

The Key

SELECT DELUXE HOMES

大宅[®]

VOLUME 101 | May 2013

馬場魅力 RACECOURSE CHARM

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Sole Dealer of Minotti for Hong Kong

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Minotti

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HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

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

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

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

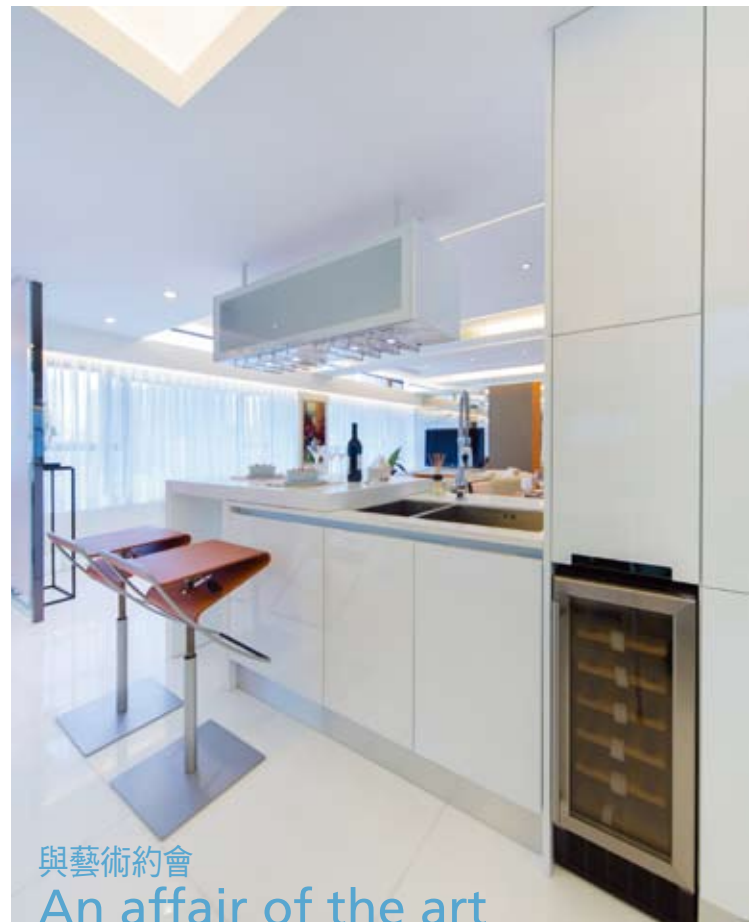
Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡



與藝術約會

An affair of the art

This month sees the first Hong Kong edition of Art Basel, which has evolved from the hugely popular ART HK events of past years. Taking place at the Hong Kong Convention and Exhibition Centre from 23-26 May, the fair promises an extravaganza of all sorts of art – modern, abstract, installations, sculptures and more.

Art in the home can be a tricky thing, and understandably, many people are nervous about investing in pieces which can make or break a space. If you aren't sure about how to decorate your walls – or even what sort of artworks you would personally feel comfortable with – art fairs are great places to browse before you buy.

首屆香港巴塞爾藝術展 (Art Basel) 將於本月舉行，取代一直廣受歡迎的香港國際藝術展 (ART HK)。展覽將於5月23至26日假香港會議展覽中心舉行，屆時將會帶來世界一流的藝術作品，包括當代作品、抽象畫作、裝置藝術、大型雕塑等。

在家中擺放藝術品實在是一件很考工夫的事情；許多人都感到無所適從，心中總有「畫虎不成反類犬」的顧慮。若你未想到怎樣佈置家中牆壁，甚至還未清楚自己喜歡甚麼藝術品，一眾藝術展也許是你決定慷慨解囊前，值得出席應約的好地方。

Published and distributed by

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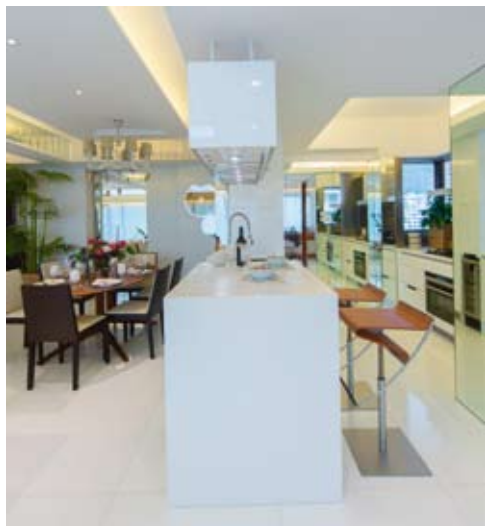
Website: www.perspectiveglobal.com

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RACECOURSE CHARM 馬場魅力

With elegant charm and a contemporary, cool vibe, this apartment in Happy Valley offers stunning racecourse and city views.

Featuring classic white walls and marble floors, it's all about simple, clean lines in the sleek, minimalist interiors of this apartment. A generous window overlooks Happy Valley racecourse, with vistas across both hillsides and city skyline, while an open-plan European-style kitchen connects to the combined living and dining room, creating a stylish area for entertaining.

There are four spacious bedrooms (one ensuite), as well as three fully-fitted bathrooms with granite tiled walls and a maid's room.

Fortuna Court is a high-rise residential development consisting of 27 floors of apartments on top of ground floor and first floor retail shops and a garden terrace with a children's playground, and homeowners also have access to sports facilities at the racecourse sports ground. There are local schools and playgrounds for children nearby, and the property is well served by public transportation including trams. Aberdeen

Tunnel and the Cross Harbour Tunnel are just 5-minutes' drive away.

這單位位於跑馬地，全屋優雅別緻並富當代時尚格調，更坐擁迷人的馬場景緻及城市景色。

全屋以經典白牆配上雲石地板，簡潔俐落的線條營造出時尚簡約的觀感。住客可在闊大的窗戶俯瞰馬場景色，遠眺翠綠山巒及城市景觀。歐洲風格的開放式廚房與客廳相連，組成寫意的生活空間。

住宅設有四間寬敞的睡房，其中一間為套房。三間浴室則飾上花崗岩石材，設備齊全。此外，單位亦設一間家傭房。

永光苑為高層住宅大廈，地下兩層為商店及另有兒童遊樂設施的花園平台，平台之上建有27層住宅。屋苑鄰近多所本地學校及兒童遊樂場，而毗鄰的跑馬地運動場則為住戶提供多種運動設施。屋苑前往香港海底隧道及香港仔隧道皆只需約五分鐘的車程，附近的公共交通配套極之完善，更有電車服務。

Fortuna Court

永光苑

1 Wong Nai Chung Road,

Happy Valley

跑馬地 黃泥涌道1號

INQUIRIES 9648 6082 Christine Chong 莊小姐

W WINFIELD

VENTRIS ROAD · HAPPY VALLEY



GROSS FLOOR AREA
1,940-2,468 SQFT
SALEABLE AREA
1,567-2,006 SQFT
3 - 4 BEDROOMS
LEASING
8102 8366
WWW.WINFIELD-VENTRIS.HK





Pokfulam Court 薄扶林 碧林閣

94 Pok Fu Lam Road

Practical 3-bedroom apartment with open city view and partial seaview in Pokfulam

實用三房海景單位，享開揚城市景觀

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,590 s.f.

OFFERED AT \$22,000,000

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 83061



The Sail at Victoria 薄扶林 傲翔灣畔

86 Victoria Road

Well decorated 4-bedroom apartment with superb harbour and mountain views

優質四房單位，欣賞華麗海景及山巒景色

GROSS AREA 1,429 s.f.

SALEABLE AREA 1,070 s.f.

OFFERED AT \$22,000,000

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 122987



Villa Piubello 春坎角 環角徑1-7號

1-7 Cape Drive

High efficiency low-rise apartment in Chung Hom Kok enjoying greenery view

春坎角低密度單位，實用率高，欣賞翠綠景致，可租可售

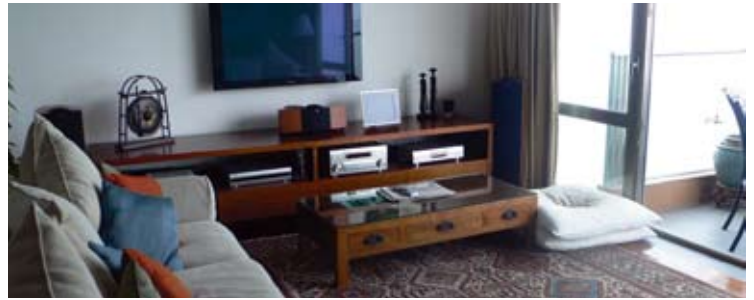
GROSS AREA 1,800 s.f.

SALEABLE AREA 1,450 s.f.

OFFERED AT \$29,000,000 also for lease \$68,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 134753



Cape Mansions 薄扶林 翠海別墅

56-62 Mount Davis Road

High efficiency 3-bedroom apartment with balcony boasting superb sunset sea view

高實用率三房單位，連露台，享華麗日落景致，可租可售

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,828 s.f.

OFFERED AT \$36,000,000 also for lease \$78,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 38948



Gordon Terrace

赤柱 歌敦臺

4-8A Carmel Road

3-bedroom colonial low-rise with private roof-top close to Stanley Market

三房英式低密度住宅，連私家天台，鄰近赤柱市場

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,548 s.f. (plus 1,238 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 36755



37 Repulse Bay Road

淺水灣 淺水灣道37號

Furnished apartment with full clubhouse facilities overlooking superb

Deep Water Bay view

新裝修住宅，會所設施齊全，俯瞰華麗深水灣海景，可租可售

GROSS AREA 1,680 s.f.

SALEABLE AREA 1,227 s.f.

OFFERED AT \$39,990,000 also for lease \$70,000 excl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 124087





Ridge Court

淺水灣 冠園

21A-21D Repulse Bay Road
Tastefully designed 2-bedroom
apartment at a prime location of
Island South with full sea view
兩房品味裝修住宅，地點方便，享全海景。
可租可售



GROSS AREA 2,300 s.f.
SALEABLE AREA 1,780 s.f.
OFFERED AT \$54,000,000
also for lease \$110,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 35285



10A-10B Stanley Beach Road

赤柱 赤柱灘道10A-B號

Commodious low-rise apartment
with tasteful and pleasant
decorations
寬敞低密度住宅，配以品味舒適裝修，
可租可售

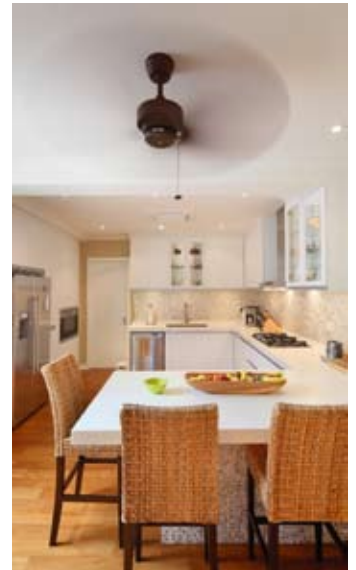


GROSS AREA 3,300 s.f.
SALEABLE AREA 2,832 s.f.
OFFERED AT \$65,000,000
also for lease \$160,000 incl.

INQUIRIES 9871 6828

Louis Wong 黃先生 SOLE AGENT

SEARCH REFERENCE NO. 129330



Stanley Court

赤柱 海灣園

9 Stanley Mound Road
Stylishly decorated townhouse with
private garden and roof terrace in
tranquil neighbourhood
時尚品味裝修排屋，連私家花園及天台，
環境寧靜



GROSS AREA 2,792 s.f.
SALEABLE AREA 2,133 s.f.
(plus 1,001 s.f. garden and 538 s.f. roof)
OFFERED AT \$65,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 98762



Royal Bay

春坎角 御瀟灣

82 Chung Hom Kok Road
Tastefully decorated townhouse
with 4 ensuites in a verdant and
serene neighbourhood
品味裝修排屋，連四套房，環境翠綠寧靜

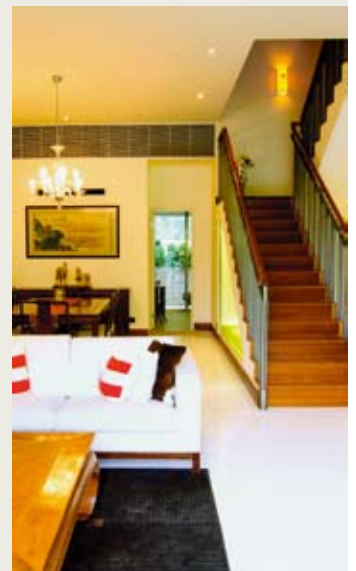


GROSS AREA 3,850 s.f.
SALEABLE AREA 2,724 s.f.
(plus 595 s.f. terrace and 522 s.f. roof)
OFFERED AT \$125,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 30954





Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Renowned deluxe townhouse at Tai Tam waterfront with stunning sea view

大潭著名海濱排屋，裝修豪華，欣賞美麗海景



GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f.

(plus 414 s.f. garden and 480 s.f. roof)

OFFERED AT \$130,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 89452



Las Pinadas 壽臣山 朗松居

33 Shouson Hill Road

Spacious townhouse with large living room and private garden in gated neighbourhood

壽臣山寬敞排屋，連巨大客廳及私家花園，可租可售



GROSS AREA 3,494 s.f.

SALEABLE AREA 2,940 s.f.

(plus 393 s.f. garden, 144 s.f. terrace and 608 s.f. roof)

OFFERED AT \$133,000,000

also for lease \$150,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 91170



Abergeldie

山頂 種植道52號

52 Plantation Road

Luxurious and modern townhouse located on The Peak with magnificent view of Victoria Harbour

豪華時尚排屋，享壯麗維港景致



GROSS AREA 3,688 s.f.

SALEABLE AREA 3,221 s.f.

(plus private terraces)

OFFERED AT \$200,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 108991



Single detached house for sale at

The Peak with exceptional redevelopment opportunity

山頂區罕有可重建獨立屋出售

Site Area approx. 11,000 sq.ft.

地盤面積約11,000平方呎

OFFERED AT \$450,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生



頌揚藝術 品鑒珍品 A celebration of exquisite art



**A PAIR OF 28.65/28.27CT
FANCY BROWNISH YELLOW
VS1 TYPE IIA PEAR-SHAPED
DIAMOND EARRINGS**
28.65及28.27克拉梨形彩棕黃色
VS1 Type Ila鑽石耳墜

Estimate 估價：
HK\$ 港幣 12,500,000-18,000,000
US\$ 美元 1,600,000-2,250,000



**IMPORTANT CHINESE CERAMICS
AND WORKS OF ART**
重要中國瓷器及工藝精品

**A VERY RARE SMALL FAMILLE
ROSE 'POMEGRANATE' MEIPING
QIANLONG SIX-CHARACTER
SEAL MARK AND OF THE
PERIOD (1736-1795)**
清乾隆 青花洋彩榴開百子小梅瓶
六字篆書款
6 1/8 in. (15.5 cm.) high
高 6 1/8 吋 (15.5 公分)

Estimate 估價：
HK\$ 港幣 4,000,000-6,000,000
US\$ 美元 500,000-750,000



SANYU
(Chang Yu, Chinese,
1901-1966)
Two Standing Nudes
常玉《簾前雙姝》
oil on canvas
73 x 50 cm. / 公分
(28 3/4 x 19 5/8 in. / 吋)
Painted circa 1929
油彩 畫布

Estimate on Request
估價待詢



**SWISS. AN EXCEPTIONAL
AND VERY RARE GOLD,
ENAMEL AND PEARL
MUSICAL HARP WITH
WATCH, MADE FOR
THE CHINESE MARKET,
CIRCA 1810**
瑞士，非常精細及罕有，金及磁瑯
鑲珍珠，豎琴形音樂時計，為中國
市場製造，約1810年製

Estimate 估價：
HK\$ 港幣 400,000-600,000
US\$ 美元 50,000-75,000



**Chateau Latour – Vintage 1961
Pauillac, 1er Cru Classe.**

Estimate 估價：
12 bottles per lot
HK\$ 港幣 260,000-350,000
US\$ 美元 33,000-45,000

As Christie's exalts the success of its autumn Hong Kong sales week late last year – with the top lot by Chu The-Chun setting a world auction record for the artist – art lovers are now looking forward to the 2013 Hong Kong Spring Auctions

佳士得去年底在香港的秋季拍賣取得空前成功，其中藝術家朱德群的拍品更創下了藝術家個人世界拍賣紀錄；而萬眾期待的2013年春季拍賣亦已蓄勢待發，藝術愛好者翹首以待

**GU WENDA (B. 1955)
Mythos of Lost Dynasties i series #11**

谷文達 (1955年生)
遺失的王朝 i 系列#11
Ink on paper
水墨 紙本
96 x 179.5 cm. / 公分
(37.8 x 70.7 in. / 吋)
Executed in 2005
2005年作



The momentum initiated by Christie's in New York and Geneva last Autumn carried through to Hong Kong, characterised by diversity and strong prices, which saw more than HK\$2.6 billion (US\$333.8 million) in achieved sales.

Building on the excellent results from last season, Christie's is delighted to announce the 2013 Hong Kong Spring Auctions to be held from 25-29 May at the Hong Kong Convention and Exhibition Centre. The series will feature sales across a variety of collecting categories — from Chinese paintings, Chinese ceramics and works of art, Asian 20th century and contemporary art, to fine wine, jewellery and watches.

Building on the success of the inaugural events last year, Christie's Hong Kong is pleased to present Christie's Art Forum Hong Kong 2013, a curated series of exclusive events for Spring 2013. Highlights include lectures by renowned collectors, leading academics and art market experts, as well as participatory workshops and panel discussions on a variety of topics including Chinese Contemporary Ink, Chinese cloisonné enamels, impressionist paintings, Asian Contemporary art and other collectibles.

Last season, Christie's Hong Kong presented its first Chinese Contemporary Ink exhibition entitled *Beyond Tradition*. Contemporary ink painting has already received considerable interest in Europe and America and is poised for success in Asia, and this exhibition builds towards the development of an individual sales category at Christie's. The exhibition will be followed by a series of Chinese contemporary ink private sale exhibitions in May 2013, during the Spring Sale in Hong Kong, featuring important works by artists including Liu Kuo Sung, Liu Dan and Gu Wenda.

繼去年佳士得在紐約和日內瓦的拍賣創下驕人佳績，香港2012年秋季拍賣亦不遑多讓，拍品多元化之餘亦成交強勁，最終錄得高達26億港元（3.3億美元）的總成交額。

承接上季的斐然佳績，佳士得今季再接再厲，將於5月25日至29日假香港會議展覽中心舉辦2013年春季拍賣。連場拍賣涵蓋中國古代及近現代書畫、中國瓷器及工藝精品、亞洲二十世紀及當代藝術品、名酒、珠寶及翡翠首飾，以及精緻名錶等收藏類別。

佳士得藝術論壇以促進藝術行業發展和交流為宗旨，於去年10月首度亮相。今年，佳士得將延續此概念再次呈獻佳士得藝術論壇2013。一系列獨家活動精彩紛呈，重點項目包括知名收藏家、資深學者及藝術市場專家的多場講座，亦將舉行多個專題研討會探討不同的藝術類別，如中國當代水墨、中國招貼絲瑯器、印象派油畫、亞洲當代藝術及其他收藏珍品。

在2012年秋季拍賣期間，佳士得首次舉辦名為「閱墨」的中國水墨展覽，得到熱烈的回響。當代水墨在歐美等地備受關注，在亞洲藝術市場上前景可期，佳士得因而銳意透過展覽將中國當代水墨發展成為獨立的銷售類別。承接去年的展覽，佳士得將於今年5月香港春季拍賣期間，舉辦「閱墨—中國當代水墨畫展」私人洽購展覽，展出劉國松、劉丹及谷文達等多位當代水墨名家的傑作。

Enquiries

Tel: +852 2760 1766 Email: enquiryhk@christies.com
www.christies.com/hk



Vantage Park

西半山 慧豪閣

22 Conduit Road

Unique high floor unit in Midlevels West with stunning harbour view

西半山獨特高層住宅，欣賞美麗海景

GROSS AREA 817 s.f.

SALEABLE AREA 611 s.f.

OFFERED AT \$14,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 51914



Realty Garden 西半山 聯邦花園

41 Conduit Road

High efficiency 3-bedroom apartment with mountain view in tranquil Midlevels West

高實用率三房住宅，享山巒景致，環境恬靜，可租可售

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,166 s.f.

OFFERED AT \$24,000,000 also for lease \$50,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 72078



5G-5H Bowen Road

中半山 寶雲道5G-5H號

Rare find stylish 3-bedroom colonial apartment on tranquil Bowen Road

罕有三房英式住宅，裝修時尚，位於寧靜寶雲道

GROSS AREA 1,700 s.f.

SALEABLE AREA 1,431 s.f.

OFFERED AT \$26,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123608



Scenic Garden

西半山 福苑

9 Kotewall Road

Stylishly designed apartment with private roof

時尚品味設計住宅，連私家天台

GROSS AREA 1,344 s.f.

SALEABLE AREA 1,090 s.f. (plus 804 s.f. roof)

OFFERED AT \$29,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 98995



King's Garden 西半山 健園

66 Conduit Road

Nicely renovated 5-bedroom apartment at a tranquil location of Midlevels West

雅致裝修五房單位，位於西半山寧靜地段

GROSS AREA 2,480 s.f.

SALEABLE AREA 2,127 s.f.

OFFERED AT \$32,000,000

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 72798



Pearl Gardens

西半山 明珠臺

7 Conduit Road

High efficiency 4-bedroom apartment with nice decorations and city view

高實用率四房單位，清雅裝修，享城市美景

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$32,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 113257



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**

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Midlevels Central & West SALE

中半山及西半山 出售



Haddon Court 西半山 海天閣

41C Conduit Road

Nicely decorated 3-bedroom apartment with direct access to private roof terrace

雅致裝修三房住宅，連私家天台

GROSS AREA 1,860 s.f.

SALEABLE AREA 1,668 s.f. (plus 718 s.f. roof)

OFFERED AT \$41,000,000

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 85899



Dynasty Court 中半山 帝景園

23 Old Peak Road

Famous 3-bedroom apartment with deluxe clubhouse facilities and Victoria Harbour view

著名三房住宅，享豪華會所設施及維港景致

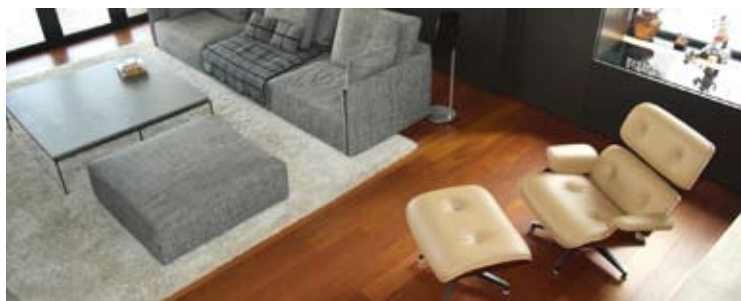
GROSS AREA 1,981 s.f.

SALEABLE AREA 1,530 s.f.

OFFERED AT \$44,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 102769



May Tower 1 中半山 梅苑一座

7 May Road

Superbly decorated two-ensuite duplex with balcony enjoying Victoria Harbour view

華麗裝修兩套房複式單位，連露台，享維港景致

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$71,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 111213



Estoril Court

中半山 愛都大廈

55 Garden Road

Huge apartment with high efficiency in nice decorations

雅致裝修住宅，間隔寬敞，實用率高，可租可售

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$72,000,000 also for lease \$125,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 40744



1 Po Shan Road

西半山 寶珊道1號

Well managed 4-bedroom apartment with harbour view

優質管理四房單位，享美麗海景

GROSS AREA 2,939 s.f.

SALEABLE AREA 2,328 s.f.

OFFERED AT \$80,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 36642



Dynasty Court 中半山 帝景園

23 Old Peak Road

Renowned harbour view apartment with deluxe clubhouse facilities for sale with tenancy

著名海景單位，享豪華會所設施，連約出售

GROSS AREA 2,680 s.f.

SALEABLE AREA 2,141 s.f.

OFFERED AT \$83,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 105885





The Albany 中半山 雅賓利大廈
1 Albany Road
Tastefully decorated and furnished
apartment on fringe of CBD
enjoying harbour, greenery and city
views
品味裝修住宅，連傢具，鄰近商業中心區，
享海港、翠綠及城市景致，可租可售



GROSS AREA 2,546 s.f.
SALEABLE AREA 1,948 s.f.
OFFERED AT \$95,000,000
also for lease \$140,000 excl.
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 148470



Hong Villa
中半山 峰景花園
12 Bowen Road
Newly renovated huge apartment
with harbour view
全新裝修寬敞住宅，享海港美景，可租可售



GROSS AREA 3,833 s.f.
SALEABLE AREA 3,184 s.f.
OFFERED AT \$115,000,000
also for lease \$160,000 excl.
INQUIRIES 6330 7888 Cora Ko 高小姐
SEARCH REFERENCE NO. 7396



Designed by flat's owner, this 3,319 s.f. apartment has light hardwood floors and a pale colour palette that beautifully sets off the Chinese art pieces and wood furnishings.

Ideal for large families, there are four bedrooms (all ensuites), split-level living and dining room, a powder room, a large European-style kitchen and two covered car parking spaces. Full-height windows and balcony afford great views.

Communal facilities include an outdoor swimming pool, gymnasium and playground, with the Ladies' Recreation Club and Zoological and Botanical Gardens nearby. A shuttle bus service is provided.

經過屋主的精心設計，這3319平方呎的單位以淺色硬木地板襯出素淡的主題色調，再擺設了中國工藝精品和傳統款式木製傢具，盡顯瑰麗典雅。

住宅設有四間睡房，全部均為套房。單位有分隔的獨立客廳及飯廳、化妝間、寬敞的歐陸式廚房及兩個有蓋車位。此外，從落地玻璃窗及陽台可飽覽美麗景色。

屋苑為住戶提供各式各樣的消閒設施，包括戶外游泳池、健身中心及兒童遊樂場。女子俱樂部及香港動植物公園距離屋苑只是咫尺之遙；屋苑亦設有穿梭巴士服務，往返中環非常便捷。

氣派萬千
An inspirational
gallery-like space

Garden Terrace
花園臺
8A Old Peak Road, Midlevels Central
中半山 舊山頂道8A號
GROSS AREA 3,319 s.f.
SALEABLE AREA 2,828 s.f.
OFFERED AT \$85,000,000
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 106221



Midlevels East & Happy Valley SALE

東半山及跑馬地 出售



Fine Mansion

跑馬地 豐寧大廈

32-40 Village Road

Practical 3-bedroom apartment in a convenient spot of Happy Valley

跑馬地三房住宅，間隔實用，交通方便



GROSS AREA 1,350 s.f.

SALEABLE AREA 1,079 s.f.

OFFERED AT \$18,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 124058



83-87 Tai Hang Road

東半山 大坑道83-87號

Well decorated low-rise apartment with balcony at tranquil and yet convenient location

優質裝修低密度單位，連露台，環境恬靜，交通便利，可租可售



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,426 s.f.

OFFERED AT \$24,500,000

also for lease \$58,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 140893



Dragon Garden

東半山 龍園

1 Chun Fai Terrace

Tastefully decorated 3-bedroom apartment with balcony on fringe of Causeway Bay

品味裝修三房單位，連露台，鄰近銅鑼灣



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,598 s.f.

OFFERED AT \$25,800,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 139958



15-21 Broom Road

跑馬地 蟠廬

Colonial low-rise apartment located at a quiet location of Happy Valley

英式低密度住宅，地點寧靜



GROSS AREA 1,300 s.f.

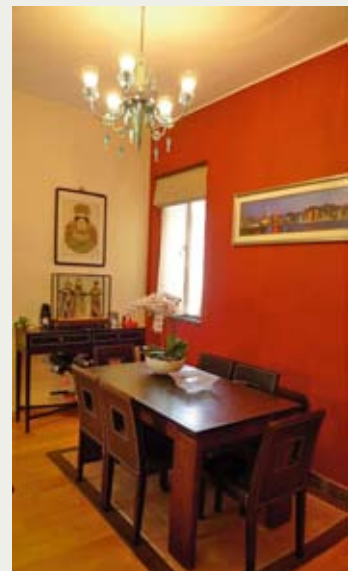
SALEABLE AREA 1,037 s.f.

OFFERED AT \$26,500,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 67815





Winfield Building

跑馬地 雲暉大廈

5 Ventris Road

Nicely decorated 3-bedroom apartment with balcony enjoying racecourse view

雅致裝修三房單位，連露台，享馬場景致



GROSS AREA 1,597 s.f.

SALEABLE AREA 1,304 s.f.

OFFERED AT \$37,500,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 39233



Moulin Court

跑馬地 玫瑰別墅

65 Blue Pool Road

Unique mid-rise apartment with huge private terrace in tranquil neighbourhood

獨特中密度住宅，連私家大平台，環境清靜



GROSS AREA 1,750 s.f.

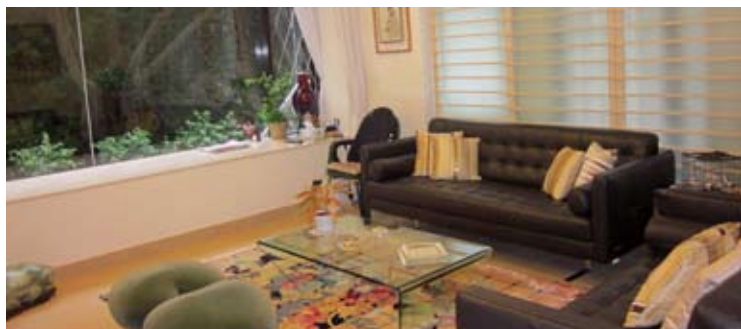
SALEABLE AREA 1,528 s.f.

(plus 2,200 s.f. terrace)

OFFERED AT \$42,000,000

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 38097



The Elegance

東半山 優雅閣

60 Tai Hang Road

3-bedroom duplex with large terrace in tranquil neighbourhood

三房複式單位，連大平台，四周環境寧靜



GROSS AREA 2,438 s.f.

SALEABLE AREA 1,600 s.f.

(plus 1,956 s.f. terrace)

OFFERED AT \$46,800,000

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 130686



Woodland Heights

東半山 怡園

2A-2F Wong Nai Chung Gap Road

Spacious 4-bedroom duplex apartment with open city view

寬敞四房複式住宅，欣賞開揚城市景色



GROSS AREA 3,365 s.f.

SALEABLE AREA 3,189 s.f.

OFFERED AT \$79,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 47282





Regent Palisades 薄扶林 帝柏園

43 Bisney Road

Modern and cosy low-rise apartment with greenery view in a tranquil location

舒適時尚低密度住宅，享翠綠景觀，地點寧靜，可租可售

GROSS AREA 1,619 s.f.

SALEABLE AREA 1,215 s.f.

OFFERED AT \$62,000 incl. also for sale \$22,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 131293



South Bay Garden

淺水灣 南灣花園

33 South Bay Close

Practical 3-bedroom apartment in tranquil area

實用三房單位，環境寧靜

GROSS AREA 1,542 s.f.

SALEABLE AREA 1,296 s.f.

OFFERED AT \$64,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 26825



Albany Court 薄扶林 雅鑾閣

51 Bisney Road

Rare and nicely decorated 3-bedroom low-rise apartment with good-sized terrace

罕有三房低密度住宅，裝修優雅，連優質平台

GROSS AREA 1,326 s.f.

SALEABLE AREA 1,022 s.f. (plus 646 s.f. terrace)

OFFERED AT \$64,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 121105



37 Repulse Bay Road

淺水灣 淺水灣道37號

3-bedroom apartment at prestigious location with superb sea and mountain views

地段尊貴三房單位，欣賞華麗海景及山景

GROSS AREA 1,680 s.f.

SALEABLE AREA 1,227 s.f.

OFFERED AT \$65,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 127963



South Bay Palace 淺水灣 南灣御苑

25-31 South Bay Close

Modern mid-rise apartment in a serene neighbourhood close to Hong Kong International School

時尚裝修中密度住宅，環境清靜，鄰近香港國際學校，可租可售

GROSS AREA 2,017 s.f.

SALEABLE AREA 1,505 s.f.

OFFERED AT \$75,000 incl. also for sale \$30,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 40912



Repulse Bay Villas

淺水灣 淺水灣道74-80號

74-80 Repulse Bay Road

Low-rise flat in quiet location with lush green view

淺水灣低密度單位，地點寧靜，享翠綠景致

GROSS AREA 2,054 s.f.

SALEABLE AREA 1,889 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 17632





Scenic Villas

薄扶林 美景臺

2-28 Scenic Villa Drive

4-bedroom sea view apartment with balcony and facilities

四房海景單位，連露台及設施

GROSS AREA 2,194 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$83,000 incl.

INQUIRIES 9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 137371



Guildford Garden 山頂 喬苑

1-3 Mansfield Road

Newly renovated and spacious low-rise apartment at a convenient location of The Peak

全新裝修低密度單位，間隔寬敞，交通便利

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,014 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 32780



Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

Spacious 3-bedroom seaview unit with balcony and clubhouse facilities

寬敞三房海景單位，連露台，享會所設施

GROSS AREA 2,362 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 10680



Deepdene

深水灣 蒲苑

55 Island Road

Newly decorated low-rise 4-bedroom apartment with private garden

低密度四房單位，配以全新裝修，連私家花園

GROSS AREA 2,048 s.f.

SALEABLE AREA 1,921 s.f. (plus 800 s.f. garden)

OFFERED AT \$108,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 5444



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Tastefully decorated apartment with mountain view and excellent clubhouse facilities

品味裝修單位，享山巒景致，連優質會所設施，可租可售

GROSS AREA 2,366 s.f.

SALEABLE AREA 1,886 s.f.

OFFERED AT \$110,000 incl. also for sale Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 151123



Ridge Court

淺水灣 冠園

21A-21D Repulse Bay Road

Modern decorated apartment overlooking Deep Water Bay

時尚裝修住宅，俯瞰深水灣景致

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,780 s.f.

OFFERED AT \$112,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 160534





Oasis

山頂 欣怡居

8-12 Peak Road

Spacious 4-bedroom apartment with high ceiling and harbour view prestigiously located on The Peak 寬敞四房海景住宅，樓底高，地段尊貴，可租可售



GROSS AREA 2,891 s.f.

SALEABLE AREA 1,992 s.f.

OFFERED AT \$120,000 incl. also for sale \$78,000,000

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 109001



11 Coombe Road

山頂 甘道11號

Stylish colonial low-rise 3-bedroom apartment in prime location overlooking mountain view 時尚三房英式單位，密度低，地點方便，俯瞰山巒景色



GROSS AREA 2,200 s.f.

SALEABLE AREA 1,917 s.f.

OFFERED AT \$123,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 102089



Ventura Villa

春坎角 華慧苑

27 Ching Sau Lane

Beautiful detached house stands in a serene environment surrounded by greenery

春坎角雅致排屋，環境和諧恬靜，四周一片翠綠



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,360 s.f.

(plus 420 s.f. terrace)

OFFERED AT \$128,000 excl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 130214



La Hacienda

山頂 加列山道29-33號

29-33 Mount Kellett Road

Popular colonial style 3-bedroom apartment at prestigious location with mountain view and sea view 受歡迎英式住宅，三房間隔，地段尊貴，享山景及海景



GROSS AREA 2,820 s.f.

SALEABLE AREA 2,549 s.f.

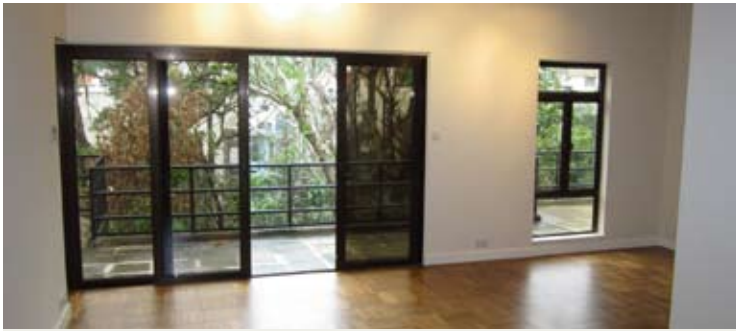
OFFERED AT \$129,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 91





Evergreen Gardens

壽臣山 松柏花園

18 Shouson Hill Road

Unique duplex apartment with 3 bedrooms and a study in verdant and tranquil Shouson Hill
獨特複式住宅，三房間隔連書房，位於恬靜的壽臣山



GROSS AREA 2,106 s.f.

SALEABLE AREA 2,015 s.f.

(plus 1,591 s.f. garden)

OFFERED AT \$130,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 33807



102 Repulse Bay Road

淺水灣 淺水灣道102號

Boutique townhouse on prestigious Repulse Bay Road with stunning sea view

淺水灣道精緻排屋，欣賞壯麗海景，地段尊貴



GROSS AREA 3,500 s.f.

SALEABLE AREA 2,486 s.f.

OFFERED AT \$135,000 excl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 13995



1-3 Homestead Road

山頂 堪仕達道1至3號

3-ensuite apartment with stunning sea view on the Peak

三套房住宅，享華麗海景



GROSS AREA 2,828 s.f.

SALEABLE AREA 2,156 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 29259



Stanley Court

赤柱 海灣園

9 Stanley Mound Road

Bright and airy 3-bedroom townhouse with lush green views in a heaven of peace and serenity
光猛通風三房排屋，享翠綠景色，環境和諧恬靜



GROSS AREA 2,662 s.f.

SALEABLE AREA 2,046 s.f.

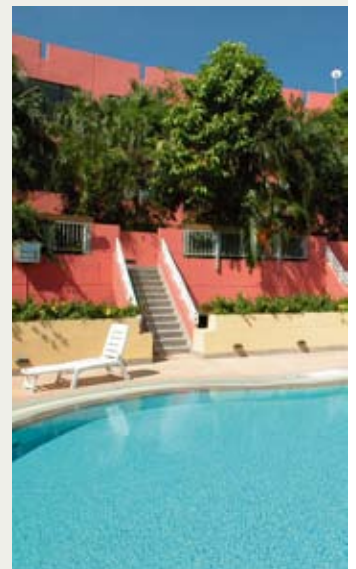
(plus 638 s.f. garden and 604 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 31604





For more information, please call
Agnes Cheung +852 5303 4349
agnes.cheung@landscape-christies.com

Yeoman Ho +852 6205 0415
yeoman.ho@landscape-christies.com

Rowena Siu +852 9348 4118
rowena.siu@landscape-christies.com
www.landscape-christies.com

Inhabit your own masterpiece

Infused with the skill and soul of pure craftsmanship
 Created to standards without equal

Living Life, Feeling Life, Living Sukhothai

STARTING PRICE : THB 28 MILLION (~HKD 7.5 MILLION)

Ready to move in | Freehold



**THE SUKHOTHAI
 RESIDENCES**

Project Owner: Grace Hory Co., Ltd., whose registered office is at 13/9 South Sathorn Road, Khlong Thungmahamek, Khwaeng Sathorn, Bangkok 10120, Thailand, with a registered capital of Baht 10,000,000 fully paid up. The directors authorized to sign on behalf of the Project Owner are Mr. Manee Katsengsakul and Mr. Yong Anuchawerit. Condominium Registration fee: 1/2565, Location: adjacent to The Sukhothai Hotel, Khwaeng Sathorn, Bangkok. Land under title deed nos.: 2122, 2123, 2218, 2219, 2220, 2221, 2222 and 41580, Tambon Thungmahamek, Amphoe Sathorn, Bangkok. Approximate Land Area: 10,000 square meters or 6 Rai 1 Ngan. Condominium building: 41 floors with 136 condominium units to be used for residential purposes. Owners of condominium units must pay expenses and taxes as required by the law on condominiums. The condominium units are free from any encumbrance in favour of any financial institution, person or legal entity. All pictures are taken from the actual location and some might be enhanced by electronic photo retouching.



Crafted by the renowned duo Kerry Hill and Ed Tuttle, The Sukhothai Residences is destined to be a piece of architectural masterpiece for the discerning few to own. Conveniently located at the heart of the Bangkok's CBD area in Sathorn, together with the legendary Sukhothai Hotel* by its side that offers premium hotel services to the residents, The Sukhothai Residences is truly a unique trophy collection in the capital city of Thailand.

Designed with an emphasis on contemporary Asian lifestyles, this architectural landmark carries both the Thai cultural essence and modern architectural aesthetics that creates a unique resort-living experience. It is a 41-storey freehold luxury condominium and consists of 196 high-end residential units including 9 feature penthouses. A variety of unit types are available in the project, including:

1-bedroom ~ 88-123 sq.m.
2-bedroom ~ 113-164 sq.m.
3-bedroom ~ 196-287 sq.m.
4-bedroom ~ 321-338 sq.m.
Sky Villas ~ 436-1204 sq.m.

All units are fully fitted with a mix of high quality finishes including Gaggenau electrical appliances, Poggenpohl kitchen cabinets, Hansgrohe mixers, etc. Each unit has its own private lift lobby and carparking spaces are included for all unit types.

As for recreational facilities, apart from having a fully-equipped gymnasium in the Floating Pavilion of the compound, there is also a 100-metre pool complex which includes a 50-metre swimming pool and a vast green lawn, a definite rare find for a residential project in the heart of the city centre.

The project has been awarded the titles of "Best High-Rise Development, Asia Pacific", "Best High-Rise Development, Thailand" as well as "Best Interior Design, Thailand" by The International Property Awards in 2009 and "Best Interior Design" of Thailand Property Awards 2009.

位於泰國曼谷Sathorn金融中心區、毗鄰The Sukhothai酒店*的The Sukhothai Residences，是由香港興業發展的一幢樓高41層、擁有永久產權的罕有超級豪華公寓。

The Sukhothai Residences以時尚的亞洲生活風格為主題概念，匯聚泰國文化精粹和現代建築美學，打造出一個獨特的渡假式居庭。物業是由享負盛名的國際級建築大師Kerry Hill先生及Ed Tuttle先生攜手合作創造，兩人亦是The Sukhothai酒店在二十多年前的設計師，令項目延續這家世界著名酒店的完美精髓。

項目提供196個高尚住宅單位，包括9個特色頂層天際別墅。物業提供多種戶型，其中包括：

一房單位約 88-123 平方米
兩房單位約 113-164 平方米
三房單位約 196-287 平方米
四房單位約 321-338 平方米
頂層天際別墅 436-1204 平方米

所有單位均附有多種高品質的名牌配置，其中包括 Gaggenau廚具、Poggenpohl廚櫃、Hansgrohe浴室器具等。每個單位均擁有私家的電梯大堂及車位。

設施方面，物業除了在會所內提供一個設備完善的健身室外，還有一個百米池畔，提供一個50米的游泳池及大草坪，實屬在曼谷市中心內一個不可多得的城市綠洲。

The Sukhothai Residences的建築備受業界讚賞，屢獲殊榮。項目于2009年獲亞洲物業大獎頒發「亞太地區最佳高層建築」、「泰國最佳高層建築」和「泰國最佳室內設計」三項殊榮，並於2009泰國物業大獎中榮獲「最佳室內設計」獎項。

*The Sukhothai is one of the "500 World's Best Hotels" recognized by Travel + Leisure US

*The Sukhothai酒店是美國Travel + Leisure雜誌所評選「世界最佳酒店500強」之一



4 Headland Road

淺水灣 赫蘭道4號

Lovely low-rise apartment with huge balcony at a prime location enjoying greenery and sea views

迷人低密度住宅，連大露台，地點方便，欣賞翠綠景色及海景

GROSS AREA 3,500 s.f.

SALEABLE AREA 3,406 s.f.

OFFERED AT \$160,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 8780



8 Deep Water Bay Road

深水灣 深水灣道8號

Exclusive townhouse with private terraces overlooking stunning views of Deep Water Bay

獨特排屋連私家平台，俯瞰壯麗深水灣美景

GROSS AREA 3,000 s.f.

SALEABLE AREA 3,200 s.f. (plus 304 s.f. terrace and 1,000 s.f. roof)

OFFERED AT \$160,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 13233



Eredine山頂 加列山道38號

38 Mount Kellett Road

High efficiency 3-ensuite apartment located on The Peak with private garden and Southside sea view

高實用率三套房單位，連私家花園，享南區海景

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,893 s.f. (plus 500 s.f. garden)

OFFERED AT \$168,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 12359



Le Palais 大潭 皇府灣

8 Pak Pat Shan Road

European style townhouse with superb sea view and deluxe clubhouse facilities

歐陸風格排屋，享華麗海景及豪華會所設施，可租可售

GROSS AREA 3,271 s.f.

SALEABLE AREA 2,416 s.f. (plus 595 s.f. garden)

OFFERED AT \$180,000 incl. also for sale \$93,000,000

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 123307



La Hacienda

山頂 加列山道29-33號

29-33 Mount Kellett Road

Prestigious Peak townhouse with private garden

著名山頂排屋，連私家花園，可租可售

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,756 s.f.

OFFERED AT \$180,000 incl. also for sale \$150,000,000

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 33958



The Somerset 淺水灣 怡峰

67 Repulse Bay Road

Unique duplex with 4 bedrooms and private garden enjoying pleasant mountain and sea views

獨特四房複式住宅，連私家花園，享迷人山巒及海港景致

GROSS AREA 3,099 s.f. SALEABLE AREA 2,413 s.f.

(plus 2,035 s.f. garden and 911 s.f. terrace)

OFFERED AT \$180,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 3511





Helene Court

壽臣山 喜蓮閣

14 Shouson Hill Road

5-bedroom townhouse with spacious garden in serene and verdant Shouson Hill

壽臣山五房排屋，連寬敞花園，環境和諧恬靜



GROSS AREA 3,555 s.f.

SALEABLE AREA 2,782 s.f.

(plus 969 s.f. terrace and 644 s.f. roof)

OFFERED AT \$180,000 excl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 12628



Grosvenor Place

淺水灣 淺水灣道117號

117 Repulse Bay Road

Deluxe 4-bedroom apartment with spacious private terrace offering fantastic Repulse Bay View

豪華四房住宅，連寬敞私家平台，享迷人淺水灣景色



GROSS AREA 2,719 s.f.

SALEABLE AREA 1,908 s.f.

(plus 2,500 s.f. terrace)

OFFERED AT \$200,000 incl.

also for sale \$150,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 34995



Rocky Bank

深水灣 深水灣道6號

Prestigious townhouse with tasteful decoration, ample outdoor spaces and stunning sea view

品味裝修著名排屋，戶外空間充裕，享無敵靚海景



GROSS AREA 2,586 s.f.

SALEABLE AREA 2,586 s.f.

OFFERED AT \$245,000 excl.

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 15780



56 Repulse Bay Road

淺水灣 淺水灣道56號

Luxury 4-bedroom apartment with private roof terrace at Repulse Bay waterfront

豪華四房單位，連私家平台，可租可售



GROSS AREA 3,201 s.f.

SALEABLE AREA 2,550 s.f.

(plus 188 s.f. terrace)

OFFERED AT \$250,000 incl.

also for sale \$155,000,000

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 45883





Bay Villas 壽臣山 南源
57-71 Shouson Hill Road
Well decorated house at a prime location with ample outdoor spaces enjoying sea and mountain views
優質裝修大屋，交通方便，戶外空間偌大，欣賞海港及山巒景致，可租可售



GROSS AREA 4,869 s.f.
SALEABLE AREA 3,680 s.f.
(plus 603 s.f. terrace)
OFFERED AT \$250,000 excl.
also for sale \$270,000,000
INQUIRIES
9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 135517



2 Barker Road
山頂 白加道2號
Rare townhouse at prestigious location boasting panoramic harbour, mountain and Southside sea views
山頂罕有排屋，地段顯赫尊貴，享海港全景，山巒及南區海景



GROSS AREA 4,745 s.f.
SALEABLE AREA 3,223 s.f.
(plus 378 s.f. garden, 518 s.f. terrace and 551 s.f. roof)
OFFERED AT \$285,000 excl.
INQUIRIES 9493 8275 Sami Woo 胡小姐
SEARCH REFERENCE NO. 46176



Kelletteria
山頂 加列山道71號
71 Mount Kellett Road
Boutique garden townhouse with private pool
精緻花園排屋，連私家游泳池，可租可售



GROSS AREA 3,198 s.f.
SALEABLE AREA 2,364 s.f.
(plus 1,113 s.f. garden, 169 s.f. terrace and 915 s.f. roof)
OFFERED AT \$290,000 incl.
also for sale \$250,000,000
INQUIRIES 6330 7888 Cora Ko 高小姐
SEARCH REFERENCE NO. 29979



40 Peak Road
山頂 山頂道40號
Luxurious townhouse in a prime location boasting breathtaking harbour views
山頂豪華排屋，交通方便，欣賞迷人海景



GROSS AREA 6,394 s.f.
SALEABLE AREA 3,781 s.f.
(plus 2,452 s.f. garden)
OFFERED AT \$350,00 excl.
INQUIRIES 9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 31374





Double Bay 深水灣 香島道46號
46 Island Road
Waterfront house with spacious garden and terrace at a prestigious location of Island South
深水灣海濱大屋，連寬敞花園及平台，地段尊貴



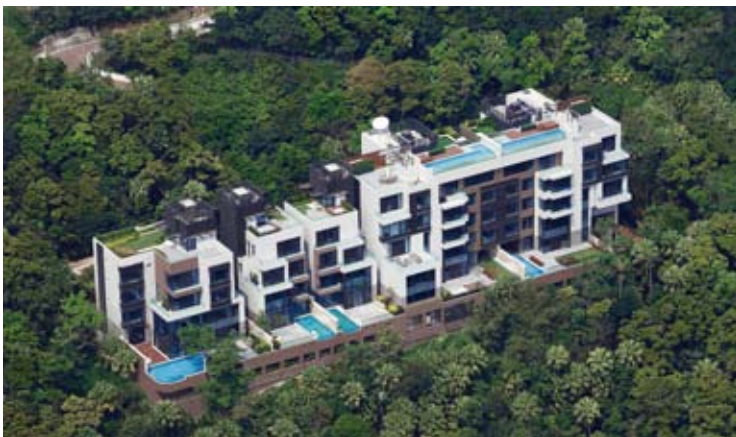
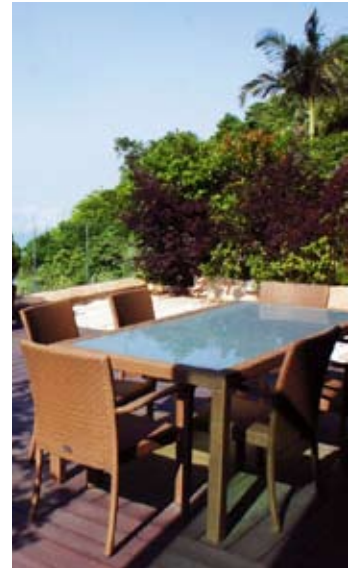
GROSS AREA 5,113 s.f.
SALEABLE AREA 3,562 s.f.
(plus 1,046 s.f. garden and 1,382 s.f. roof)
OFFERED AT \$380,000 incl.
INQUIRIES 9833 9509 Michelle Chung
鍾小姐
SEARCH REFERENCE NO. 108206



Severn Eight
山頂 倚巒
8 Severn Road
Luxurious townhouse at secluded location offering private swimming pool and stunning harbour view
豪華山頂排屋，環境恬靜，享私家游泳池及壯麗海景



GROSS AREA 4,650 s.f.
SALEABLE AREA 3,581 s.f.
(plus 753 s.f. garden)
OFFERED AT \$400,000 incl.
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 159489



A brand new deluxe residential development offers the serenity of nature in a peaceful environment of The Peak, shares an unobstructed panoramic view of the East and South side of Hong Kong Island. Each of the 3 detached houses and 10 apartments features a classic yet contemporary design aesthetic and are extremely spacious, ranging from 2,400 – 11,500 square feet with exceptionally high ceilings of 3.74m.

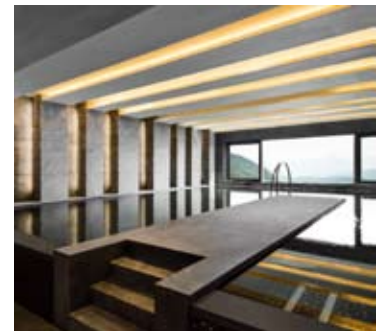
The luxurious detached houses are equipped with internal lifts to private roof top, outdoor heated swimming pool and Jacuzzi. Some apartments include private spacious gardens and heated swimming pools.

Deluxe clubhouse features a fully functional gym with an excellent selection of training equipment as well as an indoor heated swimming pool. Residents are safeguarded by a triple-layer security system offering detection, surveillance and access control. The perimeter is armed with infra-red sensors and radial detectors.

這個全新豪華住宅項目位於綠意盎然的山頂隱密地段，鳥瞰港島東南遼闊景致。大宅由3座獨立屋及10個單位組成。設計融合經典與現代風格，面積2,400-11,500平方呎，提供3.74米高樓底，空間寬敞。

獨立屋設有內置獨立電梯往天台，並設室外恆溫游泳池及按摩浴池，極致奢華。部份分層單位還有偌大私人花園及室外恆溫游泳池。

此外，住戶可享用會所健身設施及室內恆溫游泳池。保安方面，物業設有偵測、監視及出入監控三重功能，物業周邊已裝上紅外線及放射式探測器。



7-15 Mount Kellett Road, The Peak
山頂 加列山道7-15號

HOUSES:
SALEABLE AREA 6,200 s.f.
OFFERED AT \$650,000 incl.
APARTMENTS:
SALEABLE AREA 2,400 s.f. to 5,200 s.f.
OFFERED AT \$180,000 to \$430,000 incl.
INQUIRIES 6183 8339 Carman Szeto 司徒小姐
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 160081



Midlevels Central & West LEASE

中半山及西半山 出租



King's Garden

西半山 健園

66 Conduit Road

Practical flat in convenient location with nice decorations

西半山實用單位，裝修高雅，交通方便，可租可售

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,082 s.f.

OFFERED AT \$45,500 excl. also for sale \$16,900,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 125480



6B-6E Bowen Road

中半山 寶雲道6B-6E

Colonial low-rise apartment on tranquil Bowen Road with pleasant greenery view

英式低密度住宅，位於恬靜寶雲道，享舒適的翠綠景色

GROSS AREA 1,600 s.f.

SALEABLE AREA 1,336 s.f.

OFFERED AT \$55,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 98166



Starcrest

灣仔 星域軒

9 Star Street

2-bedroom apartment with nice city view on fringe of CBD

兩房單位連迷人城市景致，鄰近商業中心區，可租可售

GROSS AREA 1,158 s.f.

SALEABLE AREA 922 s.f.

OFFERED AT \$58,000 incl. also for sale \$31,800,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 106265



Yukon Court 西半山 殷豪閣

2-4 Conduit Road

High efficiency 3-bedroom apartment close by the Central-Mid-levels escalators

高實用率三房單位，鄰近半山扶手電梯，可租可售

GROSS AREA 1,697 s.f.

SALEABLE AREA 1,398 s.f.

OFFERED AT \$59,000 excl. also for sale \$30,000,000

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 23388



Park Mansions 中半山 百年順大廈

27-29 MacDonnell Road

Well appointed 4-bedroom apartment overlooking the neighbourhood of Midlevels Central

優質四房住宅，俯瞰中半山社區景色，可租可售

GROSS AREA 2,013 s.f.

SALEABLE AREA 1,723 s.f.

OFFERED AT \$75,000 incl. also for sale \$36,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 40085



Pearl Gardens 西半山 明珠臺

7 Conduit Road

Practical bright and airy 4-bedroom apartment with balcony in very high efficiency

光猛通風四房單位，間隔實用，連露台

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 158197





Tregunter Tower 3 中半山 地利根德閣3座
14 Tregunter Path

Spacious 4-bedroom apartment with partial harbour view and full clubhouse facilities

寬敞四房單位，享海景及完善會所設施

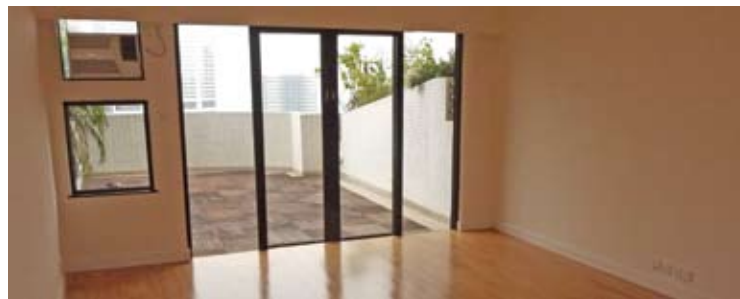
GROSS AREA 3,001 s.f.

SALEABLE AREA 2,407 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 13879



Hong Villa

中半山 峰景花園

12 Bowen Road

3-bedroom unit with terrace and partial harbour view at a prime location

三房單位連私家平台，享海景，地點方便，可租可售

GROSS AREA 1,916 s.f.

SALEABLE AREA 1,538 s.f. (plus 321 s.f. terrace)

OFFERED AT \$88,000 incl. also for sale \$65,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 6918



Dynasty Court 中半山 帝景園

23 Old Peak Road

Beautifully decorated apartment on Lower Peak with spectacular harbour view

雅致裝修住宅，享壯麗海港景致，可租可售

GROSS AREA 1,962 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$90,000 incl. also for sale \$58,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 101965



Tregunter Tower 1 中半山 地利根德閣1座

14 Tregunter Path

4-bedroom apartment in upscale neighbourhood with brand new decorations

全新裝修四房單位，位處高尚地段，可租可售

GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$100,000 incl. also for sale \$55,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 94536



Pine Court 中半山 翠峰園

5 Old Peak Road

Spacious colonial mid-rise apartment with huge living room and balcony at prime location

寬敞英式中密度住宅，連巨大客廳及露台，地點方便

GROSS AREA 2,650 s.f.

SALEABLE AREA 2,350 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 38153



Regent On The Park

中半山 御花園

9A Kennedy Road

Newly renovated modern apartment on fringe of CBD

全新裝修時尚住宅，鄰近商業中心區

GROSS AREA 2,720 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$105,000 excl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 150668



Midlevels Central & West LEASE

中半山及西半山 出租



Po Shan Mansion 西半山 寶城大廈

10-16 Po Shan Road

Well decorated 4-bedroom apartment at prime location with practical layout and full harbour view

四房優質裝修單位，間隔實用，享全海景，可租可售

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$110,000 incl. also for sale \$63,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 112495



The Albany 中半山 雅賓利大廈

1 Albany Road

Prestigious apartment in the heart of Midlevels Central with metropolitan and partial harbour views

中半山著名住宅，享都市美景及海景

GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 9809 8570 Stella Lo 羅小姐

SEARCH REFERENCE NO. 31537



Estoril Court

中半山 愛都大廈

55 Garden Road

Large and spacious 4-bedroom flat with balcony close to CBD

巨大寬敞四房住宅，連露台，鄰近商業中心區

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$115,000 excl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 5512



Hatton House 西半山 赫頓大廈

15 Kotewall Road

Spacious 5-bedroom mid-rise apartment in tranquil location overlooking Victoria Harbour

五房中密度單位，寬敞間隔，地點寧靜，俯瞰維港景

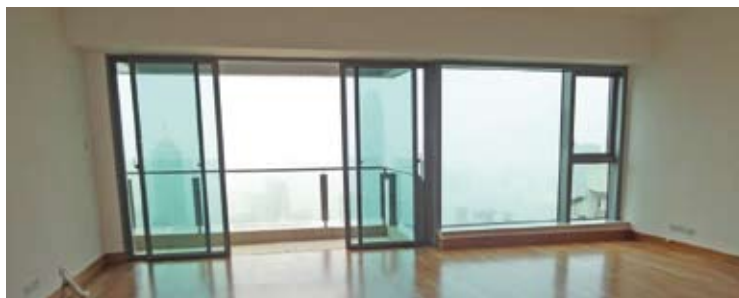
GROSS AREA 2,800 s.f.

SALEABLE AREA 2,324 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 37414



Branksome Crest

中半山 地利根德里3A號

3A Tregunter Path

Modern apartment with excellent facilities at prime location

時尚裝修住宅，連優質設施，地點方便

GROSS AREA 2,355 s.f.

SALEABLE AREA 1,762 s.f.

OFFERED AT \$125,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 33607



Garden Terrace 2 & 3 中半山 花園臺2 & 3座

8A Old Peak Road

Nicely renovated 3-ensuite apartment in Midlevels Central with city and greenery views

中半山全新裝修單位，連三套房，享城市及翠綠景致

GROSS AREA 3,009 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 160105





Bowen Mansion 中半山 寶雲大廈
7C Bowen Road

Colonial low-rise apartment with huge balcony enjoying amazing vista of the city, greenery and Victoria Harbour

英式低密度單位，連大露台，享城市、翠綠及維港美景，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,638 s.f.

OFFERED AT \$135,000 incl. also for sale \$85,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15436



Clovelly Court 中半山 嘉富麗苑
12 May Road

High efficiency 4-bedroom apartment with balcony enjoying harbour views

高實用率四房單位，連露台，欣賞海港景致，可租可售

GROSS AREA 2,809 s.f.

SALEABLE AREA 2,348 s.f.

OFFERED AT \$148,000 incl. also for sale \$95,000,000

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 120934



Magazine Court 中半山 澄碧閣
5-7 Magazine Gap Road

Spacious colonial mid-rise apartment with balcony overlooking sweeping city view

英式中密度單位，寬敞間隔，連露台，俯瞰廣闊城市景觀

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,855 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 159681



May Tower 2
中半山 梅苑二座

5 May Road

Renowned 4-ensuite apartment with practical layout in Midlevels Central
著名四套房住宅，間隔實用

GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$155,000 excl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 10700



The Mayfair 中半山 梅道1號
1 May Road

Harbour view apartment with deluxe clubhouse facilities at a tranquil and prestigious location

半山清靜海景住宅，享豪華會所設施，地段顯赫尊貴，可租可售

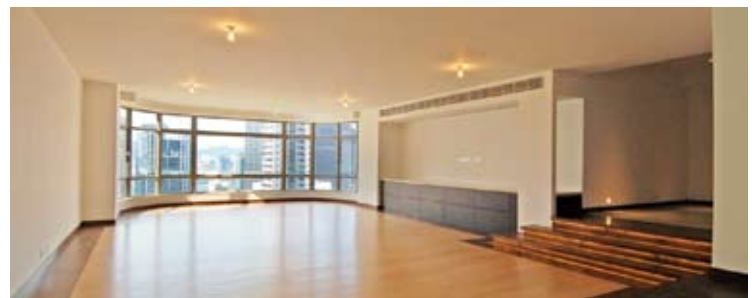
GROSS AREA 2,838 s.f.

SALEABLE AREA 2,204 s.f.

OFFERED AT \$160,000 incl. also for sale \$113,520,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 13146



Eva Court 中半山 惠園
36 MacDonnell Road

Exceptionally spacious 4-bedroom apartment on fringe of Central with city view

寬敞四房單位，鄰近中環，享城市景

GROSS AREA 4,500 s.f.

SALEABLE AREA 4,017 s.f.

OFFERED AT \$227,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 26702



Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Loong Fung Terrace 東半山 龍風臺

89-93 Tai Hang Road

Nicely decorated mid-rise apartment at a serene location with greenery view

雅致裝修中密度單位，地點清幽恬靜，享翠綠景致

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,482 s.f.

OFFERED AT \$67,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 43556



6-6A Sing Woo Crescent

跑馬地 成和坊6-6A號

Rare low-rise duplex apartment with spacious garden in convenient location

罕有低密度複式住宅，連寬敞花園，地點方便

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,574 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 159004



Lincoln Court 東半山 林肯大廈

156 Tai Hang Road

Bright and airy 2-bedroom apartment with balcony overlooking the metropolitan and greenery

光猛通風兩房單位，連露台，俯瞰城市景及翠綠景致

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,560 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 111645



Riverain Valley

跑馬地 御駿居

79 Sing Woo Road

Penthouse duplex with private roof in the heart of Happy Valley

頂層複式單位，連私家天台，位於跑馬地核心地帶，可租可售

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,323 s.f. (plus 273 s.f. roof)

OFFERED AT \$80,000 excl. also for sale \$41,500,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 91400



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

Spacious 3-bedroom apartment in quiet environment

寬敞三房住宅，環境清幽恬靜

GROSS AREA 2,300 s.f.

SALEABLE AREA 2,000 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 18652



Serene Villa

渣甸山 寧苑

41-45 Perkins Road

Contemporary low-rise apartment at quiet location

當代時尚裝修住宅，密度低，地點寧靜

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,401 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 41333





The Colonnade

東半山 嘉瀚臺

152 Tai Hang Road

Quality modern apartment for rent
in prime location

優質時尚住宅，罕有出租，交通方便



GROSS AREA 2,141 s.f.

SALEABLE AREA 1,642 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

9229 2396 Elaine Chow 周小姐

SEARCH REFERENCE NO. 159933



Title: G1037 | Artist: WANG Yehan | Dimension: 120 x120cm | Year: 2012



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The Elegance

東半山 優雅閣

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duplex apartment on convenient Tai
Hang Road

品味裝修海景複式住宅，位於交通方便的大
坑道，可租可售



GROSS AREA 2,404 s.f.

SALEABLE AREA 1,710 s.f.

OFFERED AT \$95,000 incl.

also for sale \$45,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 130711



Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Nicely decorated 4-bedroom
apartment enjoying open city view
雅致裝修四房單位，享開揚城市景致



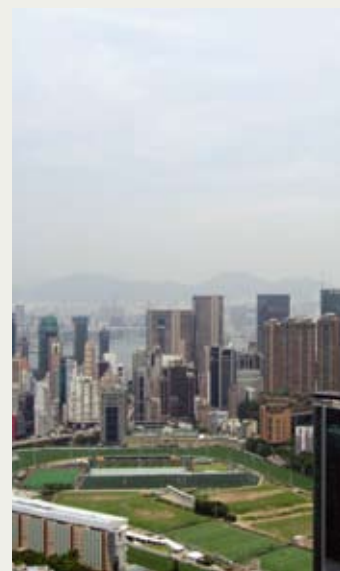
GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 159794





錦上添花

Star treatment

Martyn Lawrence Bullard pulls out all the stops in designing a dream home for Grey's Anatomy leading lady Ellen Pompeo

Martyn Lawrence Bullard使盡渾身解數，為《醫人當自強》女主角Ellen Pompeo設計夢想家居

Text: Suzanne Miao Photography: Courtesy of Martyn Lawrence Bullard



alongside a custom ottoman covered in Noir leather by Holly Hunt. The happy mix of influences continues in the living room, where the ceiling height is accentuated by a custom Mousharabi screen mirror made for the space, and Spanish wall lights from the 1920s. Edwardian club chairs are positioned alongside a side table made of ancient petrified wood.

In the living room are four Fatima mirrors designed by Bullard, while a photograph by Nick Brandt rests next to the fireplace, and an 18th century Italian ebony chair sits on the other side. Crowning the space is a rare white Picasso ceramic candelabra. "The 22ft ceilings of the living room allowed me to keep the furnishings simple, as the room has all the drama," says Bullard. "The floor is covered in a 1930s Afghan wool dhurrie rug while the windows have off white Rogers & Goffigan linen drapery. The Moroccan-style sofa was designed especially for the room. The silver tray tables are from Caravane Chambre 19 in Paris,

Dealing with a celebrity client list sounds like a dream come true for an interior designer, but the truth is that it is undoubtedly a huge challenge. Celebrities, after all, are already treated like royalty wherever they go, and can afford pretty much the best of everything. How then, to make them feel even more special? This was what 'interior designer to the stars' Martyn Lawrence Bullard — one of the judges for the Perspective Awards 2012, and whose work on Cher's apartment was featured in our July 2012 issue — set out to achieve for Ellen Pompeo, best known as Dr Meredith Grey on the hit television drama, Grey's Anatomy.

Located in California, the front terrace of Pompeo's house looks over the hills of Hollywood and architecturally, is of the Spanish Revival style — an original gunite wall treatment in the rear garden dates from 1923. Inside, an eclectic décor sees vintage, ethnic, contemporary and bespoke themes and items co-exist harmoniously.

In the family room, for example, a deep, low, linen-covered sectional sofa custom-designed by Bullard is accentuated with Ikat pillows by Rifat Ozbek. A Marrakesh linen screen sits on leather bound sea grass flooring,





while the 1950s Osvaldo Borsani lacquered goatskin table came from a vintage store, Fat Chance, in Los Angeles."

In the pared-back kitchen, the floor is covered in reclaimed antique French terracotta tile, while the cabinets and Viking cooker are all stainless steel. The Viking fridge is balanced by a spectacular Salgado photograph of an Indian train station. "This photo is said to have inspired the final scene of the movie *Slum Dog Millionaire*," Bullard notes.

The designer originally custom-created the Bugatti-style mirror in the dining room for another celebrity client, Cher, "but it found the perfect home in this room," he says. "The antique Italian farm table provides a rustic feeling, while the three hanging fixtures from Caravane Chambre 19 in Paris add a Moroccan flavor. The candlestick is 18th century Turkish and was found in the Grand Bazaar, Istanbul."

Pompeo's master bedroom can be read as a homage to travel in exotic lands and the beauty of vintage: the wall behind the bed is hung with an early 20th century Egyptian tapestry, while the antique Moroccan embroidered pillows are from Pat McGann in Los Angeles. The grey lacquer side tables are vintage Edward Wormley, the lamps are from the 1940s and the rug is vintage Afghani from Amadi Carpets. Walk through into the master bathroom and you'll find a bathtub from Waterworks, an antique French terracotta tile floor and a 19th century Chinese ladder (used to hold towels). An added quirky touch is a zinc 'garden stool' sourced in LA and used as a side table.

Finally, heading back towards the outdoors, a screened-off porch features a tray table from the 1950s and pillows are covered in Marrakesh fabric from the Martyn Lawrence Bullard Fabric collection. In the garden, cypress trees provide privacy and shade in the hot summer, and a Jaipur sofa in teak from the designer's own Home collection is placed at the end of the pool "to add an exotic touch," says Bullard. For Pompeo, her home is undoubtedly testament to his success in 360-degree design.

www.martynlawrencebullard.com



對於室內設計師來說，客戶名單上位名人看來很風光，人人稱羨，但事實上大家都明白與巨星打交道是何其艱鉅的挑戰。說到底，名人無論去到哪裡都受到皇室般的款待，而且他們也花得起錢買心頭好。既然如此，要怎樣才何讓他們更加感受到自己與眾不同？去年擔任《透視設計大賞2012》評審的巨星「御用」室內設計師Martyn Lawrence Bullard（他替音樂女神雪兒設計的住宅收錄於《透視》2012年7月號）再接再厲，為在大熱電視劇《醫人當自強》中飾演女實習醫生紀曼迪的Ellen Pompeo設計大宅，務求要令Ellen的家非同凡響。

Ellen的大宅位於美國加州，大陽台眺望荷里活的山巒，建築呈西班牙復興建築風格，後花園經噴射沙漿處理的牆壁的歷史可追溯至1923年。室內的裝潢風格包羅萬有，復古、民族風、當代設計及特製的主題和陳設相輔相成，諧和配合。

以起居室為例，深而矮身的亞麻布組合沙發由Martyn特別設計，配襯Rifat Ozbek的伊卡織枕頭。地板鋪上皮革海草地毯，配搭一幅馬拉喀什亞麻布簾和Holly Hunt訂製的「Noir」皮革腳。這種諧和的搭配延伸到客廳，特別訂製的Mousharabi鏡屏及20年代的西班牙掛牆燭台燈突顯高樓底，愛德華風格的單人沙發椅則擺放在古老石化木製作的茶几旁。

客廳裡掛上四塊Martyn設計的Fatima鏡子，壁爐一邊是Nick Brandt的攝影作品，一邊則是張18世紀意大利黑檀木椅。罕見的畢加索白陶器燭台成為整個空間的亮點。Martyn說：「客廳的樓底足有22呎，所以我可以用簡單的傢具陳設，空間本身已夠震撼。地板鋪上30年代的阿富汗粗棉羊毛地毯，窗邊則有Rogers & Goffigan的灰白色亞麻布簾。摩洛哥風格的沙發是特別為客廳設計的。銀製邊几來自巴黎的Caravane Chambre 19，而50年代的Osvaldo Borsani上漆山羊皮則是購自洛杉磯的古董店Fat Chance。」

在廚房，地板鋪上古董法式赤陶舊磚，櫃子及Viking煮食爐則是不鏽鋼。Viking雪櫃與旁邊Salgado

拍下印度火車站的迷人攝影作品相映成趣。Martyn說：「這張相片據聞是電影《一百萬零一夜》裡最後一幕的場景原型。」

飯廳裡的Bugatti風格鏡子原本是Martyn為他的另一位巨星客戶雪兒特別設計的，他說：「但它卻在這裡找到了最完美的安身之所。古董意大利農舍長，帶出農鄉的原始氣息，而巴黎Caravane Chambre 19的三盞吊燈卻又添上摩洛哥的調兒。燭台來自18世紀的土耳其，我們在伊斯坦堡的Grand Bazaar找到。」

Ellen的主人睡房可以說是向異國之旅及古董之美致敬：床頭的牆壁掛上20世紀初的埃及繡帷，床上的摩洛哥古董刺繡枕頭則是來自洛杉磯的Pat McGann。灰漆床頭櫃是Edward Wormley的古董作品，兩盞燈源自40年代，而地毯則是Amadi Carpets的古董阿富汗地毯。從主人房走進浴室，你會找到Waterworks浴缸、古董法式赤陶地板和用來掛毛巾的19世紀中式長梯。邊几其實是在洛杉磯搜購得來的鋅鐵花園，添上怪誕的格調。

最後，走出廳堂到戶外看看，門廊掛了簾子，放上50年代的邊几配用上Martyn Lawrence Bullard Fabric系列的馬拉喀什布料的枕頭。在花園，柏樹除了提高私隱度外還在炎炎夏日帶來樹蔭，泳池邊的齋浦爾柚木沙發屬於Martyn的Home系列，為花園添點異國風情。對Ellen來說，這個家肯定展示出Martyn全方位設計的看家本領。

www.martynlawrencebullard.com

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 請密切留意《透視》五月號更多有關建築與設計的主題報導，或登入 www.perspectiveglobal.com 參閱精彩內容。

Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



The Signature

東半山 春暉8號

8 Chun Fai Terrace

Brand new luxurious 4-bedroom apartment in Midlevels East

東半山全新四房單位，裝修豪華，可租可售



GROSS AREA 2,016 s.f.

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OFFERED AT \$100,000 incl.

also for sale \$46,000,000

INQUIRIES 6330 7888 Cora Ko 高小姐

SEARCH REFERENCE NO. 158324



Broadview Villa

跑馬地 樂景園

20 Broadwood Road

Renovated 4-bedroom flat with Stadium view in Happy Valley

跑馬地四房裝修單位，欣賞大球場景色，可租可售



GROSS AREA 3,134 s.f.

SALEABLE AREA 2,853 s.f.

OFFERED AT \$130,000 excl.

also for sale \$110,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 102070



Victoria Heights 東半山 威利閣

43A Stubbs Road

4-bedroom apartment with spacious roof enjoying panoramic views of the city, racecourse, mountain & Victoria Harbour

四房單位連寬敞天台，享都市、馬場、山巒及維港景致



GROSS AREA 2,650 s.f.

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(plus 1,936 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 37158



Wilson Road

渣甸山 衛信道

Rare on market Jardine's Lookout townhouse with huge private garden and garage

渣甸山罕有排屋出租，連私家花園，獨立車房



GROSS AREA 3,000 s.f.

SALEABLE AREA 2,819 s.f.

(plus 1,372 s.f. garden)

OFFERED AT \$170,000 incl.

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 35587



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1 & 2 June 2013 (Sat & Sun)

TIME :

11 am - 7 pm

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Currently fully let. Long-term investment with excellent future redevelopment potential.

位於武士橋花園廣場內擁有永久業權的優質住宅大樓，後排建有由馬廐改建而成的住宅。已改建成六個單位，每層一個單位，連三層由馬廐改建而成的住宅及車庫。現已全數租出，未來重建發展潛力無限，為長線投資首選。

House-Freehold**Mews-Leasehold (Freehold may be acquired)****12,347 s.f.****£22-26M****Prime Boutique Hotel****Knightsbridge SW3**

Small Luxury Boutique Hotel in a quiet street overlooking a garden square, moments away from Harrods, Harvey Nichols and the Mandarin Oriental. 30 guest rooms contained within 2 adjoining 7-storey period houses. A super prime asset to hold medium term as a hotel under management, with the possibility to convert back to luxury residential use in future, subject to planning.

座落於寧靜一隅的小型豪華精品酒店，俯瞰花園廣場，瞬間可達Harrods，Harvey Nichols及文華東方酒店。酒店由兩棟相連的七層高大廈組成，共有30間客房。物業連同酒店經營權出售，為中線投資極佳選擇。未來亦可透過城規批准，重新改建為豪華住宅。

Freehold**13,000 s.f.****£19-24M****Prime Retail plus Offices****Covent Garden WC2**

Prime mixed use property located within 50 metres of the world famous Covent Garden Piazza. Retail unit on ground floor and basement, let to quality tenant with 9 years' lease term remaining. Four floors of office space above fully let to a single tenant with lease expiring in 2015. On expiry option to re-let or potential to convert to residential use, subject to planning.

距離世界知名的科芬園花園廣場只有50米的商業及零售混合物業，地下及地庫現時租予一零售租戶，尚餘9年租約。樓上共有四層的辦公室則由一獨立租戶承租，租約至2015年。租約期滿後，可重新出租，或透過城規批准，重新改建為住宅用途。

Freehold**10,873 s.f.****£8-10M****Gross Yield 4.9%****Prime Retail****Westbourne Grove W2**

Modern purpose-built retail unit in busy location on fashionable Westbourne Grove near to Notting Hill. Comprises ground floor and basement currently let to a single tenant, one of the UK's largest retail banks, with lease expiring in 2019. Rent review due in 2014 should increase gross yield to circa 7.5% at current market rates.

位於繁華的潮流熱點Westbourne Grove特定為租客建造的零售商舖，鄰近諾丁山。地下及地庫層現由英國一間大型零售銀行承租，租約至2019年。2014年將重新議定租金，預計可達7.5%租金回報。

Virtual Freehold**3,883 s.f.****£1-1.5M****Gross Yield 5.2%****Prime Retail****Clapham SW11**

Prime retail investment located on busy shopping street close to Clapham Junction. Three adjoining ground floor units with basements sold as single lot. Fully let to 3 tenants including McDonald's on long leases expiring between 2020 and 2024. Good yield with upside on review.

位於購物黃金地段的優質零售商舖，鄰近Clapham 交匯處。三間相連的地舖連地庫，現正一拼出售。物業現由三個租戶承租，其中麥當勞租約期於2020至2024年屆滿。租金可向上調整，回報優厚。

Freehold**13,196 s.f.****£5-7M****Gross Yield 5.6%****Prime Residential****Pimlico SW1**

Grade II listed house in beautiful garden square in Pimlico close to Victoria Station. Converted into 6 large 1- and 2-bedroom flats ranging from 1,400 to 2,100sf (net). Finished to high quality specification with lift. Vacant but with good rental potential. Ideal for investment or own use plus investment.

位於Pimlico受二級文物保護的大屋，座落於美麗的花園廣場內，鄰近維多利亞地鐵站。已改建為六個寬敞的一房及兩房住宅單位，面積介乎1,400至2,100平方呎，附高級品味裝修及升降機。物業現罕有交吉放售。區內租務需求殷切，無論自用或投資，均是理想之選。

Freehold**8,156 s.f.****£15-20M****Gross Yield est. 3.4%**

Large selection of recommended investment properties are available upon request.

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The quintessential Right Bank Bordeaux vineyard chateau, located in Entre-de-Mers AOC Bordeaux Superieur. Total estate area 18.9 hectares. The property dates back to 12th and 15th centuries and has been fully refurbished including underfloor heating, state of the art electrics and beautiful materials used throughout. Organic vineyards with excellent terroir.

這座經典的波爾多右岸酒堡位於名產酒區 Entre-de-Mers，面積廣達18.9公頃。莊園的歷史可追溯至12和15世紀，經全面修葺，設有地板供暖系統、先進的電器，用料上乘。擁有有機葡萄園，風土條件優良。

Price € 2.862M
售價：2,862,000歐元



Located in the Premières Côtes de Bordeaux. Built above 16th century cellars, this delightful chateau sits within a beautiful park. Bought by current owner in 2001, it had undergone a total restoration over a period of almost 3 years. Luxuriously decorated and fully furnished, this chateau has been meticulously maintained in move-in condition.

位於波爾多首酒區的莊園。建於16世紀酒窖之上，座落在景致迷人的公園裡。現任莊主在2001年買下物業，完成了為期近三年的全面整修工程。莊園裝修豪華，設備齊全，保養良好，可立即入住。

Price € 3.55M
售價：3,550,000歐元



Wine producing estate in the Cotes de Bordeaux which has exceptional views over the region and its vineyards, extending over 54 hectares within a total estate of 63 hectares. 12 minutes to the village of St Emilion and within easy distance of a brand new golf course to be completed at the end of 2013.

這座酒莊位於波爾多區，飽覽當地葡萄園的醉人風景。莊園總面積為63公頃，包括54公頃葡萄園。距離聖埃米利永12分鐘，毗鄰的全新高爾夫球場將於2013年底竣工。

Price € 4.24M
售價：4,240,000歐元



More similar properties are available upon request.

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