

VOLUME 137 | May 2016

The Key

SELECT DELUXE HOMES

大宅

熱帶風情
Escape to
a tropical resort

本期焦點：南畔逍遙
Spotlight:
Magnificent homes
on the Southside

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

FEATURE

Industry Focus:
- Technology
in the home
- Sketches

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

Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey

Lucy SY Teo

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

Peak road –contemporary classic



Jennifer & Mandan Fong

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

Magazine Gap road –pure elegance



Harry Dinh Khoan

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

Repuise Bay road –les Français



Salesha N. Boyd

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

Mt Kellet road –deja vu



Stephen Carroll

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

Albion Terrace -colonial sensation



**Architects design houses,
 we design homes.**



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

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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



搬遷通知

NOTICE OF RELOCATION

Please be informed that our company will be moving to a new office in the CENTRE of Causeway Bay in May 2016. Our new address is as follows:

Units 601-4, 6/F, Sino Plaza, 255-257 Gloucester Road, Causeway Bay, Hong Kong

Kindly note that all numbers and e-mail addresses remain the same

本公司將於二零一六年五月遷往銅鑼灣市中心的新地址辦公，地址如下：

香港銅鑼灣告士打道255-257號信和廣場6樓601-4室

所有聯絡號碼及電郵地址維持不變

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Each Office is Independently Owned and Operated



熱帶風情

Escape to a tropical resort

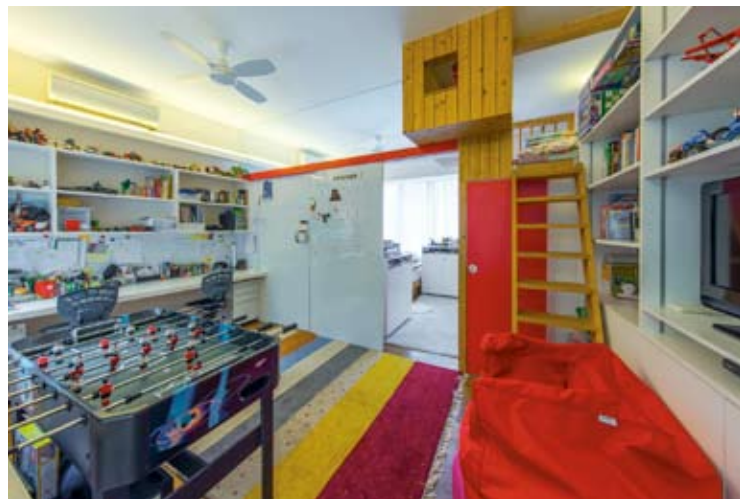
Located on the south side of Hong Kong Island, Stanley is known for its peace, quiet, and luxury houses. Residents in this area enjoy great serenity, closeness to beautiful beaches, and stunning mountain and sea views.

Part of Stanley Court, this spacious townhouse, spanning 2,049 s.f. (saleable area), has four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a 452 s.f. private garden, a maid's room, a study room and two covered carparks.

Floor-to-ceiling sliding windows in the living and dining room allow natural sunlight and fresh air to circulate freely. The doors also provide access to the garden with its tropical atmosphere, surrounded by trees and brimful of colourful outdoor furniture and fences.

Available at HK\$62 million, the house also has a private 617 s.f. roof, providing perfect mountain views for residents, and good internal upkeep with a fully fitted and equipped kitchen.





赤柱位於港島南面，以寧靜及安逸聞名，更是傳統豪宅區。住戶於此區享幽靜的環境，毗鄰優美的海灘，坐擁壯麗的山巒景及海景。

海灣園是赤柱的其中一個住宅項目。此寬敞洋房實用面積達2,049平方呎，提供四間睡房，包括兩間套房，三間浴室、相連的客飯廳、一個452平方呎的私家花園、一間家傭房、一間書房及兩個有蓋車位。

客飯廳的落地玻璃門窗打開後，清新空氣和陽光源源不絕地湧入，光猛通風。步行往室外可到達綠樹環抱的花園，戶主又放置顏色鮮豔的室外傢具，充滿濃濃的夏日氣息。

另外，洋房亦設面積達617平方呎的天台，可遠望怡人山景。單位內櫥整潔，廚房設備齊全，目前以6200萬港元放售。

Stanley Court

海灣園

9 Stanley Mound Road, Stanley

赤柱 赤柱崗道9號



GROSS AREA 2,669 s.f.

SALEABLE AREA 2,049 s.f. (plus 452 s.f. garden and 617 s.f. roof)

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 124240



Ridge Court 淺水灣 冠園

21A-21D Repulse Bay Road

Spacious apartment on upper Repulse Bay Road with splendid view of Deep Water Bay

淺水灣道頭段寬敞住宅，飽覽深水灣美景

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,780 s.f.

OFFERED AT \$44,500,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 99493



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Spacious 3-bedroom sea view apartment in older style development

寬敞三房海景單位，位處傳統住宅名廈，可租可售

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$50,000,000 also for lease \$70,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 106454



Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Highly sought after apartment on upper Repulse Bay Road enjoying full view of Deep Water Bay golf course and the ocean with 2 car parks

淺水灣道頭段受歡迎住宅，飽覽深水灣高爾夫球場全景，連雙車位

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$55,000,000 \$52,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 4490



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Popular family apartment with balcony and top notch clubhouse facilities in verdant country park

受歡迎家庭式住宅，連露台，配以豪華會所設施，位處翠綠郊野公園，可租可售

GROSS AREA 2,772 s.f.

SALEABLE AREA 2,308 s.f.

OFFERED AT \$54,000,000 also for lease \$105,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 49625



Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

Prime 4-bedroom apartment for sale with tenancy or vacant possession

優質四房住宅，可連租約或交吉出售

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$68,500,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 31648



Woodbury Court

薄扶林 嘉林閣

137 Pok Fu Lam Road

4-bedroom duplex at upscale location with sweeping sea view and 6 car parks

四房複式單位，地段顯赫尊貴，坐擁遼闊海景，連六車位

GROSS AREA 2,895 s.f.

SALEABLE AREA 2,549 s.f.

OFFERED AT \$74,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 38823





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

Sea view townhouse with full facilities at Tai Tam waterfront
大潭海濱海景排屋，連完善設施，可租可售

GROSS AREA 3,054 s.f.

SALEABLE AREA 2,836 s.f.

(plus 631 s.f. garden, 72 s.f. terrace and 291 s.f. roof)

OFFERED AT \$70,000,000 also for lease \$90,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 4866



Repulse Bay Garden 淺水灣 麗景園
18-40 Bellevue Drive

Rare find 4-bedroom nicely renovated flat with unbeatable
sea view and 2 car parks

罕有四房雅緻住宅，享絕美海景，連雙車位

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,576 s.f.

OFFERED AT \$83,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 109136



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

Tastefully designed sea view house in Tai Tam
大潭海景大屋，配以品味設計裝修，可租可售

GROSS AREA 3,377 s.f.

SALEABLE AREA 2,958 s.f.

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

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

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33824



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

Contemporary waterfront garden house with designer decorations
時尚海濱花園大屋，匠心獨運，可租可售

GROSS AREA 3,020 s.f.

SALEABLE AREA 3,013 s.f.

(plus 928 s.f. garden, 181 s.f. terrace and 202 s.f. roof)

OFFERED AT \$110,000,000 also for lease \$160,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 167223



96 Repulse Bay Road

淺水灣 淺水灣道 96號

Stunning low-rise duplex with private roof terrace enjoys spectacular
views of Repulse Bay

雅緻低密度複式單位，連私家天台，眺望淺水灣華麗景色

GROSS AREA 4,000 s.f.

SALEABLE AREA 3,312 s.f. (plus 1,516 s.f. roof)

OFFERED AT \$128,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 102051



Bellevue Place 淺水灣 寶晶苑

93 Repulse Bay Road

Well decorated beautiful townhouse with private outdoor spaces taking
in Repulse Bay sea view

優質裝修雅緻排屋，連私家戶外空間，眺望淺水灣美景，可租可售

GROSS AREA 3,619 s.f.

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

OFFERED AT \$150,000,000 also for lease \$145,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 134704





Rare waterfront single lot in Southside
南區罕有海濱地盤出售

Site Area approx. 8,000 s.f.
地盤面積約8,000平方呎

OFFERED AT \$750,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生



Single lot for sale at The Peak with
exceptional redevelopment opportunity
山頂區罕有可重建地盤出售

Site Area approx.
11,100-28,000 s.f.

地盤面積約 11,100-28,000平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



可再發展地盤 Potential redevelopment site

Kent Road, Kowloon Tong
九龍塘 根德道



GROSS AREA 21,526 s.f.

SALEABLE AREA 11,485 s.f.

(plus 11,716 s.f. garden and 2,565 s.f. roof)

OFFERED AT \$520,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 76374

Set in the prestigious area of Kowloon Tong are the two connected lots of 12 and 14 Kent Road. There is one house on each lot, one of which was built in the 1980s, and the other in the 1940s. A rare opportunity in this traditional luxury house zone now sees these two lots offering a great potential for redevelopment.

Located in a tranquil area yet in close proximity to Kowloon Tong station ensures great access to fast and convenient public transport links. The lots are within five minutes' walking distance from Festival Walk, an up-market shopping mall providing both necessities and luxury items.

此兩幅地位於九龍塘尊貴顯赫地段根德道，各自擁有一間洋房，其中一間建於1980年代，另一間則建於1940年代，是區內僅有的兩幅相連地可供重建發展，市場罕有。

根德道環境非常幽靜，但距離日常生活所需僅咫尺之遙。鄰近的九龍塘地鐵站提供快捷便利的交通通往全港各處。另外，前往高端購物商場又一城僅需五分鐘步程，提供生活所需及奢侈品。





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

Marina view apartment with spacious layout and comprehensive facilities

寬敞間隔住宅，享遊艇碼頭海景，會所設施完善

GROSS AREA 2,143 s.f.

SALEABLE AREA 1,567 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 34801



Hong Kong Parkview 淺水灣 陽明山莊
88 Tai Tam Reservoir Road

Spacious 3-bedroom (2-ensuite) apartment with separated living and dining room

寬敞三房（連兩套房）單位，連獨立客飯廳

GROSS AREA 2,105 s.f.

SALEABLE AREA 1,622 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 34778



Pine Crest 淺水灣 松苑
65 Repulse Bay Road

Spacious 2-ensuite apartment with a study overlooking the beautiful Deep Water Bay view

寬敞兩房單位，連書房，俯瞰深水灣怡人景色

GROSS AREA 2,250 s.f.

SALEABLE AREA 1,917 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 106355



Park Place

淺水灣 雅柏苑
7 Tai Tam Reservoir Road

Large and spacious 3-bedroom flat in exclusive location

偌大寬敞三房住宅，地段尊貴

GROSS AREA 2,338 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 19737



Emerald Ridge 春坎角 鈺華軒
9 Cape Drive

Exclusive townhouse in tranquil location with magnificent views

春坎角獨特排屋，地段寧靜，享優美景色

GROSS AREA 2,929 s.f.

SALEABLE AREA 2,445 s.f.

(plus 759 s.f. garden and 350 s.f. roof)

OFFERED AT \$120,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 41111



Twin Brook 淺水灣 雙溪
43 Repulse Bay Road

Spacious 4-bedroom apartment at prestigious location overlooking golf course and Deep Water Bay

寬敞四房住宅，地段尊貴，俯瞰高爾夫球場及深水灣美景，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,423 s.f.

OFFERED AT \$125,000 incl. also for sale \$94,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 32624





The Redhill Peninsula 大潭 紅山半島 18 Pak Pat Shan Road
Spacious 4-bedroom sea view townhouse with ample open spaces and top quality finishing

寬敞四房海景排屋，戶外空間充裕，裝修優質

GROSS AREA 3,075 s.f.

SALEABLE AREA 2,836 s.f.

(plus 715 s.f. garden, 72 s.f. terrace and 292 s.f. roof)

OFFERED AT \$130,000 excl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157873



Regalia Bay 赤柱 富豪海灣 88 Wong Ma Kok Road

Prestigious townhouse with full clubhouse facilities enjoying stunning sea view

赤柱尊貴排屋，連完善會所設施，坐擁壯麗海景

GROSS AREA 4,212 s.f.

SALEABLE AREA 3,034 s.f.

(plus 595 s.f. terrace and 841 s.f. roof)

OFFERED AT \$160,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 31917



50 Stanley Village Road 赤柱 赤柱村道50號

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

全新排屋連私家花園及游泳池，毗鄰赤柱正灘

SALEABLE AREA 2,705 s.f.

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

OFFERED AT \$168,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 172849



3 Headland Road

淺水灣 赫蘭道 3 號

Newly renovated low-rise 3-bedroom apartment with private huge garden enjoying green and sea views

全新裝修低密度三房單位，連私家偌大花園，享翠綠景及海景

SALEABLE AREA 2,850 s.f.

OFFERED AT \$192,000 incl. (negotiable)

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 7092



Shek O Road

石澳 石澳道

Extremely rare and exclusive colonial single house with expansive garden and private swimming pool in the exclusive Shek O Country Club

獨特罕有英式獨立屋，享偌大花園及私家游泳池，毗鄰石澳鄉村俱樂部

GROSS AREA 4,500 s.f.

SALEABLE AREA 3,911 s.f. (plus 6,889 s.f. garden)

OFFERED AT \$280,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 50091



36A-D Repulse Bay Road

淺水灣 淺水灣道36A-D號

Rare on market townhouse in exclusive location with unobstructed sea view of Deep Water Bay

地段尊貴排屋，坐擁深水灣遼闊景致，市場罕有

GROSS AREA 4,094 s.f.

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

OFFERED AT \$300,000 excl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 2028



Banging the Drum



(From top left)

YOSHITOMO NARA (JAPANESE, B. 1959)

Banging the Drum

Acrylic on wood

260 x 259.5 cm. (102 3/8 x 102 1/8 in.)

Painted in 2007

HK\$7,500,000–11,000,000

(US\$965,000–1,414,000)

A PAIR OF 10.02 AND 9.09 CARATS BURMESE PIGEON'S BLOOD RUBY AND DIAMOND EAR PENDANTS

HK\$78,000,000–150,000,000

(US\$10,000,000–18,000,000)

AN EXCEPTIONAL LARGE BLUE AND WHITE 'SANDUO' HEXAGONAL VASE

Qianlong six-character seal mark in
underglaze blue and of the period (1736–1795)

66 cm. (26 in.) high

HK\$10,000,000–15,000,000

(US\$1,282,000–1,923,000)

LIN FENGMIAN (1900–1991)

Opera Figure

Scroll, mounted and framed,

ink and colour on paper

65 x 64 cm. (25 1/8 x 25 1/4 in.)

HK\$2,200,000–3,500,000

(US\$280,000–450,000)

A RARE, BARÈNIA & OSIER PICNIC KELLY WITH PALLADIUM HARDWARE

Hermès, 2011

HK\$200,000–250,000 (US\$26,000–32,000)

GEORGES ET HENRI JAYER, ECHÉZEUX 1995

Grand Cru, Côte de Nuits

12 bottles per lot

HK\$180,000–240,000 (US\$22,000–32,000)

RICHARD MILLE

A carbon composite and titanium
semi-skeletonised chronograph tourbillon
wristwatch with power reserve and torque
indicators, tourbillon chronograph diver's
model, Ref. Rm025 An Ca/B6, circa 2015

HK\$2,400,000–4,000,000

(US\$300,000–500,000)

HONG KONG WEEK

Christie's Asia invites you to the
2016 Hong Kong Week encompassing
a selection of outstanding works of art
and luxury collectibles, private selling
exhibitions, international highlights
and art forums. To celebrate our
30th anniversary in the region, "30 Years:
The Sale" brings together 30 exceptional
works, exploring the evolution of taste
in Asia. We look forward to welcoming
you to our preview, auctions and events
from 26 May to 1 June.

For more information, please visit
christies.com/asia30.

Auctions

27 May – 1 June

featuring

30 Years: The Sale

30 May

Hong Kong Convention and
Exhibition Centre





Aqua 33

薄扶林 金粟街33號

33 Consort Rise

3-bedroom low-rise unit with modern decorations

三房低密度住宅，配以品味裝修

GROSS AREA 1,687 s.f.

SALEABLE AREA 1,324 s.f.

OFFERED AT \$17,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 123936



88A-B Pokfulam Road

薄扶林 薄扶林道88號A-B

Colonial mid-rise with spacious balcony in quiet neighbourhood

英式中密度住宅，連寬敞露台，環境寧靜

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,600 s.f.

OFFERED AT \$26,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 101683



Pokfulam Court 薄扶林 碧林閣

94 Pok Fu Lam Road

Nicely renovated 2-bedroom apartment in a tranquil location

of Pokfulam

雅致裝修兩房單位，地點寧靜，可租可售

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,590 s.f.

OFFERED AT \$30,000,000 also for lease Open Offer

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 134933



Villa Verde

山頂 環翠園

4-18 Guildford Road

Spacious 2-bedroom apartment in Lower Peak

寬敞兩房單位，可租可售

GROSS AREA 1,505 s.f.

SALEABLE AREA 1,401 s.f.

OFFERED AT \$35,000,000 also for lease \$58,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 107381



6 & 10 Mount Davis Road

薄扶林 摩星嶺道6及10號

Sea view townhouse with ample open space in tranquil location

薄扶林海景排屋，戶外空間充裕，地段寧靜

GROSS AREA 2,702 s.f.

SALEABLE AREA 2,508 s.f.

(plus 64 s.f. garden, 223 s.f. terrace and 747 s.f. roof)

OFFERED AT \$73,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 41076



La Hacienda

山頂 九層樓

29-33 Mount Kellett Road

Nicely renovated colonial flat with spectacular views in gated compound

雅致裝修英式單位，享壯麗海景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,512 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 30988





Oasis
山頂 欣怡居
8-12 Peak Road
4-bedroom apartment with
stunning Victoria Harbour View
山頂四房單位，飽覽壯麗維港景致



GROSS AREA 2,719 s.f.
SALEABLE AREA 1,869 s.f.
OFFERED AT \$90,000,000
INQUIRIES
9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 158142



La Hacienda
山頂 加列山道29-33號
29-33 Mount Kellett Road
Prestigious Peak townhouse with
nice view at tranquil location
尊貴山頂排屋，享怡人美景，地段清幽寧
靜，可租可售



GROSS AREA 2,800 s.f.
SALEABLE AREA 2,756 s.f.
(plus 299 s.f. garden,
378 s.f. terrace and 456 s.f. roof)
OFFERED AT \$150,000,000
also for lease \$168,000 incl.
INQUIRIES 9662 2199 David Lau 劉先生
SEARCH REFERENCE NO. 12155

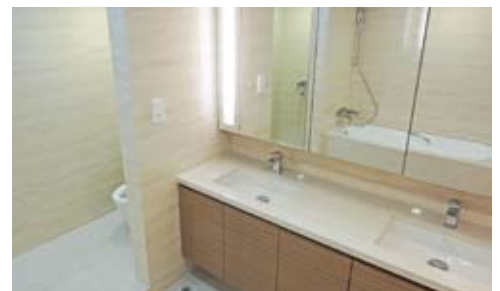


Located in a tranquil and prestigious location on Mount Kellett Road, this spacious townhouse measuring 3,461 s.f. (saleable area) offers a stunning sea view of the Southside.

With plenty of sunlight, this bright and airy townhouse comes complete with four bedrooms (one ensuite), separate living and dining rooms, a family room, a fully fitted kitchen, an additional bathroom, a powder room, a maid's room and utility room. Other highlights include a large garden, a roof, a balcony and two covered car parks.

位處加列山道寧靜及尊貴地段，這間寬敞洋房實用面積廣達3,461平方呎，飽覽壯麗南區海景。

這間洋房光猛通風，陽光充沛。全屋設有四間睡房，其中一間是套房；另有獨立的客廳及飯廳、家庭廳、設備齊全的廚房、浴室、化妝間、家傭房及多用途室。洋房尚有一個寬敞花園、天台、露台及兩個有蓋車位。



Kellett Villas

群樂居
51 Mount Kellett Road, The Peak
山頂 加列山道51號



GROSS AREA 3,510 s.f.
SALEABLE AREA 3,461 s.f. (approx. 800 s.f. garden)
OFFERED AT \$188,000 excl.
INQUIRIES 9662 2199 David Lau 劉先生
SEARCH REFERENCE NO. 5456



Midlevels Central & West SALE

中半山及西半山 出售



Monticello 中半山 滿峰台

48 Kennedy Road

Practical apartment at convenient location with city and partial harbour view

中半山實用住宅，交通便利，享城市及部分海景

GROSS AREA 1,447 s.f.

SALEABLE AREA 1,232 s.f.

OFFERED AT \$25,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 124287



Starcrest 中半山 星域軒

9 Star Street

Popular 3-bedroom flat of a quality development nearby Admiralty and Wanchai for sale with tenancy

受歡迎三房住宅，位處優質住宅項目，毗鄰金鐘及灣仔，連租約出售

GROSS AREA 1,164 s.f.

SALEABLE AREA 925 s.f.

OFFERED AT \$28,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 44940



Amber Garden

中半山 柏苑

70-72 Kennedy Road

Conveniently located 3-bedroom flat with balcony and efficient layout

交通便利三房單位，連露台，間隔實用

GROSS AREA 1,732 s.f.

SALEABLE AREA 1,479 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 158689



Park View Court

西半山 恒柏園

1 Lyttelton Road

Spacious duplex with 4 bedrooms and family room at exclusive area

寬敞四房複式單位，連家庭廳，地段優越

GROSS AREA 2,837 s.f.

SALEABLE AREA 2,662 s.f.

OFFERED AT \$45,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 97793



6A Bowen Road

中半山 寶雲道6A號

Prestigious 3-bedroom apartment with efficiency layout in Bowen Road

寶雲道尊貴三房住宅，間隔實用

GROSS AREA 2,220 s.f.

SALEABLE AREA 1,957 s.f.

OFFERED AT \$52,980,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 30394



Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Designer decorated 4-bedroom sea view apartment with huge balcony

四房海景住宅，設計匠心獨運，連偌大露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 34199





1 Robinson Road

西半山 羅便臣道1號

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

複式全層住宅，私隱度高，眺望動植物公園美景

GROSS AREA 3,400 s.f.

SALEABLE AREA 2,626 s.f.

OFFERED AT \$65,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 114909



Bowen Place

中半山 寶雲閣

11A Bowen Road

Deluxe 3-bedroom harbour view apartment in quiet location

豪華三房海景住宅，地點寧靜，可租可售

GROSS AREA 1,983 s.f.

SALEABLE AREA 1,485 s.f.

OFFERED AT \$65,000,000 also for lease \$79,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 89217



Bowen Mansion 中半山 寶雲大廈

7C Bowen Road

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

罕有英式中密度住宅，三套房寬敞間隔，毗鄰商業中心區

GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32206



Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Well kept colonial mid-rise flat in spacious layout with balcony

保養簇新英式中密度單位，間隔寬敞，連露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$79,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 169521



The Harbourview 中半山 港景別墅

11 Magazine Gap Road

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

受歡迎海景單位，裝修簇新，位處受歡迎馬己仙峽道

GROSS AREA 2,350 s.f.

SALEABLE AREA 1,963 s.f.

OFFERED AT \$125,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 165970



May Tower 2 Duplex

中半山 梅苑二座複式

5 May Road

Rare on market huge apartment with 7 rooms and nice decorations

罕有偌大七房單位，連雅緻裝修

GROSS AREA 6,786 s.f.

SALEABLE AREA 5,339 s.f.

OFFERED AT \$250,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐



Moorsom Drive,
Jardine's Lookout
渣甸山 睦誠徑

GROSS AREA 3,566 s.f.

SALEABLE AREA 3,500 s.f.

(plus 2,522 s.f. garden and 1,441 s.f. roof)

OFFERED AT \$288,600,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

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

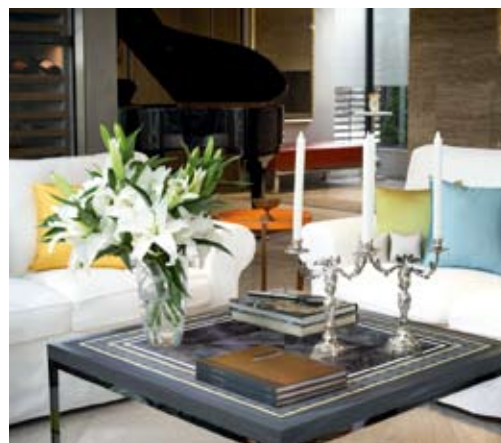
The detached house comprises three levels, including a double-storey living room, four ensuite bedrooms, as well as extensively landscaped outdoor space. Against its backdrop of modern architecture, this masterpiece is a showcase of elegant interiors, with plush materials, subtle contrasts and gentle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

睦誠徑五號是建立於港島渣甸山罕有獨立地的全新豪華洋房。睦誠徑是渣甸山唯獨一條擁有獨立地的街道之一。

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

Photos provided by owner

相片由業主提供



實用華美

Practical
and spacious

Park View Court

恒柏園

1 Lyttelton Road, Midlevels West

西半山 列堤頓道1號



GROSS AREA 2,380 s.f.

SALEABLE AREA 2,258 s.f. (plus 900 s.f. roof)

OFFERED AT \$53,800,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

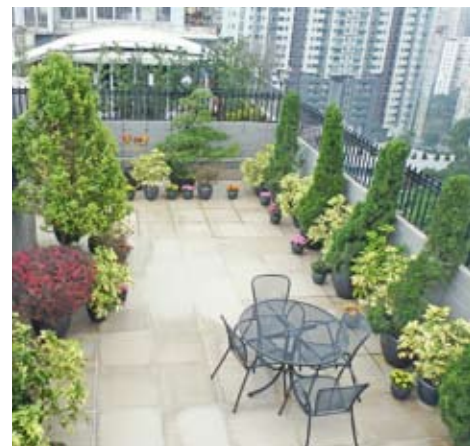
SEARCH REFERENCE NO. 97875

With its key location in Midlevels West, Park View Court offers great access to Central and Admiralty. The triplex apartment boasts four bedrooms including two ensuite, three-and-a-half bathrooms, a combined living and dining room, a family room, a maid's room, two utility rooms, two balconies, a private roof, and two covered car parking spaces.

Measuring 2,258 s.f. (saleable area), the apartment has an extremely high efficiency ratio. An added bonus is that it also has its own private roof terrace — measuring 900 s.f., it is perfect for outdoor gatherings and parties.

恒柏園位於西半山優越地段，前往中環及金鐘非常方便。此三層複式單位提供四間睡房，包括兩間套房，三間半浴室、相連的客廳、一個家庭廳、一個家傭房、兩間多用途房、兩個露台、一個私家天台，以及兩個有蓋車位。

單位實用面積達2258平方呎，實用率高。單位的另一賣點是900平方呎的天台，適合舉行戶外派對。





Pinewood Garden

渣甸山 松峰園

39 Perkins Road

Colonial low-rise with nice decorations in Jardine's Lookout

英式低密度住宅，配以雅致裝修

GROSS AREA 1,450 s.f.

SALEABLE AREA 1,019 s.f.

OFFERED AT \$23,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 125385



Flora Garden 渣甸山 慧景園

7 Chun Fai Road

Designer decorated mountain view apartment in well planned development

設計師裝修住宅，位處優質住宅項目，享山巒景色

GROSS AREA 1,302 s.f.

SALEABLE AREA 1,011 s.f.

OFFERED AT \$24,880,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 157564



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

Older style large apartment with big balcony and practical layout

英式偌大住宅，連大露台，間隔實用

GROSS AREA 2,300 s.f.

SALEABLE AREA 2,000 s.f.

OFFERED AT \$43,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38515



Craigmount

東半山 紀園

34 Stubbs Road

Spacious 3-bedroom apartment on Stubbs Road

司徒拔道三房住宅，間隔寬敞

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,790 s.f.

OFFERED AT \$47,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 37185



47A Stubbs Road

東半山 司徒拔道 47A

Nicely decorated large 2-bedroom unit with private gym enjoying stunning harbour view

雅致裝修偌大兩房單位，連私家健身室，眺望壯麗海景

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,039 s.f.

OFFERED AT \$70,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 98601



Jardine's Lookout Single House

渣甸山獨立屋

Exclusive detached house at quiet location with garden and rooftop

渣甸山罕有大屋，位處清幽恬靜地段，連花園及天台

GROSS AREA 4,500 s.f.

SALEABLE AREA 2,961 s.f.

OFFERED AT \$230,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 12657



A smart life

High-tech gadgets to add that high-end touch to your home

DPM Pro Pillow

Research by physiotherapists has confirmed that there is considerable difference in sleep support needs between individuals. While asleep, we have to support the spine in two different ways: on the back and on the side. The Dr Pillow app can determine the accurate size of your cervical curve and the breadth of your shoulders in less than 30 seconds, so that you can choose your custom fit Pro pillow forthwith.

DPM Showroom, Shop 202, 2/F Man Yee Building Shopping Arcade, 68 Des Voeux Road, Central, Hong Kong. Call +852 2366 2881, email cs@dpmhome.com or visit www.dpmhome.com



I-CON Glass Switchable Transparent Glass and Film

Switchable Transparent Glass (STG) by I-CON Glass, a brand widely used in residential, office, shopping malls and luxury hotels, employs technology that allows the users to select between privacy and see-through spaces.

The STG is transparent when it is switched on and opaque when it is off. Common applications of STG are partitions/doors for offices, bathrooms and study rooms, and as projection walls to create elegant, chic and comfortable spaces.

Geartec & Partners, 6E Metex House, 28 Fui Yiu Kok Street, Tsuen Wan, New Territories, Hong Kong. Call +852 3568 3082, email sam@iconglass.com.hk or visit www.iconglass.com.hk



Candy House Sesame Smart Lock

The Sesame Smart Lock is a new and unique lock that is controlled with your smartphone, turning it into your front door key. So, instead of faffing around trying to find your keys, you just need to touch the Sesame Smart Lock app on your smartphone to unlock your front door. You can also do this via voice activation, by tapping your phone while it's still in your pocket, or by knocking on the door with your own special knock.

Manton Security, 901 Canton Road, G/F, Mong Kok, Hong Kong. Call +852 2770 4398, email contact@manton.com.hk or visit www.manton.com.hk



Binova Vogue collection

Function and aesthetics are the hallmarks of a Binova kitchen. The Italian brand's close collaboration with architects and designers, as well as its constant search for quality in every detail, ensure a sophisticated, contemporary look that is also functional.

In the Vogue series, the cabinets are characterised by vertical interchangeable handles in wood veneer or lacquer, creating a kitchen that is beautiful and unique.

Equal Plus, 22/F Lee Garden Six, 111 Leighton Road, Causeway Bay, Hong Kong. Call +852 2881 7716, email equalplus@equ.com.hk or visit www.equalhk.com



Oikos Synua door

Synua by Italian brand Oikos is a safety door with pivoting opening and wall coplanar configuration for large sizes. With single leaf up to 220cm in width and 300cm in height, the door is covered with horizontal sectors and practiced with vertical pivot operation. Fully coplanar with the wall, it is studied to meet the new trends of contemporary interior design, creating cosy, comfortable and protected environments.

Porte Plus, Room 3007 CEO Tower, 77 Wing Hong Street, Cheung Sha Wan, Kowloon, Hong Kong. Call +852 2868 2816, email inquiry@porteplus.com or visit www.porteplus.com

BoConcept Copenhagen wall system

Everyone's storage needs are different. The Copenhagen wall system designed by Morten Georgsen for Danish furniture brand BoConcept aims to bring Scandinavian functionality to modern homes with its flexible arrangements.

Use only uprights for a simple stylish bookcase, add a glass front to showcase and protect treasures in the dining room, create a low unit to turn it into a console when you want unobtrusive but functional storage, include a desk extension for the perfect home office... The possibilities are endless.

Available in a range of colours and finishes, you can create your own perfect wall system and make the most of your space.

BoConcept Sha Tin showroom, Shop 118, 1/F HomeSquare, 138 Rural Committee Road, Sha Tin, Hong Kong. Call +852 3468 7102, email shatin@boconcept.hk or visit www.boconcept.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

perspective



Royalton

薄扶林 豪峰

118 Pok Fu Lam Road

Stylish duplex with sea view in Pokfulam

薄扶林複式海景單位，裝修時尚

GROSS AREA 3,250 s.f.

SALEABLE AREA 2,345 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 11421



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Spacious 3-bedroom apartment with sea view in Pokfulam

薄扶林寬敞三房單位，連海景

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 175637



Vivian Court 山頂 瑞燕大廈

18-22 Mount Kellett Road

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

三房英式住宅，地段優越，享南區海景及山巒景

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40247



Cameron Mansions

山頂 金馬倫大廈

30-38 Magazine Gap Road

Lovely 2-bedroom low-rise unit at the Peak

山頂精品低密度單位，兩房間隔

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,993 s.f.

OFFERED AT \$95,000 excl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 13415



Grand Garden 淺水灣 華景園

61 South Bay Road

Well decorated 4-bedroom (2-ensuite) apartment enjoying breath-taking sea view

優質四房(連兩套房)住宅，享優美海景

GROSS AREA 3,054 s.f.

SALEABLE AREA 2,555 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 150435



Woodbury Court 薄扶林 嘉林閣

137 Pok Fu Lam Road

Spacious 4-bedroom apartment with brand new decorations enjoying gorgeous sea view

寬敞四房單位，連全新裝修，眺望華麗海景

GROSS AREA 2,536 s.f.

SALEABLE AREA 2,307 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 173434

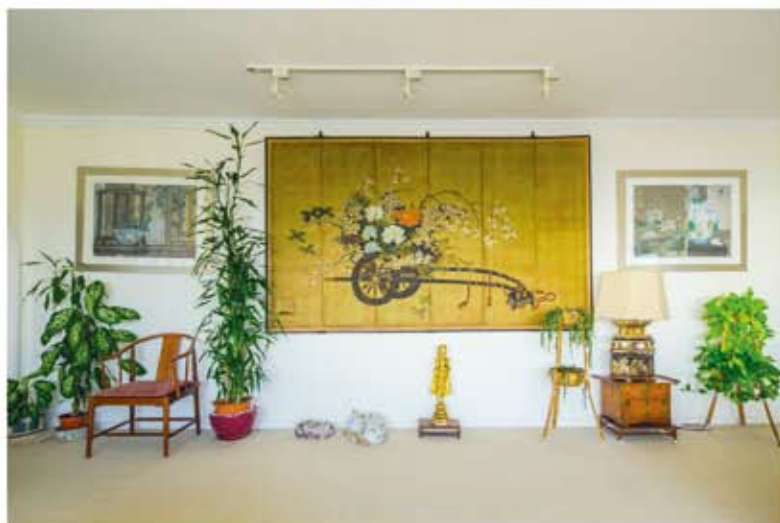




On Hong Kong Island, The Peak is considered one of the most prestigious addresses to have, and when you step into the massive lounge area of this substantial 2,222 s.f. (saleable area) apartment on Mount Kellett Road, it's easy to see why — literally.

With windows designed to showcase the beautiful green vistas which surround Mountain Lodge, seaviews out towards Lamma and Lantau islands make this residence an escape from the frantic pace of the city.

This family home has four bedrooms including one ensuite, three bathrooms (the powder room decorated in blue and white tiles is a particular delight), separate living and dining room, a fully-fitted kitchen, a maid's room and a utility room. Furnishings and décor are simple and functional, providing a clutter-free backdrop for the intriguing artworks which adorn almost every wall — particularly the super-sized wall-hanging in the sitting room.



山頂無疑是香港島上最尊貴的住宅區。崑廬位於山頂加列山道，此單位實用面積 2222 平方呎，當你踏進此住宅時，便會清楚明白其中原因。

從單位往窗外看不僅可欣賞附近翠綠景色及怡人海景，更可遠眺南丫島及大嶼山，環境寧靜優美，是遠離繁囂的好地方。

此家庭式單位提供四間睡房，其中一間為套房，另有三間浴室，其中化妝間更以藍白色為主調，增添美感。此外，單位又有獨立的客廳及飯廳，設備齊全的廚房，一間家傭房及多用途房。單位裝修簡約實用，牆壁上掛有不少藝術品，特別是客廳牆上的巨型畫作。

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

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$66,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404





Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Spacious 3-bedroom apartment with green view bordering on country park
寬敞三房住宅，享翠綠景色，毗鄰郊野公園

GROSS AREA 2,350 s.f.

SALEABLE AREA 2,117 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 17379



102 Repulse Bay Road

淺水灣 淺水灣道102號

Sea view townhouse with stunning views of Repulse Bay beach

淺水灣海景排屋，眺望淺水灣泳灘景色

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,486 s.f. (plus 627 s.f. terrace)

OFFERED AT \$120,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 23948



9 Coombe Road 山頂 甘道9號

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

山頂寬敞排屋，環境茂綠，享美麗景色

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,911 s.f.

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

OFFERED AT \$210,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 5570



Interocean Court

山頂 山頂道26號

26 Peak Road

Huge 5-bedroom full floor apartment enjoys full Victoria Harbour view

巨大五房全層單位，享維港全景

GROSS AREA 3,844 s.f.

SALEABLE AREA 2,665 s.f.

OFFERED AT \$220,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 21585



Altadena 山頂 白加道27號

27 Barker Road

Highly sought after 4-bedroom apartment with lofty ceiling taking in a bird's eye view of Victoria Harbour

受歡迎四房住宅，樓底高，鳥瞰維港美景

GROSS AREA 4,500 s.f.

SALEABLE AREA 4,073 s.f.

OFFERED AT \$250,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 12839



4 Peel Rise 山頂 貝璐道4號

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

尊貴山頂大屋，連寬闊花園、平台及天台，享壯麗景致

GROSS AREA 4,307 s.f.

SALEABLE AREA 3,436 s.f.

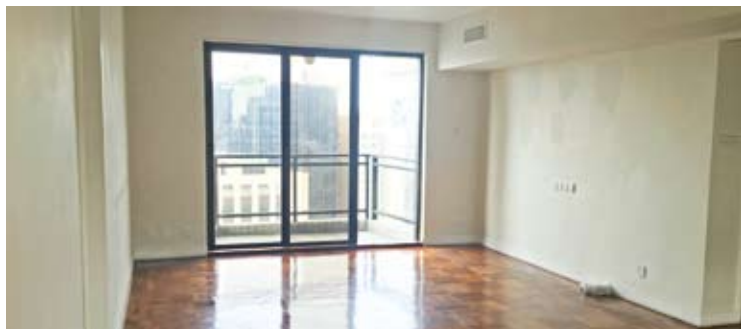
(plus 1,147 s.f. garden, 298 s.f. terrace and 1,066 s.f. roof)

OFFERED AT \$290,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 155745





Amber Garden 中半山 柏苑
70-72 Kennedy Road
High floor zone 3-bedroom
apartment with open city view at
convenient location and 2 car parks
高層三房單位，享開揚城市景色，交通便
利，連雙車位，可租可售



GROSS AREA 1,732 s.f.
SALEABLE AREA 1,532 s.f.
OFFERED AT \$75,000 excl.
also for sale \$35,000,000
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 40122



Birchwood Place
中半山 寶樺臺
96 MacDonnell Road
Conveniently located 4-bedroom
apartment with stunning views on
very high floor
便利四房高層住宅，享壯麗景致



GROSS AREA 2,018 s.f.
SALEABLE AREA 1,539 s.f.
OFFERED AT \$82,000 incl.
INQUIRIES
6183 8339 Carman Szeto 司徒小姐
SEARCH REFERENCE NO. 33872



Villa Veneto
西半山 威都閣
3 Kotewall Road
Good-sized 4-bedroom apartment
with balcony enjoying harbour view
間隔完善四房住宅，連露台，享海景



GROSS AREA 2,562 s.f.
SALEABLE AREA 2,320 s.f.
OFFERED AT \$88,000 incl.
INQUIRIES
6258 8847 Anthea Ngai 魏小姐
SEARCH REFERENCE NO. 174205



Rose Gardens 中半山 玫瑰別墅
9 Magazine Gap Road
Luxury 3-bedroom apartment with
balcony on sought after Magazine
Gap Road
豪華三房單位，連露台，位處受歡迎
馬己仙峽道



GROSS AREA 2,600 s.f.
SALEABLE AREA 2,235 s.f.
OFFERED AT \$88,000 incl.
INQUIRIES
9080 6686 Teresa Lau 劉小姐
SEARCH REFERENCE NO. 160125



Midlevels Central & West LEASE

中半山及西半山 出租



Villa Elegance 西半山 雅慧園

1 Robinson Road

Large full floor 4-bedroom apartment on fringe of CBD overlooking Hong Kong Zoological and Botanical Gardens

四房全層大住宅，毗鄰商業中心區，俯瞰香港動植物公園

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,528 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 27635



Tregunter Tower 2

中半山 地利根德閣2座

14 Tregunter Path

Nicely renovated 4-bedroom apartment with big balcony in prime location

雅致裝修四房單位，連大露台，地段優越

GROSS AREA 3,050 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 99217



Estoril Court

中半山 愛都大廈

55 Garden Road

Large and efficient apartment with balcony on fringe of Central

偌大實用單位，連露台，毗鄰中環

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$108,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 5526



Greenland Court 中半山 恒翠園

56-58 MacDonnell Road

Tastefully decorated 3-bedroom apartment with open kitchen enjoying harbour view

品味裝修三房住宅，連開放式廚房，享海景，可租可售

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,083 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$100,000 incl. also for sale \$49,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 135568



Piccadilly Mansion 西半山 碧苑

4-6 Po Shan Road

Spacious 4-bedroom apartment with big balcony enjoys Victoria Harbour view

寬敞四房單位，連大露台，享維港景色

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35974



Regence Royale

中半山 富匯豪庭

2 Bowen Road

4-bedroom luxurious apartment with city view on quiet Bowen Road

四房豪華住宅，享城市景，位處清幽寶雲道

GROSS AREA 2,522 s.f.

SALEABLE AREA 1,805 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 107368





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

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

- 單位A室為五房四套房間隔^{*}，實用面積為 2,816 平方呎
- 間隔寬闊方正，樓底高達11呎，景觀開揚，感覺舒適
- 廚房搜羅國際著名廚具品牌
- 糅合私人電梯大堂概念，採用智能卡系統直達專屬單位，為住戶帶來高私隱度的生活空間
- 港島半山區東部校網享負盛名，小學為12校網，中學校網為灣仔區，國際學校林立，包括德瑞國際學校（灣仔校舍）、白普理小學（英基屬下小學）及英基國際幼稚園（曉新）等

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

- Unit A of Chantilly offers 5 bedrooms with 4 en-suites[^] with saleable area of 2,816 sq.ft
- Generous layout design with ceiling height of 11 ft. and a wide open view
- Kitchen is equipped with internationally recognised brands
- Private lift lobby concept supported by a state-of-the-art smart card control system is offered to ensure a high degree of privacy
- Renowned Mid-Levels East school network includes primary school net number 12, as well as secondary school in Wan Chai district and international schools such as the German Swiss International School, Bradbury School (ESF) and ESF International Kindergarten (Hillside)

Chantilly, 6 Shiu Fai Terrace, Mid-Levels East

東半山 華輝台6號

NET AREA 2,816 s.f. (Brand new 5-bedroom unit with 4 en-suites)

OFFERED AT for lease \$148,000 incl.

JOINT EXCLUSIVE SOLE AGENT

6183 8339 Carman Szeto 司徒小姐

9871 6828 Louis Wong 黃先生

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 136284



^{*} 五房四套房間隔之單位的其中一套房為兩個睡房以同一浴室相連

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

Midlevels Central & West LEASE

中半山及西半山 出租



Argenta 西半山 瑋然

63 Seymour Road

Brand new 3-bedroom apartment with city view and green view in Midlevels West

全新三房單位，眺望城市及翠綠景

GROSS AREA 2,728 s.f.

SALEABLE AREA 2,182 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 173624



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Highly sought after large 4-bedroom apartment in prime location

受歡迎大四房單位，地段優越

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,113 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 36440



Garden Terrace 1

中半山 花園臺1座

8 Old Peak Road

Unique 4-bedroom (2-ensuite) duplex apartment on fringe of CBD

獨特四房(連兩套房)複式單位，鄰近商業中心區

GROSS AREA 3,726 s.f.

SALEABLE AREA 3,204 s.f.

OFFERED AT \$130,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 8056



Kennedy Apartment 中半山 堅尼地大廈

34A Kennedy Road

Exclusive and rarely available mid-rise apartment with private terrace in city centre

罕有獨特中密度住宅，連私家平台，位處市中心地段，可租可售

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f. (plus 1,000 s.f. terrace)

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

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 31196



Robinson Garden Apartment 西半山 羅便臣道花園大廈

3-3G Robinson Road

Beautifully renovated 4-bedroom apartment with open city view in prime location

雅致裝修四房單位，連開揚城市景，地段優越

GROSS AREA 3,800 s.f.

SALEABLE AREA 3,173 s.f.

OFFERED AT \$138,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 136512



Bowen Mansion

中半山 寶雲大廈

7C Bowen Road

High efficiency huge 4-bedroom flat with balcony in prime location

高實用率偌大四房單位，連露台，地段優越

GROSS AREA 4,100 s.f.

SALEABLE AREA 3,273 s.f.

OFFERED AT \$148,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 174255



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

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

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

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

該工業用地位於廣東省清遠市龍塘銀盞工業城，鄰近107國道。

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

該工業用地設有廠房面積約36,000平方米，住宿面積約32,000平方米。

For Sale/Lease: Open offer

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



Development Opportunity in New Territories 新界發展地盤

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

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

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

根據屯門分區計劃大綱圖，該地盤納入鄉村式發展用地。

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

For Sale: Open offer

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

Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Broadwood Twelve 跑馬地 樂天峰

12 Broadwood Road

3-bedroom apartment with spacious layout taking in stunning view over the racecourse and deluxe clubhouse facilities

間隔寬敞三房住宅，坐擁馬場壯麗景致及豪華會所設施

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,279 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 131962



The Legend 東半山 名門

23 Tai Hang Drive

Large combined flat with deluxe clubhouse facilities on fringe of Causeway Bay

偌大相連住宅，享豪華會所設施，毗鄰銅鑼灣

GROSS AREA 2,338 s.f.

SALEABLE AREA 1,737 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 174313



7-8 Briar Avenue

跑馬地 比雅道7-8號

Nicely renovated low-rise apartment with balcony at tranquil location

雅致裝修低密度單位，連露台，地段清幽恬靜

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,704 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 174001



Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

Nicely designed and decorated spacious flat with 3 large bedrooms

雅致裝修寬敞住宅，連三間偌大睡房

GROSS AREA 2,329 s.f.

SALEABLE AREA 1,857 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 122474



Bellevue Court 東半山 碧蕙園

41 Stubbs Road

Large and spacious 3-bedroom (2-ensuite) apartment in sought after development

偌大寬敞三房(連兩套房)單位，位處受歡迎住宅項目，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$110,000 excl. also for sale \$60,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 40521



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

Huge 4-bedroom apartment with large balcony in convenient location

偌大四房住宅，連大露台，交通便利

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,832 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 38492



Prime London leisure investment opportunity

Camden Town NW1

- Popular public house arranged over five floors located on a busy high street
- Entire property subject to an Agreement for Lease to a leading pub operator who are to spend c £1.5M on a refit
- New 25 year lease on an FRI basis for 25 years with an annual passing rent of £280,000, increasing to £300,000 after 12 months
- 1 minute on foot from Camden Town Tube station
- 樓高五層的住宅，位處繁華大街
- 整幢大廈由牽頭的酒吧運營商承租，將會支付翻新費用約1.5百萬英鎊將整幢物業作大維修
- 全新FRI形式的25年租約，年租金收入達280,000英鎊，12個月後租金自動增加至300,000英鎊
- 1分鐘路程可達Camden Town地鐵站

Freehold; Projected Yield 4.87%

Gross Internal Area 6,749 s.f.

Circa £5.75M - £6.25M

9051 3096 Edward Chiang 姜先生



Prime retail and residential investment close to Harrods

Knightsbridge SW7

- 4-storey mews house style located only a short distance away from both Harrods and Harvey Nichols
- G/F single-let to high-end personal training studio producing a passing rent of £38,000 p.a.
- Upper levels configured as one 2-bedroom apartment (780 s.f.) and one 3-bedroom duplex apartment (1,424 s.f.) with a total passing rent of £54,408 p.a.
- 9 minutes on foot from Knightsbridge Tube station
- 毗鄰Harrods及Harvey Nichols的樓高四層大屋
- 首層由高端私人訓練室承租，年租金收入38,000英鎊
- 上層是1個兩房單位（780平方呎）及1個三房複式單位（1,424平方呎），年租金總收入54,408英鎊
- 9分鐘路程可達Knightsbridge地鐵站

Freehold; Gross Yield 2.64%

Total Internal Area 3,048 s.f.

Circa £3.5M - £3.9M

9051 3096 Edward Chiang 姜先生



En-bloc retail and residential investment just off Bond Street

Mayfair W1

- Attractive period building comprising a retail unit arranged over G/F and LG/F plus 8 self-contained apartments on the 1st through 5th floors
- Retail component let to a respected jeweller until 2024 with an annual passing rent of £155,000 subject to a rent review in 2019
- Residential uppers are fully-let on individual ASTs producing £275,496 p.a., 4 minutes on foot from Green Park tube station
- 受歡迎劃時代建築物，首層及地下一層是零售商舖，一樓至五樓是8個設備齊全住宅
- 零售商舖由珠寶商獨立承租至2024年，年租金收入155,000英鎊，2019年租金可向上調整
- 上層住宅全部以ASTs形式全部承租，年租金收入275,496英鎊，4分鐘路程可達Green Park地鐵站

Freehold; Gross Yield 1.8%

Gross Internal Area 8,017 s.f.

Circa £15M - £16.5M

9051 3096 Edward Chiang 姜先生



Prime mixed-use retail and residential building

Fitzrovia W1

- Prominent corner building with five floors located near Oxford Circus
- Retail component comprising G/F and LG/F let to a popular Italian restaurant producing a passing rent of £72,800 p.a., Reversionary potential via upcoming rent reviews every 5 years
- Upper levels configured as three 2-bedroom apartments all let on ASTs producing £85,800 in total, Oxford Circus Tube station is only 8 minutes away on foot
- 位處兩面單邊樓高五層的大廈，毗鄰Oxford Circus
- 首層及地下一層是零售商舖，由受歡迎意大利餐廳獨立承租，年租金收入72,800英鎊，租金每五年可向上調整
- 上層是三個兩房單位全部已承租，總租金收入是85,800英鎊，Oxford Circus地鐵站僅8分鐘路程

Long Leasehold (125 years)

Gross Yield 2.88%;

Total Internal Area 3,921 s.f.

Circa £5.5M - £6.1M

9051 3096 Edward Chiang 姜先生



Prime West London Bank Investment on bustling street

Ealing W5

- Prominent, well-configured retail property situated on a busy high street with heavy foot traffic in West London
- Substantial interior accommodation arranged over basement, G/F, part first floors
- Single-let to a highly respected UK financial institution producing a passing rent of £360,000 p.a. with 11 years unexpired, Ealing Broadway station is only a 2 minute walk away
- 座落於西倫敦繁華大街的優質商舖，人流興旺
- 室內設地庫、首層及一樓
- 現由英國一間知名金融機構獨立承租，年租金收入360,000英鎊，距離Ealing Broadway地鐵站僅2分鐘路程

Virtual Freehold (987 years remaining)

Gross Yield 5.33%; Total Internal Area 13,382 s.f.

Circa £6.75M - £7.45M

9051 3096 Edward Chiang 姜先生



Modern office investment near fringe of The City

Shoreditch EC2

- Self-contained media style office property located within walking distance of The City
- Well-configured interiors arranged over G/F and LG/F featuring full air-conditioning throughout
- Single let on a new 5 year lease at a passing rent of £173,600 p.a.
- The nearest Tube station is Old Street (5 minutes on foot)
- 鄰近The City的媒體公司物業
- 室內由首層及地下一層組成，設中央空調系統
- 全新五年獨立租約，年租金收入173,600英鎊
- 毗鄰Old Street地鐵站(5分鐘路程)

Virtual Freehold (999 years)

Gross Yield 6.31%; Net Internal Area 3,300 s.f.

Circa £2.75M - £2.95M

9051 3096 Edward Chiang 姜先生



London en-bloc residential redevelopment opportunity

Belsize Park NW3

- Unbroken block of 6 self-contained apartments situated in a prime Belsize Park location only a short distance from Primrose Hill
- Estimated rental value (ERV) if fully-let of £141,000 p.a.
- Interior accommodation configured as three 2-bedroom apartments and three studios
- 7 minute walk to Belsize Park Tube station
- 位處Belsize Park優越地段的六個設備完善住宅，舉步可達Primrose Hill
- 如果滿租，估計年租金收入達141,000英鎊
- 室內設3個兩房單位及3個開放式單位
- 7分鐘路程可達Belsize Park地鐵站



Freehold; Vacant Possession

Net Internal Area 2,678 s.f.

Circa £3.25M - £3.65M

6199 7640 Gary Lam 林先生

Prime mixed-use office and residential building

Marylebone W1

- En-bloc office and residential investment located on a prominent corner position in a core West End location
- Interior accommodation arranged over basement, G/F, and 7 upper floors
- Multi-let to 9 tenants with an average unexpired lease term of 4.22 years to expiry generating a passing rent of £1,990,906 p.a., Oxford Circus Tube station is a 6 minute walk away
- 座落West End優越轉角位的辦公室及住宅投資大廈
- 室內設地庫、首層及七層上層
- 現由9個租戶承租，尚餘平均4.22年租期，年租金收入1,990,906英鎊，距離Oxford Circus地鐵站僅6分鐘路程



Freehold; Gross Yield 2.84%

Total Internal Area 49,751 s.f.

Circa £70M - £77M

6199 7640 Gary Lam 林先生

Retail / investment with redevelopment potential

Fitzrovia WC1

- Mixed use building currently arranged as retail on basement, G/F and 1/F with five floors of vacant, stripped out office
- Retail unit let to a famous coffee company with a new 10 year lease due to be signed at a passing rent of £180,000 p.a., but tenant elected to hold old rental of £150,000 p.a.
- Upper floors benefit from a planning consent to convert to 9 residential apartments
- Tottenham Court Road Tube station is only 1 minute away
- 此混合大廈的地庫是零售商舖，首層至五樓現正交吉，上層則是辦公室
- 零售商舖由一咖啡店承租，擁全新10年長約，現年租金收入150,000英鎊，現業主已要求加租要180,000英鎊/每年，但租客已提出申訴至租務法庭
- 若取得城規批准，可加建兩層上層，提供9個住宅單位
- 距離Tottenham Court Road地鐵站僅1分鐘路程



Freehold; Projected Yield 1.13%

Total Internal Area

Circa £16M - £18M

6199 7640 Gary Lam 林先生

Prime London en-bloc residential building

Mayfair W1

- Beautiful period building located in a desirable residential part of Mayfair
- Spacious interior accommodation currently arranged as six self-contained 2-bedroom apartments all serviced by a private passenger lift
- All but two of the units are currently let on ASTs generating a total of £181,219 p.a., Nearest Tube station is Marble Arch (500 metres)
- 位處優越住宅區Mayfair的亮麗文物建築
- 室內間隔寬敞，設有6個兩房單位及私家升降機
- 所有單位除其中兩個單位均以ASTs形式租出，年租金收入達181,219英鎊，鄰近Marble Arch地鐵站（500米）



Freehold; Gross Yield 1.17%

Total Internal Area c. 7,200 s.f.

Circa £15.5M - £17.5M

6199 7640 Gary Lam 林先生

Prime West End en-bloc retail investment

Old Bond Street W1

- Attractive flagship store comprising retail and ancillary accommodation arranged over basement, G/F, and 4 upper floors
- Let in its entirety to a leading international retailer on a new 15 year lease from 2016 generating a passing rent of £995,000 p.a.
- Additional reversionary potential via 5 yearly upwards-only rent reviews
- Green Park Tube station is a 4 minute walk away from the premises
- 受歡迎的零售旗艦店連附屬設施，設有地庫、首層及四層上層
- 現由國際牽頭零售商獨立承租，由2016年開始擁15年租約，年租金收入995,000英鎊
- 每五年租金可向上調整
- 物業距離Green Park地鐵站僅4分鐘路程



Freehold; Gross Yield 2.69%

Total Internal Area 2,827 s.f.

Circa £37M - £41M

6199 7640 Gary Lam 林先生

Prime Manchester retail parade investment

Manchester M2

- Rare opportunity to acquire three prominent prime retail units in one of Manchester's best pedestrianised shopping areas
- Multi-let to three respected, global clothing retailers with a weighted average unexpired lease term of 6.5 years, generating a total passing rent of £307,501 p.a.
- Situated in the city's premier fashion destination – an excellent strategic location between Spinningfields and Manchester's traditional CBD
- 此三個零售商舖位處曼徹斯特其中一條最繁華的行人購物街
- 由三間全球服裝零售商獨立承租，平均6年半租約，年租金收入307,501英鎊
- 座落於城中潮流時尚的地點，是Spinningfields及曼徹斯特市中心之間的戰略重地



Freehold; Gross Yield 6.61%

Total Internal Area 5,809 s.f.

Circa £4.65M - £5.05M

6199 7640 Gary Lam 林先生

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Manchester City Centre**
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HALO

1 ANGEL SQUARE

VICTORIA STATION

CIS TOWER

- NOMA Mixed - Use Redevelopment Scheme
- NOMA 綜合發展區 -

Simulated image is for advertisement purpose only

HALO



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Free Furniture Package*
全屋傢俬組合優惠*

Invest in Manchester's Buy-to-Let Hotspot 英國曼徹斯特全新住宅, 享 NOMA 八億英鎊發展機遇

- Situated on the edge of NOMA regeneration area, a rapidly developing and increasingly popular hub in the city allowing for future growth
規劃如火如荼的NOMA綜合發展區僅約數分鐘步程, 其中地標商廈 1 ANGEL SQUARE已啟用, 蘊藏巨大升值潛力
- Fantastic location, 7-min walk from Victoria Station, IMAX cinema; 10-min from Harvey Nichols department store
人氣社區, 步行7分鐘可達 Victoria車站、IMAX影院、10分鐘可達 Harvey Nichols購物中心
- 1, 2 and 3 bedroom apartments available; optional secure underground parking spaces are available
設有1/2/3睡房間格, 大部份單位設開揚露台; 另有地庫車位供選購



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Prime mixed-use residential, retail, and office investment

Soho W1

- Five floor mid-terrace building located in the heart of Soho
- G/F and basement provide retail accommodation with office space on the first floor and a recently refurbished 2-bedroom duplex apartment arranged on the top levels
- Fully-let to 4 individual tenants generating a passing rent of £73,100 p.a.
- Tottenham Court Road station is located a short distance from the property (500 metres)
- 位處Soho市中心樓高五層的大廈
- 首層及地庫是零售商舖，一樓是辦公室，頂層的兩房複式單位剛完成翻新
- 現由四個租戶獨立承租，年租金收入73,100英鎊
- 信步可達Tottenham Court Road地鐵站(500米)

Freehold; Gross Yield 3.65%

Total Internal Area 1,343 s.f.

Circa £2M - £2.2M

9284 0044 Dougal Robertson 羅先生



London Riverside office investment with development potential

Putney Wharf SW15

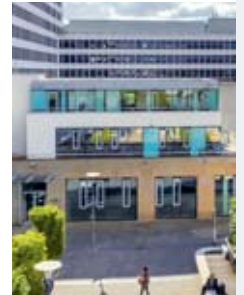
- En-bloc office building located in the affluent London village of Putney, with spectacular views over the River Thames
- 15 years of unbroken income from 2 secure tenants producing a passing rent of £260,000 p.a.
- Asset enhancement potential via permitted development rights obtained for conversion of the entire building into 3 luxury apartments
- 位處倫敦富裕小區Putney的辦公室大廈，眺望泰晤士河優美景色
- 現由兩個信譽良好的租戶承租，擁15年長約，年租金收入260,000英鎊
- 若取得城規批准，可改建整幢大廈至3個豪華住宅單位

Virtual Freehold; Gross Yield 5.59%

Net Internal Area 5,601 s.f.

Circa £4.65M - £5.15M

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Prime West London hotel

South Kensington SW7

- Beautifully maintained 47 bedroom hotel located in the heart of South Kensington
- Property comprises 3 Georgian terraced houses with hotel accommodation arranged over G/F, basement, and 4 upper floors
- Extensive office areas with potential for conversion to further bedrooms subject to planning permission, South Kensington Tube station is only 4 minutes away by foot
- 座落於South Kensington核心地段的雅致酒店，裝修簇新，共有47個睡房
- 物業由三間Georgian大屋組成，設有首層、地庫及四層上層
- 若取得城規批准，現時地下辦公室或可改建成客房，South Kensington地鐵站僅4分鐘路程

Freehold; Further details on application

Circa £33.5M - £37.5M

9284 0044 Dougal Robertson 羅先生



Prime London residential development opportunity

Belgravia SW1

- Planning permission has been granted for a new-build scheme comprising 5 self-contained residential apartments
- Additional benefit of secure underground parking totalling 17,367 s.f. (gross internal area)
- Further enhancement to the residential scheme possible via additional planning consents, Hyde Park Corner Tube station is located 7 minutes away by foot
- 此地盤已獲城規批准可建成五個住宅單位
- 地下停車場室內建築面積達17,367平方呎
- 如獲城規批准，可增加資產價值，Hyde Park Corner地鐵站僅7分鐘路程

Freehold; Vacant Possession

Proposed net saleable area 10,979 s.f.

Circa £17M - £19M

9284 0044 Dougal Robertson 羅先生



Prime London retail unit with residential ground rent component

Victoria SW1

- New building landmark property comprising a retail unit with significant ground rent income from the sold-off residential uppers
- Prominent quarter acre site within 500 metres from Buckingham Palace
- Retail unit let until 2028 at a rent of £97,500 p.a.
- Significant residential ground rent income totalling £49,450 p.a., St James's Park Tube station is 400 metres away
- 全新發展地標大廈，設有一個零售商舖，上層則是住宅，但已分屋出售完畢
- 物業距離Buckingham Palace僅500米
- 零售商舖租約至2028年，年租金收入97,500英鎊
- 住宅單位每年地租總收入達49,450英鎊，有固定增長空間，距離St James's Park地鐵站僅400米

Freehold; Gross Yield 4.52%

Gross Internal Area 2,771 s.f.

Circa £3.25M - £3.55M

9284 0044 Dougal Robertson 羅先生



Central London highly reversionary en-bloc investment

Southwark SE1

- Entire office building located in the Southbank area comprising well-configured office and ancillary accommodation arranged over LG/F through 5/F
- Single-let to a reliable tenant until 2021 with an annual passing rent of £241,451 p.a.
- Vendor has proposed to top-up the yearly income based on an upcoming fixed rental uplift in May 2018 to £284,060 p.a., Southwark Tube station is only 1 minute from the premises on foot
- 位處Southbank的辦公室大廈，由地下一層至五樓設辦公室及附屬空間
- 由信譽良好的租戶承租至2021年，年租金收入達241,451英鎊
- 賣方可於2018年5月起增加年租金收入至284,060英鎊，Southwark地鐵站僅1分鐘路程。

Freehold; Gross Yield 4.73%

Net Internal Area 8,150 s.f.

Circa £6M - £6.6M

9284 0044 Dougal Robertson 羅先生



The
EDITOR
Classic with a twist.



Photo from actual site

THE EDITOR

Freehold Bangkok Condominium at BTS Saphankhwai 曼谷永久業權住宅 毗鄰 BTS Saphankhwai

The Luxury Condominium located in Bangkok prime location. 0 step to BTS Saphankhwai which directly commute to Siam Paragon in minutes away. The 23-Storey high rise building is equipped with sky facilities on the 23rd floor which boasts the stunning panoramic view of Bangkok while enjoy amenities such as Lounge, Fitness, Squash Room, Swimming Pool, etc.

位處曼谷優越地段的豪華住宅項目，毗鄰 BTS Saphankhwai 站，前往 Siam Paragon 非常便利。樓高23層，頂層設有天際會所，飽覽曼谷市壯麗景色，設施包括休憩室、健身中心、壁球場及游泳池等。



Photo from actual site

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Prime Tokyo en-bloc residential building

Nakano-ku, Tokyo 東京 中野區

- 4-storey reinforced concrete apartment block built in 2015
- Internal accommodation configured as 11 studio apartments
- Fully-let on individual leases producing a passing rent of JPY 10.8M p.a.
- 12 minute walk to Hatagaya station of the Keio line; 15 minutes on foot to Sasazuka station of the Keio line
- 建於2015年，樓高四層的鋼筋混凝土建築
- 室內設有11個開放式單位
- 由一租戶獨立承租，年租金收入10.8百萬日元
- 距離京王線幡谷車站僅12分鐘步程，
- 距離京王線笹塚車站僅15分鐘步程



Freehold; Gross Yield 5.02%
Total Internal Area 248.41 sq.m.
Circa JPY 215M
(approx. HK\$15.41M)

9051 3096 Edward Chiang 姜先生

Central Tokyo mixed-use residential and retail investment

Meguro-ku, Tokyo 東京 目黒區

- Reinforced steel and concrete 7-storey structure completed in June 1998
- Interior accommodation currently configured as 1 retail unit on ground floor and 18 self-contained condominiums
- Fully-let and generating a passing rent of JPY 30,778,848 p.a.
- 9 minute walk to Musashi Koyama station of Tokyu Meguro line
- 建於1998年6月，樓高七層的鋼筋混凝土建築
- 首層是1個零售商舖，另有18個住宅單位
- 單位現已全數租出，年租金收入30,778,848日元
- 距離東急目黒線武藏小山站僅9分鐘步程



Freehold; Gross Yield 5.30%
Total Internal Area 860.15 sq.m.
Circa JPY 580M
(approx. HK\$41.57M)

9284 0044 Dougal Robertson 羅先生

Tokyo en-bloc mixed-use residential, office, and retail investment

Kita-ku, Tokyo 東京 北區

- 5 storey reinforced concrete building constructed in May 1991
- Internal accommodation arranged over six floors (LG/F through 5th floor)
- Current passing rent is circa JPY 37.23M p.a. with significant reversionary potential if fully-let with a projected rental income of JPY 38.58M p.a.
- Conveniently located only 1 minute away on foot from Nishigahara station of the Metro Nanboku line
- 建於1991年5月，樓高五層的鋼筋混凝土建築
- 室內設六層（地下一層至五樓）
- 年租金收入37.23百萬日元，如果滿租，可達38.58百萬日元
- 距離東京地下鐵南北線西原站僅1分鐘步程



Freehold; Gross Yield 5.86%
Total Internal Area 1,082.91 sq.m.
Circa JPY 658M
(approx. HK\$47.18M)

9284 0044 Dougal Robertson 羅先生

En-bloc residential building in desirable Tokyo area

Toshima-ku, Tokyo 東京 豐島區

- 3-storey reinforced concrete structure completed in December 1986
- Fully-let and generating a passing rent of JPY 22,580,592 p.a.
- Internal accommodation currently configured as 18 individual condominiums in a variety of 1, 2, and 3 bedroom formats
- Nearest stations include Higashi Nagasaki station (8 minute walk) and Ekoda station (11 minute walk) both of the Seibu Ikebukuro line
- 建於1986年12月，樓高三層的鋼筋混凝土建築
- 單位現已全數租出，年租金收入22,580,592日元
- 室內有18個住宅單位，設有一、二及三房間隔
- 毗鄰西武池袋線的東長崎站（8分鐘步程）及江古田站（11分鐘步程）



Freehold; Gross Yield 6.01%
Total Internal Area 786.65 sq.m.
Circa JPY 375.9M
(approx. HK\$26.95M)

9051 3096 Edward Chiang 姜先生

Boutique hotel in heart of Ginza, Chuo-Ku, Tokyo

東京中央區銀座精品酒店

- Freehold; Located in the heart of Ginza in central Tokyo
- 44 guest rooms with en suite bathrooms
- Guide price of JPY 3 billion (approx. HK\$214M) or approx. HK\$4.87M per key
- 5 mins from Ginza 1 chome subway station
- 永久業權，位於東京銀座市中心
- 44間客房連浴室
- 售價30億日元（約2.14億港元）或每套房作價約4.87百萬港元
- 距離銀座一丁目地鐵站約5分鐘

9051 3096 Edward Chiang 姜先生

Prime hotel in central Tokyo with 103 rooms

東京市中心優質酒店，設103間客房

- Freehold; Located in Nihonbashi, Kabutocho, Chuo-Ku in central Tokyo
- 107 rooms
- Guide price in excess of JPY 3.3 Billion (approx. HK\$235M) or approx. HK\$2.196M per key
- 5 mins walking distance from Metro Kayabacho station and Metro Nihonbashi station
- 永久業權，位於東京市中心中央區
- 107間客房
- 售價超過33億日元（約2.35億港元）或每套房作價約2.196百萬港元
- 5分鐘步程可達地鐵茅場町站及地鐵日本橋站

9051 3096 Edward Chiang 姜先生

THE NEST

SUKHUMVIT 22

- BANGKOK -

START AT HK\$ 630,000*



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QUEEN SIRIKIT NATIONAL CONVENTION CENTER

FACILITIES

Lobby, 4 Elevators, Salt water pool, Fitness, Garden

COMPLETION

Expected in December 2017

LOCATION

Close to MRT QSSNC Near Benjakitti Park

THE NEST 全新精品住宅，位於曼谷市中心，毗鄰Benjakitti Park。步行約8分鐘可達MRT QSSNC站，一站往 Terminal 21購物中心。切合自住、投資需要，單位設開放式、1房及2房。現代化會所，豪華大堂、鹽水泳池、健身室、園林花園、優閒雅座等。預計2017年12月落成。

LANDSCOPE

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2 bed apartment with great views of Marina and nearby hills

Venice, Los Angeles 洛杉磯 威尼斯區

Spacious 2 bedroom, 3 bathroom unit with over 1,700 s.f. of living space. Floor to ceiling windows offer optimal light and open to stunning views of the marina and nearby hills. Modern kitchen features stainless steel appliances, granite counter tops and breakfast bar. The large balcony is perfect for entertaining guests and dining al fresco. Full service building equipped with high end amenities.

此單位超過1,700平方呎，設有兩間寬敞睡房及三間浴室。落地玻璃窗引入充裕的自然採光，坐擁遊艇碼頭及山巒美景。時尚廚房設有不銹鋼器具、花崗岩檯面及早餐吧檯。偌大露台適合招待客人和戶外用餐。大廈設多種先進的設施。

Circa US\$1.299M



9051 3096 Edward Chiang 姜先生

Beautiful and luxurious Malibu villa with breathtaking views of the Pacific Ocean

Malibu, California 加州 馬里布市

A sumptuous 7 bedroom, 11 bathroom 13,814 s.f. estate on an oceanfront with 137 feet frontage on Malibu's finest surf break, im MariSoi Malibu. The home features an elevator-accessed 2,500 s.f. master suite with closet and baths, gym, office, bars, massage & sun decks, TVs and projection screens. Additional rooms include an indoor bar, billiard room, movie theatre, kitchens, family room, laundry and garages. The house comes fully furnished by Minotti and includes a smart home system. Beachside is a 4,000 s.f. "beach" and a 67 feet infinity pool.

毗鄰海濱的豪華大宅，設七房及十一間浴室，面積廣達13,814平方呎。大宅設升降機至2,500平方呎的主人套房，連衣櫥和浴室、健身房、辦公室、吧檯、按摩設施、電視及投影屏幕。其他房間包括一個室內酒吧、桌球室、電影院、廚房、家庭廳、洗衣房及車庫。大宅設Minotti傢俱，享智能家居系統。海濱附有廣達4,000平方呎美麗海灘，亦設一個67呎無邊際泳池。

Circa US\$27.9M



9051 3096 Edward Chiang 姜先生

Beautiful Spanish villa in gated community close to top schools and top shopping precinct

Brentwood, Los Angeles 洛杉磯 Brentwood區

The residence is private and gated, located on one of Brentwood's most desirable streets. The home boasts 4 bedroom suites and 5.5 bathrooms, with an additional upstairs loft, which makes an easy convertible bedroom. High ceilings and natural light fills the home throughout. A magnificent detached guest house offers a spacious option, complete with living room, fireplace, kitchenette and a separate bedroom plus lavish gardens, a swimming pool and a Jacuzzi.

位處羅省Brentwood區最繁華街道之住宅，單位設四間睡房及五個半浴室，亦設一個閣樓，適合作睡房。單位樓底高，自然採光充裕。此恢宏大宅於花園內設有獨幢小別墅，間隔寬敞，設客廳、壁爐、廚房、怡人花園、游泳池及按摩浴缸。

Circa US\$8.75M



9051 3096 Edward Chiang 姜先生

Brand new condo

Hayes Valley, San Francisco 三藩市 Hayes Valley

Located in the heart of vibrant Hayes Valley, Fulton 555 residents will enjoy living among cultural landmarks, renowned restaurants, boutique shopping, and green spaces in the centre of San Francisco. Fulton 555 will offer 139 stylish residences with tech-friendly designs and modern floor plans, and residents will enjoy access to unique amenities such as a rooftop terrace with resort-style seating and an on-site market.

座落於三藩市中心Hayes Valley繁華地段，Fulton 555住宅項目毗鄰文化地標、著名餐廳、精品購物區及綠化用地。Fulton 555提供139個時尚住宅，配以高科技設計及新穎間隔。住戶尊享獨特的設施，如度假式的天台及小區內小型商店。

1 bedrooms start from US\$699,000

2 bedrooms start from US\$1.109M



9051 3096 Edward Chiang 姜先生



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位於曼谷 MahaNakhon 項目內 曼谷麗思卡爾頓公寓將成為全市享負盛名之豪宅。房間精雕細琢 坐擁絢麗景觀 尊享麗思卡爾頓酒店式物管禮遇 均由泰國頂尖豪華房產商 PACE Development 為您呈獻。獨特兩房單位數量有限 優惠售價由835萬港幣起。

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Modern luxury condo in Downtown San Francisco

San Francisco, California 加州 三藩市

This 2-bedroom, corner-unit condo is located in a high-rise in downtown San Francisco in the thick of the action. The unit itself boasts tremendous views of the Bay Bridge and the city skyline, while the building offers residents a fitness center, a movie theater, a swimming pool, and a children's playground.

這個兩房單邊單位位於三藩市市中心的高層大樓，市場罕有。單位飽覽市內優美景色。大廈提供健身中心、電影院、游泳池及兒童遊樂場設施。

Circa US\$1.85M



9051 3096 Edward Chiang 姜先生

Single family home with a condo footprint

Silicon Valley, Northern California 北加州 矽谷

Located in one of Menlo Park's most attractive neighborhoods, this 3-bedroom condo offers access to top-rated schools and is just minutes away from Stanford University.

座落於加州矽谷Menlo Park其中一個最受歡迎社區，這個三房單位鄰近頂級學府，距離史丹佛大學僅數分鐘車程。

Circa US\$2.049M



9051 3096 Edward Chiang 姜先生

Bordeaux, France

法國 波爾多

Bordeaux right bank in the centre of the golden triangle of the Fronsadais region. 124ha of which approx. 74 ha are planted to vine - the majority red Bordeaux Superieur. Situated on an elevated position overlooking the Dordogne valley the property offers a spectacular opportunity to own one of Bordeaux's classics. The chateau thought to date back to the 16th century has been refurbished to a high standard in the majority of the residence offering 7 bedrooms with 5 bathrooms and a further 2 bedrooms in the top floor. The accommodation totals approx. 675m2 of living space. The vineyard is presented in excellent condition and is offered with state of the art equipment and machinery.

Located in the Frosac region of the right bank - 15 minutes from St Emilion and 30 minutes from Bordeaux city.

莊園位於波爾多右岸弗龍薩代區金三角的中央位置，佔地124公頃，其中約75公頃為葡萄園，以優級波爾多紅葡萄為主。酒莊位於高地之上，俯瞰Dordogne valley美景。買家能擁有經典的波爾多莊園，機會千載難逢。莊園可追溯至16世紀，經過仔細復修，設有七間睡房連五間浴室，頂層亦設有兩間睡房。總住宿空間約675平方米。葡萄園狀況完好，設有最先進的器材和機器。

右岸弗龍薩代區，距離聖埃米利永15分鐘，距離波爾多市30分鐘。

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售價：4,995,000歐元

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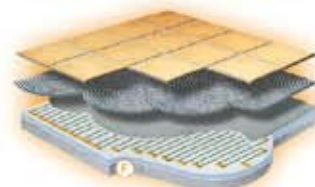
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