

Prestigious Peak house with extensive garden, terrace and roof area enjoying spectacular views

尊貴山頂大屋，連寬闊花園、平台及天台，享壯麗景致

GROSS AREA 4,307 s.f.

SALEABLE AREA 3,436 s.f.

(plus 1,147 s.f. garden, 298 s.f. terrace and 1,066 s.f. roof)

OFFERED AT \$290,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 155745



Repulse Bay Road House

淺水灣 淺水灣道洋房

Luxury house with garden enjoying spectacular sea view

豪華大屋連花園，享壯麗海景

GROSS AREA 4,094 s.f.

SALEABLE AREA 3,876 s.f. (plus 841 s.f. garden)

OFFERED AT \$300,000 excl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 2028



Chateau De Peak 山頂 顯峰居

8 Mount Kellett Road

Rarely available Peak garden house with tasteful decorations

罕有山頂花園大屋，配以品味裝修

GROSS AREA 3,477 s.f.

SALEABLE AREA 3,425 s.f.

(plus 3,867 s.f. garden and 1,091 s.f. roof)

OFFERED AT \$300,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 5623





Emerald Garden

薄扶林 嘉瑜園

86 Pok Fu Lam Road

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

高實用率三房單位，地段寧靜，享怡人海景

GROSS AREA 1,160 s.f.

SALEABLE AREA 971 s.f.

OFFERED AT \$16,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 98742



Regent Palisades 薄扶林 帝柏園

43 Bisney Road

Charming 3-bedroom low-rise with practical layout in tree-lined neighborhood

迷人三房低密度住宅，間隔實用，環境綠樹成蔭

GROSS AREA 1,513 s.f.

SALEABLE AREA 1,143 s.f.

OFFERED AT \$17,500,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 131350



South Bay Towers 淺水灣 南灣大廈

59 South Bay Road

Spacious 2-bedroom sea view apartment with swimming pool in tranquil location

寬敞兩房海景單位，連游泳池設施，地段寧靜

GROSS AREA 1,433 s.f.

SALEABLE AREA 1,112 s.f.

OFFERED AT \$25,500,000

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 122917



Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Highly sought after 3-bedroom apartment on upper Repulse Bay Road with full view of Deep Water Bay golf course and the ocean

淺水灣道頭段受歡迎三房住宅，飽覽深水灣高爾夫球場全景及海景

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$55,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 4490



Mountain Lodge 山頂 崑廬

44 Mount Kellett Road

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

裝修完善四房單位，間隔實用，坐擁壯麗海景及山巒景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$69,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404



Severn Eight 山頂 倚巒

8 Severn Road

Prestigious townhouse with private garden overlooking Victoria Harbour panorama on secluded Severn Road

著名排屋連私家花園，飽覽維港全景，位處恬靜施動道，可租可售

GROSS AREA 5,067 s.f.

SALEABLE AREA 3,736 s.f. (plus 770 s.f. garden and 743 s.f. roof)

OFFERED AT \$450,000,000 also for lease \$360,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 125923





Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

Rare on market spacious
apartment in tranquil location
罕有寬敞住宅，地段寧靜



GROSS AREA 2,288 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$90,000,000

INQUIRIES

9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 6443



Rare single lot at Pok Fu Lam with
superior redevelopment potential
薄扶林罕有可重建獨立地段

Site Area approx. 8,100 s.f.

地盤面積約8,100平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



半山佳作

A peaceful place
on the hillside

Po Shan Mansion

寶城大廈

10-16 Po Shan Road, Midlevels West

西半山 寶珊道10-16號



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,370 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 34199

In its wonderful location close to both Central and Sheung Wan, Midlevels West is imbued with both modernity and convenience, as well as a feeling of historical Hong Kong. In this ideal setting, this apartment in Po Shan Mansion also offers its residents great city views and partial harbour views.

Measuring 2,370 s.f. (saleable area) and boasting four good-sized bedrooms including two ensuite, there are also three bathrooms, a combined living and dining room, one maid's room, one utility room, one balcony and a covered car park.

The apartment has been blessed with excellent internal upkeep and is well decorated.

西半山鄰近中環及上環，結合了時尚都市生活及交通便利的優點，更可感受最具歷史風味的香港。此位於寶珊道的單位，可享優美都市景觀及部分海景。

單位實用面積2370平方呎，提供四間間隔實用的睡房，其中兩間為套房，另有三間浴室、相連的客廳及飯廳、一間家傭房、一間多用途房、一個露台及一個有蓋車位。

另外，單位的裝修優質，室內保養簇新。



Midlevels Central & West SALE

中半山及西半山 出售



Wing Way Court

中半山 永威閣

31 Kennedy Road

Cozy 3-bedroom full floor apartment across from Hopewell Centre

舒適三房全層住宅，毗鄰合和中心

GROSS AREA 1,860 s.f.

SALEABLE AREA 1,478 s.f.

OFFERED AT \$23,900,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 96204



Hillsborough Court

中半山 曉峰閣

18 Old Peak Road

Mountain view 2-bedroom flat with comprehensive clubhouse facilities

兩房山巒景住宅，連完善會所設施

GROSS AREA 1,369 s.f.

SALEABLE AREA 1,083 s.f.

OFFERED AT \$27,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 130851



Mirror Marina 西半山 鑑波樓

47 Conduit Road

Spacious and stylish 4-bedroom mid-rise flat in tranquil yet convenient location

寬敞時尚中密度單位，四房間隔，地段方便恬靜

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,662 s.f.

OFFERED AT \$28,500,000

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 47949



Valverde 中半山 蔚皇居

11 May Road

Luxury high-rise 2-bedroom plus study flat in prime neighbourhood with easy access to CBD

豪華高樓兩房住宅，連書房，地段優越，信步可達商業中心區

GROSS AREA 1,373 s.f.

SALEABLE AREA 1,010 s.f.

OFFERED AT \$29,800,000

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 140421



Man Yuen Garden

中半山 文苑花園

52A-52B Kennedy Road

Spacious 3-bedroom apartment with balcony on Kennedy Road

堅尼地道寬敞三房單位，連露位

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,670 s.f.

OFFERED AT \$33,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 64981



Visalia Garden

中半山 蔚山花園

48 MacDonnell Road

Practical 4-bedroom apartment on MacDonnell Road at bargain price

麥當奴道四房單位，間隔實用，優惠價之選

GROSS AREA 2,195 s.f.

SALEABLE AREA 1,848 s.f.

OFFERED AT \$36,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 18734





Grand House 中半山 柏齡大廈
110-112 MacDonnell Road
Spacious 4-bedroom colonial mid-rise with large balcony at Midlevels Central
寬敞四房英式中密度單位，連大露台



GROSS AREA 2,400 s.f.
SALEABLE AREA 2,087 s.f.
OFFERED AT \$41,000,000
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 25389



Wealthy Heights
中半山 威豪閣
35 MacDonnell Road
4-bedroom apartment with stunning harbour and city view on fringe of CBD
中半山四房單位，享壯麗海景及城市景，毗鄰商業中心區



GROSS AREA 2,128 s.f.
SALEABLE AREA 1,824 s.f.
OFFERED AT \$50,000,000
INQUIRIES 9662 2199 David Lau 劉先生
SEARCH REFERENCE NO. 37019



Hollywood Heights
中半山 好利閣
6 Old Peak Road
High efficiency 4-bedroom flat with balcony in prime location
高實用率四房單位，連露台，地段優越，可租可售



GROSS AREA 2,700 s.f.
SALEABLE AREA 2,272 s.f.
OFFERED AT \$58,800,000
also for lease \$90,800 incl.
INQUIRIES
6277 1295 Henry Chan 陳先生
SEARCH REFERENCE NO. 18760



39 Conduit Road
西半山 天匯
Iconic apartment in Midlevels West with super deluxe clubhouse facilities
西半山著名地標住宅，享豪華會所設施



GROSS AREA 2,808 s.f.
SALEABLE AREA 1,991 s.f.
OFFERED AT \$59,000,000
INQUIRIES
6258 8847 Anthea Ngai 魏小姐
SEARCH REFERENCE NO. 166633



Midlevels Central & West SALE

中半山及西半山 出售



1 Robinson Road

西半山 羅便臣道1號

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

複式全層住宅，私隱度高，眺望動植物公園美景



GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$65,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 114909



Bowen Mansion

中半山 寶雲大廈

7C Bowen Road

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

罕有英式中密度住宅，三套房寬敞間隔，毗鄰商業中心區



GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$68,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 32206



Estoril Court

中半山 愛都大廈

55 Garden Road

Large and spacious 4-bedroom apartment on fringe of CBD

偌大寬敞四房住宅，鄰近商業中心區



GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$70,000,000

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 167540



The Harbourview

中半山 港景別墅

11 Magazine Gap Road

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

受歡迎海景住宅，裝修簇新，位處著名馬己仙峽道



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$125,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 165970





Sunrise Court

東半山 兆暉閣

54 Tai Hang Road

Cozy flat with nice view on Tai Hang Road close to Causeway Bay

大坑道舒適住宅，享優美景色，毗鄰銅鑼灣

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,070 s.f.

OFFERED AT \$16,500,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 136816



Serenade

東半山 上林

11 Tai Hang Road

Modern high-rise with facilities on fringe of Causeway Bay

時尚住宅高樓大廈，連設施，鄰近銅鑼灣

GROSS AREA 1,032 s.f.

SALEABLE AREA 788 s.f.

OFFERED AT \$19,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 150244



The Legend

東半山 名門

23 Tai Hang Drive

Popular apartment with new decorations at convenient location

全新裝修受歡迎住宅，地點方便

GROSS AREA 1,176 s.f.

SALEABLE AREA 871 s.f.

OFFERED AT \$19,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 42847



Park Garden

東半山 柏園

6 Tai Hang Drive

Practical 3-bedroom apartment in convenient location

實用三房單位，交通便利

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. 54524



The Leighton Hill 跑馬地 禮頓山

2B Broadwood Road

Deluxe 2-bedroom apartment with nice clubhouse overlooking Happy Valley racecourse

豪華兩房單位，連優質會所設施，眺望跑馬地馬場景色

GROSS AREA 1,206 s.f.

SALEABLE AREA 924 s.f.

OFFERED AT \$30,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123431



Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

Spacious apartment with practical layout in sought after location

間隔實用偌大住宅，位處受歡迎地段

GROSS AREA 2,028 s.f.

SALEABLE AREA 1,570 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 169276





8 Shiu Fai Terrace

東半山 肇輝台8號

Spacious 3-ensuite apartment on quiet Shiu Fai Terrace

寬敞三套房單位，位處寧靜肇輝台

GROSS AREA 2,142 s.f.

SALEABLE AREA 1,667 s.f.

OFFERED AT \$37,500,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 148447



Craigmount

東半山 紀園

34 Stubbs Road

Spacious 3-bedroom apartment with open city view on Stubbs Road

司徒拔道三房住宅，享開揚景致，間隔寬敞

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,790 s.f.

OFFERED AT \$46,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 37185



Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

Nicely renovated 4-bedroom low-rise apartment on fringe of Causeway Bay

雅致裝修四房低密度住宅，毗鄰銅鑼灣

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,560 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 109309



Jade House

東半山 寶璧大廈

47C Stubbs Road

4-bedroom flat with city view in exclusive building

四房城市景單位，位處尊貴住宅大廈，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,218 s.f.

OFFERED AT \$60,000,000 also for lease \$80,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 39654



Fontana Gardens 東半山 豪園

1-25 Ka Ning Path

Nicely decorated 3-bedroom apartment with open city view on fringe of Causeway Bay

雅致裝修三房單位，眺望開揚城市景色，舉步可達銅鑼灣

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$62,500,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 99627



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Rare 3-bedroom mid-rise apartment with panoramic view

罕有三房中密度住宅，享優美景色

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$67,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 131038





Peak One 沙田 壹號雲頂
68 Mei Tin Road
Rare find townhouse with private pool and double garage in tranquil neighbourhood
罕有排屋連私家游泳池及雙車庫，位處清幽恬靜地段，可租可售



GROSS AREA 4,025 s.f.
SALEABLE AREA 2,722 s.f. (plus 1,234 s.f. garden and 185 s.f. terrace)
OFFERED AT \$75,000,000
also for lease \$110,000 incl.
INQUIRIES
9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 154288



Wiltshire Road
九龍塘 渭州道
Deluxe decorated 5-bedroom detached house in Kowloon Tong
豪華尊貴大屋，五房間隔



GROSS AREA 7,000 s.f.
SALEABLE AREA 5,767 s.f.
(plus 347 s.f. garden and 1,286 s.f. roof)
OFFERED AT Open Offer
INQUIRIES 9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 174094



Moorsom Drive, Jardine's Lookout
渣甸山 睦誠徑

GROSS AREA 3,566 s.f.
SALEABLE AREA 3,500 s.f.
(plus 2,522 s.f. garden and 1,441 s.f. roof)
OFFERED AT \$288,600,000
INQUIRIES 6183 8339 Carman Szeto 司徒小姐

The bespoke luxury property at 5 Moorsom Drive is a new, purpose-built residence on a rare single lot at Jardine's Lookout. Moorsom Drive is one of only five streets at Jardine's Lookout with only individual single lots.

The detached house comprises three levels, including a double-storey living room, four ensuite bedrooms, as well as extensively landscaped outdoor space. Against its backdrop of modern architecture, this masterpiece is a showcase of elegant interiors, with plush materials, subtle contrasts and gentle hues.

睦誠徑五號是建立於港島渣甸山罕有獨立地的全新豪華洋房。睦誠徑是渣甸山唯獨五條擁有獨立地的街道之一。

四大套房佔據了三層樓；豪華的大客廳有兩層樓高。四周廣闊而且遍布美麗園林。豪宅外表有現代建築物的氣派，室內設計卻以華麗的物料交織著微妙的對比和柔和的色彩，高雅而不俗。

Photos provided by owner
相片由業主提供





Philippe Grohe (left) with Jay Osgerby and Edward Barber

A minimalist masterpiece

What if individual control elements could be eliminated to make room for an uncluttered shower experience? Axor has worked on an answer to this question with the London-based design duo Barber & Osgerby

TEXT: Phoebe Liu

PHOTOGRAPHY: Courtesy of Axor / Hansgrohe

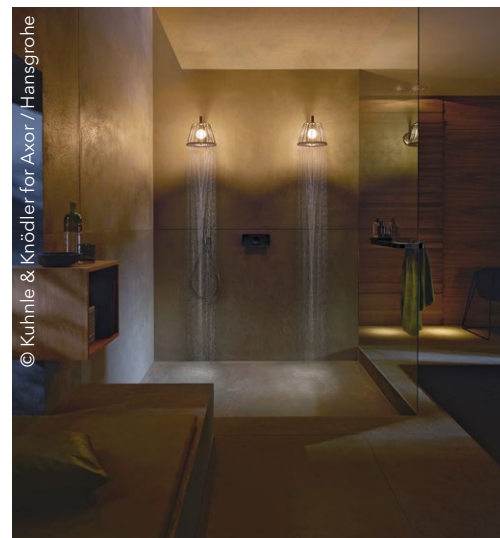
Making its world premiere at the London Design Festival last autumn, Axor One – a new interactive shower control element – was designed by ground-breaking design partnership Barber & Osgerby to be an intuitive yet unobtrusive statement in the shower.

“With Edward Barber and Jay Osgerby, we transformed the idea of a central shower control element into an engaging, purely mechanical interface that refines showering into a tactile, precise and responsive practice,” explains Philippe Grohe, head of Axor.

According to the designers, Axor One allows a completely fresh interpretation of water control: by consolidating many individual controls into one simple element, both the look and functionality of the bathroom are streamlined. The design makes it possible to simultaneously turn multiple water outlets on or off with the back of the hand or the elbow; the flow of water is activated and deactivated by tapping of the paddles (clear symbols indicate the specific water outlets the user can choose from). This unification of water outlet activation, water volume regulation, and temperature control, gives a sleek form to a structured function.

The refined proportions, sculpted form and accurate detailing are made available in a variety of finishes, ranging from subdued chrome to a bold red-gold.

Axor One also offers a solution for couples who enjoy showering together: two overhead showers (Axor LampShower by Nendo) are controlled via the Axor One control element



Your private sanctuary

Having evolved from a simple space into a personal sanctuary, a beautiful bathroom is today one of the most important factors in buying – or selling – a home



KEUCO Edition 11 Mirror Cabinet

KEUCO's innovative mirror cabinet combines top-notch design with intelligent lighting technology. It provides sufficient storage space and intelligent use with surface-mounted and in-wall models. The Edition 11 mirror cabinet won a Red Dot Design Award in 2012 for its combination of practicality and timeless beauty.

VSC Showroom: UG1-3, East Town Building, 41 Lockhart Road, Wan Chai, Hong Kong. Call +852 2238 2638, Email showroom@vschk.com or visit www.keuco.com



GROHE Essence

Essence is a prime choice for design lovers. Evolved from the first-ever purely cylindrical GROHE line, the new faucet line makes sophisticated purist design affordable. As an updated reinterpretation of a popular classic, the new design slims down its appearance even further, heightening the visual impact of its minimalist shape.

GROHE Showroom, 369 Lockhart Road, Wan Chai, Hong Kong. Call +852 2969 7067 or visit www.grohe.hk



TOTO Neorest AH Intelligent Toilet

Designed and manufactured in Japan, TOTO's new Neorest AH Intelligent Toilet infuses advanced engineering into its stylish appearance. After each use, the toilet is sprayed with electrolysed processed water, which has antibacterial properties that thoroughly clean the bowl. The highlight remains at the exemplary Washlet, with its heated seat, retractable cleaning wand, warm water massage and warm air drying.

TOTO Showroom: 1/F East Town Building, 41 Lockhart Road, Wan Chai, Hong Kong. Call +852 2238 2628, Email marketing@vschk.com or visit www.toto.com.hk



Kohler Avid collection

The versatile Avid collection includes a complete range of faucets, showering trim and a full line of accessories that coordinate with modern interiors. Fluid metal flows from deck through spout, pairing simplicity with visual comfort. Featuring polished chrome and Kohler's new Titanium finish, which resists corrosion and tarnishing, Avid is constructed of premium materials for reliable durability.

Arnhold Design Boutique, 1/F Dominion Centre, 59 Queen's Road East, Wan Chai, Hong Kong. Call +852 2529 7490 or visit www.kohler.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

perspective



37 Repulse Bay Road

淺水灣 淺水灣道37號

Boutique 4-bedroom apartment enjoying stunning sea view with 3 carparks
精品三房單位，享壯麗海景，連三車位

GROSS AREA 1,745 s.f.

SALEABLE AREA 1,254 s.f.

OFFERED AT \$75,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 34194



Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Popular 3-bedroom flat with balcony overlooking Deep Water Bay golf course and ocean view

受歡迎三房單位，連露台，俯瞰深水灣高爾夫球場景色及海景

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 28394



Vivian Court 山頂 瑞燕大廈

18-22 Mount Kellett Road

3-bedroom colonial apartment at prime location with Southside sea view and hill view

三房英式住宅，地段優越，享南區海景及山巒景

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40247



Park Place 淺水灣 雅柏苑

7 Tai Tam Reservoir Road

Large and spacious mid-rise apartment with open city view at tranquil location

偌大寬敞中密度住宅，享開揚城市景色，地段寧靜

GROSS AREA 2,338 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 19905



La Hacienda 山頂 九層樓

29-33 Mount Kellett Road

Spacious mid-rise apartment at a prestigious location enjoying mountain and sea views

寬敞中密度單位，地段尊貴，飽覽山巒景及海景

GROSS AREA 3,386 s.f.

SALEABLE AREA 2,865 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 122415



Repulse Bay Garden 淺水灣 麗景園

18-40 Belleview Drive

Fully furnished and equipped spacious flat with designer decorations overlooking Repulse Bay Beach with 3 carparks

裝修完善偌大住宅，匠心獨運，俯瞰淺水灣泳灘景致，連三車位，可租可售

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$120,000 incl. also for sale \$68,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 30953





Grosvenor Place 淺水灣 淺水灣道117號
117 Repulse Bay Road

Exclusive modern apartment with one unit per floor taking in Repulse Bay panorama

獨特時尚單位，一梯一伙，眺望淺水灣全景，可租可售

GROSS AREA 2,809 s.f.

SALEABLE AREA 1,975 s.f.

OFFERED AT \$130,000 incl. also for sale \$120,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 100172



La Hacienda 山頂 加列山道29-33號
29-33 Mount Kellett Road

Unique 3-bedroom townhouse with spacious layout in serene neighbourhood

獨特三房排屋，間隔寬敞，位處清靜地段，可租可售

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,755 s.f.

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

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 12155



The Mount Austin 山頂 柯士甸山道8號
8 Mount Austin Road

Low-rise duplex with panoramic views and comprehensive clubhouse facilities

低密度複式單位，眺望遼闊景色，享完善會所設施

GROSS AREA 2,661 s.f.

SALEABLE AREA 2,053 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 27905



7-15 Mount Kellett Road

山頂 加列山道 7-15 號

Nicely decorated contemporary apartment with clubhouse facilities on the Peak

雅致裝修時尚住宅，連會所設施

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,299 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 160084



Repulse Bay Heights 淺水灣 淺水灣花園 3 Belleview Drive

Spacious townhouse with 4 bedrooms, private garden and roof terrace on a secluded hillside of Repulse Bay

寬敞四房排屋，連私家花園及天台，位處淺水灣寧靜地段，可租可售

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,159 s.f.

(plus 1,745 s.f. garden and 1,017 s.f. roof)

OFFERED AT \$250,000 incl. also for sale \$138,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 50171



Cragside Mansion

山頂 白加道23號

23 Barker Road

Rarely available harbour view apartment with nice decoration and furnishing

罕有海景住宅，配以雅致裝修

GROSS AREA 4,000 s.f.

SALEABLE AREA 3,796 s.f.

OFFERED AT \$290,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33470



Midlevels Central & West LEASE

中半山及西半山 出租



The Gloucester

灣仔 尚匯

212 Gloucester Road

Brand new harbour view apartment in convenient location

全新海景單位，交通便利

GROSS AREA 520 s.f.

SALEABLE AREA 375 s.f.

OFFERED AT \$24,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 147257



Scenic Heights

西半山 富景花園

58A-58B Conduit Road

Cozy 2-bedroom flat with harbour view with easy access to SOHO area

舒適兩房單位，享海景，舉步可達蘇豪區

GROSS AREA 703 s.f.

SALEABLE AREA 594 s.f.

OFFERED AT \$33,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 56929



Starcrest

灣仔 星域軒

9 Star Street

Distinctive high-rise 2-bedroom flat with partial harbour view

獨特高樓兩房住宅，享部分海景

GROSS AREA 929 s.f.

SALEABLE AREA 734 s.f.

OFFERED AT \$50,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 32081



Wealthy Heights

中半山 威豪閣

35 MacDonnell Road

Practical flat on MacDonnell Road with easy access to Central

麥當奴道實用住宅，信步可達中環

GROSS AREA 1,760 s.f.

SALEABLE AREA 1,584 s.f.

OFFERED AT \$68,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 127866



Po Garden

中半山 寶園

9 Brewin Path

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

偌大三房單位，連私家平台，毗鄰中環，可租可售

GROSS AREA 2,596 s.f.

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

OFFERED AT \$72,000 incl. also for sale \$48,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 123168



Clovelly Court 中半山 嘉富麗苑

12 May Road

Popular 4-bedroom flat in prime location with easy access to business district

受歡迎四房單位，地段優越，信步可達商業區

GROSS AREA 1,925 s.f.

SALEABLE AREA 1,588 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 17995



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

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

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

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

該工業用地位於廣東省清遠市龍塘銀盞工業城，鄰近107國道。

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

該工業用地設有廠房面積約36,000平方米，住宿面積約32,000平方米。

For Sale/Lease: Open offer

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



Development Opportunity in New Territories 新界發展地盤

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

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

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

根據屯門分區計劃大綱圖，該地盤納入鄉村式發展用地。

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

For Sale: Open offer

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

Midlevels Central & West LEASE

中半山及西半山 出租



Glory Mansion 中半山 輝煌大廈

106-108 MacDonnell Road

Well kept 3-bedroom mid-rise apartment with spacious balcony in convenient Midlevels Central

保養簇新三房中密度住宅，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 \$90,000 incl. also for sale \$37,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 40189



Hollywood Heights

中半山 好利閣

6 Old Peak Road

High efficiency 4-bedroom flat with balcony in prime location

高實用率四房住宅，連露台，地段優越

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 37501



Clovelly Court 中半山 嘉富麗苑

12 May Road

Practical 3-bedroom apartment with clubhouse facilities overlooking city view

實用三房單位，連會所設施，俯瞰城市景色

GROSS AREA 2,276 s.f.

SALEABLE AREA 1,916 s.f.

OFFERED AT \$96,000 incl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 616



Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Large 3-ensuite apartment with huge balcony enjoying harbour view

偌大三套房單位，連大露台，坐擁維港美景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 94691



Regence Royale 中半山 富匯豪庭

2 Bowen Road

Elegant 3-bedroom apartment with clubhouse facilities on tree-lined Bowen Road

典雅三房住宅，連會所設施，位處寶雲道綠樹成蔭地段

GROSS AREA 2,697 s.f.

SALEABLE AREA 1,933 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 134706



Estoril Court

中半山 愛都大廈

55 Garden Road

Large and efficient apartment with balcony on fringe of Central

偌大實用單位，連露台，毗鄰中環

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$108,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 5526



**Estoril Court**

中半山 愛都大廈

55 Garden Road

Large 5-bedroom flat with practical layout on fringe of Central

寬敞五房住宅，間隔實用，鄰近中環

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$115,000 excl.

INQUIRIES 9681 1819 Peggy Yau 丘小姐

SEARCH REFERENCE NO. 5536

**Grenville House**

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Highly sought after large 4-bedroom apartment in prime location

受歡迎偌大四房單位，地段優越

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,113 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 36440

**Garden Terrace 中半山 花園臺**

8A Old Peak Road

Newly renovated large 4-ensuite apartment with facilities and shuttle bus on fringe of CBD

全新裝修偌大四套房單位，連設施及穿梭巴士服務，鄰近商業中心區，可租可售

GROSS AREA 3,307 s.f.

SALEABLE AREA 2,828 s.f.

OFFERED AT \$120,000 incl. also for sale \$105,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 31723

**May Tower 1 中半山 梅苑一座**

7 May Road

Large 3-bedroom duplex apartment on top floor with private rooftop in prime location

偌大三房頂層複式單位，連私家天台，地段優越

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,218 s.f. (plus 1,400 s.f. roof)

OFFERED AT \$160,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 31447

**Catalina Mansions**

中半山 嘉年大廈

98-100 MacDonnell Road

Large 5-bedroom duplex apartment on MacDonnell Road close to CBD

麥當奴道五房複式單位，間隔偌大，鄰近商業中心區，可租可售

GROSS AREA 4,600 s.f.

SALEABLE AREA 3,395 s.f.

OFFERED AT \$170,000 incl. also for sale 77,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 156787

**Aigburth**

中半山 譽皇居

12 Tregunter Path

Extravagant huge apartment overlooking fantastic Victoria Harbour

豪華偌大住宅，俯瞰迷人維港景致

GROSS AREA 6,250 s.f.

SALEABLE AREA 4,715 s.f.

OFFERED AT \$500,000 excl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 20870





Fontana Gardens 東半山 豪園

1-25 Ka Ning Path

Huge 4-bedroom apartment with Hong Kong Stadium view within easy walk to Causeway Bay

偌大四房住宅，眺望香港大球場景觀，舉步可達銅鑼灣

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,530 s.f.

OFFERED AT \$90,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 46140



The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Racecourse view 4-bedroom flat with excellent facilities

四房馬場景住宅，享優質設施

GROSS AREA 2,238 s.f.

SALEABLE AREA 1,724 s.f.

OFFERED AT \$92,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 124473



47A Stubbs Road

東半山 司徒拔道 47A

Rarely available high floor unit in move-in condition

罕有高層單位，裝修簇新

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,000 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 44039



Fontana Gardens 東半山 豪園

1-25 Ka Ning Path

Nicely renovated 4-bedroom apartment with green view on fringe of Causeway Bay

雅致裝修四房單位，享翠綠景，毗鄰銅鑼灣

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,730 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 103894



Jade House 東半山 寶璧大廈

47C Stubbs Road

Full floor 4-bedroom apartment with balcony overlooking stunning city view and brand new decoration

全層四房單位，連露台，俯瞰壯麗城市美景，全新裝修

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,216 s.f.

OFFERED AT \$120,000 (Negotiable)

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 9672



Chantilly 東半山 肇輝台6號

6 Shiu Fai Terrace

Luxurious 5-bedroom apartment with comprehensive facilities at quiet location

豪華五房單位，連完善設施，地段寧靜

GROSS AREA 3,650 s.f.

SALEABLE AREA 2,704 s.f.

OFFERED AT \$148,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 136284



Golden Opportunity to Invest in

Portugal's Reviving Property Market

經濟復蘇 投資葡萄牙房產好時機

PORTUGAL 葡萄牙

SALITRE

100

Simulation is for advertisement purpose only

- Located at the most renowned address in Lisbon, the capital of Portugal, just minutes away from Avenida da Liberdade and prestigious shopping area
位於首都里斯本中心區，鄰近高尚購物中心、公園、國際學校，生活所需一應俱全
- Freehold, starting from **€515,000**
永久業權，售價由 **515,000 歐羅起**
- Intelligent design with 2/3/4 - bed layouts, estimated completion date: Q2 2017
物業提供 2 / 3 / 4 睡房設計，預計 2017 年第二季入伙
- GOLDEN VISA — Obtaining a residence permit by investing in Portugal / Europe
黃金簽證 - 通過投資葡萄牙房產可獲得葡萄牙居留權及歐洲通行證



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Developer

Lantia
LIFE CHANGE PROPERTY

Agent

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

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Prime en bloc commercial investment in the heart of London

Piccadilly W1

Subject property is a freehold en bloc commercial investment located just off The Piccadilly which is considered one of the busiest tourist and theatre district of London. Retail accommodation is provided on G/F and LG/F and office accommodation from 1/F to 4/F. Entire block single let to Dover Street Market on FRI basis with 19 years to expiry. Current passing rent is £300,000 p.a. with rental guarantee provided by famous fashion retailer chain Comme des Garçons.

座落於The Piccadilly的永久業權商業投資大廈，區內是繁華的旅遊區和劇院區。首層及地下一層是零售舖位，一樓至四樓則是辦公室。整幢大廈由Dover Street Market以FRI形式承租，尚餘19年租約。著名時裝零售連鎖品牌Comme des Garçons提供租金保證，目前年租金收入達300,000英鎊。

Freehold

Total gross internal area of 5,065 s.f.

Gross yield 3.7%

Circa £9.5M - £10.5M

9284 0044 Dougal Robertson 羅先生



2 retail investments in central London with good yields

Victoria SW1

Subject properties comprise two en bloc commercial investments which could be bought either together or separately. One retail unit with net area of 2,740 s.f. is single let to ITSU and Knight Frank on new 15 year and 10 year lease respectively (current passing rent is £390,000 p.a.). A second retail unit with net area of 5,336 s.f. is single let to Nat West Bank PLC for 70 years (current passing rent of £89,100 p.a.).

兩幢商業投資物業，可個別或全數購入。其中一個淨面積2,740平方呎的零售單位現獨立租予ITSU及Knight Frank，各擁15年及10年租約(目前年租金收入達390,000英鎊)。另一個淨面積5,336平方呎的零售單位則獨立租予Nat West Bank PLC，擁70年長約(年租金收入達89,100英鎊)。

Virtual freehold of 999 year lease

Gross yield at 5.0% & 3.42% or 4.6% combined

Circa at £7.8M & £2.6M respectively

if purchased separately or

£10.4M if purchased together as one lot

9051 3096 Edward Chiang 姜先生



Retail/residential mixed use en bloc investment

Islington N1

Subject property is a mixed use en bloc investment with G/f and basement level single let to a restaurant with approx. 6 years unexpired at a current passing rent of £47,300 p.a. 1/F is a large 3 bedroom apartment (with gross internal area of 1,652 s.f. and with large roof garden of approx. 1,378 s.f.) to be sold with vacant possession. Assuming the flat has a capital value of £1,100 per s.f., the capital value of the 3 bedroom flat will amount to £1.8M. the residual value of the restaurant is £0.7M.

此商住混合物業的首層及地庫層由一間餐廳獨立承租，擁約六年長約，目前年租金收入是47,300英鎊。一樓是一個三房單位(室內面積1,652平方呎，連一個約1,378平方呎的偌大花園天台)，現交吉出售。假設住宅物業的資本價值每平方呎為1,100英鎊，因此三房單位的資本價值是180萬英鎊，餐廳的剩餘價值是70萬英鎊。

Total Gross internal floor area is 4,783 s.f.

excluding roof garden

Gross initial yield of the restaurant area is 6.76%

Circa £2.5M - £2.75M

9284 0044 Dougal Robertson 羅先生



Extremely well located roadside retail investment with very high immediate yield

Guildford, Surrey

Subject property occupies a large corner site comprising a single storey retail unit, and benefits from a large car park with 28 spaces. The property occupies a site of approximately 16,000 s.f.. Single let on FRI basis at a current rent of £100,000 p.a. to Europe's largest Golf retailer with over 105 stores in UK and Ireland with over 7.5 years to lease expiry. Extremely well positioned roadside retail unit with A1 planning consent.

物業位處大轉角位，設單層零售舖位及28車位的大停車場。地盤面積約16,000平方呎，物業現由歐洲最大型的高爾夫球零售商以FRI形式獨立承租，英國及愛爾蘭分店超過105間，目前年租金收入達100,000英鎊，擁七年半長約。地舖位處路旁，位置優越，現擁A1規劃批准。

Freehold

GIA of approx. 3,164 s.f.

Gross yield of 7.4%

Circa £1.35M - £1.49M

9051 3096 Edward Chiang 姜先生



En bloc commercial building close to future Farringdon X rail station with good yield

Farringdon EC1

Subject building is a Victorian warehouse building with typical floor plates of approx. 2,600 s.f. with 6 storeys above ground and a basement level. It have been converted to a modern office block and is approx. 300 metres from the future Farringdon Cross Rail station. Single let to top notch media group with A1+ covenant with current passing rent at £793,005 p.a. and with approx. 13 years to expiry. Nearest tube station is Farringdon.

此維多利亞時代的倉庫建築，佔地約2,600平方呎，設地庫、首層及樓上六層，現已改建為時尚辦公室，毗鄰未來Farringdon Cross Rail火車站約300米。現由頂級媒體集團承租，擁A1+條約，目前年租金收入達793,005英鎊，擁約13年長約，鄰近Farringdon地鐵站。

Freehold

GIA of approx. 18,230 s.f.

Gross yield of 4.57%

Circa £17.32M - £19M

6199 7640 Gary Lam 林先生



Prime en bloc commercial building with good yield

The City EC2

Subject property is an en bloc corner commercial building located in prominent position in the heart of the City of London. It is also within 150 metres from both Liverpool Street and Moorgate stations, both will have direct connections to the new Cross Rail line in 2018/19. Current passing rent is £1,497,736 p.a. Potential to increase net internal area to 48,000 s.f. (subject to all necessary planning consents).

位處倫敦金融城The City核心地段的優越位置，此商業大廈座落於轉角位。距離Liverpool Street及Moorgate地鐵站均僅150米，2018至2019年可連接至全新的X-Rail火車線。年租金收入達1,497,736英鎊。若透過城規批准，可額外增加兩層，從而增加淨室內面積至48,000平方呎。

Freehold title

Gross internal area 33,358 s.f.

Gross Yield is 5.0%

Circa £30M - £33M

9051 3096 Edward Chiang 姜先生



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Prime en bloc retail/residential building in central London

Marylebone W1

Subject property is a 4 storey end of terrace Victorian Building with a small forecourt seating area onto its main entrance. The G/f and basement level is being used as a pub with two entrances with is currently set for 40 covers. Basement level is used as store room and delivery drop with access to main street. Upper levels 1/F to 3/F comprise residential accommodation.

樓高四層的維多利亞式建築大廈，大門入口設前院休憩區。首層及地庫是一間酒吧，設兩個入口。地庫是儲存室，上層一至三樓是住宅單位。

Gross internal area circa 4,316 s.f.

To be sold with vacant possession

Circa £2.0M - £2.2M

6199 7640 Gary Lam 林先生



Retail unit let to strong tenant with good yield in South London

West Norwood SE21

Subject property is a retail unit single let to Costa Coffee, the largest coffee chain in the UK on FRI basis with approx. 9 years to expiry. The current passing rent is £35,000 p.a. with an upward review in October 2020. The upper levels comprises a self contained residential unit which have been sold off on long leasehold basis with expiry in 2190. Ground rent receivable is £100 p.a.

此零售商舖由英國大型連鎖咖啡店Costa咖啡以FRI形式獨立承租，尚餘約9年租約。目前年租金收入達35,000英鎊，2020年10月租金可向上調整。上層是設備齊全的住宅單位，擁長租期至2190年，地租年息為100英鎊。

NIA 1,427 s.f.

Gross yield 5.3%

Circa £660,000 - £725,000

9284 0044 Dougal Robertson 羅先生



En bloc commercial building on corner site

Farringdon EC1

Subject property is located at the corner of Farringdon Road and Clerkenwell Road and is within 650 metres from the current Farringdon train and tube stations. Current passing rent is £815,000 p.a. and estimate reversionary rental if all floors are fully leased is £1,215,000 p.a. All office floors enjoy excellent natural light. It has newly remodeled double height reception area, fully accessible raised floors, etc.

此物業座落於Farringdon Road及Clerkenwell Road轉角位，距離目前Farringdon火車及地鐵站僅650米，2018至2019年可連接至未來Farringdon Cross 火車站。目前年租金收入達815,000英鎊，如果滿租，估計年租金收入達1,215,000英鎊。所有辦公室樓層享充裕自然光，大廈設有雙倍樓底的接待處。

Gross Internal area 7,340 s.f.

Gross initial yield is 3.62%

Reversionary rental is 5.4%

Circa £22.5M - £24.75M

6199 7640 Gary Lam 林先生



Prime commercial investment with good yield

Clapham Common SW4

Subject property comprises a three storey building. G/F comprises a pub and the upper levels comprise a total of 2 two bedroom residential units with access via a side entrance. Whole building is single let to a licensed pub with new 20 year lease with terms to be agreed. Proposed new rent is £110,000 p.a. Nearest London tube station is Clapham Common which is approx. 400 metres to the west and the Brixton Underground and railway station is approx. 1.2 km to the east.

樓高三層的大廈，首層是酒吧，上層由兩個兩房住宅單位組成，設有側門進出口。整幢大廈由一間酒吧獨立承租，擁全新20年租約，新擬定的年租金是110,000英鎊。毗鄰倫敦Clapham Common地鐵站，約西面400米可抵達Brixton地鐵站，東面約1.2公里可抵達Clapham Common火車站。

Freehold

Gross internal area 4,012 s.f.

Gross Yield is 5.0%

Circa £2.2M - £2.45M

6199 7640 Gary Lam 林先生



Core City of London en bloc commercial investment with good yield

The City EC2

Subject property is located at the attractive core of the City of London and is approx. 250 metres from The Bank of England. Also within close proximity to Moorgate and Liverpool Street tube and rail Stations which will be further enhanced when the Cross Rail network opens in 2018/19. Single let to an operational division of the listed company where rental is guaranteed by listed parent. Net passing rent is £2,052,318 p.a.

此物業座落於倫敦著名核心The City地段，距離英倫銀行約250米。鄰近Moorgate及Liverpool Street地鐵站，2018至2019年度落成的Cross Rail交通網絡可進一步加強鐵路系統。物業現由一間上市公司的經營部門獨立承租，2017年4月租金可向上調整，年租金淨收入達2,052,318英鎊。

Long leasehold title with 107 years still unexpired

Gross internal area of 55,853 s.f.

Gross yield is 5.13%

Circa £40M - £44M

9284 0044 Dougal Robertson 羅先生



En bloc residential block of flats with good yield

Finchley Central, N3

Subject property is a 4 storey semi-detached house comprising 5 studios and 3 one bed apartments. All units except one unit are leased generating a current passing rent of £67,800 p.a. The reversionary rental when fully leased is £80,000 p.a. Approx. 6 mins walking distance from Finchley Central station. Approx. 18 mins to Kings Cross St. Pancras and 26 mins to Bank tube stations.

樓高四層的大屋，設有五個開放式及三個1房單位。僅餘一個單位尚未承租，年租金收入達67,800英鎊。如果滿租，年租金收入達80,000英鎊。距離倫敦地鐵Finchley Central站僅6分鐘步程。約18分鐘步程可達 Kings Cross St. Pancras站，約26分鐘步程則可達Bank站。

Net Internal Area 1,801 s.f.

Gross Yield is 5.4%

Circa £1.25M - £1.38M

9051 3096 Edward Chiang 姜先生





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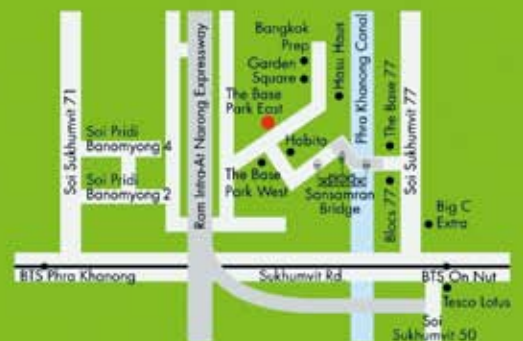
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Maggie 郭小姐	9028 0519	Wendy 杜小姐	9349 0622
Patty 鄧小姐	9162 9219	Jessica 章小姐	5361 3890

Stately mansion with huge grounds and private pool

Hadley Wood, Enfield London EN14

Subject property is a well maintained fully detached mansion sitting on approx. 75,000 s.f. of lush greenery of which 28,000 s.f. are held on freehold basis and the remaining 47,000 s.f. held on short term leasehold. Subject property will have 5 bedrooms, 4 reception rooms and access to an indoor heated swimming pool. It is approx. 35 minutes drive from Mayfair W1 and the nearest tube station is Cockfosters.

座落於75,000平方呎綠化環境的獨立豪宅，保養簇新，其中28,000平方呎屬永久業權，尚餘47,000平方呎則擁短期租約。大宅設有五間睡房、四間接待室及一個室內溫水游泳池。距離Mayfair W1僅35車程，毗鄰Cockfosters地鐵站。



Part Freehold, part leasehold

Vacant possession

Internal area 6,415 s.f.

Circa £3.2M

9051 3096 Edward Chiang 姜先生

Fabulous terrace house with private garden/garage

South Kensington SW7

Subject property is a fabulous terrace house arranged over 5 floors with 5 bedrooms, 2 Reception rooms, 2 shower rooms, 1 bathroom and a large kitchen. The house is well designed and has a spacious open feel with generous entertaining areas and access to communal gardens. It also has a small back garden which can provide secure off street parking to 2 medium size cars.

此壯麗大屋樓高五層，設有五間睡房、兩間接待室、兩個淋浴間、一個浴室及一個偌大廚房。大屋擁優質設計，設寬敞開揚的娛樂區，並通往公共花園。另設一個小後院，可供兩輛中型車停泊。



Freehold

GIA approx. 2,781 s.f.

Vacant possession

Circa £4.5M

9284 0044 Dougal Robertson 羅先生

Rare double fronted mews house with private lift

South Kensington SW7

This double fronted mews house have not come onto the market for over 30 years and is arguably located in the best spot on the mews. With a traditional layout covering 3 floors and hosting 4 bedrooms and a garage and an operational passenger lift, this house is truly a true gem of Kensington. Asset enhancement possibilities included remodeling this mews house to return to its former glory or to redevelop it to a modern SW7 house.

這間座落優越地段的大屋已有30年並未在市場出售，大屋設三層，間隔傳統，有四間睡房，一個車庫及載客升降機，實屬Kensington區內精品之選。可通過回復此大屋至當年光輝歲月或重新發展改建為時尚的SW7大屋從而增加資產價值。



Gross internal area approx. 1,892 s.f.

Vacant possession

Circa £3.65M - £4.0M

6199 7640 Gary Lam 林先生

Modern terraced home in very nice neighbourhood

Chelsea SW3

A beautifully refurbished Grade II listed four bedroom family house, offering bright well-planned accommodation, leading onto a pretty landscaped west facing paved garden. State-of-the-art interior design with oak wood flooring, Miele appliances, and Lutron homeworks automation system throughout. Short walking distance from Sloane Square, South Kensington, and Knightsbridge.

此二級文物的華麗大屋設四間睡房，室內光猛而且間隔實用，連一個朝向西面的花園，享優美怡人景色。室內設計極具藝術氣派，設橡木實木地板、Miele家電、路創家居自動化系統。信步可達Sloane Square、South Kensington及Knightsbridge。



Freehold

Vacant Possession

Total Internal Area 2,280 s.f.

Circa £5.25M - £5.75M

9051 3096 Edward Chiang 姜先生

Beautiful duplex apartment in affluent area

South Kensington SW7

A sumptuous three bedroom maisonette with the benefit of its own street entrance. The property has been meticulously refurbished with excellent entertaining space combined with a private garden and terrace. The premises are located near the excellent shopping, restaurants, and transport facilities on Old Brompton Road. South Kensington is the nearest Tube station.

設有獨立出入大門的豪華三房別墅，物業經過精心的翻新復修，擁優質的娛樂空間，連私家花園及平台。物業毗鄰Old Brompton Road的優質購物區、餐廳及公共交通設施。鄰近South Kensington地鐵站。



Share of Freehold

Vacant Possession

Total Internal Area 2,052 s.f.

Circa £4.25M - £4.65M

9284 0044 Dougal Robertson 羅先生

Stunning townhouse in Prime West London

Knightsbridge SW7

A magnificent five bedroom family house which has been sympathetically renovated and extended, offering ample light and elegant living. There is additional private space consisting of a well-sized south-facing garden which can be accessed from both ground and garden floors. The property is located on a desirable residential street of Grade II listed houses within close proximity of South Kensington and Knightsbridge.

此恢宏的五房家庭式大宅現已重新裝修，室內裝修典雅，光線充裕。大宅設一個朝向南面的偌大私家花園，可連接首層及花園層。物業位處優越住宅地段，屬二級文物大宅，毗鄰South Kensington及Knightsbridge。



Freehold

Vacant Possession

Total Internal Area 3,000 s.f.

Circa £6.95M - £7.65M

6199 7640 Gary Lam 林先生

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* Price correct at time of press



491.7 M², 3-bedrooms, 4-bathrooms,
private swimming pool, 39-40th Floors (Duplex)

The Hyde 13 Penthouse, Asoke, Bangkok 曼谷

This magnificent brand new freehold penthouse is located next to the new Hyatt Regency Hotel, and has the rare benefit of a private swimming pool and east-facing terrace with far-reaching unobstructed views across the City. A large open-plan living area on the lower floor includes a private bedroom suite, and an internal lift to the floor above with an additional two en-suite bedrooms and a large family room. Local amenities are plentiful and include Chuwit Park, 5-star hotels, multiple restaurants, Terminal 21 shopping centre and BTS stations at Asoke and Nana, both within easy walking distance.

座落於全新凱悅酒店附近的全新永久業權的恢宏頂層單位，設私家游泳池及朝向東面的平台，坐擁遠闊城市景色。下層是寬敞的開放式客廳，連一個套房，設內置升降機至上層，上層有兩間套房，連偌大的家庭廳。大廈附近設有眾多社區設施，舉步可達Chuwit公園、五星級酒店、多元化的餐廳、Terminal 21購物商場及Asoke及Nana BTS車站。

Approx. HK\$29,700,000
約港幣 \$29,700,000

The Madison Penthouse, Phrom Phong, Bangkok 曼谷

Superbly located in Bangkok's most popular residential area, no expense has been spared by the current owner to convert this property into one of the City's finest penthouses. Featuring 360 degree unblocked views and bright, open-plan living, this freehold condominium has an excellent floor plan and the additional benefit of a private lift lobby. Phrom Phong BTS station, The Emporium, Benjasiri Park and the new Em Quartier shopping centre are on the doorstep, along with many of Bangkok's finest restaurants and entertainment venues.

此頂層單位位處曼谷最受歡迎的住宅區，單位由業主改裝成市內其中一間最優質的頂層單位。這個永久業權的住宅擁實用間隔及光猛之開放式客廳，設私家電梯大堂，眺望360度環迴遼闊景色。信步可達Phrom Phong BTS車站、The Emporium購物商場、班哲希利公園及全新Em Quartier購物商場，毗鄰曼谷眾多餐廳及娛樂場所。

464 M², 4-bedrooms,
4-bathrooms,
private lift
lobby,
36th Floor

Price on
Application
售價另議



The Lofts Yenakard Penthouse, Sathorn, Bangkok 曼谷

A bright, modern freehold penthouse offering excellent value at under THB165,000/M2. This triple-aspect property opens to unobstructed City views from large terraces off the living and dining area. Also on the lower level are the open-plan kitchen, maid's area and a guest bedroom with en-suite. On the upper level the master en-suite enjoys a magnificent view to the north and east, and there is ample storage throughout. The Lofts is conveniently located a short drive from Bangkok's CBD, and embassy district, and there are nearby links to expressways in all directions. Several of Bangkok's most popular restaurants are nearby, and there is a community shopping mall with a Tops supermarket just 5 minutes walk away.

裝修光猛時尚的永久業權頂層單位，每平方米少於165,000泰銖，價值非凡。從客飯廳上的偌大平台可飽覽遼闊城市景色。下層設有開放式廚房、家傭房及客套睡房。上層則是主人套房，有充裕的儲存收納空間，可遠眺北面及東面的壯麗美景。The Lofts地理位置優越，短的車程便可抵達曼谷市中心及使館區，附近亦有交通工具連接至各區。毗鄰曼谷多間著名餐廳，僅五分鐘路程可抵達社區購物中心內的Tops超級市場。

304.4 M², 4-bedrooms,
4-bathrooms,
17-18th Floors (Duplex)

Approx. HK\$11,000,000
約港幣 \$11,000,000



Retail/office mixed use strata title unit in Jingumae

Shibuya-Ku, Tokyo 東京 涉谷區

Subject property is located in the fashionable Harajuku shopping area. It comprises a strata title retail/office unit located on street level approx. 6 mins walking distance from the Harajuku station of the JR Yamanote Line. It is also approx. 4 mins walking distance from Meiji-Jingumae station of Metro Chiyoda and Fukutoshin Lines. It is fully leased to a retail store with current passing rent of 7.7 Million JPY p.a.

此物業位處時尚的原宿購物區，首層是零售及辦公室單位，距離JR山手線的原宿站約6分鐘步程，地鐵千代田線及副都心線的明治神宮前站約4分鐘步程。現由一間零售商店承租，目前年租金收入達7.7百萬日元。



Freehold title

Gross internal area

76.22 sq.m.

Gross yield is 4.4%

Circa JPY 176.5M

(approx. HK\$11.76M)

9051 3096 Edward Chiang 姜先生

En bloc office bldg. in the heart of Shinjuku

Shinjuku, Shinjuku-Ku, Tokyo 東京 新宿區 新宿

Subject property is an en bloc office building located in the heart of Shinjuku and is within 5 mins walking distance from Shinjuku-gyomae station by Tokyo Metro Marunouchi Line. The registered site area is 246 sq.m. and it comprised a total of 7 office units. The office unit size range from between 42.97 sq.m. to 135.53 sq.m. All units except the office on 5/F are leased out. Subject property also has 2 parking bays on street level and are both fully leased out. Current passing rent is 22.5 Million JPY p.a. The projected reversionary rental on full occupancy is 28.28 Million JPY.

座落於新宿核心地段的辦公室大廈，距離東京地鐵丸之內線新宿御苑前站僅5分鐘步程。地盤面積246平方米，共有七個辦公室單位，單位面積介乎42.97平方米至135.53平方米。除五樓外，所有單位現已租出。物業首層設兩個車位，現已租出。目前年租金收入達22.5百萬日元，如果滿租，更可高達28.28百萬日元。



Freehold title

Gross internal area 790.70 sq.m.

Gross Initial Yield is 4.1%.

Reversionary rental yield

is 5.16%

Circa 548M JPY

(approx. HK\$36.5M)

9051 3096 Edward Chiang 姜先生

En bloc pre-sale of residential block in central Tokyo

Mita, Minato-Ku, Tokyo 東京 港區 三田

Subject property is an en bloc residential building comprising 12 self contained residential units which are still under construction. The net internal area of each residential unit range between 22.01 sq.m. to 39.08 sq.m. Target completion date is August 2016. The Shirokane Takanawa station of Toei Mita Line is approx. 4 mins walking distance away. Projected annual rental on full occupancy is 22.368 Million JPY p.a.

此住宅大廈共有十二個設備齊全的住宅單位，尚在建設當中。每個住宅的淨室內面積介乎22.01平方米至39.08平方米之間，大廈預計竣工日期為2016年8月。距離都營地下鐵三田線的白金高輪站僅4分鐘步程。如果滿租，年租金收入達22.368百萬日元。



Freehold

Gross internal area approx. 403.57 sq.m.

Projected reversionary rental yield is 4.0%

Circa 558M JPY (HK\$37.2M)

9284 0044 Dougal Robertson 羅先生

Fully leased en bloc residential with good yield

Toyotama, Nerima-Ku, Tokyo 東京 練馬區

Subject property is a newly completed en bloc residential building comprising 19 self contained residential units and is approx. 6 mins walking distance from Shin Ekota of Toei Oedo Line. All units are fully leased and the current passing rent is 17.28 Million JPY p.a. The registered site area of the subject building is 205.05 sq.m. and it was completed in May 2015. The unit size range from 17.91 sq.m. to 21.25 sq.m.

此全新住宅大廈共有十九個設備齊全的住宅單位，距離都營地下鐵大江戶線的新江古田站約6分鐘步程。所有單位現已租出，目前年租金收入達17.28百萬日元。地盤面積205.05平方米，大廈於2015年5月竣工。單位面積介乎17.91平方米至21.25平方米之間。



Freehold

Gross internal area

399.32 sq.m.

Gross Yield is 4.54%

Price circa 380M JPY

(approx. HK\$25.3M)

9284 0044 Dougal Robertson 羅先生

Beautiful apartment in Prime Central Tokyo

Minato-ku, Tokyo 東京 港區

Subject property consists of a stunning, high-floor residential unit in a highly sought-after building located within the affluent Akasaka area. The interiors comprise 90.24 sq.m. of world-class living accommodation and an additional private 6 sq.m. balcony with spectacular views over Tokyo. The premises are located a short walk from Akasaka station of the Metro Chiyoda line (8 minutes), Akasaka-Mitsuke station of the Metro Ginza & Marunouchi lines (9 minutes), and Aoyama 1-chome station of the Metro Ginza, Hanzomon, and Toei Oedo lines (9 minutes).

位處赤坂區富裕地段的高層住宅單位，極受歡迎。此頂級住宅的室內面積廣達90.24平方米，另設一個6平方米的私家露台，飽覽東京市內壯麗景致。舉步可達地鐵千代田線赤坂站（8分鐘），地鐵銀座線和丸之內線的赤坂見附站（9分鐘），地鐵銀座線、半藏線及都營大江戶線的青山一丁目站（9分鐘）。



Freehold
Vacant Possession
Total Saleable Area
96.24 sq.m.
Circa JPY 180M
(approx. HK\$12.33M)

9284 0044 Dougal Robertson 羅先生

World-class apartment in Prime Tokyo location

Minato-ku, Tokyo 東京 港區

Subject property comprises a beautiful, modern-style residential unit in a desirable building located in the convenient area of Shiba. The luxurious interiors extend to 52.70 sq.m. with substantial, well-designed storage space and a well-sized, 12.15 sq.m. private balcony. The premises are located only a short walk from Mita station of the Toei Mita line (2 minutes) and Tamachi station of the Yamanote line (7 minutes).

此華麗時尚的住宅單位座落於芝區交通便利的優越地段。室內面積達52.70平方米，配有優質設計的儲存空間及12.15平方米的私家天台。信步可達地鐵都營三田線三田站（2分鐘），山手線的田町站（7分鐘）。



Freehold
Vacant Possession
Total Saleable Area 64.85 sq.m.
Circa JPY 64.8M
(approx. HK\$4.32M)

9051 3096 Edward Chiang 姜先生

Bordeaux, France

法國 波爾多

Classic girondine chateau set on 16 hectares of land with 8 hectares to be replanted with vines, for which there is a grant available. The estate dates back to late 18th Century and is situated on high ground above the Garonne valley. The property produced red wines, of high quality, but the vines have been pulled out to make way for new planting to take place. There is about 500 m² of living area, fully restored to a high standard provide spacious family and guest accommodation. Modern wine-making facilities, combine to provide a perfect place to live and work.

Bordeaux 30 minutes. Atlantic coast less than 1 hour. Near to all amenities.

這座經典吉倫特風格酒莊佔地16公頃，當中8公頃的葡萄園需要重新栽種葡萄樹，莊主可申請補助金。莊園建於十八世紀末，位處加龍河谷上方的高地上，出產優質紅酒，但原有的葡萄樹已拔除，以便種植新的葡萄樹。酒莊提供約500平方米的生活空間，經過仔細修復後提供寬敞的空間作自用和招待客人，加上現代化的釀酒設施，是生活和工作的理想地點。

前往波爾多只需30分鐘，距離大西洋海岸僅一個小時之內，一切生活所需近在咫尺。

Price: €2,295,000
REF: 1556195

6276 8567 Urosh Teodorovich 尤先生



Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey

Lucy SY Teo

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

Peak road –contemporary classic



Jennifer & Mandan Fong

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

Magazine Gap road –pure elegance



Harry Dinh Khoan

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

Repulse Bay road –les Français



Saleisha N. Boyd

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

Mt Kellet road –deja vu



Stephen Carroll

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

Albion Terrace –colonial sensation



**We don't design homes,
 we design dreams**

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
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