

# The Key

# 大宅<sup>®</sup>

Select deluxe homes

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Volume 89 MAY 2012



Family  
space  
家庭之樂

## KeyWords

"HE THAT CAN'T ENDURE THE BAD WILL NOT LIVE TO SEE THE GOOD"  
「受不了苦，便看不到幸福」

(JEWISH PROVERB)  
(猶太諺語)

## KeyNotes

Given his background and track record, we believe CY Leung will implement new land and housing policies in an effort to make room for more development in both the public and private housing markets. The existing market infrastructure will be reshaped to allow more players, more affordable properties, more types of properties and, most importantly of all, more supplies to address chronic shortages, particularly in the residential property sector. The days of the oligopoly that has plagued Hong Kong for three decades are numbered.

基於梁振英的背景和往績，我們相信他會推行新的土地及房屋政策，務求為公私營房屋市場創造更大的發展空間。市場秩序將會重整，以容納更多市場參與者、更多市民負擔得起的樓宇、更多元化的物業，而最重要的，是更多供應來解決長期的物業短缺，尤其是住宅。地產市場被寡頭壟斷近30年後，相信已進入倒數的日子了。

K.S. Koh  
ks.koh@landscape-christies.com

(The above is an excerpt from Market Watch on [www.landscape-christies.com](http://www.landscape-christies.com). Read the full article at Market Watch, [www.landscape-christies.com/marketwatch](http://www.landscape-christies.com/marketwatch))

(以上內容節錄於領域網站內的市場觀察，如欲觀看全文，請登上網址: [www.landscape-christies.com/marketwatch](http://www.landscape-christies.com/marketwatch))

## Monthly HIGHLIGHTS 每月精選



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薄扶林 碧瑤灣

## 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\\_net](http://www.landscape-christies.com/sell_net). 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\\_net](http://www.landscape-christies.com/sell_net)。或者您可以填寫下面的表格傳真至2866 0015。

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.  
我們的大宅專員會馬上與您聯絡

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*The year of your investment in Dubai*



## THE BRIDGE

Luxury Serviced Condominiums

Dubai Sports City

- 1-/2-bed furnished and serviced apartments from US\$375,000
- 33-storey tower with minimalist design and contemporary interiors
- Tax free investments
- Freehold and deeded properties
- Managed rental programs available
- UAE property owner's resident visa available
- Developed by The First Group, a renowned British-owned international property developer
- Bare shell offices available from US\$236,000
- Expected rental yields: 5% - 7%
- **Free site inspection** tour including air-tickets and 2-night 5-star hotel accommodation to Dubai for 2 persons until 31st May, 2012\*

\*In case of purchasing The Bridge Apartment.

For further information,

please contact:

**Ms. Yeoman Ho**

**9012 8222**

**[yeoman.ho@landscape-christies.com](mailto:yeoman.ho@landscape-christies.com)**





## *Announcement*

We are delighted to announce  
Landscape Realty Ltd. & Landscape Surveyors Ltd.  
have become a Member of  
**Christie's International Real Estate**  
network of luxury specialists worldwide  
**Landscape Christie's International Real Estate**  
will exclusively represent the Christie's brand  
in the luxury property market in Hong Kong SAR

我們欣然宣布  
領域房地產顧問 及 領域測量師行  
已正式成為全球頂尖的高級物業代理網絡  
**佳士得國際地產** 之成員之一  
**領域佳士得國際地產** 將會獨家代理  
佳士得 於香港特別行政區的地產業務

**Landscape Christie's International Real Estate**  
**領域佳士得國際地產**

For additional information about Landscape Christie's International Real Estate,  
please visit [www.landscape-christies.com](http://www.landscape-christies.com)  
有關 領域佳士得國際地產 的詳情，請瀏覽[www.landscape-christies.com](http://www.landscape-christies.com)





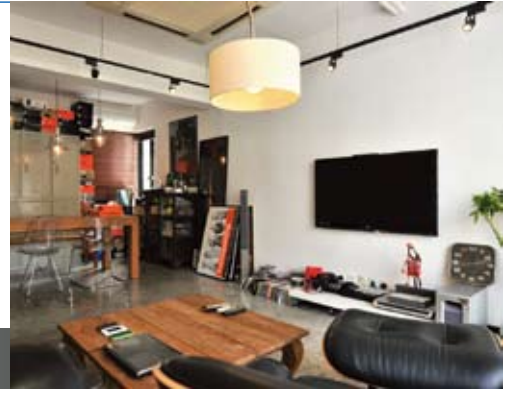
### 31-37 Lyttelton Road

Penthouse apartment with roof in Midlevels West  
西半山頂層單位，連私家天台，可租可售

1,050 s.f. (plus 652 s.f. roof)  
**\$15.5M** also for lease \$42K incl.

☎ 6183 8388 Chris Law 羅先生  
🌐 [www.landscape-christies.com/139225.htm](http://www.landscape-christies.com/139225.htm)

西半山  
列堤頓道31-37號



### Pak Fai Mansion

72 MacDonnell Road  
Colonial style 2-bedroom apartment with open green view at a prime location  
英式兩房單位，連開揚翠綠景致，地段尊貴

1,750 s.f.  
**\$19.5M**

☎ 9080 6686 Teresa Lau 劉小姐  
🌐 [www.landscape-christies.com/88791.htm](http://www.landscape-christies.com/88791.htm)

中半山  
百輝大廈



### Best View Court

66-68 MacDonnell Road  
Nicely decorated low-rise apartment with terrace and practical layout  
靚裝修低密度住宅，間隔實用，連平台

1,600 s.f. (plus 150 s.f. terrace)  
**\$20M**

☎ 9809 8570 Stella Lo 羅小姐  
🌐 [www.landscape-christies.com/94761.htm](http://www.landscape-christies.com/94761.htm)

中半山  
好景大廈



### Pokfulam Heights

86A-D Pok Fu Lam Road  
Nicely renovated colonial low-rise 2-bedroom apartment with large balcony and private garage  
雅致靚裝修英式低密度兩房住宅，連特大陽臺及私家車庫

2,200 s.f.  
**\$29.9M**

☎ 9648 6082 Christine Chong 莊小姐  
🌐 [www.landscape-christies.com/123356.htm](http://www.landscape-christies.com/123356.htm)

薄扶林  
樸園



### 2-6A Wilson Road

Colonial low-rise 3-bedroom apartment with balcony enjoying green view  
英式低密度三房單位，連陽臺，欣賞翠綠景觀，可租可售

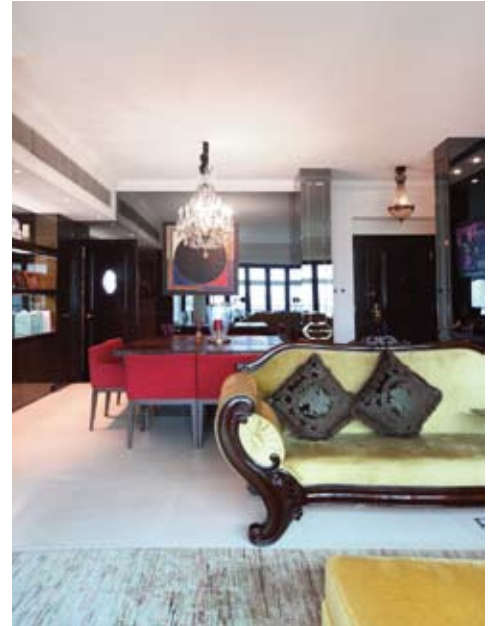
1,550 s.f.  
**\$32M** also for lease \$60K incl.

☎ 9093 3381 Stephen Chan 陳先生  
🌐 [www.landscape-christies.com/124604.htm](http://www.landscape-christies.com/124604.htm)

渣甸山  
衛信道2-6A號

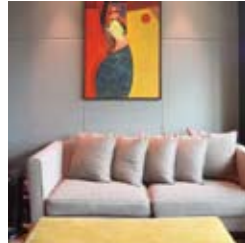






# Family space

## 家庭之樂



Photography: Daniel Tam

Overlooking Happy Valley racecourse, this four-bedroom apartment (one ensuite) is ideal for a medium to large-sized family. The 2,238 s.f. flat features high ceilings, spacious rooms, three bathrooms and a 1,411 s.f. terrace, ideal for kids to play or for entertaining guests on race nights. The kitchen is fully equipped with lots of storage as well as a maid's room. Mirrors throughout the apartment further enhance the feeling of spaciousness, while beautiful paintings and chandeliers hang in the living room, displaying the homeowner's passion for art and decoratives.

The Leighton Hill is a large-scale luxury apartment offering a range of facilities such as a gym, indoor and outdoor swimming pools, tennis court, children's playground, sauna, steam bath and Jacuzzi. Function rooms, a café and a bar also provide entertainment. There is one covered car park for the homeowner, as well as parking space for visitors. The French International School and Hong Kong Japanese School are both within a short drive, while shopping and entertainment in Causeway Bay are within walking distance. There is also public transport on Wong Nai Chung Road and Leighton Road.

這間共有四間睡房（包括一間套房）的住宅坐擁跑馬地馬場景觀，是中型家庭或大型家庭的不二之選。住宅面積2238平方呎，樓底高且房間寬敞，共有三間浴室，更有1411平方呎的平台，最適合孩子玩耍或賽馬日宴客。廚房設備齊全，貯物空間充足，亦有家傭睡房。全屋以多面鏡子點綴，進一步加強倍大寬敞的感覺。客廳飾有美麗畫作及吊燈，展現出屋主對藝術及裝飾的熱愛。

禮頓山為大型豪華住宅屋苑，提供一系列的設施，包括健身中心、室內外游泳池、網球場、兒童遊樂場、桑拿、蒸氣浴室及按摩池。屋苑內亦有多間活動室、一間咖啡廳和酒吧，為住客帶來多姿多彩的生活。每個單位都附上一個有蓋車位，亦為訪客提供充足泊車位。從禮頓山到法國國際學校及香港日本人學校的車程甚短，步行到銅鑼灣逛街玩樂亦十分便利，而乘搭公共交通則只需到黃泥涌道或禮頓道便可。



### The Leighton Hill 跑馬地 禮頓山

2B Broadwood Road

跑馬地樂活道2B號

2,238 s.f. (plus 1,411 s.f. terrace)  
\$74M

9809 8570 Stella Lo 羅小姐

[www.landscape-christies.com/31497.htm](http://www.landscape-christies.com/31497.htm)

Interior design  
 constructions  
 space planning  
 project management  
 tendering  
 landscaping  
 quantity survey

**Peter M. Cannon**

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

**Perkins road** —colonial charm



**Sherrie Harps**

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

**Repulse Bay** -classical contemporary



**Susan Taylor**

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

**Castle Peak road** —clean lines



**Ethan King**

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

**Plantation road** —sophisticate mode



**Jennifer Park**

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

**Sapphire Chalet** —light filled spread



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







**Greenery Garden**  
2A Mount Davis Road  
Decorated sea view 2-bedroom apartment at Pokfulam  
薄扶林靚裝修海景兩房住宅，可租可售

薄扶林  
怡林閣

1,547 s.f.  
**\$16.5M** also for lease \$57K incl.

☎ 9648 6082 Christine Chong 莊小姐  
🌐 [www.landscape-christies.com/112672.htm](http://www.landscape-christies.com/112672.htm)



**37 Repulse Bay Road**  
2-bedroom unit with nice sea view over Deep Water Bay  
淺水灣兩房單位，觀賞深水灣美麗海景

淺水灣  
淺水灣道37號

1,225 s.f.  
**\$23M**

☎ 9250 0300 Randy Chan 陳先生  
🌐 [www.landscape-christies.com/13957.htm](http://www.landscape-christies.com/13957.htm)



**Baguio Villa**  
550 & 555 Victoria Road  
High efficiency 4-bedroom apartment with full facilities at Pokfulam  
薄扶林四房單位，實用率高，連完善住客會所設施，可租可售

薄扶林  
碧瑤灣

2,332 s.f.  
**\$25M** also for lease \$60K incl.

☎ 9028 0147 Jenson Au 區先生  
🌐 [www.landscape-christies.com/13161.htm](http://www.landscape-christies.com/13161.htm)



**Bellevue Place**  
93 Repulse Bay Road  
Unique 2-bedroom duplex apartment in quiet neighbourhood of Repulse Bay  
淺水灣別致兩房複式單位，環境寧靜舒適

淺水灣  
寶品苑

1,846 s.f. (plus 114 s.f. terrace)  
**\$28M**

☎ 9229 2396 Elaine Chow 周小姐  
🌐 [www.landscape-christies.com/38742.htm](http://www.landscape-christies.com/38742.htm)



**Bayview Court**  
49 Mount Davis Road  
Spacious 2-bedroom unit with private roof top at Pokfulam  
薄扶林頂層兩房單位，連私家天台，間隔寬敞，可租可售

薄扶林  
碧海閣

1,650 s.f. (plus 800 s.f. roof)  
**\$28M** also for lease \$58K incl.

☎ 9648 6082 Christine Chong 莊小姐  
🌐 [www.landscape-christies.com/112112.htm](http://www.landscape-christies.com/112112.htm)



**Ruby Court**  
55 South Bay Road  
Nicely refurbished sea view flat with facilities in quiet South Bay  
雅致裝修海景住宅，連住客設施，位於淺水灣，寧靜怡人，可租可售

淺水灣  
嘉麟閣

1,780 s.f.  
**\$33M** also for lease \$65K incl.

☎ 6330 7888 Cora Ko 高小姐  
🌐 [www.landscape-christies.com/110210.htm](http://www.landscape-christies.com/110210.htm)



**Repulse Bay Garden**  
18-40 Bellevue Drive  
High efficiency 3-bedroom apartment overlooking Repulse Bay Beach  
高實用三房單位，俯瞰淺水灣海灘景觀

淺水灣  
麗景園

1,780 s.f.  
**\$34M**

☎ 9648 6082 Christine Chong 莊小姐  
🌐 [www.landscape-christies.com/33543.htm](http://www.landscape-christies.com/33543.htm)



**Redhill Apartment**  
18 Pak Pat Shan Road  
Tastefully decorated sea view apartment with facilities at Tai Tam waterfront  
大潭海濱海景單位，尊享雅致裝修及住客設施

大潭  
紅山半島

2,153 s.f.  
**\$35M**

☎ 9809 8570 Stella Lo 羅小姐  
🌐 [www.landscape-christies.com/117704.htm](http://www.landscape-christies.com/117704.htm)



**Shouson Garden**  
6A Shouson Hill Road  
Tastefully decorated low-rise apartment with private roof in Shouson Hill  
壽臣山品味靚裝修低密度住宅，連私家天台

壽臣山  
壽山花園

1,740 s.f. (plus 1,350 s.f. roof and 147 s.f. terrace)  
**\$39.5M**

☎ 9871 6828 Louis Wong 黃先生  
🌐 [www.landscape-christies.com/34026.htm](http://www.landscape-christies.com/34026.htm)



**Gordon Terrace**  
4-8A Carmel Road  
Sea view low-rise 3-bedroom apartment with private roof and balcony in spacious layout  
低密度三房海景單位，連私家天台及陽臺，間隔寬敞，可租可售

赤柱  
歌敦臺

1,800 s.f. (plus 1,500 s.f. roof)  
**\$42M** also for lease \$88K incl.

☎ 9648 6082 Christine Chong 莊小姐  
🌐 [www.landscape-christies.com/13051.htm](http://www.landscape-christies.com/13051.htm)





Causeway Bay 2890 5555    Tsim Sha Tsui 2784 5555    Central 2805 1876    Peak Galleria 2778 3331  
Stanley 2673 0071    Sai Kung 2791 7122    Cyberport 2577 6899    Ap Lei Chau 2580 2290





**Hong Kong Parkview**  
88 Tai Tam Reservoir Road  
4-bedroom newly decorated decent flat  
with estate shuttle bus to Central  
全新裝修四房單位，實用率高

淺水灣  
陽明山莊

2,570 s.f.  
**\$45M**

☎ 9093 3381 Stephen Chan 陳先生  
🌐 [www.landscape-christies.com/127444.htm](http://www.landscape-christies.com/127444.htm)



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

淺水灣  
南灣大廈

2,738 s.f.  
**\$45M** also for lease \$95K incl.

☎ 6330 7888 Cora Ko 高小姐  
🌐 [www.landscape-christies.com/3328.htm](http://www.landscape-christies.com/3328.htm)



**Residence Bel-Air**  
68 Bel-Air Peak Avenue  
Deluxe 4-bedroom apartment with lovely  
sea view at Cyberport waterfront  
豪華四房住宅，尊享迷人海景，位於薄扶林海濱，  
地段尊貴

薄扶林  
貝沙灣

2,560 s.f.  
**\$48M**

☎ 9250 0300 Randy Chan 陳先生  
🌐 [www.landscape-christies.com/47195.htm](http://www.landscape-christies.com/47195.htm)



**Ridge Court**  
21A-21D Repulse Bay Road  
3-bedroom hillside apartment with breath-  
taking view of Deep Water Bay  
三房住宅，欣賞寧靜迷人深水灣景色

淺水灣  
冠園

2,300 s.f.  
**\$48M**

☎ 6838 2929 Mark Mak 麥先生  
🌐 [www.landscape-christies.com/33542.htm](http://www.landscape-christies.com/33542.htm)



**Faber Villa**  
17 Tai Tam Road  
Rare find high privacy sea view 4-bedroom  
flat at Tai Tam waterfront  
大潭海濱海景四房住宅，私隱度高，市場罕有

大潭  
輝百苑

3,200 s.f.  
**\$53M**

☎ 9648 6082 Christine Chong 莊小姐  
🌐 [www.landscape-christies.com/107946.htm](http://www.landscape-christies.com/107946.htm)



**Celestial Garden**  
5 Repulse Bay Road  
Popular 4-bedroom flat with facilities on  
upper Repulse Bay Road  
受歡迎四房住宅，連住客設施，位於尊貴的淺水灣道  
頭段

淺水灣  
詩禮花園

2,375 s.f.  
**\$53.25M**

☎ 9551 1077 Walker Lam 林先生  
🌐 [www.landscape-christies.com/4128.htm](http://www.landscape-christies.com/4128.htm)



**Woodgreen Estate**  
5 Shouson Hill Road  
Well designed and decorated character  
triplex with four bedrooms in quiet  
neighbourhood  
雅致靚裝修三複式單位，連四房，環境清幽怡人

壽臣山  
木苑

3,200 s.f. (plus 3,200 s.f. roof)  
**\$60M**

☎ 9486 1566 Mira To 杜小姐  
🌐 [www.landscape-christies.com/36487.htm](http://www.landscape-christies.com/36487.htm)



**Regalia Bay**  
88 Wong Ma Kok Road  
Waterfront 5-bedroom townhouse with roof  
garden and splendid sea view  
赤柱海濱五房大屋，欣賞廣闊海景，連天台及花園

赤柱  
富豪海灣

4,105 s.f. (plus 1,167 s.f. roof and  
799 s.f. garden)  
**\$68M**

☎ 6838 2929 Mark Mak 麥先生  
🌐 [www.landscape-christies.com/31940.htm](http://www.landscape-christies.com/31940.htm)



**Guildford Court**  
5 Guildford Road  
Well decorated 3-bedroom apartment in  
lower Peak  
山頂雅致裝修三房住宅出售

山頂  
喬福道5號

2,500 s.f.  
**\$70M**

☎ 6330 7888 Cora Ko 高小姐  
🌐 [www.landscape-christies.com/30026.htm](http://www.landscape-christies.com/30026.htm)



**Carolina Garden**  
20-34 Coombe Road  
Nicely decorated sea view apartment on  
Coombe Road  
甘道海景住宅，配以雅致靚裝修

山頂  
嘉樂園

2,350 s.f.  
**\$78M**

☎ 9493 8275 Sami Woo 胡小姐  
🌐 [www.landscape-christies.com/6005.htm](http://www.landscape-christies.com/6005.htm)



# SEASONAL SALE

Chinese Carpet Centre Ltd. offers the *Best Quality*  
of handknotted silk and woolen carpets



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all range  
of sizes,  
colours  
and design*



**CHINESE CARPET CENTRE LTD**

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Shop 5, G/F, Houston Centre, 63 Mody Road, TST East, Kowloon  
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### Oasis

8-12 Peak Road

Lower Peak apartment with high ceiling overlooking the Victoria Harbour panorama  
山頂高樓底住宅，俯瞰維港景色

山頂  
欣怡居

2,719 s.f.  
**\$78M**

☎ 9551 1077 Walker Lam 林先生  
🌐 [www.landscape-christies.com/122963.htm](http://www.landscape-christies.com/122963.htm)



### Villa Verde

4-18 Guildford Road

Rare on market spacious apartment with terrace and 2 parking spaces  
山頂罕有平台住宅，間隔寬敞，市場罕有，連雙車位

山頂  
環翠園

2,540 s.f. (plus 800 s.f. garden)  
**\$78M**

☎ 9080 6686 Teresa Lau 劉小姐  
🌐 [www.landscape-christies.com/13460.htm](http://www.landscape-christies.com/13460.htm)



### Le Palais

8 Pak Pat Shan Road

Quality waterfront townhouse in serene Tai Tam  
大潭海濱洋房，環境清幽怡人，可租可售

大潭  
皇府灣

3,393 s.f. (plus 741 s.f. garden)  
**\$89M** also for lease \$190K incl.

☎ 9093 3381 Stephen Chan 陳先生  
🌐 [www.landscape-christies.com/112386.htm](http://www.landscape-christies.com/112386.htm)



### La Hacienda

29-33 Mount Kellett Road

Newly decorated townhouse with facilities overlooking nice views  
全新裝修洋房，連完善住客設施，俯瞰美麗景色

山頂  
加列山道29-33號

2,800 s.f.  
**\$150M**

☎ 9833 9509 Michelle Chung 鍾小姐  
🌐 [www.landscape-christies.com/33958.htm](http://www.landscape-christies.com/33958.htm)



### Panarama Terrace

12 South Bay Road

Rare on market 4-bedroom townhouse with good sized garden and nice layout  
淺水灣四房大屋，間隔實用，連私家花園，市場罕有

淺水灣  
蕙園

3,500 s.f. (plus 1,000 s.f. garden)  
**\$160M**

☎ 9080 6686 Teresa Lau 劉小姐  
🌐 [www.landscape-christies.com/4868.htm](http://www.landscape-christies.com/4868.htm)



### Strawberry Hill

8 Plunkett's Road

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

山頂  
紅莓閣

3,200 s.f.  
**\$180M**

☎ 9833 9509 Michelle Chung 鍾小姐  
🌐 [www.landscape-christies.com/24565.htm](http://www.landscape-christies.com/24565.htm)



### Villa Rosa

88 Red Hill Road

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

大潭  
玫瑰園

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

☎ 9833 9509 Michelle Chung 鍾小姐  
🌐 [www.landscape-christies.com/1782.htm](http://www.landscape-christies.com/1782.htm)



### Rosecliff

20 Tai Tam Road

Prestigious waterfront townhouse with roof garden in tranquil location  
大潭尊貴海濱洋房，環境清幽怡人，連花園天台，可租可售

大潭  
大潭道20號

3,980 s.f. (plus 1,075 s.f. garden and 1,050 s.f. roof)  
**\$190M** also for lease \$300K incl.

☎ 9871 6828 Louis Wong 黃先生  
🌐 [www.landscape-christies.com/108557.htm](http://www.landscape-christies.com/108557.htm)



### Island Grove

40 Island Road

Designer decorated waterfront townhouse at prestigious address  
設計師精心設計特色洋房，位於海濱地段尊貴，可租可售

深水灣  
香島道40號

5,080 s.f. (plus 423 s.f. garden)  
**\$260M** also for lease \$390K incl.

☎ 9833 9509 Michelle Chung 鍾小姐  
🌐 [www.landscape-christies.com/121888.htm](http://www.landscape-christies.com/121888.htm)



### The Nautilus

16A South Bay Road

Tastefully decorated seaview townhouse in South Bay  
雅致裝修海景排屋，位於淺水灣高尚地段

淺水灣  
南灣道16A號

4,675 s.f.  
**\$320M**

☎ 9871 6828 Louis Wong 黃先生  
🌐 [www.landscape-christies.com/102786.htm](http://www.landscape-christies.com/102786.htm)





### Scenic Heights

58A-58B Conduit Road

2-bedroom unit with stunning harbour views on Conduit Road  
千德道兩房單位，欣賞遼闊維港景色

西半山  
富景花園

703 s.f.  
**\$12.38M**

9028 0147 Jenson Au 區先生  
www.landscape-christies.com/56850.htm



### Monticello

48 Kennedy Road

Spacious and nicely decorated apartment with open city view for sale  
間隔寬敞單位，連雅緻靚裝修，尊尊開揚城市景觀

中半山  
滿峰台

1,447 s.f.  
**\$21.8M**

9080 6686 Teresa Lau 劉小姐  
www.landscape-christies.com/69892.htm



### South Mansion

5A-5B MacDonnell Road

Unique 3-bedroom mid-rise flat on fringe of Central  
獨特三房中密度單位，鄰近中環，交通方便

中半山  
南方閣

1,500 s.f.  
**\$19M**

9809 8570 Stella Lo 羅小姐  
www.landscape-christies.com/86505.htm



### Wing Way Court

31 Kennedy Road

3-bedroom apartment with high privacy close to Wanchai and Causeway Bay  
中半山三房單位，私隱度高，鄰近灣仔及銅鑼灣，交通方便

中半山  
永威閣

1,860 s.f.  
**\$24.98M**

9809 8570 Stella Lo 羅小姐  
www.landscape-christies.com/94524.htm



### Valverde

11 May Road

Exclusive building on fringe of Central  
中半山獨特住宅大廈，鄰近中環，交通方便

中半山  
蔚皇居

1,373 s.f.  
**\$25M**

9028 0147 Jenson Au 區先生  
www.landscape-christies.com/35947.htm



### Glenealy Tower

1 Glenealy

Stylish renovated spacious flat in Central with greenery and city view  
中環時尚靚裝修單位，間隔寬敞，欣賞翠綠景色及城市景觀

中環  
華昌大廈

2,000 s.f.  
**\$26M**

9229 2396 Elaine Chow 周小姐  
www.landscape-christies.com/152955.htm



### Glory Mansion

106-108 MacDonnell Road

Tastefully designed colonial apartment in convenient MacDonnell Road  
中半山品味靚裝修英式住宅，交通方便，位置優越

中半山  
輝煌大廈

2,300 s.f.  
**\$30.5M**

9486 1566 Mira To 杜小姐  
www.landscape-christies.com/107872.htm



### Man Yuen Garden

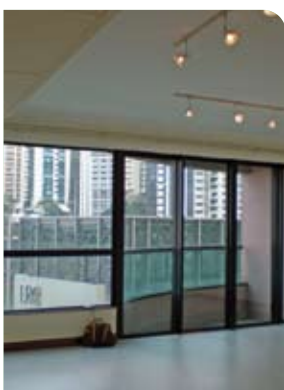
52A-52B Kennedy Road

Well located 2-bedroom flat with practical layout  
優質兩房單位，間隔實用，可租可售

中半山  
文苑花園

2,000 s.f.  
**\$32M** also for lease \$55K incl.

9093 3381 Stephen Chan 陳先生  
www.landscape-christies.com/107398.htm



### Dynasty Court

23 Old Peak Road

Famous building with clubhouse facilities on fringe of Central  
有名望住宅大廈，配以完善住客會所設施，鄰近中環

中半山  
帝景園

1,970 s.f.  
**\$36M**

6838 2929 Mark Mak 麥先生  
www.landscape-christies.com/126700.htm



### Babington House

5 Babington Path

Tastefully decorated with high efficiency and 2 car parks in convenient location  
品味靚裝修單位，間隔寬敞實用，位置優越，連兩車位

西半山  
巴威大廈

2,800 s.f.  
**\$39M**

9080 6686 Teresa Lau 劉小姐  
www.landscape-christies.com/122829.htm



### Po Garden

9 Brewin Path

Spacious 3-bedroom apartment on fringe of CBD

寬敞三房住宅，鄰近中環，交通方便

2,594 s.f. (plus 165 s.f. terrace)

**\$39.8M**

9648 6082 Christine Chong 莊小姐

www.landscape-christies.com/17111.htm

中半山寶園



### Po Shan Mansion

10-16 Po Shan Road

High efficiency 4-bedroom apartment with practical layout in upscale location

高實用四房單位，地段尊貴，可租可售

2,800 s.f.

**\$48M** also for lease \$83K incl.

9493 8275 Sami Woo 胡小姐

www.landscape-christies.com/31877.htm

西半山寶城大廈



### 1 Po Shan Road

Well managed 4-bedroom apartment with harbour view

管理完善四房單位，欣賞維港景色

2,939 s.f.

**\$78M**

9871 6828 Louis Wong 黃先生

www.landscape-christies.com/36642.htm

西半山寶珊道一號



### Dynasty Court

23 Old Peak Road

Victoria Harbour view apartment with grand clubhouse

中半山維港景單位，連豪華住客會所設施，可租可售

2,680 s.f.

**\$83.5M** also for lease \$130K incl.

9080 6686 Teresa Lau 劉小姐

www.landscape-christies.com/105885.htm

中半山帝景園



簡約天成

Natural simplicity

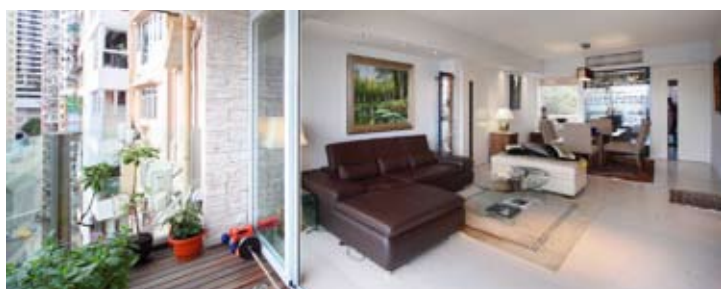
Swiss Towers 東半山 瑞士花園

113 Tai Hang Road

東半山坑道113號

1,600 s.f.

**\$29M**



Situated on Tai Hang Road in Midlevels East, this 1,600 s.f., three-bedroom (one ensuite) apartment is a minimalist's dream. It features a white and cream palette and hardwood floors, with a practical layout and ample built-in storage as well as spectacular harbour views.

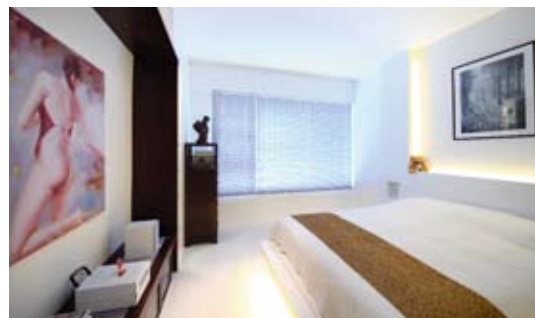
The combined living and dining room is bright with natural light, while the kitchen is fully equipped with Siemens appliances, a store room and a maid's room (ensuite).

Swiss Towers enjoys a prime location, surrounded by hiking trails while just a 15-minute walk away from the hustle and bustle of Causeway Bay. There are two supermarkets close by and convenient access to taxis and buses.

這個坐落東半山坑道的住宅單位崇尚簡約，面積1600平方呎，共有三間睡房（一套房）。一室純白與奶黃色調配櫥實木地板，格局實用，嵌入式貯物空間充足，坐擁醉人維港景色。

客飯廳日光充沛，開揚光亮。廚房則設備齊全，配備西門子電器，亦有貯物室和家傭套房。

瑞士花園坐落優越地帶，四周有行山徑，距銅鑼灣鬧市亦只15分鐘路程。附近有兩間超級市場，而且交通便利，可選擇巴士或的士。



9093 3381 Stephen Chan 陳先生

www.landscape-christies.com/134333.htm





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Victoria維多利亞州 Vietnam越南 Western Australia澳洲西部







### Grand Deco Tower

26 Tai Hang Road

Practical 4-bedroom apartment in Midlevels East  
東半山四房住宅，間隔實用

1,415 s.f.  
**\$15M**

9250 0300 Randy Chan 陳先生  
www.landscape-christies.com/114829.htm

東  
半  
山  
帝  
后  
臺



### Waiga Mansion

6 - 8 Hawthorn Road

Practical 3-bedroom apartment next to Jockey Club clubhouse  
間隔實用三房單位，鄰近馬會會所，可租可售

1,300 s.f.  
**\$18.5M** also for lease Open Offer

9551 1077 Walker Lam 林先生  
www.landscape-christies.com/105361.htm

跑  
馬  
地  
維  
基  
樓



### Gardenview Heights

19 Tai Hang Drive

Harbour view apartment with private roof in serene location  
東半山維港景單位，連私家天台，環境寧靜怡人

1,350 s.f. (plus 836 s.f. roof)  
**\$20M**

9229 2396 Elaine Chow 周小姐  
www.landscape-christies.com/111644.htm

東  
半  
山  
嘉  
景  
臺



### Kensington Court

4B-4C Shiu Fai Terrace

Rare 3-bedroom unit with private roof terrace at Midlevels East  
罕有三房單位，連私家天台，位於東半山，可租可售

1,450 s.f. (plus 964 s.f. roof)  
**\$21M** also for lease \$55K incl.

9093 3381 Stephen Chan 陳先生  
www.landscape-christies.com/134680.htm

東  
半  
山  
景  
麗  
苑



### Wah Fung Mansion

27 Tai Hang Road

Unique whole floor apartment with balcony in convenient location  
獨特全層住宅，連陽臺，位於東半山優越地段

2,087 s.f.  
**\$24.5M**

9028 0147 Jenson Au 區先生  
www.landscape-christies.com/104568.htm

東  
半  
山  
華  
峰  
樓



### The Legend

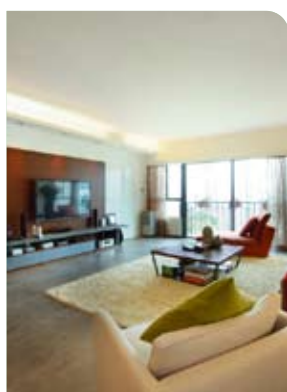
23 Tai Hang Drive

Sleek apartment with harbour view on Tai Hang Road  
大坑道維港景住宅，市場罕有

1,542 s.f.  
**\$25M**

9028 0147 Jenson Au 區先生  
www.landscape-christies.com/42457.htm

東  
半  
山  
名  
門



### Carnation Court

41-47 Tai Hang Road

4-bedroom apartment with balcony and city view on Tai Hang  
東半山四房單位，連陽臺，欣賞大坑城市景色

2,126 s.f.  
**\$32M**

9551 1077 Walker Lam 林先生  
www.landscape-christies.com/112640.htm

東  
半  
山  
康  
馨  
園



### Sanitarian Apartments

20-30 Green Lane

Charming low-rise with 3 bedrooms and balcony in quiet enclave of Happy Valley  
迷人低密度三房單位，連陽臺，位於跑馬地，環境寧靜優美

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

9093 3381 Stephen Chan 陳先生  
www.landscape-christies.com/104376.htm

跑  
馬  
地  
潔  
園



### Jolly Villa

8 Tai Hang Road

Unique penthouse duplex with private roof close to Causeway Bay  
東半山獨特頂層複式單位，連私家天台，鄰近銅鑼灣，消閒娛樂一應俱全

2,386 s.f. (plus 159 s.f. roof)  
**\$45M**

9229 2396 Elaine Chow 周小姐  
www.landscape-christies.com/47601.htm

東  
半  
山  
竹  
麗  
苑



### Leon Court

12-14 Wong Nai Chung Gap Road

Rarely available spacious apartment with panoramic views of the city for sale with vacant possession  
東半山間隔寬敞住宅，觀賞廣闊城市景色，市場罕有

2,800 s.f.  
**\$58M**

9551 1077 Walker Lam 林先生  
www.landscape-christies.com/35249.htm

東  
半  
山  
利  
安  
閣





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**Emerald Garden**  
86 Pok Fu Lam Road  
Tranquil newly renovated apartment with carpark  
全新裝修住宅，環境寧靜，連停車場

薄扶林  
嘉瑜園

1,160 s.f.  
**\$43K incl.**

9250 0300 Randy Chan 陳先生  
www.landscape-christies.com/116596.htm



**Magazine Heights**  
17 Magazine Gap Road  
Practical 4-bedroom apartment in sought after location with Victoria Harbour view  
間隔實用四房單位，地段尊貴，欣賞維港美景

山頂馬己仙大廈

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

6183 8388 Chris Law 羅先生  
www.landscape-christies.com/29004.htm



**Pacific View**  
38 Tai Tam Road  
Nicely decorated 4-bedroom apartment with floor-to-ceiling windows overlooking superb views of Tai Tam Bay  
雅致靚裝修四房單位，落地玻璃式設計，俯瞰遼闊大潭海景

大潭  
浪琴園

2,054 s.f.  
**\$85K incl.**

9551 1077 Walker Lam 林先生  
www.landscape-christies.com/156537.htm



**Monte Verde**  
41 Repulse Bay Road  
High efficiency 4-bedroom apartment with 2 car parks overlooking Repulse Bay sea view  
受歡迎四房單位，連兩車位，觀賞遼闊海景，位於淺水灣道頭段

淺水灣南山別墅

2,400 s.f.  
**\$90K incl.**

9080 6686 Teresa Lau 劉小姐  
www.landscape-christies.com/8021.htm



**Scenic Villas**  
2-28 Scenic Villa Drive  
High efficiency 4-bedroom sea view apartment with spacious balcony in tranquil neighbourhood  
高實用四房海景單位，連一個寬敞的陽臺，位於薄扶林清幽地段

薄扶林  
美景臺

2,517 s.f.  
**\$100K incl.**

9486 1566 Mira To 杜小姐  
www.landscape-christies.com/111468.htm



**Bluewater**  
25 Tai Tam Road  
Deluxe sea view 4-bedroom apartment at Tai Tam waterfront  
大潭海濱豪華四房海景大屋，可租可售

大潭  
大潭道6號

2,500 s.f.  
**\$110K incl. also for sale \$70M**

9648 6082 Christine Chong 莊小姐  
www.landscape-christies.com/13138.htm



**Royal Garden**  
27 Repulse Bay Road  
Practical 4-bedroom apartment with pool at vantage point to take in Deep Water Bay view  
間隔實用四房單位，連泳池，獨享深水灣迷人景色

淺水灣  
聚豪居

2,680 s.f.  
**\$130K incl.**

9493 8275 Sami Woo 胡小姐  
www.landscape-christies.com/34005.htm



**La Hacienda**  
29-33 Mount Kellett Road  
Spacious colonial apartment surrounded in lush greenery  
間隔寬敞英式住宅，環境清幽怡人

山頂  
加列山道29-33號

3,506 s.f.  
**\$130K incl.**

6183 8388 Chris Law 羅先生  
www.landscape-christies.com/123395.htm



**Manderly Garden**  
48 Deep Water Bay Road  
Spacious 4-bedroom apartment with garden and roof  
深水灣間隔寬敞四房單位，連天台及花園

深水灣  
文禮苑

3,799 s.f. (plus 1,189 s.f. garden and 336 s.f. roof)  
**\$136K**

9250 0300 Randy Chan 陳先生  
www.landscape-christies.com/30044.htm



**27 Plantation Road**  
Sky Garden house with brand new decoration for rent in Peak  
山頂全新裝修單位出租，連空中花園

山頂  
種植道27號

2,600 s.f. (plus 791 s.f. roof)  
**\$138K incl.**

6183 8388 Chris Law 羅先生  
www.landscape-christies.com/69837.htm





## 海畔之居

# A house by the sea

The best beach resort in China for years creates a whole new luxury benchmark, writes James Chau

中國最出色的沙灘度假村終於登場，締造奢華新指標

Text: James Chau



Qingdao is a great city — on the coast, facing the South Korean shoreline and host of the Olympic sailing competition in 2008. But China's third largest port city is known equally for its personal story, beginning life as a defence base and, when that was captured, colonial rule.

The Germans stayed for only 16 years, but the legacy that remains is resonates through the old town. The governor's residence still sits perched on the main hill, as do the villas and churches that helped form the colonial community. Indeed, the only change it seems is the name of the brewery originally known as 'Germania' and better known today as 'Tsingtao'.

But the story literally comes full circle.

Kempinski, the German hotel group that was founded the same year the Germans captured Qingdao, has opened a new property on a stretch of beach 40 minutes from the city centre. The closest global resort to both Beijing and Shanghai, it is uplit, low built and leverages off its vast space in Huangdao county.

There are not many spaces you walk into and say 'wow'. Yet that is the reaction for every one of the Kempinski's 518 guestrooms and suites. Starting at 42 sq-m, the accommodation is generous, comfortable and everything you look for in your bedroom at home (but with far finer fittings).

The floors are dipped in a shade of honey, the rooms open out onto individual balconies that look out onto the Yellow Sea and the bed, study desk and entertainment areas are connected by an almost futuristic wall panel. The swivel chairs are upholstered in white leather, while lighting installations droop down from the ceiling in a succession of bubbles.

But it's probably the oversized bathrooms that take top billing. Encased in a circular glass wall that protrudes into the main space, and walled off by a curtain from the inside, they mimic the design

theme with open-ended showers, rounded soaking tubs and metallic glass tiles that deflect the natural sunlight.

Designed by HBA, the contemporary feel surprisingly blends well with the surrounding landscape — mostly undeveloped villages and open areas that, come five years, may be filled with other luxury properties. But until that happens, this is an untouched paradise with a swimming complex complete in the landscaped gardens outside and a private beach that is slated to be complete by summer. Back inside, meeting facilities total 12,800 sq-m, including what is officially the largest pillarless ballroom in China today... Come discover for yourself.

青島是個美好的城市，臨海遠眺南韓的海岸線，更舉辦了2008年奧運帆船比賽。這個城市是中國第三大港口，其歷史故事同樣為人熟悉，始於遭佔領後受殖民統治，作為海防基地。

德國人在青島逗留短短16年，但遺留下來的痕跡卻在古城裡處處泛泛起漣漪。總督官邸仍然屹立於主山之上，而在建立殖民地社會中擔當重要角色的別墅與教堂也亦然。誠然，唯一改變了的，看來只有「日耳曼啤酒」的啤酒製造商現在已易名為「青島啤酒」。

不過，故事往往兜兜轉轉，卻又回到起點。

在德國佔領青島的同一年，德國酒店集團凱賓斯基誕生；現在，凱賓斯基在青島距離市中心40分鐘車程的海灘開了個度假村。度假村位於黃島區，是最接近北京和上海的國際級度假村，低座建築佔地廣闊。

時下並沒有許多地方，會讓人甫一進入便驚嘆不已。不過，青島凱賓斯基酒店的518間客房和套房就能讓人讚嘆不絕。客房面積由42平方米起，寬敞舒適，像是家中的睡房般窩心，卻有更別緻的陳設裝飾。

客房的地板灑上蜂蜜色調，私人陽台眺望黃河，而一幅幾近科幻的牆板則連貫睡床、書桌和休閒廳區。旋轉椅裹上白色皮革，燈飾如一串串泡泡般從天花垂下來。

不過，最值回票價的，大概是客房裡的大浴室。圓形玻璃牆分隔浴室與客房，浴室的一面裝上簾子，而浴室裡進一步延伸設計主題，設開放式淋浴間、橢圓浴缸和反射天然日光的金屬調玻璃磚。

度假村由HBA設計，當代的設計格調卻與四周景緻融合相襯。四周多是還沒重建的村落和空曠用地，也許五年後會由其他奢華物業取替；但在那之前，這裡是片世外桃源，外面景緻美麗的花園有室內游泳池，還有預計夏天落成的私人沙灘。至於酒店內，會議設施總面積高達1萬2800平方米，其中的宴會廳更號稱全中國現今最大型的無樑柱宴會廳...來親身體驗吧。



For more features on design and architecture, don't miss the May issue of Perspective magazine, and check out our website at [www.perspectiveglobal.com](http://www.perspectiveglobal.com)

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**The Somerset**  
**67 Repulse Bay Road**  
 3-bedroom apartment enjoy Southside and Victoria Harbour view  
 淺水灣三房單位，兼享南區海景及維港景色

淺水灣  
怡峰

3,099 s.f.  
**\$138K incl.**

9833 9509 Michelle Chung 鍾小姐  
[www.landscape-christies.com/104038.htm](http://www.landscape-christies.com/104038.htm)



**21 Plantation Road**  
 Rare colonial apartment overlooking Victoria Harbour  
 山頂罕有英式住宅，俯瞰維港美景

山頂  
種植道21號

2,000 s.f.  
**\$150K incl.**

9871 6828 Louis Wong 黃先生  
[www.landscape-christies.com/81603.htm](http://www.landscape-christies.com/81603.htm)



**5 Headland Road**  
 Sought after low-rise 3-bedroom apartment with roof terrace and stunning sea view on Headland Road  
 淺水灣低密度三房住宅，連天台，尊享遼闊海景，位於赫蘭道位置高尚，市場罕有

淺水灣  
赫蘭道5號

3,200 s.f. (plus roof)  
**\$160K**

9648 6082 Christine Chong 莊小姐  
[www.landscape-christies.com/36933.htm](http://www.landscape-christies.com/36933.htm)



**Orient Crest**  
**76 Peak Road**  
 Spacious and nicely renovated 4-bedroom townhouse on the Peak  
 山頂四房排屋，間隔寬敞，連雅致裝修

山頂  
山頂道76號

3,313 s.f. (plus 1,000 s.f. garden and 1,000 s.f. roof)  
**\$170K incl.**

6183 8339 Carman Szeto 司徒小姐  
[www.landscape-christies.com/20263.htm](http://www.landscape-christies.com/20263.htm)



**1 Shouson Hill Road East**  
 Exquisite townhouse with roof garden located in a serene and verdant neighbourhood  
 壽臣山獨特洋房，環境清幽怡人，連天台花園

壽臣山  
壽臣山道東1號

4,062 s.f. (plus 629 s.f. roof, 267 s.f. garden and 184 s.f. terrace)  
**\$174K incl.**

9809 8570 Stella Lo 羅小姐  
[www.landscape-christies.com/90841.htm](http://www.landscape-christies.com/90841.htm)



**11 Coombe Road**  
 Colonial style 3-ensuite duplex with stretching sea and mountain views on The Peak  
 山頂英式三套房複式住宅，享廣闊海景及山景

山頂  
甘道11號

3,200 s.f.  
**\$178K incl.**

9493 8275 Sami Woo 胡小姐  
[www.landscape-christies.com/102088.htm](http://www.landscape-christies.com/102088.htm)



**63 Deep Water Bay Road**  
 Spacious garden townhouse in prestigious Deep Water Bay  
 深水灣花園排屋，地段尊貴，間隔寬敞

深水灣  
深水灣道63號

3,362 s.f. (plus 753 s.f. garden and 272 s.f. terrace)  
**\$180K**

6330 7888 Cora Ko 高小姐  
[www.landscape-christies.com/15231.htm](http://www.landscape-christies.com/15231.htm)



**Belgravias**  
**57 South Bay Road**  
 Rare and unique duplex penthouse with private terrace overlooking stunning sea view  
 淺水灣罕有獨特頂層住宅，連私家天台平台，俯瞰遼闊海景

淺水灣  
南灣道57號

3,675 s.f. (plus 1,154 s.f. roof and 462 s.f. terrace)  
**\$230K incl.**

9486 1566 Mira To 杜小姐  
[www.landscape-christies.com/136359.htm](http://www.landscape-christies.com/136359.htm)



**King's Court**  
**5 Mount Kelleff Road**  
 Nicely decorated 4-bedroom townhouse with private garden, huge balcony on the Peak  
 山頂雅致裝修四房大屋，連私家花園及特大陽臺

山頂  
龍庭

3,165 s.f. (plus 1,302 s.f. garden)  
**\$248K**

6330 7888 Cora Ko 高小姐  
[www.landscape-christies.com/22784.htm](http://www.landscape-christies.com/22784.htm)



**Three Bays**  
**7 Stanley Beach Road**  
 Sea view townhouse with practical layout in serene neighbourhood  
 赤柱海景洋房，間隔實用，環境寧靜怡人

赤柱  
赤柱灘道7號

3,870 s.f. (plus 977 s.f. garden, 611 s.f. roof and 508 s.f. terrace)  
**\$250K incl.**

6838 2929 Mark Mak 麥先生  
[www.landscape-christies.com/33109.htm](http://www.landscape-christies.com/33109.htm)



# bulthaup



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t +2868 0895. [info.bulthaup.hk@madison-asia.com](mailto:info.bulthaup.hk@madison-asia.com)



### The Mount Austin

8 Mount Austin Road

Prestigious Peak house with lift and private pool overlooking harbour view  
山頂豪華洋房，連升降機及私家泳池，俯瞰維港美景

山頂  
柯士甸山道8號

5,083 s.f. (plus 1,766 s.f. garden, 791 s.f. terrace and 612 s.f. roof)  
**\$298K**

9028 0147 Jenson Au 區先生  
www.landscape-christies.com/27920.htm



### The Belvedere

51-61 Plantation Road

Exclusive harbour view Peak house for rent with indoor private pool  
獨特維港景大屋，連室內私家泳池

山頂  
種植道51-61號

4,800 s.f. (plus 879 s.f. roof and 662 s.f. terrace and 461 s.f. roof)  
**\$300K incl.**

9833 9509 Michelle Chung 鍾小姐  
www.landscape-christies.com/20413.htm



### 32 Repulse Bay Road

Superb garden townhouse taking in stunning views of Deep Water Bay  
豪華花園洋房，欣賞廣闊的深水灣景色

淺水灣  
淺水灣道32號

3,000 s.f. (plus 1,356 s.f. garden and 556 s.f. roof)  
**\$320K incl.**

9871 6828 Louis Wong 黃先生  
www.landscape-christies.com/6317.htm



### 34 Island Road

Rare garden townhouse at Deep Water Bay waterfront with sweeping sea view  
深水灣海濱罕有花園洋房，享舒適的海景，市場罕有

深水灣  
香島道34號

4,200 s.f. (plus 1,154 s.f. garden and 420 s.f. terrace)  
**\$480K**

9833 9509 Michelle Chung 鍾小姐  
www.landscape-christies.com/35171.htm



美景如畫

Spoiled with views

This 2,332 s.f. apartment in Pokfulam is stylishly decorated with a natural colour palette with a contemporary Japanese design. It features three bedrooms (one luxury ensuite), two bathrooms, a combined living and dining room, a fully functional chef's kitchen, two maid's rooms, a utility room, huge amounts of storage space, a large balcony offering a stunning sea view, and two covered car parks (one rented). The master bathroom allows homeowners to relax in the bathtub while watching TV.

The apartment boasts both greenery and sea views best experienced from the 1,876 s.f. private roof. Equipped for hosting parties, with cooking and washroom facilities, the massive roof has a pantry and outdoor furniture, including a dining table and lounge chairs.

The three-bedroom apartment is part of Baguio Villa, a large-scale upper class housing development in Pokfulam. Baguio Villa enjoys facilities such as an outdoor swimming pool, tennis courts and children's playground. It is popular among expatriates, with the English Schools Foundation's Kennedy School (primary) and West Island School (secondary) in the neighbourhood and with Chinese families for the prestigious ISF Academy, which is just a two-minute walk along a private pedestrian path leading directly to the school. Baguio Villa has its own supermarket and is served by bus, mini-bus and taxi.

薄扶林這間2332平方呎的住宅單位設計時尚，一室天然色調，帶有當代日式設計風格。住宅設有三間睡房（一間豪華套房）、兩間浴室、一個相連的客廳、一個設備齊全的大廚級廚房、兩間家傭房及一間雜物房，亦有充足的貯物空間及坐擁醉人海景的陽台，更有兩個有蓋車位（其一為出租車位）。主人房的浴室讓屋主能一邊看電視，一邊浸浴放鬆心神。

這個單位享有翠綠山巒和醉人海景，1876平方呎私人天台的景色尤其美麗。天台寬敞闊落，設有小型廚房並配備烹調設備及洗手間，亦擺放了餐桌和沙發椅等戶外傢具，最適合開派對。

這個三睡房單位位於碧瑤灣，是薄扶林一個大型高尚住宅項目，設有多項康樂設施，包括室外游泳池、網球場和兒童遊樂場。碧瑤灣深受外籍人士歡迎，英基學校協會屬下的堅尼地小學和西島中學近在毗鄰。屋苑同樣受本地家庭歡迎，設有直達知名學府弘立書院的私家行人徑，步行到書院只需兩分鐘。屋苑內更設有超級市場，提供巴士、小巴和的士服務。

### Baguio Villa 薄扶林 碧瑤灣

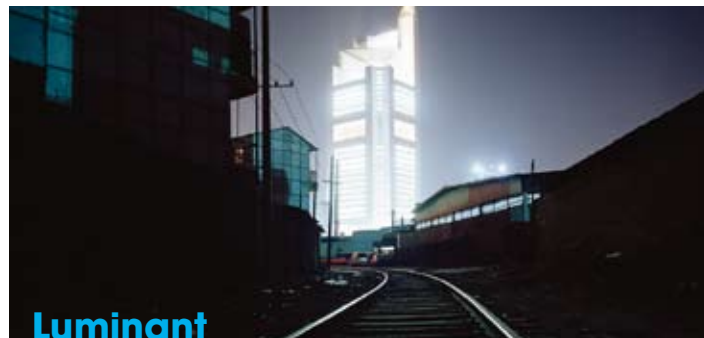
550 & 555 Victoria Road

薄扶林 域多利道550 & 555號

2,332 s.f. (plus 1,876 s.f. roof)  
**HK\$40M**

9229 2396 Elaine Chow 周小姐  
www.landscape-christies.com/111955.htm





Excessive urbanisation and redevelopment in mainland China are recurrent themes in Jiang Pengyi's works and in *Luminant*, images of modern skyscrapers are shown against darkened cityscapes, glowing in intense brightness. The sense of unreality urges viewer to contemplate over-development and a society dominated by consumption and mass media.

蔣鵬奕的作品往往圍繞中國過度的城市開發及重建，而這次的《發光體》系列卻呈現出聳立於漆黑城市中光芒四射的摩天大樓。畫面中脫離現實的感覺，促使觀者反思城市的過度發展，以至由消費及媒體支配的社會。

**May 4 to June 2 | Blindspot Gallery, 24-26A, Aberdeen Street, Central |**  
**Tel: 2517 6238 |**  
**Email: info@blindspotgallery.com | www.blindspotgallery.com**



## Through the Museum

This new series features Spanish painter Didier Lourenco's paintings that depict the outside, corridors and exhibits in some of the most historical art museums, taking beholders through a journey in the museum.

西班牙藝術家DidierLourenco的作品主題圍繞藝術博物館之行，令觀眾不自覺間融入其中，仿如置身於世界各著名博物館之中，漫步於館內長廊，再走近各歷史名畫當中。

**To June 7 | State-of-the-Arts Gallery,**  
**G/F & 1/F, 36 Pottinger Street, Central, Hong Kong |**  
**Tel: 2526 1132 | www.sotagallery.com.hk**



## Daydreaming With... The Hong Kong Edition

Curated by James Lavelle (Uncle/Mo' Wax Fame) and Hong Kong installation artist and painter Simon Birch, and presented by Future Industries, the Hong Kong edition of *Daydreaming With...* is a multi-media exhibition of the works of more than 30 local and international award-winning artists.

Future Industries呈獻的跨媒體展覽《Daydreamingwith...香港版》由James Lavelle (Uncle/Mo' Wax Fame)及香港裝置藝術家兼畫家Simon Birch策展，展出30多位獲得殊榮的本地及國際藝術家的作品。

**To June 7 | ArtisTree, 1/F Cornwall House,**  
**TaiKoo Place (Quarry Bay MTR Exit A) |**  
**Email: info@daydreamingwith.com | www.daydreamingwith.com**





### Starcrest

9 Star Street

2-bedroom boutique flat next to Pacific Place III  
灣仔特色兩房單位，鄰近太古廣場三期

929 s.f.  
\$45K incl.

6183 8339 Carman Szeto 司徒小姐  
www.landscape-christies.com/32081.htm

灣仔  
星域軒



### 36-36A Kennedy Road

Mid-rise colonial apartment overlooking the Hong Kong Park  
中密度英式住宅，俯瞰香港公園景色

1,500 s.f.  
\$50K incl.

6838 2929 Mark Mak 麥先生  
www.landscape-christies.com/99968.htm

中半山  
堅尼地道36-36A號



### Regent On The Park

9A Kennedy Road

2 good-size bedrooms apartment with excellent facilities  
中半山兩房住宅，間隔實用，連完善住客會所設施

1,344 s.f.  
\$60K incl.

9809 8570 Stella Lo 羅小姐  
www.landscape-christies.com/38534.htm

中半山  
御花園



### St. Joan Court

76 MacDonnell Road

3-bedroom apartment with open city view  
中半山三房單位，享開揚城市景觀

2,100 s.f.  
\$67K

6183 8388 Chris Law 羅先生  
www.landscape-christies.com/98141.htm

中半山  
勝宗大廈



### Century Tower

1 Tregunter Path

Well kept large 3-bedroom harbour view apartment with facilities  
優質特大三房住宅，欣賞維港美景，連住客設施

2,565 s.f.  
\$85K incl.

9080 6686 Teresa Lau 劉小姐  
www.landscape-christies.com/135044.htm

中半山  
世紀大廈



### Pine Court

5 Old Peak Road

Colonial style 3-bedroom apartment with huge balcony and private terrace at the fringe of Central  
英式三房住宅，連特大陽臺及私家平台，鄰近中環，交通方便

2,650 s.f. (plus 400 s.f. terrace)  
\$90K incl.

9493 8275 Sami Woo 胡小姐  
www.landscape-christies.com/27979.htm

中半山  
翠峰園



### Bowen's Lookout

13 Bowen Road

Luxurious 4-bedroom apartment with fantastic views in quiet location  
中半山豪華四房單位，欣賞迷人景觀，環境寧靜舒適

2,388 s.f.  
\$100K incl.

6183 8339 Carman Szeto 司徒小姐  
www.landscape-christies.com/33915.htm

中半山  
寶雲道13號



### Dynasty Court

23 Old Peak Road

Newly renovated 4-bedroom apartment with city view on Old Peak Road  
中半山雅緻靚裝修四房單位，欣賞城市美景

2,256 s.f.  
\$130K incl.

6183 8339 Carman Szeto 司徒小姐  
www.landscape-christies.com/1378.htm

中半山  
帝景園



### Piccadilly Mansion

4-6 Po Shan Road

Large practical harbour view 4-bedroom apartment in tranquil environment  
特大維港景四房住宅，間隔實用，環境寧靜，可租可售

2,800 s.f.  
\$130K incl. also for sale \$60M

6183 8339 Carman Szeto 司徒小姐  
www.landscape-christies.com/35976.htm

西半山  
碧苑



### Eva Court

36 MacDonnell Road

High efficiency 4-bedroom apartment well served by public transport at the fringe of Central  
高實用四房單位，完善交通配套，鄰近中環，十分方便

4,500 s.f.  
\$268K

6330 7888 Cora Ko 高小姐  
www.landscape-christies.com/45348.htm

中半山  
惠園





### Caroline Garden

101 Caroline Hill Road

Nicely decorated 3-bedroom flat within walking distance to Times Square  
雅致裝修三房單位，舉步可達時代廣場，十分方便，可租可售

1,068 s.f.  
\$45K incl. also for sale \$16M

9551 1077 Walker Lam 林先生  
www.landscape-christies.com/92168.htm

銅鑼灣  
加路連花園



### The Leighton Hill

2B Broadwood Road

2-bedroom apartment with clubhouse facilities and overlooking mountain & racecourse view  
跑馬地兩房單位，連住客會所設施，俯瞰山景及馬場景觀

1,206 s.f.  
\$54K incl.

6183 8339 Carman Szeto 司徒小姐  
www.landscape-christies.com/125868.htm

跑馬地  
禮頓山



### Pine Hill Villa

8-12A Wilson Road

Practical low-rise flat in quiet neighbourhood  
間隔實用低密度住宅，寧靜舒適

1,800 s.f.  
\$59K incl.

6838 2929 Mark Mak 麥先生  
www.landscape-christies.com/36266.htm

渣甸山  
松園



### 12 Tung Shan Terrace

Modern style low-rise in good condition with facilities  
時尚低密度住宅，連住客會所設施

2,200 s.f.  
\$78K incl.

9229 2396 Elaine Chow 周小姐  
www.landscape-christies.com/110301.htm

東半山  
東山臺12號



### The Legend

23 Tai Hang Drive

Stylish modern apartment with facilities close to Causeway Bay  
時尚設計單位，連住客設施，鄰近銅鑼灣，吃喝玩樂十分方便，可租可售

2,058 s.f.  
\$78K incl. also for sale \$32M

9486 1566 Mira To 杜小姐  
www.landscape-christies.com/127780.htm

東半山  
名門



### 9 Broom Road

Renovated in modern contemporary style low-rise apartment for sale  
跑馬地低密度住宅出售，尊享時尚雅致靚裝修，可租可售

1,950 s.f.  
\$85K also for sale \$33.8M

6183 8388 Chris Law 羅先生  
www.landscape-christies.com/136247.htm

跑馬地  
蟠龍道9號



### The Altitude

20 Shan Kwong Road

Brand new deluxe apartment in a tranquil neighbourhood of Happy Valley  
跑馬地全新豪華住宅，環境清幽寧靜

1,923 s.f.  
\$90K incl.

9486 1566 Mira To 杜小姐  
www.landscape-christies.com/154914.htm

跑馬地  
紀雲峰



### The Leighton Hill

2B Broadwood Road

Nicely fitted 3-bedroom apartment with private terrace overlooking Happy Valley Racecourse  
雅致裝修三房單位，連私家平台，俯瞰跑馬地馬場景觀

1,438 s.f. (plus 310 s.f. terrace)  
\$90K incl.

9229 2396 Elaine Chow 周小姐  
www.landscape-christies.com/155755.htm

跑馬地  
禮頓山



### Broadwood Park

38 Broadwood Road

Well decorated large 3-bedroom apartment in upper Happy Valley  
跑馬地雅致裝修特大三房單位

2,913 s.f.  
\$120K incl.

9486 1566 Mira To 杜小姐  
www.landscape-christies.com/130630.htm

跑馬地  
柏樂苑



### Victoria Heights

43A Stubbs Road

Rarely available 4-bedroom apartment with stunning views of the city, racecourse and Victoria Harbour  
罕有四房單位，欣賞遠闊城市景觀，馬場景及維港景

2,650 s.f.  
\$138K incl.

9493 8275 Sami Woo 胡小姐  
www.landscape-christies.com/37141.htm

東半山  
威利閣





### Prime Commercial

Piccadilly W1

Prime West End Commercial building in large open square. Attractive period building currently fully let as commercial space to 3 tenants. Long term potential to convert to other uses including residential, hospitality, or gallery. 鄰近Piccadilly的商業大廈。位置優越，現已租予3個租戶，可轉換為住宅、酒店或美術館等用途。

£15-20M

Gross Yield 4%

Freehold  
22,900 s.f.



### Prime Commercial

NoHo W1

Prime Commercial property located in NoHo district of West End. Fully let to single tenant. Long term potential through renovation, redevelopment or change of use.

位於NoHo區的豪華商業大廈，現租予單一租戶。可透過大廈翻新、重建和改變用途增加回報。

£15-20M

Gross Yield 5.3%

Freehold  
30,900 s.f.

## THE CITY OF LONDON THE SQUARE MILE Prime Commercial Investments

Price circa £18million to £70million  
Freehold

Gross Yields 5.5%-6.8%  
17,000 s.f.-97,500 s.f.

A further selection as well as larger sites also available on request.



The site of the first Roman settlement in 1AD (with parts of the old city still visible), and with historic sites such as the Tower of London, St Paul's Cathedral, and Tower Bridge, the City has always been the commercial centre of London.

Today the Square Mile of the City of London is the financial heartbeat of London, servicing the world's financial markets. It is home to the London Stock Exchange, the Bank of England, Lloyds of London, and iconic modern landmarks such as Tower 42 and "the Gherkin".

Prime commercial real estate investments are available in the City, offering high yield, long-term tenancies, on FRI leases, making it an attractive long-term investment, a "safe-haven" in volatile markets, backed by a strong independent currency in the British Pound. Strict conservation and planning regulations restrict further supply.

This selection of 3 properties are all in EC3 and EC4, let on long-term leases (10-20 years unexpired)

"The City" 從公元1年開始便已經是倫敦的商業中心，很多有歷史性的建築如倫敦塔、聖保羅大教堂和倫敦塔橋，亦是位於這裏。

今天The Square Mile是倫敦The City的金融中心地帶，亦是國際金融市場的樞紐。是倫敦交易所、英倫銀行、勞埃德保險社和一些有代表性的地標如Tower 42和 "The Gherkin" 的所在地。

嚴謹的城市規劃限制了土地供應，以及獨立自主的貨幣政策，一些擁有高租金回報的商業大廈成為了世界各地投資者的中長線的投資首選。

這次介紹的物業都是位於EC3和EC4，並擁有10-20年的長期租約。



6183 8388 Chris Law 羅先生





### Prime Residential North Kensington W10

Two adjoining period terraced residences sold as single lot. Currently converted to 38 high quality studio apartments, fully let at high yield.  
兩座相連大宅現改建為38個高質素開放式住宅單位，租金回報優厚，適合長線投資。

**£5-10M**  
Gross Yield 6.7%  
**Freehold**  
7,900 s.f. net internal



### Prime Retail, Hospitality, Residential mixed use Mayfair W1

Prime Mayfair location, prestigious "celebrity" wine bar, restaurant, nightclub on ground floor as well as one retail unit. 6 Residential apartments above.  
位於Mayfair區的商住混合大廈，地下是著名的酒吧、餐廳和夜店，樓上則是6個住宅，罕有放盤。

**£15-20M**  
Gross Yield 3.5%  
**Freehold**  
11,342 s.f.

### Commercial Whole Block

Wimbledon SW19

Commercial building in Wimbledon. Single tenant is a leading UK Bank, using site as retail banking, business center and staff training centre. Long tenancy agreement with over 12 years unexpired. FRI.  
座落於Wimbledon的商業大廈，現租予一間銀行，作為零售、商業和僱員培訓用途。尚有約12年高回報租約。

**£5M or below**  
Gross Yield 6.4%  
**Freehold**  
11,200 s.f.



### Prime Commercial Block

City of London EC3

Prominent City location, a medium sized whole block fully let to 4 tenants on FRI tenancies. High yielding asset with excellent long term potential.

位於倫敦 "The City" 地段的商業大廈，現分租予4個租戶。租金回報率高且具長遠發展潛力。

**£15-20M**  
Gross Yield 8.8%  
**46,000 s.f.**  
**Long Leasehold**  
(126 years unexpired at "peppercorn")



### Prime Commercial and Retail site

City of London EC3

Prime location 50 meters from Lloyds of London, a small commercial asset with retail and restaurant on street level, offices above. Recently redeveloped and now fully-let.

小型的商業大廈，地下有零售商店和餐廳，樓上則是辦公室。最近才重建更新，現全部租出。

**£5-10M**  
Gross Yield 6.6%  
**Long Leasehold**  
(137 years unexpired)  
12,400 s.f.



### Prime South Bank Commercial

Southwark SE1

Two Office Buildings, currently let to 10 tenants at good existing gross yield. Good long term potential through future renovation, redevelopment.

位於Southwark的兩幢辦公室大廈，坐擁6%租金回報。

**£5-10M**  
Gross Yield 6%  
**Freehold**  
24,730 s.f.



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

**PRICE UPON ENQUIRY 歡迎查詢**

6183 8388 Chris Law 羅先生

Designer Jelts + laub



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Germany High Quality Kitchen

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