

The Key

SELECT DELUXE HOMES

大宅®

VOLUME 147 | March 2017

FEATURE

**12,000 Francs,
Hong Kong**

本期焦點：高高在上
Spotlight:
Premier Penthouse and
duplex apartments

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

雙倍尊貴
Rare duplex offers
excellent links

倫敦市中心旺區地鋪及商廈高回報投資
Central London super prime
retail/office investments
with good yields



南區港鐵 直達都會 Direct access to the city

Living by the sea is a pleasant experience, and few spots are more idyllic than Marinella, where two apartments on two levels, facing Aberdeen Marina Club, offer great potential for major renovation, as they can be converted into a combined residence.

With four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a balcony and one covered carpark each, the well looked-after apartments were completed in 2012 and are available at HK\$41 million for one unit and HK\$82 million for both.

The MTR South Island Line has been operating since last December, which greatly enhance the accessibility of Marinella, as it is close to Wong Chuk Hang Station. Apart from this, ample bus and minibus routes are available to Central and Causeway Bay.

臨海而居是不少人的美夢。深灣9號附近一帶相當寧靜，此兩個單位位於上下兩層，面向香港仔深灣遊艇俱樂部，具改建成一個相連單位的潛力，合二為一。

每個單位提供四間睡房，其中兩間為套房，各自提供三間浴室、相連的客飯廳、家傭房、露台及一個有蓋車位，兩個單位合共兩個車位。屋苑於2012年建成，每個單位以4,100萬港元出售，兩個單位合計8,200萬港元。

港鐵南港島線現已通車。深灣9號鄰近黃竹坑站，新線通車後可大大減低交通時間。除此之外，屋苑附近有不少巴士及小巴路線，前往中環及銅鑼灣，非常方便。

The apartments can be sold via share transfer.
單位可以轉讓公司股份形式買賣

Marinella

深灣9號

9 Welfare Road, Wong Chuk Hang

黃竹坑惠福道9號

GROSS AREA 1,755 s.f. (1 unit), 3,510 s.f. (2 units)

SALEABLE AREA 1,388 s.f. (1 unit), 2,776 s.f. (2 units)

OFFERED AT \$41,000,000 (1 unit)

\$82,000,000 (2 units)

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 152367



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北歐風情

Bring a Scandi touch to your home with a sauna

'Sauna' is an ancient Finnish word, describing a small room or building designed as a place to experience dry or wet heat sessions. Fittingly, there is a built-in sauna in almost every house in Finland, while in Hong Kong, the sauna culture is well established in exclusive, five-star spas.

Surprisingly, a personal sauna is not solely in the realms of fantasy. Compact and eminently affordable versions can be easily installed your home, and there are numerous specialist brands who produce handcrafted saunas at the forefront of modern design.

A home sauna can create a main focal point to your indoor living space, although you could also opt for a sleek outdoor sauna for a unique and impressive feature.

「桑拿」二字源於古芬蘭語，意指享用乾蒸或濕蒸的小屋。今時今日，不少芬蘭人都延續傳統，在家中設有桑拿室。而香港的桑拿普遍於高級水療中心找到。

不過，於香港要安裝私人桑拿並非難事。市面上有不少品牌，供應小巧精美又實用的桑拿，而且容易安裝。擁有私人桑拿的家居，除了方便，亦令生活更加舒適。若果需要豪華設備，坊間的水療中心亦是好選擇。

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255-257 Gloucester Road, Causeway Bay, Hong Kong

Tel: +852 2525 0287 Fax: +852 2526 3860

Email: info@perspectiveglobal.com

Website: www.perspectiveglobal.com

Address: Unit B, 1/F Cheung Wah Industrial Building

10-12 Shipyard Lane, Quarry Bay, Hong Kong

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雙倍尊貴

Rare duplex offers excellent links

In recent years, luxury properties have become prevalent in Wan Chai, set for the main part close to the verdant hillsides. Here at Star Street, located just minutes away from the major MTR interchange and public transport hub of Admiralty, a spacious duplex at Starcrest offers convenience and style.

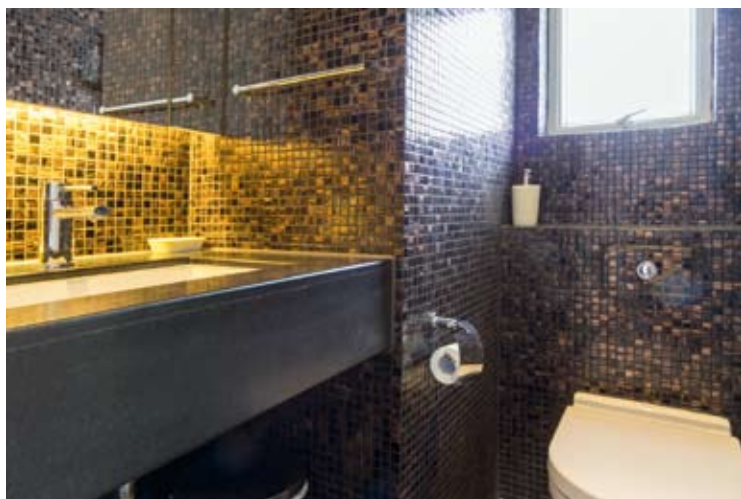
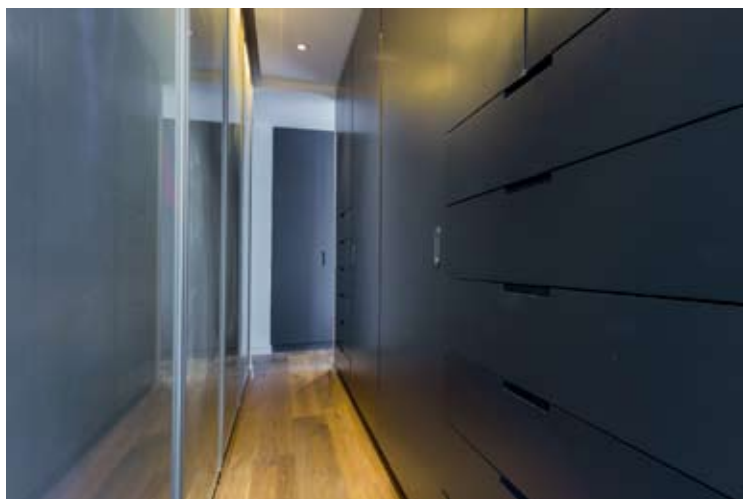
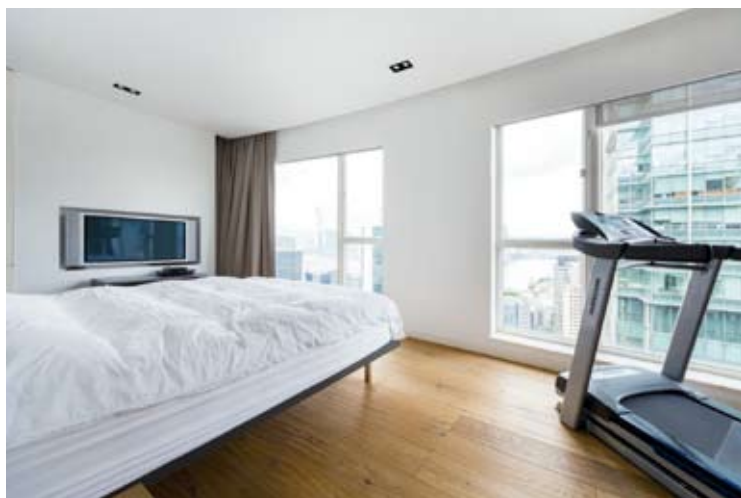
Spanning 1,510 s.f. (saleable area), the duplex — the likes of which are rarely available in the district — encompasses two bedrooms including two ensuite, two-and-a-half bathrooms, and a maid's room.

In the combined living and dining room, floor-to-ceiling windows allow sunlight and fresh air to flood in, creating a refreshing spot from which to gaze out at both city and harbour views. Wooden flooring extends through to the bedrooms, providing both warmth and a soothing ambience.

Completed in 1999, the duplex has been well maintained, with good internal décor and a fully-fitted and equipped kitchen. Boasting the efficiency ratio of 79 per cent, the practical layout of the flat enables the creative and meticulous arrangement of furniture. The owner is open to purchase offers at the price of HK\$56.5 million, while the all-inclusive rental is HK\$115,000 per month.

Starcrest is also within minutes of Pacific Place III, which provides easy access to Admiralty and Central. An underground walkway means Pacific Place is just a short stroll away in any weather, where a range of restaurants and a supermarket can be found.





近年灣仔區樓價水漲船高，特別是毗鄰茂綠半山的住宅單位，景色優美而寧靜。星街一帶是灣仔的寧靜小區，距離金鐘港鐵站僅數分鐘步程。

這位處星域軒的罕有複式單位，實用面積達1,510平方呎，區內實屬罕有，提供兩間套房、兩間半浴室以及一間家傭房。

相連的客飯廳設有落地玻璃窗戶，令室內自然採光充足，空氣亦更為流通，住戶又可飽覽城市及維港美景，愜意非常。客飯廳的硬木地板延伸至睡房，散發柔和暖心的氛圍。

星域軒於1999年落成，此複式單位保養簇新，兼且有優質裝修，廚房亦設備齊全。另外，單位的實用率達百分之79，寬敞實用的空間方便住戶佈置家居。單位目前以5650萬港元出售及以每月115,000港元全包出租。

屋苑距離太古廣場三期僅數分鐘步程，前往金鐘及中環非常方便。太古廣場有不少餐廳及大型超市，同時以行人隧道連接，來往各地可免受天氣影響。

Starcrest

星域軒

9 Star Street, Wan Chai

灣仔 星街9號

GROSS AREA 1,902 s.f.

SALEABLE AREA 1,510 s.f.

OFFERED AT \$56,500,000 also for lease \$115,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 48839





Casa Bella

西半山 寶華軒
117 Caine Road

Tastefully decorated 3-bedroom
apartment with private roof top
enjoying spectacular Victoria
Harbour view

品味裝修三房住宅，連私家天台，坐擁壯麗
維港景色



GROSS AREA 1,945 s.f.
SALEABLE AREA 1,429 s.f.

(plus 263 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 133522



Residence Bel-Air

薄扶林 貝沙灣
28 Bel-Air Avenue

Sea view apartment with large roof
terrace in upscale development

尊貴住宅項目海景單位，連偌大天台



GROSS AREA 1,858 s.f.

SALEABLE AREA 1,532 s.f.

(plus 1,307 s.f. roof)

OFFERED AT \$65,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31178



The Somerset

淺水灣 怡峰
67 Repulse Bay Road

Sea view duplex in highly sought
after development with 2 car parks

海景複式單位，位處受歡迎住宅項目，
連雙車位，可租可售



GROSS AREA 2,464 s.f.

SALEABLE AREA 1,938 s.f.

OFFERED AT \$88,000,000

also for lease \$115,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 106179



South Bay Villas

淺水灣 南灣新村
4 South Bay Close

One of a kind 5-ensuite mid-rise
duplex in quiet South Bay

獨特五套房中密度複式單位，別樹一幟，
位處寧靜南灣



GROSS AREA 4,600 s.f.

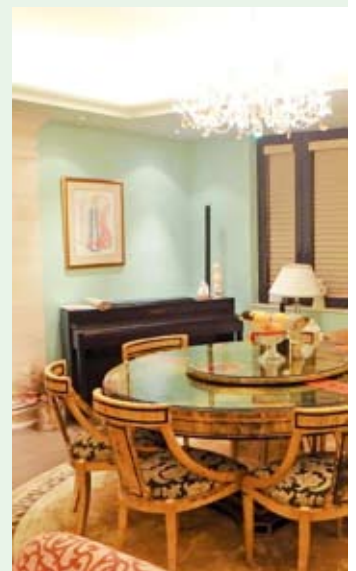
SALEABLE AREA 4,321 s.f.

OFFERED AT \$100,000,000

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 108736





Baguio Villa 薄扶林 碧瑤灣

550-555 Victoria Road

Nicely decorated high efficiency flat with private terrace and balcony in well planned development

雅致裝修高實用率住宅，連私家平台及露台，位處完善住宅項目

GROSS AREA 1,520 s.f.

SALEABLE AREA 1,363 s.f. (plus 156 s.f. terrace)

OFFERED AT \$21,800,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 112939



18-22 Crown Terrace

薄扶林 冠冕台18-22號

Lovely 2-ensuite low-rise flat with internal access to private roof terrace

精品兩套房低密度住宅，連室內內置樓梯往私家天台

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,546 s.f. (plus 1,353 s.f. roof)

OFFERED AT \$34,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 105891



The Brentwood 淺水灣 蔚峰園

11 Repulse Bay Road

Rare 3-bedroom apartment with breathtaking Southside sea view at upper Repulse Bay Road

罕有三房單位，眺望南區壯麗海景，位處淺水灣道頭段

GROSS AREA 1,556 s.f.

SALEABLE AREA 1,113 s.f.

OFFERED AT \$34,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 156439



Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

Nicely decorated apartment with splendid sea view for sale at bargain price

雅致裝修住宅，眺望壯麗海景，優惠價格之選

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$42,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 130631



Bisney Cove 薄扶林 碧荔道33-35號

33-35 Bisney Road

Designer decorated 3-bedroom apartment with practical layout and large balcony enjoying peaceful green view

設計師裝修三房住宅，間隔實用，連寬闊露台，眺望怡人翠綠景色

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,154 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 41931



Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Sought after sea view apartment on Repulse Bay Road with practical layout, can be sold via share transfer

淺水灣道受歡迎海景住宅，間隔實用，可以轉讓公司股份形式買賣

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$45,900,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 19157





12-14 Shouson Hill Road West
壽臣山 壽臣山道西12至14號
3-ensuite low-rise flat in tranquil location
三套房低密度單位，地段寧靜，可租可售

GROSS AREA 2,200 s.f.
SALEABLE AREA 1,722 s.f.
OFFERED AT \$48,000,000 also for lease \$90,000 incl.
INQUIRIES 9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 106071



Repulse Bay Garden
淺水灣 麗景園
18-40 Bellevue Drive
Spacious 3-bedroom sea view apartment in older style development
寬敞三房海景單位，位處傳統豪宅項目

GROSS AREA 2,288 s.f.
SALEABLE AREA 2,049 s.f.
OFFERED AT \$50,000,000
INQUIRIES 9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 106454



Vivian Court
山頂 瑞燕大廈
18-22 Mount Kellett Road
Colonial style apartment in desirable location
優質英式住宅，地段優越

GROSS AREA 2,100 s.f.
SALEABLE AREA 1,749 s.f.
OFFERED AT \$55,000,000
INQUIRIES 9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 40245



6 & 10 Mount Davis Road 薄扶林 摩星嶺道6及10號
Tastefully decorated 4-bedroom townhouse with ample open spaces in tranquil location
品味裝修四房排屋，戶外空間充裕，地段寧靜

GROSS AREA 2,702 s.f.
SALEABLE AREA 2,508 s.f.
(plus 64 s.f. garden, 223 s.f. terrace and 747 s.f. roof)
OFFERED AT \$68,000,000
INQUIRIES 9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 41076



Guildford Court
山頂 僑福道5號
5 Guildford Road
Secluded apartment in prestigious location offers high privacy
山頂寧靜住宅，地段尊貴，私隱度高

GROSS AREA 2,500 s.f.
SALEABLE AREA 2,053 s.f.
OFFERED AT \$70,000,000
INQUIRIES 9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 95761



Belgravia
淺水灣 南灣道57號
57 South Bay Road
Nicely renovated apartment in quiet and relax South Bay area
雅致裝修單位，地段寧靜悠閒

GROSS AREA 2,790 s.f.
SALEABLE AREA 2,197 s.f.
OFFERED AT \$80,000,000
INQUIRIES 9551 1077 Walker Lam 林先生
SEARCH REFERENCE NO. 159962





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

Iconic beachfront building with open plan living and dining room featuring expansive windows

海濱地標名廈，連開放式客廳，窗戶偌大

GROSS AREA 2,809 s.f.

SALEABLE AREA 2,045 s.f.

OFFERED AT \$98,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 104487



Sea Cliff Mansions 淺水灣 海峰園

19A-19D Repulse Bay Road

Sought-after penthouse with internal staircase to private roof garden overlooking stunning views of South China Sea

受歡迎頂層單位，連室內內置樓梯往私家天台，俯瞰壯麗南中國海美景

GROSS AREA 2,600 s.f.

SALEABLE AREA 1,961 s.f. (plus 2,600 s.f. roof)

OFFERED AT \$100,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 16797



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Exclusive hill top townhouse with garden and rooftop enjoys sweeping views

大潭尊貴排屋，匠心獨具，連花園及天台，享遼闊景色

GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f. (plus 414 s.f. garden and 481 s.f. roof)

OFFERED AT \$130,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 107188



The Beachfront 淺水灣 壁池

7 Bellevue Drive

Rare find well decorated townhouse with panoramic view of Repulse Bay Beach

罕有優質裝修排屋，飽覽淺水灣全景

GROSS AREA 3,047 s.f.

SALEABLE AREA 2,526 s.f. (plus 413 s.f. terrace)

OFFERED AT \$185,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 157315



12-16 Tai Tam Road

大潭 大潭道12-16號

Contemporary waterfront garden house with private pool

時尚海濱花園大屋，連私家游泳池

GROSS AREA 5,193 s.f.

SALEABLE AREA 3,350 s.f. (plus 636 s.f. terrace and 933 s.f. roof)

OFFERED AT \$238,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 127174



Carmel Hill 赤柱 海明山 12 Carmel Road

Rare on market combined 4-bedroom townhouse with lift in tranquil location, can be sold via share transfer

罕有四房相連排屋，連升降機，地段寧靜，可以轉讓公司股份形式買賣

GROSS AREA 4,868 s.f.

SALEABLE AREA 3,914 s.f.

(plus 607 s.f. garden, 523 s.f. terrace and 326 s.f. roof)

OFFERED AT \$260,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 131317





Double Bay

深水灣 香島道46號
46 Island Road

Renowned townhouse with fantastic sea view in Deep Water Bay
深水灣著名排屋，眺望迷人海景



GROSS AREA 4,180 s.f.
SALEABLE AREA 3,562 s.f. (plus 807 s.f. garden and 1,051 s.f. roof)
OFFERED AT \$340,000,000
INQUIRIES
9209 9988 Alan Wong 王先生
SEARCH REFERENCE NO. 161061



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. 28,000 s.f.
地盤面積約28,000平方呎

OFFERED AT Open Offer
INQUIRIES 9871 6828 Louis Wong 黃先生



都市綠洲 Peaceful yet convenient

51-53 Blue Pool Road,
Happy Valley

跑馬地 藍塘道51-53號

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,400 s.f.

OFFERED AT Open Offer also for lease \$100,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

3102 4888 KS Koh 許先生

SEARCH REFERENCE NO. 96471



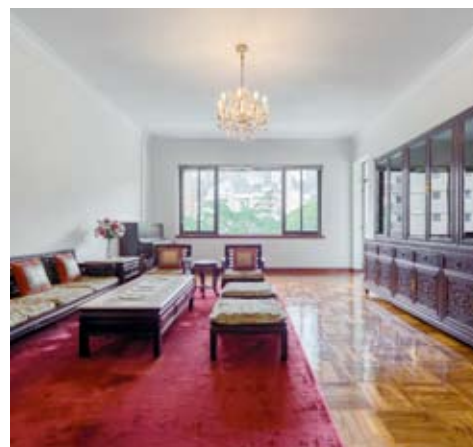
Nestled in a quiet section of Blue Pool Road in Happy Valley, this low-rise residential building offers perfect privacy as there is little traffic around.

The highlight of the 2,400 s.f. (saleable area) apartment is its balcony, a perfect spot for hosting outdoor activities and family gatherings. With a combined living and dining room and three spacious bedrooms, residents can enjoy both city and green views.

While 51 Blue Pool Road enjoys great tranquility, the bustling hub of Happy Valley is only five minutes' walking distance away — and Causeway Bay is reachable on foot in 15 minutes. Public transport options include buses, taxis, trams and minibuses.

藍塘道51號位於寧靜的跑馬地，此低密度住宅實用面積2,400平方呎，私隱度高，附近交通流量低。露台是此物業的最大賣點，空間寬敞，可舉行戶外活動及家庭聚會，另有相連的客飯廳加上三間睡房。住戶可眺望市區景及翠綠景。

物業遠離繁囂，但距離跑馬地市中心僅約5分鐘步程。另外，前往銅鑼灣亦只需15分鐘步程。該區設有巴士、的士、電車及小巴等公共交通工具，十分便利。



SALE
出售

Midlevels Central & West
中半山及西半山



Greenview Garden

西半山 景翠園

125 Robinson Road

Nicely decorated 4-bedroom flat with spacious layout

雅致裝修四房單位，間隔實用

GROSS AREA 1,580 s.f.

SALEABLE AREA 1,290 s.f.

OFFERED AT \$22,880,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 111693



Belmont Court

西半山 清暉大廈

10 Kotewall Road

Well decorated apartment with spacious layout located at tranquil area

優質裝修住宅，間隔實用，地段清幽恬靜，可租可售

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,695 s.f.

OFFERED AT \$31,800,000 also for lease \$80,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 123398



South Garden Mansion 中半山 南園大廈

40-40A Kennedy Road

Stylishly decorated mid-rise apartment with open city view in convenient location

時尚裝修中密度住宅，坐擁開揚城市景致，交通便利

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,348 s.f.

OFFERED AT \$32,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 45145



7 Lyttelton Road

西半山 列堤頓道7號

70-72 Kennedy Road

Lovely full floor 3-bedroom unit with private rooftop and two car parks

精品三房全層單位，連私家天台及雙車位

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,797 s.f. (plus 1,123 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 108645



Azura

西半山 蔚然

2A Seymour Road

High floor 3-bedroom apartment with good facilities

高層三房單位，連優質設施

GROSS AREA 1,665 s.f.

SALEABLE AREA 1,292 s.f.

OFFERED AT \$42,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159156



Horizon Mansion

中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony on fringe of CBD

品味裝修大住宅，連露台，鄰近商業中心區

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 148423





Silvercrest

中半山 聚安樓

24 MacDonnell Road

Full floor 4-bedroom apartment with 2 ensuites

全層四房住宅，連兩套房

GROSS AREA 2,643 s.f.

SALEABLE AREA 2,082 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 48201



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

英式寬敞中密度住宅，三套房間隔，毗鄰市中心，市場罕有

GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32206



Estoril Court

中半山 愛都大廈

55 Garden Road

Huge 4-bedroom apartment with spacious and efficient layout

偌大四房單位，間隔寬敞實用，井井有條

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$68,800,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 15350



The Albany 中半山 雅賓利大廈

1 Albany Road

Prestigious apartment with superb facilities overlooking Zoological & Botanical Gardens

中半山著名住宅，享豪華設施，俯瞰動植物公園景色

GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$99,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 37113



Century Tower 2

中半山 世紀大廈 2座

1A Tregunter Path

High floor harbour view home with tasteful decorations and high privacy

私隱度高海景高層住宅，配以品味裝修

GROSS AREA 3,638 s.f.

SALEABLE AREA 2,792 s.f.

OFFERED AT \$115,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 104563



May Tower 2 中半山 梅苑二座

5 May Road

High privacy full floor harbour view apartment at highly sought after location, can be sold via share transfer

私隱度高全層海景單位，地段優越，可租可售，可以轉讓公司股份形式買賣

GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

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

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 1613





Moon Fair Mansion

東半山 滿輝大廈

11 Shiu Fai Terrace

Nicely decorated mid-rise flat with balcony and spacious layout

雅致裝修中密度住宅，連露台，間隔寬敞

GROSS AREA 1,047 s.f.

SALEABLE AREA 882 s.f.

OFFERED AT \$15,500,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 123694



The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Racecourse view apartment in well planned and management development

馬場景優質住宅，享完善管理服務

GROSS AREA 1,482 s.f.

SALEABLE AREA 1,146 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 42203



Shiu Fai Terrace Garden 東半山 肇輝台花園

3-4 Shiu Fai Terrace

Tastefully decorated 3-bedroom apartment with private roof overlooking stunning racecourse view

品味裝修三房單位，連私家天台，俯瞰壯麗馬場景

GROSS AREA 1,596 s.f.

SALEABLE AREA 1,232 s.f. (plus 1,251 s.f. roof)

OFFERED AT \$39,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130831



Fairville Garden 跑馬地 惠園

63 Blue Pool Road

Nicely decorated 3-bedroom apartment with private roof in convenient location

雅致裝修三房單位，連私家天台，交通便利

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,403 s.f. (plus 1,400 s.f. roof)

OFFERED AT \$53,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 148505



Villa Monte Rosa 東半山 玫瑰新村

41A Stubbs Road

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

雅致裝修四房單位，連大露台，地段優越

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 49501



Serenade 東半山 上林 11 Tai Hang Road

Exclusive penthouse flat with sky terrace and private swimming pool enjoys splendid harbour view

獨特頂層單位，連空中花園平台及私家游泳池，坐擁壯麗海景

GROSS AREA 3,958 s.f.

SALEABLE AREA 2,750 s.f.

(plus 117 s.f. terrace and 2,130 s.f. roof)

OFFERED AT \$180,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 165346



Other Districts

其他地區



Discovery Bay

大嶼山 愉景灣

1-269 Seabee Lane

Sea view townhouse with ample open space at lovely Discovery Bay
愉景灣海景排屋，享充裕戶外空間



GROSS AREA 3,055 s.f.

SALEABLE AREA 2,403 s.f.

(plus 1,612 s.f. garden)

OFFERED AT \$50,000,000

INQUIRIES

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 133449



Villa Pergola

清水灣 百高別墅

11 Pik Sha Road

Rare find waterfront townhouse in sought after location with large communal garden and pool
罕有海濱排屋，位處受歡迎地段，連偌大公共花園及游泳池



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,706 s.f.

OFFERED AT \$62,800,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 70515



Oliv

21/F, 15 Sharp Street East,
Causeway Bay
銅鑼灣雲東街15號21樓

FLOOR AREA 1,891 s.f.

OFFERED AT \$63,000,000 also for lease
\$100,000 excl.

(Management fee: around HK\$10,500/month)

(Rates: around HK\$14,500/quarter)

INQUIRIES 9551 1077 Walker Lam 林先生



- Prominent commercial building situated in convenient location, close to Causeway Bay MTR station
- High ceiling with stunning racecourse and city view
- Independent A/C and toilets
- Can be sold via share transfer
- 位處交通便利地段的優質商廈·毗鄰銅鑼灣港鐵站·人流如鯽
- 單位樓底高·遠眺壯麗馬場及城市景色
- 設獨立冷氣空調系統及洗手間
- 單位可以轉讓公司股份形式買賣



HOME "MAKER"

he knew exactly my expectations for my home
he understood exactly what I was looking for
Joseph is clearly an expert in what he does /
the after services are absolutely impressiv
His passion clearly reflected from how he
very easy to work with & a pragmatic pe

never overpromised but surpassing my
he has been most patient with me and
I would highly recommend Joseph to
JC is totally patient & responsive to all
we are totally happy with the end-result

Our friends wished they had someone like
We all amazed at his ability to make our 4 s
.....no hidden costs or surprise add-ons.....
Works continued steadily during our absence
Job done in advance even we required a tight sci

Joe has been most forthcoming in helping us after
an admirable partner throughout the entire process....
a great communicator & a man who strives for exceller
Friends who visited all amazed the changes of our hom
he had a very refined taste & provided good guidance to
responses were absolutely efficient & very spot-on to any

we now have a home giving us many moments of pleasur
My dream art corner is alive with our old & new collection
..this is no show flat, this is a home with personal appeal
...always ready to listen & responded with tons of ideas
a wonderful team...super efficient in dealing with my der
gave detailed emails of 'all' meetings so we knew our cl
described clearly the stages & the time scale involved.
....In fact, we were able to move in ahead of schedule
I must say that the after-sales services were exceller
Joe wants his clients to be completely happy with
...very easy to work with, from big picture to fine d

Interior design
constructions
space planning
project management
tendering
landscaping
quantity survey



U 2524 9988 or jvision@biznetvigator.com at 11/F, leeloong building, 4 queen victoria st., central, hong kong



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



Behnaz & Idris

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

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



Behnaz & Idris

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

Crown moldings, paneled walls & parquet floor = Timeless grace



Jennifer & Mandan Fong

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

Magazine Gap road -pure elegance



A Napoleonic narrative

In 1795, Napoleon Bonaparte offered up a cash prize of 12,000 francs to whoever could invent a way to preserve food for his army – and, more than two centuries later, this historic event has provided the inspiration for Emma Maxwell's first foray into the area of hospitality design in Hong Kong

TEXT:

Leona Liu

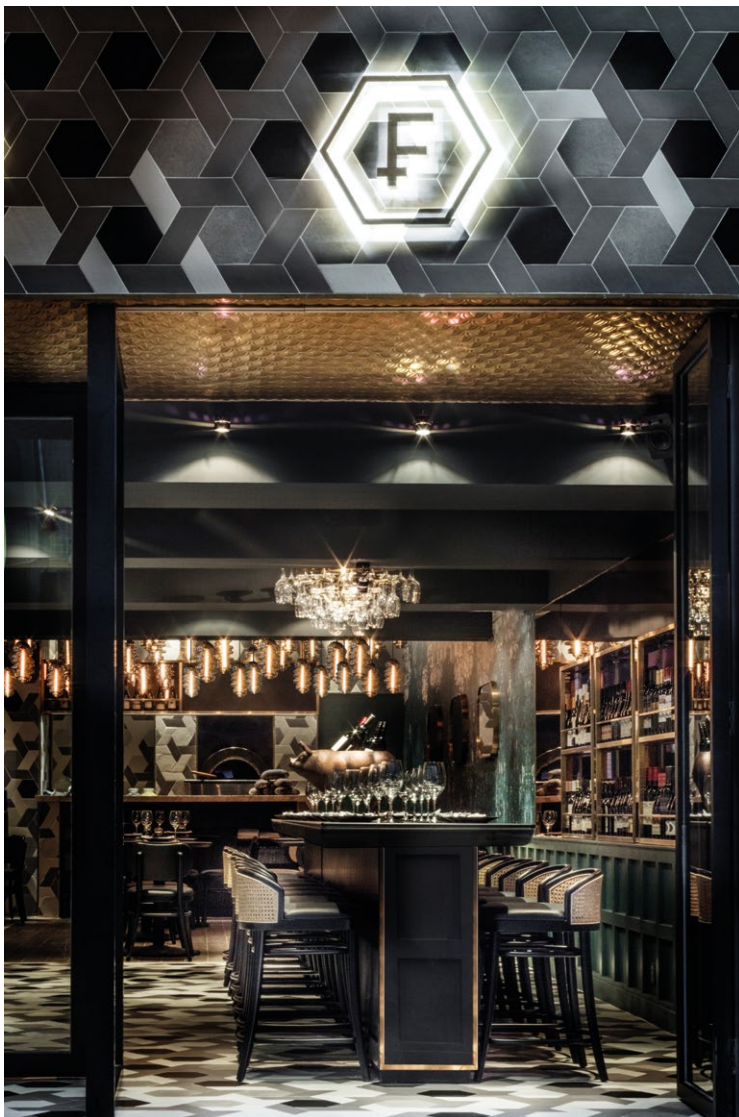
PHOTOGRAPHY:

Courtesy of Emma Maxwell Design | www.emmamaxwelldesign.com

Set among a cluster of Hong Kong's trendiest restaurants and bars on Elgin Street in SoHo, 12,000 Francs boasts an elegant exterior decorated with geometric tiles. As guests walk through the threshold, the dazzling, stylish interiors exude a seductive and evocative other world atmosphere distinctive from the chaotic and bustling neon lit streets steps away.

The dining destination was designed by Emma Maxwell, founder of Emma Maxwell Design and winner of the Best of the Best award in product design at *Perspective's* A&D Trophy Awards 2016. Inside 12,000 Francs, Napoleonic elements and inspirations weave their way throughout her design, including the iconic Napoleonic bee.

Chosen by the French emperor himself, the bee's virtues of collective organisation and industry were values that he hoped would be adopted by people throughout the empire. The insect went on to become one of the most prominent icons of the French Revolution, and it is strongly associated with the inspiration for the design of the the pre-eminent fleur de lis.



From facing page

The rich narrative of the space is further articulated with Broken Green wallpaper from Kerrie Brown • Geometric tiles decorate the elegant exterior of the restaurant, located on Elgin Street in SoHo, Hong Kong • A large bronze cast bespoke pig is a playful nod to the character Napoleon from George Orwell's book *Animal Farm*



Extending from the entrance into the restaurant is a long communal sommelier table with high stools custom-designed by Maxwell, which accommodates a dozen diners. Taking pride of place in the centre of the table is a large, bronze cast bespoke pig holding six bottles of chilled 'wine in swine'. It's a playful nod to the character Napoleon – that is, the pig from George Orwell's book *Animal Farm*, not the French military and political leader.

As the guests venture through the space, dense clusters of hand-blown, honey-coloured glass beehive pendant lamps float evocatively above them. The ceiling, treated with hand-pressed brass metal in a bee's wing pattern, ensures the space is blanketed in a soft, comforting amber-toned glow.

The rich narrative of the space is further articulated with Broken Green wallpaper designed by Kerrie Brown, evoking the memory of ancient French chateaus going back to a time when the Napoleonic Empire dominated Europe's psyche. The wallpaper appears to sit like delicate layers on the wall, creating the illusion of being inside a long-

abandoned mansion.

The heavy, richly maximalist pattern of the wallpaper is accentuated by the monochromatic contemporary honeycomb tiles. The heart – or hearth – of the space is the wood-fired oven, set within the open kitchen, enabling the chef to survey his 'empire' and interact directly with his diners.

Australia-born Maxwell set up her eponymous studio in 2005 in Sydney before moving to Singapore in 2008, dedicating herself fully to interior design projects, especially on restaurants and bars. She is currently designing projects for Hilton Hotel Group in Borneo, The Intercontinental Hotel Group and a Private Island resort in Indonesia called Cempedak. ●

perspective

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





Bisney Terrace

薄扶林 碧荔臺

73-79 Bisney Road

2-bedroom walk-up apartment with terrace in Pokfulam

薄扶林兩房住宅，連平台

GROSS AREA 1,304 s.f.

SALEABLE AREA 1,065 s.f. (plus 560 s.f. terrace)

OFFERED AT \$55,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 180554



La Mer

薄扶林 浪頤居

67-71 Bisney Road

Large 4-bedroom sea view apartment at Pokfulam waterfront

偌大四房海景單位，位處薄扶林海濱，可租可售

GROSS AREA 2,567 s.f.

SALEABLE AREA 1,821 s.f.

OFFERED AT \$86,000 incl. also for sale \$49,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 126784



Jade Beach Villa

春坎角 華翠海灘別墅

3-7 Horizon Drive

Airy townhouse with new decorations in quiet enclave

春坎角通風排屋，裝修簇新，地段清靜

GROSS AREA 2,680 s.f.

SALEABLE AREA 1,871 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 27029



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Family townhouse with private garage at Tai Tam waterfront

大潭海濱家庭式排屋，連私家車庫，可租可售

GROSS AREA 2,672 s.f.

SALEABLE AREA 2,584 s.f. (plus 681 s.f. garden and 108 s.f. roof)

OFFERED AT \$105,000 incl. also for sale \$71,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 4450



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Rare and spacious 3-bedroom apartment enjoying stunning sea view

罕有實用三房單位，眺望壯麗海景

GROSS AREA 2,810 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 28280



Jade Beach Villa

春坎角 華翠海灘別墅

3-7 Horizon Drive

Huge 4-bedroom townhouse with private garden in serene location

偌大四房排屋，連私家花園，地段寧靜

GROSS AREA 3,680 s.f.

SALEABLE AREA 2,637 s.f. (plus 1,000 s.f. garden)

OFFERED AT \$120,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 8532





Belgravia Heights

大潭 碧濤閣

27 Tai Tam Road

Quiet and exclusive sea view low-rise at Tai Tam waterfront

大潭低密度海景單位，寧靜罕有

GROSS AREA 2,890 s.f.

SALEABLE AREA 2,534 s.f.

OFFERED AT \$128,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33875



Le Palais

大潭 皇府灣

8 Pak Pat Shan Road

Popular 4-bedroom townhouse with sweeping sea view

受歡迎四房排屋，享遼闊海景

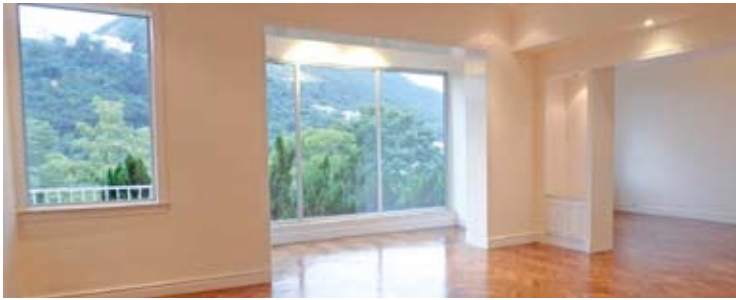
GROSS AREA 3,271 s.f.

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

OFFERED AT \$145,000 excl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 38613



Xanadu Court

壽臣山 壽山村道30-30A號

30-30A Shouson Hill Road

Colonial low-rise apartment with huge balcony in tranquil location

英式低密度單位，連偌大露台，地段清幽恬靜

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,442 s.f.

OFFERED AT \$149,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 12759



Chelsea Court

山頂 賽詩閣

63 Mount Kellett Road

Large 4-ensuite garden duplex in prestigious location

偌大四套房花園複式單位，地段尊貴顯赫

GROSS AREA 3,116 s.f.

SALEABLE AREA 2,497 s.f. (plus 1,502 s.f. terrace)

OFFERED AT \$160,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 46970



Lugard Road

山頂 盧吉道

Top notch Peak house with private garden and rooftop enjoying sublime

Victoria Harbour view

尊貴山頂大宅，連私家花園及天台，飽覽壯麗維港景色

SALEABLE AREA 3,051 s.f. (plus 2,064 s.f. garden)

OFFERED AT \$180,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 14690



26-36 Black's Link 山頂 布力徑26-36號

Extravagant 4-ensuite house with private garden and 3 car parks

overlooking Deep Water Bay

豪華四套房大宅，連私家花園及三車位，俯瞰深水灣

GROSS AREA 4,700 s.f.

SALEABLE AREA 3,460 s.f.

(plus 2,470 s.f. garden and 393 s.f. roof)

OFFERED AT \$280,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 14203





4 Peel Rise 山頂 貝璐道4號

Prestigious 4-ensuite Peak house with ample alfresco spaces and private swimming pool enjoying spectacular views

著名山頂四套房大屋，戶外空間充裕，連私家游泳池，飽覽壯麗景致，可租可售



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 \$295,000 incl.

also for sale \$300,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 155745



Severn Eight

山頂 倚巒

8 Severn Road

Prestigious townhouse with private garden overlooking panoramic Victoria Harbour

山頂著名排屋，連私家花園，俯瞰維港全景



GROSS AREA 5,067 s.f.

SALEABLE AREA 3,736 s.f.

(plus 770 s.f. garden and 743 s.f. roof)

OFFERED AT \$360,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125923



Deep Water Bay

深水灣

Top notch townhouse with 5 ensuite bedrooms and private garden enjoying 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 7,260 s.f.

SALEABLE AREA 5,578 s.f.

(plus 2,396 s.f. garden, 154 s.f. terrace and 288 s.f. roof)

OFFERED AT \$498,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 32942



Double Bay

深水灣 香島道46號

46 Island Road

Newly renovated waterfront townhouse with full view of Deep Water Bay

全新裝修海濱排屋，坐擁深水灣全海景，可租可售



GROSS AREA 4,180 s.f.

SALEABLE AREA 3,562 s.f. (plus 1,087

s.f. garden and 1,382 s.f. roof)

OFFERED AT Open Offer

also for sale \$340,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 110814





Monticello

中半山 滿峰台

48 Kennedy Road

Practical 3-bedroom apartment in convenient location

實用三房單位，交通便利

GROSS AREA 1,261 s.f.

SALEABLE AREA 1,075 s.f.

OFFERED AT \$49,800 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 127508



11 MacDonnell Road

中半山 麥當勞道11號

Modern full floor 3-bedroom apartment in convenient location

時尚三房全層住宅，交通便利，可租可售

GROSS AREA 2,313 s.f.

SALEABLE AREA 1,552 s.f.

OFFERED AT \$80,000 incl. also for sale \$34,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 110824



Tavistock 2 中半山 騰皇居2座

10A Tregunter Path

Luxurious apartment with upgraded bathrooms in well managed development

中半山豪華住宅，全新浴室，大廈管理完善

GROSS AREA 1,730 s.f.

SALEABLE AREA 1,282 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 14264



William Mansion

中半山 惠利大廈

16-18 MacDonnell Road

Practical and high efficiency apartment for rent in prime location

中半山高實用率住宅，佈局井井有條，地段優越，罕有出租

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,087 s.f.

OFFERED AT \$83,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 99486



Po Garden

中半山 寶園

9 Brewin Path

3-bedroom apartment with facilities and open city view

三房單位連設施，享開揚城市景，可租可售

GROSS AREA 2,596 s.f.

SALEABLE AREA 1,943 s.f.

OFFERED AT \$85,000 incl. also for sale Open Offer

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 42902



Dynasty Court 中半山 帝景園

23 Old Peak Road

Beautifully decorated apartment on Lower Peak with spectacular harbour view

雅致裝修單位，眺望壯麗海景，可租可售

GROSS AREA 1,962 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$85,000 incl. also for sale \$58,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 101965





Silvercrest

中半山 聚安樓

24 MacDonnell Road

Rare full floor 4-bedroom flat with 2 ensuites

罕有四房全層單位，連兩套睡房

GROSS AREA 2,643 s.f.

SALEABLE AREA 2,082 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35198



The Morgan

西半山 敦皓

31 Conduit Road

Brand new 3-bedroom mountain view apartment with car park

全新三房單位，享山巒景，連車位

SALEABLE AREA 1,303 s.f.

OFFERED AT \$93,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 176454



Pine Court

中半山 翠峰園

5 Old Peak Road

Newly renovated colonial mid-rise with large balcony and backyard

全新裝修英式中密度住宅，連大露台及後院

GROSS AREA 2,650 s.f.

SALEABLE AREA 2,350 s.f. (plus 400 s.f. terrace)

OFFERED AT \$95,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 27979



Azura

西半山 蔚然

2A Seymour Road

Brand new 4-bedroom apartment with high quality fit and finish

全新四房單位，享優質裝修

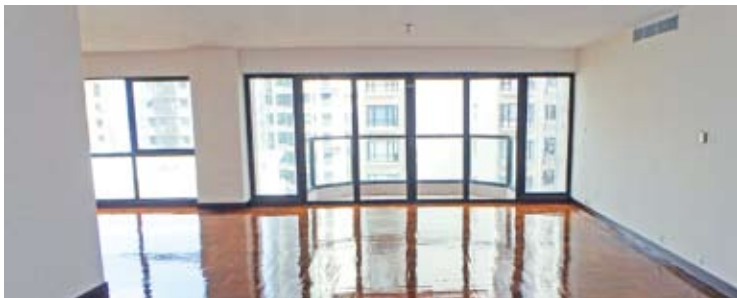
GROSS AREA 2,078 s.f.

SALEABLE AREA 1,589 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 180716



Estoril Court

中半山 愛都大廈

55 Garden Road

Practical and high efficiency apartment for rent in prime location

高實用率優質住宅，地段優越

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$98,000 excl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 5539



Hollywood Heights

中半山 好利閣

6 Old Peak Road

4-bedroom apartment with spacious layout and big balcony

寬敞四房單位，連大露台

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 32592





Brewin Court

中半山 明雅園

5-7 Brewin Path

Large penthouse with balcony and roof top at quiet yet easy access location

偌大頂層單位，連露台及天台，環境寧靜，交通便利

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f. (plus 2,600 s.f. roof)

OFFERED AT \$120,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 180458



Aigburth 中半山 譽皇居

12 Tregunter Path

Prestigious 3-bedroom apartment with balcony and deluxe clubhouse facilities

著名三房單位，連露台，享豪華會所設施

GROSS AREA 2,980 s.f.

SALEABLE AREA 2,102 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 15135



The Royal Court 中半山 帝景閣

3 Kennedy Road

Top floor duplex apartment in prime location with fantastic harbour view and green view

頂層複式單位，地段優越，享迷人海景及翠綠景

GROSS AREA 2,846 s.f.

SALEABLE AREA 2,188 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 108135



Branksome Grande

中半山 地利根德里3號

3 Tregunter Path

Newly renovated large apartment in well managed development

全新裝修偌大住宅，大廈管理完善

GROSS AREA 3,030 s.f.

SALEABLE AREA 2,357 s.f.

OFFERED AT \$137,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 15375



The Albany

中半山 雅賓利大廈

1 Albany Road

Spacious 3-bedroom apartment with balcony enjoying stunning city view

寬敞三房住宅，連露台，飽覽壯麗城市景

GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$138,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 41797



Dynasty Court

中半山 帝景園

23 Old Peak Road

Unique 5-bedroom duplex with panoramic harbour view at Midlevels Central

獨特五房複式單位，坐擁維港全景

GROSS AREA 2,858 s.f.

SALEABLE AREA 2,285 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 15467





Flora Garden

渣甸山 慧景園

7 Chun Fai Road

3-bedroom apartment with swimming pool facilities in quiet neighbourhood

三房住宅享游泳池設施，地段寧靜

GROSS AREA 1,533 s.f.

SALEABLE AREA 1,193 s.f.

OFFERED AT \$58,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 140416



Cavendish Heights 渣甸山 嘉雲臺

27-37 Perkins Road

Ideal family apartment with 3 good-sized bedrooms and comprehensive facilities

受歡迎家庭式單位，連三間實用睡房，享完善設施

GROSS AREA 1,819 s.f.

SALEABLE AREA 1,439 s.f.

OFFERED AT \$60,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 32420



Butler Tower

渣甸山 柏麗園

1-5 Boyce Road

Efficient 4-bedroom apartment in quiet Jardine's Lookout

實用四房單位，位處寧靜渣甸山

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,492 s.f.

OFFERED AT \$67,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 18119



47A Stubbs Road

東半山 司徒拔道 47A

3-bedroom flat at convenient location with city and harbour views

交通便利三房住宅，享城市景及海景

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,039 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 94754



55 Blue Pool Road

跑馬地 藍塘道55號

Designer decorated 4-ensuite apartment with huge private terrace

設計師裝修四套房單位，連偌大私家平台，可租可售

GROSS AREA 2,500 s.f.

SALEABLE AREA 1,866 s.f.

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

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 130663



Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Large 4-bedroom apartment with panoramic vista of the city

偌大四房單位，眺望城市全景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 159794





寧靜隱逸

Perfect privacy
and tranquility

can be sold via share transfer
可以轉讓公司股份形式買賣

Seascope 海日樓
42 Sassoon Road, Pokfulam

薄扶林 沙宣道42號

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,371 s.f.

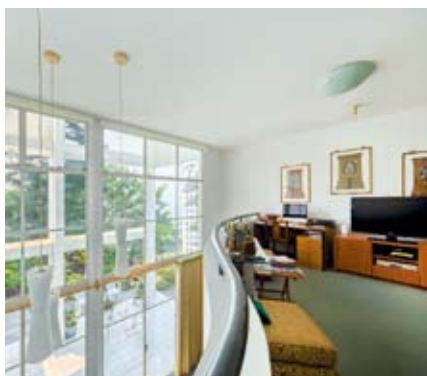
(plus 2,740 s.f. garden and 404 s.f. roof)

OFFERED AT \$118,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38624



Set on Sassoon Road in Pokfulam, Seascope offers residents stunning mountain and sea views amid perfect privacy and tranquility.

This Bauhaus-style house, designed by a famous Swiss architect, is nestled in a stunning garden with mature trees. This townhouse spanning 2,371 s.f. (saleable area) spread over three storeys, boasts four bedrooms including one ensuite, two-and-a-half bathrooms, separate living and dining rooms, a family room, a maid's room, a utility room, a study room and two carparks.

One of the greatest attractions is the 2,740 s.f. garden, where residents can host outdoor parties and gatherings. The house has good internal upkeep and a fully fitted and equipped kitchen, along with a fully equipped bathroom and a backyard.

海日樓位處薄扶林沙宣道，住戶可以觀賞壯麗山景及海景，同時遠離繁囂，享受寧靜。

此包浩斯式洋房座落於綠樹成蔭的花園，由瑞士著名建築師設計，實用面積達2,371平方呎，樓高三層，提供四間睡房，包括一間套房，另有兩間半浴室、獨立的客廳及飯廳、家庭廳、一間家傭房、一間多用途房、一間書房及兩個車位。

洋房有一個面積廣達2,740平方呎的花園，住戶可隨時舉行戶外派對。洋房內櫥保養良好，廚房及浴室設備齊全，連後院。



寬敞大戶

Space to stretch out

6 Shiu Fai Terrace, Midlevels East
東半山 肇輝台6號

SALEABLE AREA 2,805 s.f.

OFFERED AT for lease \$132,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

9871 6828 Louis Wong 黃先生

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 136300



One of the most unique aspects of this 2,805 s.f. (saleable area) residence is its ceiling height of 11 feet, setting it apart from the majority of residences in Hong Kong with its spacious feel.

The residence offers four bedrooms with two ensembles, while the kitchen is equipped with internationally recognised brands. Additionally, the residence has its own private lift lobby along with a state-of-the-art smartcard control system.

Most units in 6 Shiu Fai Terrace enjoy a captivating view of the Happy Valley Racecourse. Several famous International schools are located nearby, while the renowned Midlevels East school network includes primary school net number 12, as well as secondary schools in the Wan Chai district.

這實用面積2,805平方呎的住宅樓底高達11呎，遠高於本港不少住宅單位，令人更見寬闊。

這單位為四房兩套房間隔，廚房搜羅國際著名廚具品牌。糅合私人電梯大堂概念，採用智能卡系統直達專屬單位，大大提高私隱。

肇輝台6號可飽覽跑馬地馬場一帶的景致。鄰近多間著名國際學校，該區同時是小學12校網，中學校網為灣仔區。

Super Prime retail/office bldg on fashionable shopping strip

Mayfair W1

- Retail single let to famous food store and upper office floors let to 4 office tenants
- Total current passing rent is £817,947 p.a.
- Potential to add extra floors to 7 floors to reflect new net floor area of 15,611 s.f. (subject to all necessary planning consent)
- 零售舖位由著名食品公司獨立承租，上層辦公室則由4個租戶承租
- 年租金總收入817,947英鎊
- 若取得城規批准，可增加樓層至共七樓，淨樓面面積可達15,611平方呎



Virtual Freehold title

Gross initial yield 2.27%

Circa £36M - £40M

9051 3096 Edward Chiang 姜先生

Retail/residential bldg in popular West End retail location

Fulham SW10

- Retail/residential mixed use bldg with G/F and basement let to UK nationwide bookmaker with 12.8 years unexpired
- 2 residential flats occupy upper floors
- Total current passing rent of £118,785 p.a.
- Potential to extend the residential units at rear of bldg (subject to all necessary planning consents)
- 零售住宅混合大廈，首層及地庫由英國全國性賭波集團承租
- 上層是兩個住宅
- 年租金總收入118,785英鎊
- 若取得城規批准，可於物業後端增建住宅單位



Freehold title

Gross immediate yield 3.47%

Circa £3.425M - £3.8M

9051 3096 Edward Chiang 姜先生

Prime river front shop let to restaurant within luxury residential development

Fulham Reach SW6

- Subject retail unit located within a prestigious luxury residential development with 744 new homes
- Unit is on G/F and has circular frontage to wharf and the River Thames
- Single let to famous French restaurant with 20 years unexpired
- Initial passing rent of £145,000 p.a.
- 此零售商舖位處尊貴豪華住宅項目，內共有744個住宅單位
- 商舖位處首層，面向wharf及River Thames
- 現由法國著名餐廳獨立承租
- 年租金收入145,000英鎊



Virtual freehold title

GIA 4,885 s.f.

Gross immediate yield 5.587%

Circa £2.585M - £2.85M

9051 3096 Edward Chiang 姜先生

en bloc retail/residential property in affluent London suburb

Fulham SW6

- Located in the affluent south west in an upmarket and affluent residential suburb in London
- Subject property is single let to a joinery company with 20 years unexpired
- Current passing rent is £121,200 p.a.
- 位處倫敦西南的富裕住宅小區
- 現由木匠公司獨立承租
- 年租金收入121,200英鎊



Freehold

GIA 6,569 s.f.

Gross immediate yield 4.98%

Circa £2.545M - £2.67M

9051 3096 Edward Chiang 姜先生

Super prime en bloc retail/office bldg along bustling Oxford Street

Oxford Street W1

- 59 feet frontage onto Oxford Street. Completely rebuilt in 2015
- 2 Retail units on G/F and basement let to fashion store and office equipment distributor. GIA for retail is 13,001 s.f.
- Upper floors provide 20,348 s.f. of Grade A office
- Total current passing rent is £3,621,248 p.a.
- 位處Oxford Street的59米大廈樓面，於2015年翻新
- 首層及地庫是兩個零售商舖，由時尚成衣商舖及辦公室裝備分銷商承租
- 上層甲級寫字樓廣達20,348平方呎
- 年租金總收入3,621,248英鎊



Gross yield is 4.26%

Circa £85M - £93.5M

9051 3096 Edward Chiang 姜先生

Prime fully leased Midtown office bldg to single law firm tenant

The City EC4

- Close to future Farringdon Cross Rail station and close to present and future Goldman Sachs London HQ and Deloitte UK HQ
- Single let to a reputable UK solicitors firm
- 物業毗鄰未來Farringdon Cross Rail車站，鄰近現在及未來Goldman Sachs London總部大樓及Deloitte UK總部大樓
- 現由英國律師行獨立承租



Freehold

GIA 16,772 s.f.

Circa £16.5M - £18.2M

9051 3096 Edward Chiang 姜先生

Prime Central London retail investment

St James's SW1

- Long-let retail investment in the heart of Westminster
- Internal accommodation arranged over G and LG levels with highly visible street frontage
- Single-let to a reputable café operator at a passing rent of £120,000 p.a. with 5 yearly rent reviews
- 100 metres from St James's Park Tube station
- 位處Westminster核心的零售投資物業
- 大廈室內設首層及地下一層，位於當眼地段
- 現由著名咖啡廳營運商獨立承租，年租金收入120,000英鎊，租金每五年可向上調整
- 距離St James's Park地鐵站僅100米

Long Leasehold (119 years remaining); Gross Yield 4.80%
Total Internal Area 2,743 s.f.
Circa £2.5M - £2.8M
9051 3096 Edward Chiang 姜先生



Prime retail unit single let to nationwide restaurant chain

Bloomsbury/Holborn W1

- Located on a busy street in the heart of Bloomsbury/Holborn
- Within 4 mins walk to Holborn tube station and 5 mins walk from Chancery Lane tube station and 7 mins walk from the future Farringdon Cross Rail station
- Retail unit comprised G/F and basement level and single let to a UK nationwide restaurant chain
- Current passing rent is £127,000 p.a.
- 位處Bloomsbury/Holborn市中心繁華街，人流興旺，4分鐘路程可抵達Holborn地鐵站，5分鐘路程可抵達Chancery Lane站抵，7分鐘路程則抵達未來Farringdon Cross Rail車站
- 首層及地庫是零售商舖，由英國全國性連鎖餐廳集團獨立承租
- 年租金收入127,000英鎊

Virtual freehold title of 999 years
NIA of 4,504 s.f.
POA
9051 3096 Edward Chiang 姜先生



Prime en bloc office bldg close to future Tottenham Court Road Cross Rail station

Fitzrovia W1

- Subject bldg is located just metres away from Warren Street tube station along a busy two lane carriageway in central London
- Multi let to 1 retail tenant and 4 corporate tenants all on FRI basis
- Current passing rent is £1,049,443 p.a.
- 此物業坐落倫敦市中心，毗鄰Warren Street地鐵站
- 現由1個零售租戶及4個公司租戶以FRI形式承租
- 年租金收入1,049,443英鎊

Freehold title
NIA 16,345 s.f.
Gross yield 4.8%
Circa £21.84M - £24M
9051 3096 Edward Chiang 姜先生



Super prime office bldg within 100 metres from Bank of England

The City EC3

- Subject office bldg was totally rebuilt in 2014 behind retained façade
- Anchor tenant is insurance giant which takes up 60% of lettable space
- Approx. 100 metres from Bank of England and Bank tube station
- 此辦公室大廈於2014年翻新
- 現由保險公司承租
- 距離Bank of England站及Bank站約100米

Freehold title
NIA 92,254 s.f.
Net initial yield 4.0%
POA
9051 3096 Edward Chiang 姜先生



Prime retail/office bldg in fashionable area with good yield

Notting Hill W2

- Retail/office bldg with 15 metres street frontage along busy thoroughfare on Notting Hill
- Current passing rent of £539,014 p.a.
- Approved planning consent in hand to redevelop into a 6 storey bldg comprising retail on low levels and 11 residential apartments on upper floors
- 位處Notting Hill的零售辦公室混合大廈，設15米當眼樓面，門庭若市
- 年租金收入539,014英鎊
- 已取得城規批准可改建成樓高六層的大廈，低層設零售商舖，上層是11個住宅單位

Freehold
NIA 11,636 s.f.
Gross initial yield 4.67%
Circa £11.55M - £12.7M
9051 3096 Edward Chiang 姜先生



Retail arcade single to let nationwide supermarket chain store with good yield

Friern Barnet N11

- New completed retail unit in popular London suburb comprising G/F and basement accommodation entirely let to nationwide supermarket chain store
- Approx. 300 metres from New Southgate station
- Current passing rent is £75,000 p.a.
- 位處倫敦受歡迎小區的全新零售商舖，設首層及地庫，由全國性連鎖超市承租
- 距離New Southgate站僅300米
- 年租金收入75,000英鎊

Virtual freehold title
Gross immediate yield 5.56%
Circa £1.35M - £1.49M
9051 3096 Edward Chiang 姜先生



En bloc residential bldg with high yield

Kawaguchi-Shi, Saitama 埼玉縣 川口市

- 4 storey reinforced concrete residential block in Kawaguchi Shi.
- Comprised 18 units in total of which 16 are leased out at this moment
- Completed in 1988, current passing rent is 9,852,000 JPY p.a.
- Within 5 mins walk to Nishikawaguchi station of Keihintohoku and Negishi Lines
- 建於1988年，位處川口市的樓高四層混凝土住宅大廈
- 共18個單位，其中16個現已租出
- 年租金收入9,852,000日元
- 距離京濱東北線及根岸線的西川口站僅5分鐘步程

Freehold

Total internal area is 330.62 sq.m.

Exclusive area is 309.35 sq.m.

Gross reversionary yield

if fully leased is 7.8%

JPY 139,000,000 (approx. HK\$9.27M)



Prime en bloc commercial bldg in central Tokyo

Nishi Waseda, Shinjuku-Ku, Tokyo 東京新宿區 西早稻田

- Subject bldg is a 7 storey steel structure bldg with 7 office units (6 of which are leased out)
- Completed in July 1994
- 樓高七層的鋼鐵住宅大廈，共有7個辦公室，其中6個已經租出
- 建於1994年7月

Freehold

Total internal area is 419.50 sq.m.

Exclusive area is 389.65 sq.m.

Gross reversionary yield

if fully leased is 5.7%

JPY 298,000,000 (approx. HK\$19.88M)



Super Prime fully tenanted en bloc commercial bldg close to Omotesando Station

Kita Aoyama, Minato-Ku, Tokyo 東京港區 北青山

- Subject bldg is a 4 storey reinforced concrete bldg with 1 basement level
- Completed in December 1996, all units are fully leased out
- Current passing rent is 22,069,020 JPY
- Within 2 mins walk to Omotesando station of Ginza, Hanzomon and Chiyoda Lines
- 樓高四層的混凝土住宅大廈，設地庫層
- 建於1996年12月，所有單位經已租出
- 年租金收入22,069,020日元
- 距離銀座線、半藏門線及千代田線的表參道站僅2分鐘步程

Freehold title

Total internal area is 212.09 sq.m.

Gross initial yield is 4.59%

JPY 480,000,000 (approx. HK\$32M)



En bloc commercial bldg in central Tokyo

Shintomi, Chuo-Ku, Tokyo 東京中央區 新富

- Subject bldg is a 7 storey steel reinforced concrete bldg with one basement level
- Completed in Jan 1995
- Within 3 min walk to Hachobori Station of Hibiya Line, within 4 min walk to Shintomicho Station of Yurakucho Line and 6 min walk to Takaracho station of Toei Asakusa Line
- 樓高七層的鋼鐵混凝土大廈，設地庫層
- 建於1995年1月
- 距離日比谷線的八丁堀站僅3分鐘步程，有樂町線的新富町站4分鐘步程，都營地下鐵淺草線寶町站6分鐘步程

Freehold title

Total internal Area is 905.02 sq.m.

Exclusive area is 801.07 sq.m.

Gross reversionary yield upon

full occupancy is 5.4%

JPY 680 Million (approx. HK\$45.33M)



Prime en bloc commercial bldg. with respectable immediate yield

Shibadaimon, Minato-Ku, Tokyo 東京港區 芝大門

- Subject bldg is a 5 storey reinforced concrete bldg with 2 basement levels, completed in Oct 1989
- 6 out of 7 units are let out, current passing rent is JPY 31,711,500 p.a.
- Within 5 min walk to Hamamatsucho station of JR Yamanote and Keihin Tohoku Line and within 2 min walk to Daimon Station of Toei Oedo and Asakusa Line
- 建於1989年10月的樓高五層鋼鐵建築大廈，設兩層地庫
- 共有7個單位，6個已經租出，年租金收入31,711,500日元
- 距離JR山手線及京濱東北線濱松町站僅5分鐘步程，都營大江戶線及淺草線的大門站僅2分鐘步程

Freehold title

Total internal area is 861.23 sq.m.

Exclusive area is 639.04 sq.m.

Gross immediate yield is 3.96%

JPY 800 Million (approx. HK\$53.33M)



Pre-sale of soon to be completed high class hotel

Nakagyo-Ku, Kyoto 京都 中京區

- Subject hotel is a 9 storey steel structure bldg and is envisaged will soon be completed in May 2017
- Within 8 min walk to Nijojo station of JR Sanin Honsen Line
- 樓高九層的鋼鐵建築酒店，將於2017年5月竣工
- 距離JR山陰本線的二條站僅8分鐘步程

Freehold title

Site area is 239.89 sq.m.

Total internal area is 1,471.47 sq.m.

Projected annual income is

JPY 102,000,000

Projected gross yield is 5.8%

JPY1.755 Billion (approx. HK\$117M)



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Bangkok

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港幣87萬起

SERIO

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• The Emquartier

• J Avenue
• Nihonmura

• Gateway Ekamai
• Samitivej Inter
Hospital

• Tesco Lotus
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Bordeaux, France

法國 波爾多

Vineyard estate of 14.50 hectares together with a Girondine house, new winery, barrel store, swimming pool, staff accommodation of 180m², woods and meadows. The Chateau is completely equipped for the production and the wine making process. The vines are on the hillside facing the Saint Emilion region.

This well located house is surrounded by a hectare of land with a lovely walled garden where the pool is situated. The house includes 5 bedrooms, 3 bathrooms, entrance hall, study and a huge reception room.

45 minutes from Bordeaux City Centre. 50 minutes from Bordeaux International Airport.

酒莊面積達14.5公頃，連一幢吉倫特風格大宅、新酒廠、木桶倉、游泳池，180平方米的職員住宿、樹林及草地。莊園位處山坡之上，面向聖埃米利永地區，配備完善釀酒工具及設施。

大宅周邊有廣達1公頃的圍牆花園及游泳池。大宅內提供5間睡房、3間浴室、門廳、書房和寬大接待間。

酒莊距離波爾多市中心僅45分鐘車程，波爾多國際機場50分鐘車程。

Price: € 2,483,000

售價：2,483,000歐元

Reference No.: 3850459



Bordeaux, France

法國 波爾多

A magnificent seventeenth century with just under 100 hectares of which about 60 hectares are under vine. The main building comprises a tiled central entrance, a sitting room, an office, a living room, a dining room, a functional kitchen, upstairs 5 bedrooms and 2 bathrooms. The location is private and rural with outstanding unobstructed views of one of the most attractive parts of the Bordeaux wine region.

All on south facing slopes and well drained, the wine production of this vineyard is around 380,000 bottles per annum.

The chateau has outstanding existing distribution of its wines to almost 20,000 loyal customers.

此占地將近100公頃的17世紀恢宏酒堡，氣派十足，其中60公頃是葡萄園。主樓設中央入口大堂、偏廳、辦公室、客廳、飯廳、多功能廚房、上層是5間睡房及2間浴室。酒莊位處鄉郊，私隱度高，眺望怡人波爾多葡萄酒產區景色。

葡萄園位處向南斜坡，排水良好。葡萄酒年產量約380,000瓶。

酒莊擁20,000個忠實客戶，分銷網絡首屈一指。

Price: € 4,450,000

售價：4,450,000歐元

Reference No.: 3381139





The Harbourview 港景別墅

11 Magazine Gap Road,
Midlevels Central
中半山 馬己仙峽道11號



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
9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 165970

- Situated in the prestigious and prime neighbourhood of Midlevels Central
- Brand new, renovated high floor apartment with meticulous decorations offering a classic yet modern aesthetic interiors
- Bright and airy living and dining room offering panoramic vistas of Victoria Harbour view
- Generous and practical three bedrooms (one ensuite) layout with a study, two bathrooms and master bedroom's walk-in-closet
- A brand new fully-equipped modern kitchen with a maid's room
- 2 covered parking spaces
- Can be sold via share transfer (to be handled by solicitors)

- 物業位處中半山尊貴優越地段
- 全新裝修高層單位·裝潢細緻·用料上乘·一室典雅卻當代感十足
- 客飯廳光猛通爽·飽覽維港優美全景
- 偌大實用三睡房間隔(連一間套房)、一間書房、兩間浴室及主人睡房衣帽間·單位佈局井井有條
- 全新廚房設計時尚且設備齊全·連一間家傭房
- 兩個有蓋車位
- 可轉讓公司股份(由律師負責)



Mountain Lodge 崑廬

44 Mount Kellett Road,
The Peak
山頂加列山道44號



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404

- Located in the most prestigious address of The Peak
- Simple and functional decorations with intriguing artworks
- Separate living and dining room offering stunning Southside sea view
- Four good-sized bedrooms (one ensuite), a family room and three bathrooms
- A fully-fitted kitchen, a maid's room and a utility room
- 1 covered parking space



- 物業位處山頂最豪華顯赫地段
- 單位裝修簡約實用·配以匠心獨具的藝術品
- 獨立客飯廳·眺望壯麗南區全海景
- 四間實用睡房(連一間套房)·一個家庭廳及三間浴室
- 廚房設備齊全·連一間家傭房及多用途房
- 一個有蓋車位



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