

VOLUME 131 | November 2015

The  
Key

SELECT DELUXE HOMES

大宅<sup>®</sup>



咫尺繁華

# PROXIMITY OF PROSPERITY

FEATURE

A Fabulous Life

本期焦點：高人一等

Spotlight:

Views from the Top



80  
ROBINSON  
ROAD 羅便臣道

# 80 ROBINSON ROAD PRESTIGIOUSLY SITUATED

WHERE HERITAGE MEETS ESTEEM



The photo is taken at Block One roof at the Development on 25/3/2014 and has been edited and processed with computerized imaging techniques.

District: Mid-Levels West Name of the Street & Street Number: 80 Robinson Road The address of the website designated by the Vendor of the Development: [www.80robinsonroad.com.hk](http://www.80robinsonroad.com.hk) The photographs, images, drawings or sketches shown in this advertisement / promotional material represent an artist's impression of the Development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the Development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

The photo is taken at the front door of Central and Western Districts' Government School at 1/10/2014 and has been edited and processed with computerized imaging techniques.

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Developer:



南豐集團  
NAN FUNG GROUP

Enquiry:

8100 1832  
[www.80robinsonroad.com.hk](http://www.80robinsonroad.com.hk)



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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](http://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](http://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



## 玩樂天堂

## A PLAYFUL PARADISE

With cooler days thankfully upon us, it's the perfect time to get the kids out of the air-conditioned sitting rooms and into the sunshine — and one of the easiest ways to lure them outside is to create an exciting play space in the backyard that will inspire them to get active.

Whatever the size of your garden, roof terrace or balcony, there's play equipment which will encourage imagination and creativity outdoors. Consider a playhouse, a sandpit, a simple swing set and a proper shade shelter if the area gets the full glare of the sun.

Most of all, make sure playsets are installed where you can keep a watchful eye on your children.

隨著秋涼的日子終於降臨，正是讓孩子們從空調房步向陽光的最佳時候，而最容易引誘他們的方法之一，是在後院建立一個好玩的玩樂空間，令他們變得好動。

不論你的花園、屋頂平台或露台的大小，總會有刺激想像力和創造力的室外遊樂設施。不妨考慮一下設置玩具屋、沙池、簡單的鞦韆和適當的遮蔭處，如果戶外遊戲區會被太陽猛烈照射。最重要的是，確保玩具套裝安裝在你可以注意孩子的視線範圍內。

Published and distributed by

LANDSCOPE

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INTERNATIONAL REAL ESTATE



Designed by

perspective

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## 咫尺繁華

# PROXIMITY OF PROSPERITY

Luxury houses are prevalent at MacDonnell Road in Midlevels Central, and it is here that we find Greenland Court, an 18-storey building with two apartments per floor.

This 1,083 s.f. (saleable area) unit is well-furnished and meticulously decorated. With its modern outlook and a 1,000 s.f. private rooftop, residents can enjoy great cityscapes in addition to partial sea views. An expansive rooftop allows natural light to flood in to the rooms via stunning wall-to-wall, floor-to-ceiling windows.

The apartment has three bedrooms (two ensuite), three-and-a-half bathrooms, one maid's room and two car parks. An open-plan living room, dining area and kitchen together create a striking communal space, with a neutral colour palette of earth tones and granite create a soothing atmosphere.

Available for purchase at HK\$49.8 million, Greenland Court is located close to Lan Kwai Fong and SoHo. Public minibuses and buses are easily available, offering direct links to MTR station, Admiralty and Star Ferry.







中半山麥當奴道遍布豪宅，恆翠園是街內其中一幢。大廈樓高十八層，每層有兩個單位。單位實用面積1083平方呎，有精美擺設及細緻裝潢，予人現代感覺。私家天台面積達1000平方呎，於天台上可享繁華都市景觀及部分海景。單位設寬闊天台，加上落地玻璃窗戶，令室內採光充足，保持光猛。

單位有三間睡房，其中兩間為套房、三間半浴室、一間家傭房及兩個車位。另外，相連的客飯廳連開放式廚房，為單位提供優雅的共用空間。整個單位以褐色及花崗岩為主調，予人柔和感覺。

屋苑鄰近蘭桂坊及蘇豪，附近有巴士及小巴前往港鐵站、金鐘及天星碼頭等。單位現售4980萬港元。

## Greenland Court

恆翠園

56-58 MacDonnell Road, Midlevels Central

中半山 麥當奴道56-58號



GROSS AREA 1,350 s.f.

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

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 135568



Nestled on high ground,  
where the legendary Peak meets the celebrated Harbour,  
here lies my destination, my destiny,  
and my World.

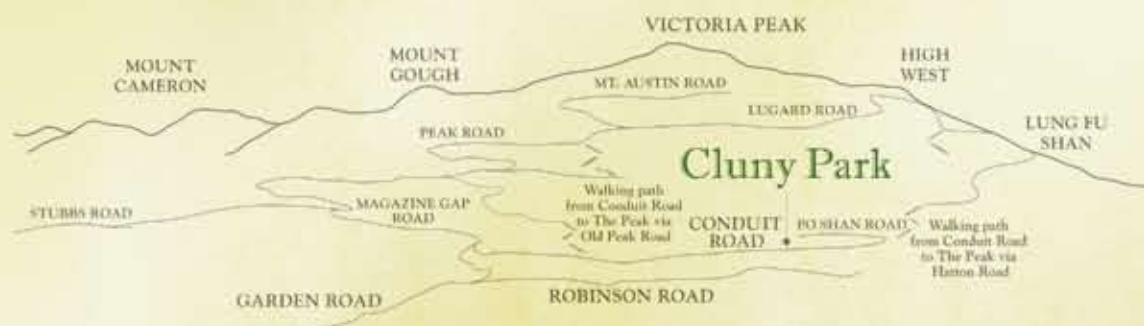




A Rare and Exquisite Collection



# Cluny Park



Name of Street and Street Number of the Development: 53 Conduit Road

District: Mid-Levels West Website Address<sup>#</sup>: [www.clunypark.hk](http://www.clunypark.hk)

Hotline: 8106 6033

Showflats Available for Viewing (by appointment only)



信和置業  
Sino Land



BEST DEVELOPER  
OVERALL  
IN HONG KONG

BEST RESIDENTIAL  
DEVELOPER  
IN HONG KONG

BEST LEISURE /  
HOTEL DEVELOPER  
IN HONG KONG

BEST MIXED  
DEVELOPER  
IN HONG KONG



Please scan QR code  
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Vendor: Bestcare Limited, Holding companies of Venstar King Chinese Development Limited, Sino Land Corporation Limited and Tsim Sha Tsui Properties Limited. Associated Persons for the Development: Mr. KAM Hing-yang (Thomas) of CNS Associates (Hong Kong) Limited, Building Contractor for the Development; Weston Construction & Engineering Limited, The firm of advisors acting for the Owner in relation to the sale of residential properties for the Development; Che & Lee Architects, Architectural consultants that has made a loan, or has undertaken to provide finance, for the construction of the Development; The Hongkong and Shanghai Banking Corporation Limited and The Bank of East Asia, Limited (The bank's loan from The Bank of East Asia, Limited has been fully repaid). Offer period who have made a loan for the construction of the Development: King Chinese Development Limited. In the best of the Vendor's knowledge, the contained material that for the Development, 31st March 2016 ("material date") means the date on which the completion of the project are completed with respect to the Development. The contained material does not give rise to any statement of fact that is permitted under the agreement for sale and purchase of "Cluny Park" comprises 1 building with a total of 27 residential units. This advertisement is published by the Vendor, Bestcare Limited, or by another person with its consent. A prospective purchaser is advised to refer to the sales brochure for any information of the Development. <sup>#</sup>Website containing electronic copies of sales brochure, price lists and copies of illustrations. Date of Printing: 16 October 2015





## Phoenix Court

中半山 鳳凰閣

39 Kennedy Road

Conveniently located spacious penthouse apartment with private roof terrace

交通便利寬敞頂層單位，連私家天台



GROSS AREA 1,234 s.f.

SALEABLE AREA 1,119 s.f.

(plus 1,025 s.f. roof)

OFFERED AT \$19,800,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 136583



## Catalina Mansions

中半山 嘉年大廈

98-100 MacDonnell Road

Designer decorated spacious 4-bedroom duplex apartment on fringe of CBD

寬敞四房複式單位，毗鄰商業中心區，匠心獨運



GROSS AREA 4,600 s.f.

SALEABLE AREA 3,394 s.f.

OFFERED AT \$78,000,000

INQUIRIES 6183 8339

Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 39666



## Pacific View 大潭 浪琴園

38 Tai Tam Road

Modern renovated duplex penthouse with roof terrace and open sea views

時尚裝修複式頂層單位，連平台天台，享開揚海景，可租可售



GROSS AREA 3,913 s.f.

SALEABLE AREA 3,145 s.f.

(plus 647 s.f. terrace)

OFFERED AT \$78,000,000

also for lease \$138,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 125658



## Larvotto (Penthouse)

鴨洲洲 南灣

8 Ap Lei Chau Praya Road

Penthouse unit with private roof via internal staircase and company hold

優質頂層單位，連室內內置樓梯往私家天台，物業由公司持有



GROSS AREA 2,631 s.f.

SALEABLE AREA 2,105 s.f.

(plus 1,555 s.f. roof)

OFFERED AT \$80,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 134278







### Royalton II

薄扶林 豪峰II

116 Pok Fu Lam Road

Rare find 4-bedroom duplex with full sea view enjoying good transport and high privacy  
罕有四房複式單位，眺望全海景，交通便利，私隱度高



GROSS AREA 3,460 s.f.

SALEABLE AREA 2,309 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 130191



### Catalina Mansions

中半山 嘉年大廈

98-100 MacDonnell Road

Large 5-bedroom duplex apartment on MacDonnell Road close to CBD  
偌大五房複式單位，鄰近商業中心區



GROSS AREA 4,600 s.f.

SALEABLE AREA 3,395 s.f.

OFFERED AT \$170,000 incl.

also for sale \$77,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 156787



### 寬敞大戶

## A spacious standout

### May Tower 2

梅苑二座

5 May Road, Midlevels Central

中半山 梅道5號



GROSS AREA 3,393 s.f.

SALEABLE AREA 2,641 s.f. (plus 2,000 s.f. terrace)

OFFERED AT \$150,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 1925



Located on the hillside of May Road, this 2,641 s.f. (saleable area) apartment offers city views with spacious rooms and a 2,000 s.f. terrace.

This simplex has a practical layout, with four bedrooms (all ensuite), a maid's room, a utility room, a combined living and dining room and a covered car park. Both bathrooms and kitchen are fully equipped.

May Tower 2 is well-served by residents' shuttle buses and public minibuses to Central. Recreational facilities on the estate include a gym, outdoor swimming pool and a children's playground.

此單位位於中半山梅道，實用面積達2641平方呎，住戶可享受市內景觀及寬闊的空間。單位房間偌大，平台面積廣達2000平方呎。

單位間隔實用，設有四間睡房，全部為套房，另有一間家傭房、一間多用途房、相連的客飯廳，以及一個有蓋車位。浴室及廚房均是設備齊全。

住客前往中環，可乘坐屋苑提供的穿梭巴士及公共小巴。會所設施方面，屋苑提供健身室、室外游泳池及兒童遊樂場。



## La Clare Mansion

薄扶林 利嘉大廈

92 Pok Fu Lam Road

High efficiency 3-bedroom high floor apartment at convenient location

高實用率極高層三房單位，交通便利

**GROSS AREA** 1,750 s.f.

**SALEABLE AREA** 1,602 s.f.

**OFFERED AT** \$25,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 123582



## 3 Consort Rise

薄扶林 金粟街3號

Boutique townhouse with private garden in quiet environment

精緻排屋連私家花園，環境寧靜，可租可售

**GROSS AREA** 2,735 s.f.

**SALEABLE AREA** 1,915 s.f. (plus 552 s.f. terrace and 442 s.f. roof)

**OFFERED AT** \$43,000,000 also for lease \$110,000 incl.

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 155784



## 20-20C Shek O Headland

石澳 石澳山仔20-20號C

Rare find waterfront townhouse at tranquil location

罕有海濱排屋，位處清靜地段

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

**OFFERED AT** \$45,000,000

**INQUIRIES** 9486 1566 Mira To 杜小姐

**SEARCH REFERENCE NO.** 44350



## 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

**GROSS AREA** 2,288 s.f.

**SALEABLE AREA** 2,049 s.f.

**OFFERED AT** \$53,000,000

**INQUIRIES** 9028 0147 Jenson Au 區先生

**SEARCH REFERENCE NO.** 106454



## Ventura Villa 春坎角 華慧苑

27 Ching Sau Lane

Unique 4-bedroom Spanish style townhouse with private garden located

at a tranquil and verdant location of Chung Hom Kok

獨特四房西班牙式排屋，連私家花園，位處春坎角翠綠寧靜地段，可租可售

**GROSS AREA** 2,800 s.f.

**SALEABLE AREA** 2,351 s.f. (plus 580 s.f. terrace)

**OFFERED AT** \$59,000,000 also for lease \$118,000 incl.

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 34854



## Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

Highly sought after apartment on upper Repulse Bay Road with full view

of Deep Water Bay golf course and the ocean

淺水灣道頭段受歡迎住宅，飽覽深水灣高爾夫球場全景，交吉出售

**GROSS AREA** 1,900 s.f.

**SALEABLE AREA** 1,583 s.f.

**OFFERED AT** \$55,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 4490







**The Redhill Peninsula 大潭 紅山半島**

18 Pak Pat Shan Road

Nice seaside house with sweeping sea view and clubhouse facilities

雅致海濱大屋，眺望遠闊海景，享會所設施

**GROSS AREA** 2,672 s.f.

**SALEABLE AREA** 2,584 s.f.

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

**OFFERED AT** \$71,000,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 4560



**Celestial Garden 淺水灣 詩禮花園**

5 Repulse Bay Road

Large 2-bedroom apartment enjoying sea and mountain views on popular Upper Repulse Bay Road

偌大兩房住宅，眺望海景及山巒景色，位處受歡迎淺水灣道頭段，可租可售

**GROSS AREA** 2,363 s.f.

**SALEABLE AREA** 1,962 s.f.

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

**INQUIRIES** 6258 8847 Anthea Ngai 魏小姐

**SEARCH REFERENCE NO.** 157154



**The Redhill Peninsula 大潭 紅山半島**

18 Pak Pat Shan Road

Sea view townhouse with full facilities at Tai Tam waterfront

大潭海濱排屋，連完善設施

**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** \$85,000,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 4866



**Hillgrove 春坎角 壁如花園 18 Cape Drive**

Well decorated townhouse with open outdoor space enjoying sea view and company hold

優質裝修排屋，連開揚戶外空間，享海景，物業由公司持有，交吉出售

**GROSS AREA** 3,300 s.f.

**SALEABLE AREA** 3,004 s.f.

(plus 1,152 s.f. garden, 200 s.f. terrace and 1,080 s.f. roof)

**OFFERED AT** \$105,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 31763



**Repulse Bay Garden**

淺水灣 麗景園

18-40 Belleview Drive

Rare find 4-bedroom nicely renovated flat with unbeatable sea view

罕有四房雅致裝修住宅，眺望無敵海景

**GROSS AREA** 2,800 s.f.

**SALEABLE AREA** 2,576 s.f.

**OFFERED AT** \$105,000,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 109136



**Horizon Ridge 春坎角 海天小築 38-48 Horizon Drive**

Boutique 4-bedroom terraced house with double car park overlooking stretching sea view in Chung Hom Kok

精緻四房排屋，連平台花園及雙車位，俯瞰春坎角遠闊海景

**GROSS AREA** 3,500 s.f.

**SALEABLE AREA** 2,503 s.f.

(plus 201 s.f. garden and 443 s.f. terrace)

**OFFERED AT** \$120,000,000

**INQUIRIES** 9093 3381 Stephen Chan 陳先生

**SEARCH REFERENCE NO.** 35220



## Southside & The Peak SALE

南區及山頂 出售



### Sunshine Villa 山頂 陽光花園

48 Mount Kellett Road

Newly decorated boutique 4-bedroom townhouse at prestigious location  
全新裝修精緻四房排屋，地段尊貴

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,547 s.f.

(plus 1,323 s.f. garden, 178 s.f. terrace and 756 s.f. roof)

OFFERED AT \$250,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 155846



### 1-9 Watford Road

山頂 和福道1-9號

Rare find Peak townhouse in tranquil neighbourhood

罕有山頂排屋，位處清幽恬靜社區

GROSS AREA 4,527 s.f.

SALEABLE AREA 2,706 s.f.

(plus 390 s.f. garden and 228 s.f. terrace)

OFFERED AT \$250,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 158148



### Double Bay 深水灣 香島道46號

46 Island Road

Renowned townhouse with fantastic sea view in Deep Water Bay

深水灣著名排屋，坐擁迷人海景

GROSS AREA 4,180 s.f.

SALEABLE AREA 3,562 s.f.

(plus 807 s.f. garden and 1,051 s.f. roof)

OFFERED AT \$340,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 161061



### Island Road 深水灣 香島道

Top notch townhouse with 5 ensuite bedrooms and private garden

enjoying the stunning sea view of Deep Water Bay

豪華五套房排屋，連私家花園，飽覽深水灣壯麗海景

GROSS AREA 6,389 s.f.

SALEABLE AREA 4,720 s.f.

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

OFFERED AT \$580,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 115984



### 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 ~~\$230,000,000~~ Open Offer

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. 11,100-28,000 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



# BRANKSOME GRANDE



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## 南畔雅居 Elegance in the South

Faber Villa stands on high ground set off from the peaceful surroundings of Tai Tam Road. A seven-storey mid-rise apartment block development, with one unit per floor, is where you'll find total privacy while taking in stunning sea views overlooking Tai Tam Bay.

This lovely family home has a combined living and dining area, while wall-to-wall windows — far larger than the Hong Kong norm — ensure that the apartment is flooded with natural light. Luxurious features include a massive master bedroom with its own ensuite, and in the stylish, fully-fitted and equipped kitchen, a unique kitchen island increases workspace area and provides a talking point.

With 2,631 s.f. (saleable area), this Colonial-style simplex apartment offers three bedrooms (one ensuite), two and a half bathrooms, a maid's room, a utility room and a covered carpark.

Both kitchen and bathrooms are fully-fitted and equipped.

Available for purchase at HK\$61.8 million, this simplex is within close proximity of The American Club. Convenient public transport is available along Tai Tam Road, while Central is about 25 minutes' drive away. Kindergartens and international schools are within easy reach as well as supermarkets and shops, in Redhill, Stanley or Repulse Bay.

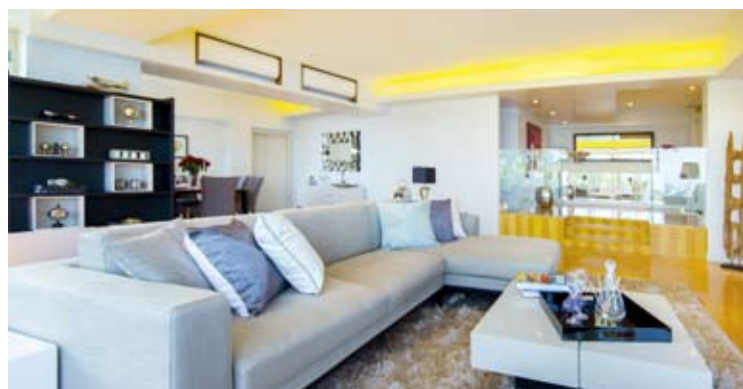
輝百苑聳立於大潭道的寧靜地段，是樓高七層的中層大廈，每層有一個單位，私隱度高，全層可俯瞰大潭灣的壯闊海岸景色。

這精緻的家庭式住宅設有相連的客飯廳，其中整幅牆大的玻璃窗戶 — 比一般香港家居大得多，確保了單位有足夠的天然光。屋內的豪華陳設包括偌大的主人套房，設計時尚且設備齊全的廚房，而別具一格的中島型廚房櫃台可增加工作空間，亦是單位的一大賣點。

這個實用面積達2631平方呎的英式單位設有三間睡房，其中一間為套房、兩間半浴室、家傭房、多用途室及一個有蓋車位。

廚房和浴室同樣是設備齊全。

單位毗鄰美國會所，沿大潭道可搭乘便利的公共交通工具，前往中環僅需25分鐘車程。距紅山、赤柱及淺水灣的幼兒園、國際學校及超級市場和商店僅咫尺之遙。單位現售6180萬港元。



### Faber Villa

輝百苑

17 Tai Tam Road, Tai Tam

大潭 大潭道17號



GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 29965







Floor Warming and Heating Systems

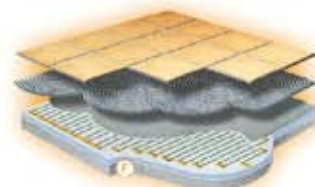
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38 Tuen King Circuit, Tuen Wan, N.T.  
Tel: 2411-7226 Fax: 2413-1706

[www.flextherm.asia](http://www.flextherm.asia)



## Man Yuen Garden

中半山 文苑花園

52A-52B Kennedy Road

Spacious 3-bedroom apartment with balcony on Kennedy Road

堅尼地道寬敞三房單位，連露台

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,670 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 64981



## Grosvenor House 中半山 高雲大廈

114-120 MacDonnell Road

Tastefully decorated colonial flat in peaceful and convenient neighbourhood

品味裝修英式住宅，位處清靜便利地段

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,347 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 37576



## Glory Mansion 中半山 輝煌大廈

106-108 MacDonnell Road

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

保養簇新中密度單位，連寬敞露台，位處便利中半山

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$37,500,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 40189



## Po Garden 中半山 寶園

9 Brewin Path

Popular 3-bedroom apartment with tennis court and swimming pool on fringe of CBD

受歡迎三房單位，連網球場及游泳池，毗鄰商業中心區，可租可售

GROSS AREA 2,586 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$60,000,000 also for lease \$95,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 44355



## Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Sought after 4-bedroom apartment with glittering views of the city skyline

受歡迎四房單位，坐擁城市迷人景致，可租可售

GROSS AREA 3,001 s.f.

SALEABLE AREA 2,362 s.f.

OFFERED AT \$60,000,000 also for lease \$102,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 128986



## 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

罕有英式寬敞中密度住宅，三套房間隔，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







**Piccadilly Mansion** 西半山 碧苑  
4-6 Po Shan Road

Immaculate huge apartment with magnificent harbour view in tranquil neighbourhood

優質裝修大住宅，享壯麗海景，位處寧靜地段，可租可售

**GROSS AREA** 2,800 s.f.

**SALEABLE AREA** 2,691 s.f.

**OFFERED AT** \$72,000,000 also for lease \$120,000 incl.

**INQUIRIES** 9833 9509 Michelle Chung 鍾小姐



**Hatton House** 西半山 赫頓大廈  
15 Kotewall Road

Massive 5-bedroom apartment in Midlevels West offering Victoria Harbour view

巨大五房單位，眺望維港景致

**GROSS AREA** 2,800 s.f.

**SALEABLE AREA** 2,324 s.f.

**OFFERED AT** \$75,000,000

**INQUIRIES** 9028 0147 Jenson Au 區先生

**SEARCH REFERENCE NO.** 110323



**Borrett Mansions**  
中半山 寶德臺

8A-9B Borrett Road

Open city view and green view mid-rise flat in spacious layout with balcony  
開揚城市及翠綠景中密度住宅，間隔寬敞，連露台

**GROSS AREA** 2,800 s.f.

**SALEABLE AREA** 2,449 s.f.

**OFFERED AT** \$75,000,000

**INQUIRIES** 9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 169521



**1 Po Shan Road**

西半山 寶珊道1號

Well managed 4-bedroom apartment with harbour view

管理完善四房單位，享海景

**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



**Garden Terrace**

中半山 花園臺

8A Old Peak Road

Meticulously decorated apartment with 2 covered car parks at bargain price  
裝潢細緻住宅，連兩個有蓋車位，優惠價格之選

**GROSS AREA** 3,002 s.f.

**SALEABLE AREA** 2,580 s.f.

**OFFERED AT** \$88,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 173649



**Grenville House** 中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Renowned 4-bedroom apartment with big balcony and city view on fringe of CBD

著名四房住宅，連大露台及城市景，毗鄰商業中心區

**GROSS AREA** 3,700 s.f.

**SALEABLE AREA** 3,349 s.f.

**OFFERED AT** \$128,000,000

**INQUIRIES** 6183 8339 Carman Szeto 司徒小姐



Pine Gardens 跑馬地 松園

11 Broom Road

Renovated and upgraded 3-bedroom apartment with balcony in colonial low-rise on Broom Road

英式三房低密度住宅，單位全面翻新，連露台

GROSS AREA 1,400 s.f.

SALEABLE AREA 1,169 s.f.

OFFERED AT \$18,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 150336



Green Lane Court 跑馬地 箕璉閣

130-140 Blue Pool Road

Nicely decorated low-rise apartment with balcony in quiet neighbourhood

雅致裝修低密度單位，連露台，環境寧靜

GROSS AREA 1,400 s.f.

SALEABLE AREA 1,131 s.f.

OFFERED AT \$23,800,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 134331



Carnation Court

東半山 康馨園

43 Tai Hang Road

Good sized 2-bedroom apartment plus study with open view

間隔實用兩房單位連書房，享開揚景致

GROSS AREA 2,126 s.f.

SALEABLE AREA 1,658 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 30892



Rose Court 跑馬地 逸廬

115-121 Wong Nai Chung Road

Spacious 3-bedroom apartment with balcony overlooking the racecourse within short walk to Times Square

寬敞三房住宅，連露台，俯瞰馬場景，舉步可達時代廣場

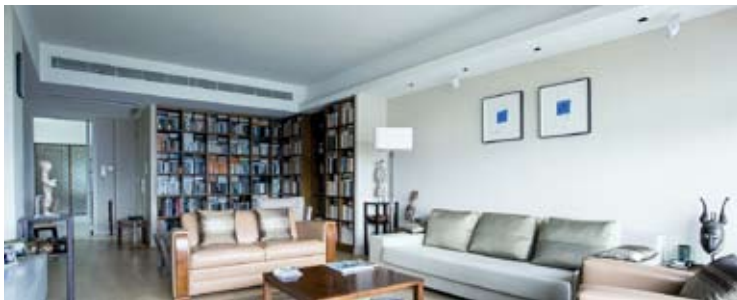
GROSS AREA 2,300 s.f.

SALEABLE AREA 2,050 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 84578



47A Stubbs Road

東半山 司徒拔道 47A

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

雅致裝修偌大兩房住宅，連私家健身室，眺望壯麗海景

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,038 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 98601



Moorsom Drive 渣甸山 睦誠徑

Boutique 5-bedroom house with ample alfresco space at quiet upscale location

精緻五房大屋，享充裕戶外空間，地段尊貴

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 \$250,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 47366





New Arrival



**Kent**  
Plumone Vintage Leather from Italy

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[www.cierreimbottiti.com](http://www.cierreimbottiti.com)

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至尊之選

## One-of-a-sumptuous-kind

Located in the upmarket area of Kowloon Tong, this three-storey semi-detached townhouse measuring 5,767 s.f. (saleable area) offers a rooftop with unobstructed views of the surrounding countryside.

With five expansive bedrooms (three ensuite), five-and-a-half bathrooms, separate living and dining room, a maid's room, a utility room and three balconies, the house also boasts a private lift connecting all floors.

The newly decorated kitchen and bathrooms are fully fitted and equipped with hi-tech appliances, and there is also covered parking area for three cars.

In a peaceful and quiet area, the home is conveniently positioned near the major transportation hub of Kowloon Tong MTR station and Festival Walk.

九龍塘是傳統豪宅區，這幢位於渭州道的大宅樓高三層，實用面積5767平方呎，天台更可瞭望區內開揚自然景觀。

單位有五間寬敞的睡房，其中三間是套房，共有五間半浴室、獨立的客廳及飯廳，一間家傭房、一間多功能房及三個露台。大宅面積寬敞，設有私家升降機穿梭各層。

廚房及浴室裝修簇新，設備齊全，擁有先進家電。此外，有蓋車位可停泊三輛車。

大宅位處九龍塘環境清幽地段，但亦鄰近繁華市區，同區設港鐵九龍塘站及購物商場又一城，交通便利。



Wiltshire Road, Kowloon Tong  
九龍塘 渭州道



GROSS AREA 7,000 s.f.

SALEABLE AREA 5,767 s.f. (plus 347 s.f. garden and 1,286 s.f. roof)

OFFERED AT Price Upon Request

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 174094



置居於大自然的奢華  
最珍罕的保加利亞豪宅地段

可成為  
歐盟公民<sup>#</sup>

## 展銷會

11月14至15日 (星期六及日)  
展銷: 上午11時至下午7時  
(投資講座: 下午3時)

怡東酒店三樓  
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(香港銅鑼灣 告士打道 281 號 地鐵站D1出口)



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電腦模擬圖



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\*售價為付印日資料。\*受條款受細則約束。在此廣告的所有資料包括文字、相片、影像、圖則、圖表、意見及一切敘述只供參考及私人使用。領域國際地產有限公司及物業發展商並不擔保及負責資料之準確性、正確性及完整性。本廣告所提供之物業叫價以最後合約為準，並不排除有任何更改、遺漏、期限前預售和預租、價格或租務條款之改變又或取消放盤等等。上述情況一概恕不提前通知。所有資料只供參考，並不構成亦不能被視為任何合約的全部或部分。我們的海外銷售人員代理香港以外之海外物業，故不受香港物業之〈地產代理條例〉規管。



# A fabulous life

Life is a work in progress,  
and making the journey smoother  
is a breeze with a little help



## Creativo Faux Plaster

As a fashionable choice for customised interior and exterior wall decoration, pillars and ceiling, the Creativo Faux Plaster is made of various kinds of resin mixed with fine quality quartz. The finished product is hard and long-wearing, easy to clean and maintain, and waterproof.

*Creativo: Room B, 6/F King Yip Factory Building, 59 King Yip Street, Kwun Tong, Kowloon, Hong Kong. Call +852 3157 1898, email [marketing@creativo-ltd.com](mailto:marketing@creativo-ltd.com) or visit [www.creativo-ltd.com](http://www.creativo-ltd.com)*



## Heather & March

Established in 1821, Gien has long been known for its supreme ceramic artistry. The new Allure collection is a dinner service designed by ceramic artist Olivier Gagnère, who has drawn on original and distinctive Gien features for this study. With a genuine feel for refinement, Allure pays a state-of-the-art tribute to the heritage and craftsmanship of Gien.

*Heather & March Central Store: Shop 216-218, Prince's Building, Central, Hong Kong. Call +852 2116 0839, email [contact@heatherandmarch.com](mailto:contact@heatherandmarch.com) or visit [www.heatherandmarch.com](http://www.heatherandmarch.com)*



Photo Credit: Alexander Pollock Interiors

## Ton Chair Ironica & Chair 18

Manufactured by Ton Czech Republic, Chair 18 was introduced in 1876. A backrest is filled with manually bent rod that copies the outlines of the backrest. The chair's low weight, attractive price and strength have quickly made it the mainstream for cafés like Benjamin's Kitchen in Australia. With a back made of seven hand-smoothed bars holding the bent backrest and available in a range of colours, Chair Ironica is popular for its simple, retro style.

*Studioimooi: Unit 1B, 3-5 Gough Street, Sheung Wan, Hong Kong. Call +852 9221 0121, email [info@studioimooi.com](mailto:info@studioimooi.com) or visit [www.studioimooi.com](http://www.studioimooi.com)*



## Roca Inspira

The new Roca Inspira collection offers versatility, efficiency and performance in a range of products that covers all bathroom needs. The collection includes the three most relevant shapes in bathroom design: round, soft and square, perfectly compatible with each other to offer countless possibilities for personalisation and comfort in the bathroom.

*RocaConcepts: 1/F The Hennessy, 256 Hennessy Road, Wanchai, Hong Kong. Call +852 2510 2677, email [info@RocaConcepts.com](mailto:info@RocaConcepts.com) or visit [www.roca.com](http://www.roca.com)*





## German Pool Water Heater

Having been awarded the highest energy efficiency label, German Pool's instantaneous water heater series is made in Germany using world-leading water heating innovations. The space-saving heaters provide on-demand heating and heat up only what is needed to save energy. With the latest Smart Control system, the tailor-made iPad app integrates the controls for all compatible instantaneous electric water heaters, helps to identify saving targets, and summarises water and energy usage for evaluation.

Call +852 2773 2888 or visit [www.germanpool.com](http://www.germanpool.com)

## Kartell by Laufen

Created by Swiss bathroom brand Laufen, an expert in ceramics, for the Italian company Kartell, the Kartell by Laufen bathroom collection succeeds both in looks and technical excellence. Used for the first time in washbasins, the revolutionary Saphirkeramik is innovatively combined with the new drain outlets that grace the washbasins, along with an equally newly developed hidden outlet and overflow.

Call +852 2391 0356 or visit [www.kartellbylaufen.com](http://www.kartellbylaufen.com)



## Beautyrest Black

The Beautyrest Black Lexi Luxury Firm Pillow Top mattress is where technology meets luxury. Sleep Surface Climate Technology with vertically-oriented Tencel (which features materials enabling temperature regulation) is incorporated with a luxurious memory foam that keeps you cosy thanks to diamonds' thermal conductive properties. Also, it delivers body-responsive back support and superb pressure relief while offering extra spinal protection.

Simmons Central Store:  
Shop 201, 2/F, Man Yee Building, Central, Hong Kong. Call +852 2378 4848, email [enquiry@simmons.hk](mailto:enquiry@simmons.hk) or visit [www.simmons.hk](http://www.simmons.hk)



## Affordable Art Fair Hong Kong

Held from 13-15 May 2016 at the Hong Kong Convention & Exhibition Centre, Affordable Art Fair Hong Kong will be the largest among 15 Affordable Art fairs around the world. With more than 1,000 artworks showcased by Asian and international galleries, it's the ideal place to search for art for your home, interior design projects or office decorations.

For more information, contact 21/F Phoenix Building, 23 Luard Road, Wanchai, Hong Kong. Call +852 3579 4777, email [hongkong@affordableartfair.com](mailto:hongkong@affordableartfair.com) or visit [www.affordableartfair.com](http://www.affordableartfair.com)



## Cado Air Purifier

Awarded the Red Dot Design Award 2013, the Cado air purifier shines with its metallic design and a compact diameter of 24cm, yet effective over an area of 193 sq-ft. Certified by the Association of Home Appliance Manufacturers (AHAM), it uses the Photoclea system, which incorporates the superior absorption of activated charcoal with a new type of photocatalytic technology that reacts with visible light to break down harmful substances like bacteria, mould, pollen, odours, and particles smaller than PM2.5.

Azureliving International: Room 02, 2/F Wah Hing Commercial Building, 283 Lockhart Road, Wanchai, Hong Kong. Call +852 2411 7280, email [enquiry@azl.com.hk](mailto:enquiry@azl.com.hk) or visit [www.azl.com.hk](http://www.azl.com.hk)

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

**perspective**



## Aqua 33

薄扶林 金粟街33號

33 Consort Rise

Modern 2-bedroom low-rise apartment in quiet enclave

時尚兩房低密度單位，環境舒適寧靜

GROSS AREA 1,591 s.f.

SALEABLE AREA 1,109 s.f.

OFFERED AT \$52,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 172887



## Coombe Apartments 山頂 甘道15-17號

15-17 Coombe Road

Spacious colonial 3-bedroom low-rise apartment with greenery view on The Peak

三房寬敞英式住宅，密度低，坐擁翠綠景色

GROSS AREA 2,150 s.f.

SALEABLE AREA 1,608 s.f.

OFFERED AT \$83,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 12213



## Ming Wai Garden 淺水灣 明慧園

45 Repulse Bay Road

3-bedroom apartment with spacious layout and balcony enjoying stunning views

三房寬敞住宅，連露台，飽覽壯麗景色

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,583 s.f.

OFFERED AT \$83,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 28394



## Vivian Court 山頂 瑞燕大廈

18-22 Mount Kellett Road

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

三房英式單位，地段優越，依山傍海

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40247



## South Bay Palace

淺水灣 南灣御苑

25-31 South Bay Close

Furnished 3-bedroom mid-rise apartment in quiet environment

新裝修三房中密度單位，環境寧靜

GROSS AREA 1,980 s.f.

SALEABLE AREA 1,423 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 94707



## Carmel Hill 赤柱 海明山 12 Carmel Road

Charming townhouse with garden enjoying partial sea view close to Stanley beaches and amenities

迷人花園排屋，享部份海景，鄰近赤柱泳灘及社區設施，可租可售

GROSS AREA 2,395 s.f.

SALEABLE AREA 1,956 s.f.

(plus 381 s.f. garden and 262 s.f. terrace)

OFFERED AT \$108,000 incl. also for sale \$65,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 14687







### 102 Repulse Bay Road

淺水灣 淺水灣道102號

Waterfront 4-bedroom apartment in secluded location of Repulse Bay  
海濱四房單位，位處淺水灣清靜地段

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,486 s.f. (plus 1,392 s.f. terrace)

OFFERED AT \$115,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 13995



### Regalia Bay 赤柱 富豪海灣 88 Wong Ma Kok Road

Luxury 5-bedroom townhouse with clubhouse facilities taking in sweeping sea view

豪華五房排屋，連會所設施，享遼闊海景，可租可售

GROSS AREA 4,103 s.f.

SALEABLE AREA 2,785 s.f.

(plus 637 s.f. garden, 113 s.f. terrace and 1,190 s.f. roof)

OFFERED AT \$130,000 incl. also for sale \$72,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 113371



### Grosvenor Place 淺水灣 淺水灣道117號

117 Repulse Bay Road

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

獨特時尚住宅，一梯一伙，眺望淺水灣全景，可租可售

GROSS AREA 2,809 s.f.

SALEABLE AREA 1,975 s.f.

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

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 100172



### 7-15 Mount Kellett Road

山頂 加列山道7-15號

Exclusive, modern and new development on The Peak offering luxurious living at its finest

山頂全新時尚住宅項目，裝修獨特，享奢華極致生活

SALEABLE AREA 2,382 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 160087



### 8 Shouson Hill Road East

壽臣山 壽臣山道東8號

Large garden house with greenery view for rent in Shouson Hill

壽臣山偌大花園大屋，享茂綠景致，罕有出租

GROSS AREA 3,500 s.f.

SALEABLE AREA 2,838 s.f.

(plus 1,958 s.f. garden, 160 s.f. terrace and 552 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 11893



### Helene Court 壽臣山 喜蓮閣

14 Shouson Hill Road

Large 5-bedroom townhouse with private garden in tranquil neighbourhood

偌大五房排屋，連私家花園，位處清靜社區

GROSS AREA 3,160 s.f.

SALEABLE AREA 2,429 s.f. (plus 939 s.f. garden and 553 s.f. roof)

OFFERED AT \$155,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 17776





**Hillgrove 春坎角 壁如花園**

18 Cape Drive

Newly renovated townhouse with all-weather air-conditioner and brand new bathroom and kitchen

全新裝修排屋，設全天候空調系統，全新浴室及廚房

**SALEABLE AREA** 2,751 s.f. (plus 625 s.f. roof)

**OFFERED AT** \$160,000 incl.

**INQUIRIES** 9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 30590



**Manderly Garden**

深水灣 文禮苑

48 Deep Water Bay Road

Spacious 4-bedroom townhouse in serene Shouson Hill

寬敞四房排屋，位處清幽恬靜壽臣山

**GROSS AREA** 3,504 s.f.

**SALEABLE AREA** 3,160 s.f. (plus 586 s.f. roof)

**OFFERED AT** \$180,000 incl.

**INQUIRIES** 9833 9509 Michelle Chung 鍾小姐

**SEARCH REFERENCE NO.** 6539



**Stanley Breeze 赤柱 環海崇樓 12-12A Stanley Beach Road**

Large detached house with 5 bedrooms and private pool and garden close to Stanley Main Beach

偌大五房排屋，連私家游泳池及花園，毗鄰赤柱正灘

**SALEABLE AREA** 3,187 s.f.

(plus 420 s.f. garden, 927 s.f. terrace and 804 s.f. roof)

**OFFERED AT** \$210,000 incl.

**INQUIRIES** 9486 1566 Mira To 杜小姐

**SEARCH REFERENCE NO.** 19792



**The Beachfront 淺水灣 壁池**

7 Bellevue Drive

Prestigious house overlooking Repulse Bay Beach panorama from high

淺水灣尊貴大屋，俯瞰淺水灣泳灘景致

**GROSS AREA** 3,619 s.f.

**SALEABLE AREA** 2,821 s.f.

(plus 321 s.f. garden and 105 s.f. terrace)

**OFFERED AT** \$210,000 incl.

**INQUIRIES** 9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 4263



**50 Stanley Village Road**

赤柱 赤柱村道50號

Unique townhouse with 3 ensuite bedrooms at tranquil location

獨特三套房排屋，地段寧靜

**SALEABLE AREA** 2,713 s.f.

(plus 754 s.f. garden, 104 s.f. terrace and 548 s.f. roof)

**OFFERED AT** \$250,000 incl.

**INQUIRIES** 6183 8339 Carman Szeto 司徒小姐

**SEARCH REFERENCE NO.** 172849



**Shek O Road**

石澳 石澳道

Unique and rare colonial single house with large garden and private

swimming pool in the exclusive Shek O Country Club

獨特罕有英式獨立屋，連大花園及私家游泳池，位處尊貴石澳鄉村俱樂部

**GROSS AREA** 4,500 s.f.

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

**OFFERED AT** \$280,000 incl.

**INQUIRIES** 6183 8339 Carman Szeto 司徒小姐

**SEARCH REFERENCE NO.** 50091







### 66 Deep Water Bay Road

深水灣 深水灣道66號

Exquisite 5-bedroom townhouse with enchanting sea view at Deep Water Bay

精緻五房排屋，坐擁深水灣迷人海景

GROSS AREA 4,200 s.f.

SALEABLE AREA 2,742 s.f. (plus 569 s.f. roof)

OFFERED AT \$320,000 excl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 100123



### Severn Eight 山頂 倚巒

8 Severn Road

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

著名排屋連私家花園，飽覽維港全景，位處恬靜施動道，可租可售

GROSS AREA 5,067 s.f.

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

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

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 125923



### The Nautilus

淺水灣 南灣道16A號

16A South Bay Road

Exclusive waterfront 3-ensuite townhouse with nice decorations

獨特海濱三套房排屋，裝修雅緻

GROSS AREA 4,859 s.f.

SALEABLE AREA 3,657 s.f. (plus 541 s.f. garden and 661 s.f. roof)

OFFERED AT \$370,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 131313



### 34 Island Road 深水灣 香島道34號

One of a kind waterfront house with uninterrupted view over enchanting Deep Water Bay

罕有海濱大屋，眺望深水灣遼闊迷人景色

GROSS AREA 4,200 s.f.

SALEABLE AREA 3,460 s.f.

(plus 1,154 s.f. garden and 420 s.f. terrace)

OFFERED AT \$380,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 35171



### Chateau De Peak 山頂 顯峰居

8 Mount Kellett Road

Rarely available Peak garden house with tasteful decorations

罕有山頂花園大屋，配以品味裝修

GROSS AREA 3,477 s.f.

SALEABLE AREA 3,425 s.f.

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

OFFERED AT \$380,000 excl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 5623



### Shek O Road

石澳 石澳道

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

罕有尊貴英式獨立屋，連偌大花園，位處寧靜的石澳鄉村俱樂部

SALEABLE AREA 4,662 s.f.

OFFERED AT Open Offer

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 13711





## 1 Robinson Road

西半山 羅便臣道1號

Renovated 3-bedroom apartment with open city views  
新裝修三房住宅，享開揚城市景色

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,798 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 171025



## Tregunter Tower 2

中半山 地利根德閣 2座

14 Tregunter Path

Apartment on high floor in prestigious building on quiet Tregunter Path  
中半山顯赫住宅大廈，高層單位，位處清幽地利根德里，可租可售

GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$95,000 incl. also for sale \$52,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 156141



## Kennedy Park

中半山 君珀

4 Kennedy Road

Brand new 4-bedroom apartment with open city view  
全新四房單位，享開揚城市景，可租可售

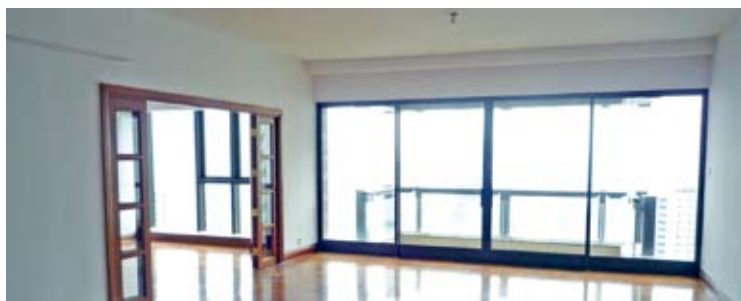
GROSS AREA 2,478 s.f.

SALEABLE AREA 1,810 s.f.

OFFERED AT \$98,000 incl. also for sale \$87,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157914



## Aigburth

中半山 譽皇居

12 Tregunter Path

3-bedroom apartment with city view in prime location

三房城市景住宅，地段優越

GROSS AREA 2,650 s.f.

SALEABLE AREA 1,843 s.f.

OFFERED AT \$106,000 excl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 21637



## Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Spacious 4-bedroom apartment with Victoria Harbour view  
寬敞四房單位，享維港景致

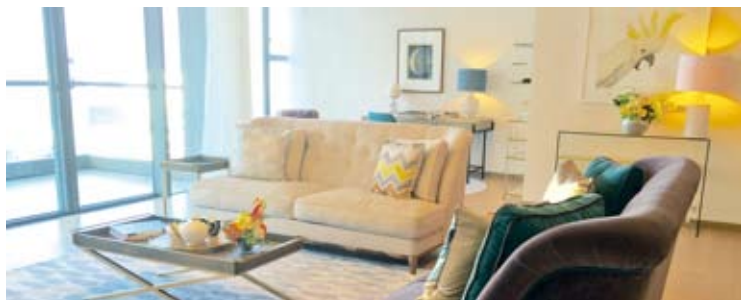
GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 11139



## Branksome Grande 中半山 地利根德里3號

3 Tregunter Path

Well managed newly renovated apartment with clubhouse facilities in prime neighbourhood

管理完善新裝修住宅，連會所設施，地段優越

GROSS AREA 3,030 s.f.

SALEABLE AREA 2,370 s.f.

OFFERED AT \$127,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 11934







### Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Prestigious 4-bedroom apartment at prime location

著名四房住宅，地段優越

GROSS AREA 3,639 s.f.

SALEABLE AREA 2,884 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 101675



### Brewin Court 中半山 明雅園

5-7 Brewin Path

4-bedroom flat with private garden on fringe of Central within easy walk to Bowen Road jogging trail

四房住宅連私家花園，毗鄰中環，舉步可達寶雲道緩跑徑

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f. (plus 1,000 s.f. garden)

OFFERED AT \$130,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 18727



### Argenta

西半山 瑋然

63 Seymour Road

Brand new 3-bedroom apartment with city view at Midlevels West

全新三房單位，眺望城市美景

GROSS AREA 2,728 s.f.

SALEABLE AREA 2,182 s.f.

OFFERED AT \$148,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 168144



### The Albany 中半山 雅賓利大廈

1 Albany Road

Luxury 4-ensuite duplex apartment overlooking Zoological and Botanical Gardens and CBD on fringe of Central

豪華四套房複式單位，俯瞰動物園及市中心景致，鄰近中環

GROSS AREA 3,563 s.f.

SALEABLE AREA 2,615 s.f.

OFFERED AT \$168,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 107997



### Tavistock 1

中半山 地里根德里10號

10-10A Tregunter Path

4-bedroom huge apartment for rent with clubhouse facilities

四房偌大單位，罕有出租，連會所設施

GROSS AREA 4,860 s.f.

SALEABLE AREA 3,838 s.f.

OFFERED AT \$260,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 10104



### Grenville House 中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Newly renovated large apartment with private roof terrace in prestigious development

全新裝修偌大住宅，連私家天台，位處尊貴住宅項目

GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f. (plus 3,700 s.f. roof)

OFFERED AT \$350,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 7796



## Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



### Mayflower Mansion

東半山 梅苑

11 Wang Fung Terrace

Newly decorated 3-bedroom low-rise apartment in quiet location

全新裝修三房低密度住宅，地段寧靜，可租可售

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,234 s.f.

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

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 119283



### Bellevue Heights

東半山 碧蘭閣

8 Tai Hang Drive

Nicely renovated 3-bedroom apartment in convenient location

雅致裝修三房住宅，交通便利

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,255 s.f.

OFFERED AT \$68,800 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 38016



### 9 Broom Road

跑馬地 蟠龍道9號

Nice 3-bedroom low-rise flat at low density location

優質三房低密度單位，位處低密度地段

GROSS AREA 1,950 s.f.

SALEABLE AREA 1,566 s.f.

OFFERED AT \$75,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 170352



### The Signature

東半山 春暉8號

8 Chun Fai Terrace

Well decorated 3-bedroom apartment with city view in Tai Hang

優質裝修三房住宅，享城市美景

GROSS AREA 2,016 s.f.

SALEABLE AREA 1,542 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 158619



### Highcliff 東半山 曉廬

41D Stubbs Road

Prestigious development with modern apartments and clubhouse

facilities at top of Stubbs Road

司徒拔道尊貴住宅項目，單位設計時尚，連會所設施

GROSS AREA 3,676 s.f.

SALEABLE AREA 2,624 s.f.

OFFERED AT \$140,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 81566



### 1-1A Sing Woo Crescent

跑馬地 成和坊1-1A號

Tastefully designed 4-bedroom low-rise at quiet yet convenient location

品味設計四房單位，密度低，交通便利，可租可售

GROSS AREA 2,900 s.f.

SALEABLE AREA 2,359 s.f.

OFFERED AT \$150,000 incl. also for sale \$56,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 112289







## STANDING AMIDST NATURE IN THE VERY HEART OF BANGKOK, THAILAND

hasu HAUS, a resort condominium located in mid-Sukhumvit with the utmost convenience of neighbourhood amenities and shopping, direct expressway access, and nearby On Nut BTS station.

Freehold condominium, completion in 2016.  
Starting at HKD 700,000\*



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[projects@landscape.com](mailto:projects@landscape.com)

**hasu HAUS**



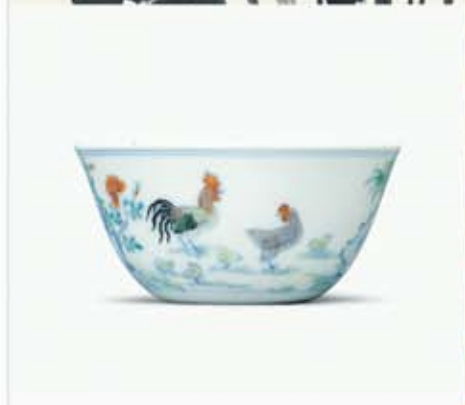
# HONG KONG AUTUMN AUCTIONS

27 NOVEMBER – 2 DECEMBER 2015

Hong Kong Convention and Exhibition Centre

**Viewing** | 26 November – 1 December 2015

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**CHRISTIE'S** 佳士得  
THE ART PEOPLE



# CHRISTIE'S

INTERNATIONAL REAL ESTATE

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at Christie's Autumn Auctions  
ASIA PACIFIC, AMERICAS EUROPE

27 NOVEMBER–2 DECEMBER 2015

Hong Kong Convention and Exhibition Centre



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Christie's Hong Kong 2015 Autumn Sales invite you into a beautiful milieu of arts and artifacts, showcasing wonderful works of art across centuries and categories. To coincide with one of the most important sales in the international auction calendar, Christie's International Real Estate and its exclusive Affiliate network will be present throughout Hong Kong sale week to exhibit their luxury real estate portfolio.

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Featured property: Brushstroke, La Jolla, California. For details, visit [www.christiesrealestate.com](http://www.christiesrealestate.com) (Web ID: 150034018)

Enquiries: [asiapacific@christiesrealestate.com](mailto:asiapacific@christiesrealestate.com) or +852 2978 6788

## En bloc retail/residential mixed-use property investment in Prime London

Soho W1

Subject property consists of a well-known public house on a popular street in Soho which has been in operation since 1809. The entire freehold property is arranged across 5 levels. The first floor and above contain 4 self-contained apartments with a manager's office and cellar in the basement level. The premises are single-let to a leading UK pub operator and are currently generating an annual passing rent of £160,000. Leicester Square tube station is only a 5 minute walk away.

此物業設有一間著名酒吧，位處人流暢旺蘇豪區之街道，自1809年已開始營運。整幢永久業權物業由五層組成，一樓至上層是住宅單位，地庫層則是辦公室。大廈現獨立租予英國一間牽頭酒吧連鎖營運商，年租金收入達160,000英鎊。Leicester Square地鐵站僅五分鐘路程。

Freehold

Gross Yield 4.27%

Total Internal Area 3,105 s.f.

Circa £3.75M - £4.15M

9051 3096 Edward Chiang 姜先生



## En bloc retail/residential mixed-use investment in central location

Soho W1

Subject property is a prominent public house positioned in the heart of Soho comprising a 5-storey building. The basement through second floor provide commercial space with the third and fourth floors each providing 3-bedroom self-contained residential apartments. The premises are single-let to a leading UK operator and are currently generating an annual passing rent of £325,000. The nearest tube station is Piccadilly Circus (4 minutes on foot).

此樓高五層的物業位處蘇豪區的核心地段，設一間著名酒吧。地庫層至二樓是商業用地，三樓及四樓則各設一個設備齊全的三房住宅單位。現由英國一間牽頭連鎖營運商獨立承租，年租金收入達325,000英鎊。毗鄰Piccadilly Circus地鐵站（4分鐘路程）。

Freehold

Gross Yield 4.25%

Total Internal Area 6,213 s.f.

Circa £7.65M - £8.45M

6276 8567 Urosh Teodorovich 尤先生



## Prominent corner site en bloc retail/residential mixed-use investment

Piccadilly W1

Subject property is located on an extremely prominent corner site only a short distance from Piccadilly Circus and dates back to 1733. The 4-storey Victorian period building provides both a high-quality trading space as a pub on ground level as well as self-contained apartments on the first and third floors. The premises are single-let to a leading UK operator and are currently generating an annual passing rent of £385,000. The nearest tube station is Piccadilly Circus (2 minutes on foot).

建於1733年，物業位處優越的轉角位，毗鄰Piccadilly Circus。此樓高四層的維多利亞時代建築的首層是優質的英式酒吧，一樓至三樓則是住宅單位。大廈現獨立租予一間英國牽頭酒吧連鎖營運商，年租金收入達385,000英鎊，鄰近Piccadilly Circus地鐵站（2分鐘路程）。

Freehold

Gross Yield 3.95%

Total Internal Area 5,985 s.f.

Circa £9.75M - £10.85M

9284 0044 Dougal Robertson 羅先生



## Prime Central London en-bloc residential building

Bayswater W2

Subject property comprises a residential building located only a short distance from Hyde Park. The interiors are in excellent condition and are currently configured as 6 one-bedroom apartments. Each unit is let on an individual AST with a combined total passing rent of £111,000 p.a. and a highly competitive capital value of £1,299 per s.f. Close to Whiteley's Dept. Store & Queensway, London's new Chinatown. The nearest tube station is Bayswater (7 minutes on foot).

毗鄰Hyde Park的優質住宅大廈，室內裝修簇新，設六個一房單位，每個單位均以AST形式承租，總年租金收入達111,000英鎊，資本價值每平方呎達1,299英鎊，極具競爭力。物業鄰近Whiteley's百貨公司、Queensway即倫敦新唐人街，毗鄰Bayswater地鐵站（7分鐘路程）。

Freehold

Gross Yield 3.4%

Total Internal Area 2,540 s.f.

Circa £3.3M - £3.5M

9284 0044 Dougal Robertson 羅先生



## Prime en-bloc retail and residential investment

Mayfair W1

Subject property is located in the heart of Mayfair on a prime retail street. The interior accommodation is arranged over lower ground through third floors, providing 2,254 s.f. of retail space plus an 857 s.f. residential apartment. The premises are single-let to a major international fashion house generating a passing rent of £262,500 p.a. with a future upwards only rent review upcoming in 2017. The nearest tube station is Bond Street (150 metres).

此物業座落於Mayfair核心地段的優質零售商業街。地下一層至樓上三層設2,254平方呎的零售空間及一個857平方呎的住宅單位。大廈由一大型國際時裝公司獨立承租，年租金收入達262,500英鎊，2017年租金更可向上調整。物業鄰近Bond Street地鐵站（150米）。

Freehold

Gross Yield 2.53%

Total Internal Area 3,111 s.f.

Circa £10.5M - £12.1M

6276 8567 Urosh Teodorovich 尤先生



## Office and retail redevelopment opportunity

Covent Garden WC2

Subject property is a mixed-use en-bloc building located in the centre of Covent Garden and contains 5,590 s.f. of office space plus a 2,728 s.f. retail unit. Office space has a consented mixed-use scheme which would allow for conversion into residential. Retail unit is let on an FRI basis to an international sportswear brand and is generating a passing rent of £284,600 p.a. The office space is offered with vacant possession. The nearest tube station is Covent Garden (3 minute walk).

位處Covent Garden市中心地段的混合物業，辦公室空間達5,590平方呎，零售空間則是2,728平方呎。辦公室空間已取得城規批准可改建作住宅，零售空間則以FRI形式租予一間國際運動品牌，年租金收入達284,600英鎊，辦公室空間現正交吉出售。物業鄰近Covent Garden地鐵站（3分鐘路程）。

Freehold

Gross Yield 2.37%

Total Internal Area 5,590 s.f.

Circa £12M - £13.1M

9051 3096 Edward Chiang 姜先生





## En-bloc residential property

Bayswater W2

Subject property is an en-bloc residential building located in the affluent area of Bayswater. There are 22 studio units in total with potential asset enhancement opportunities via refurbishment and adding one more floor, subject to obtaining all necessary planning permissions. The units are let on individual ASTs (assured short-hold tenancies) and are currently producing £281,000 p.a. Bayswater tube station is only 500 metres away.

位處Bayswater富裕區域的住宅大廈，共有22個開放式單位，若取得城規批准，可透過翻新及增加樓層以提升資產價值。所有單位均以ASTs形式承租（短期租約保證），年租金收入達281,000英鎊。距離Bayswater地鐵站僅500米。

Freehold

Gross Yield 5.62%

Total Internal Area 3,546 s.f.

Circa £5M - £5.6M

9284 0044 Dougal Robertson 羅先生



## Residential & retail mixed-use en-bloc property in West London

Earls Court SW5

Subject property is located on an excellent retailing street in the popular area of Earls Court. The interior accommodation contains a commercial space trading as a restaurant across basement and ground levels with a large self-contained 7-bedroom apartment occupying the upper floors. The entire premises are single-let on an FRI basis with an annual passing rent of £48,000. The nearest tube station is Earls Court (5 minutes on foot).

位處受歡迎Earls Court地段優質零售大街的商住混合物業，由地庫至首層是商業空間，現在是餐廳，樓上則是一個偌大七房住宅單位。整幢大廈現以FRI形式獨立承租，年租金收入48,000英鎊。毗鄰Earls Court地鐵站（5分鐘步程）。

Freehold

Gross Yield 1.60%

Total Internal Area 3,815 s.f.

Circa £3M - £3.4M

9051 3096 Edward Chiang 姜先生



## Leisure investment in affluent London area

West Hampstead NW6

Subject property comprises a ground and lower ground floor retail space currently trading as a restaurant with residential uppers sold off on 125 year leases from 1986. The commercial element is single-let to a popular restaurant group on an FRI basis until 2029 with five yearly rent reviews (next in 2019). The property is generating a total passing rent of £55,200 p.a. The nearest tube station is West Hampstead (4 minute walk).

此物業的首層及地下一層是零售空間，現在是餐廳，上層則是住宅單位，由1986年開始擁125年期。商業部分由著名的餐飲集團以FRI形式獨立承租至2029年，每五年租金可向上調整（下次於2019年）。物業年租金收入可達55,200英鎊。毗鄰West Hampstead地鐵站（4分鐘步程）。

Freehold

Gross Yield 5.02%

Total Internal Area 838 s.f.

Circa £1.1M - £1.3M

6276 8567 Urosh Teodorovich 尤先生



## Leisure Investment near The City

Aldgate E1

Subject property consists of ground floor commercial unit within a large scale new-build comprehensive development only a short distance from The City. The premises are single-let to a successful UK bar operator at a passing rent of £110,000 p.a. with roughly 21 years unexpired. There is strong reversionary potential as the rent will rise to £121,000 p.a. in August 2016. Passing rent will be topped up to this level on completion. The nearest tube station is Aldgate East (5 minute walk).

毗鄰The City的全新大型發展項目，首層是商業單位。物業現由英國酒吧營運商獨立承租，年租金收入達110,000英鎊，尚餘21年租約期。2016年8月年租金收入已定額上升至121,000英鎊，賣方同意於完成交易日起每月補貼租金至上述水平，回報優厚。鄰近Aldgate East地鐵站（5分鐘步程）。

Virtual Freehold (999 years from 1999)

Gross Yield 5.28%

Total Internal Area 5,103 s.f.

Circa £2.288M - £2.788M

9284 0044 Dougal Robertson 羅先生



## Leisure investment in desirable London suburb

Belsize Park NW3

Subject property consists of a commercial space arranged over ground and basement levels, currently operating as a restaurant. The premises are single-let to a well-established restaurant group with an annual passing rent of £72,000 and an upcoming rent review in 2018. There is significant asset enhancement potential through the addition of two additional floors, subject to planning permission being granted. The nearest tube station is Belsize Park (8 minute walk).

此物業的首層及地庫層是商業空間，目前由一間餐廳經營。大廈由一間知名的餐飲集團獨立承租，年租金收入72,000英鎊，租金於2018年可向上調整。若透過城規批准，可加建兩層以增加資產價值。物業毗鄰Belsize Park地鐵站（8分鐘步程）。

Freehold

Gross Yield 4.50%

Total Internal Area 1,571 s.f.

Circa £1.6M - £1.9M

6276 8567 Urosh Teodorovich 尤先生



## Retail investment in new Central London development

Aldgate E1

Subject property consists of ground floor retail unit within a large scale new-build comprehensive development within walking distance of The City. The premises are single-let to a major international estate agency at a passing rent of £54,000 per annum with upwards only rent reviews every 5 years. There is an effective FRI lease by way of service charge. The nearest tube station is Aldgate East (5 minute walk).

毗鄰The City的全新大型發展項目內，首層是商業單位。物業現由國際大型地產代理以FRI形式獨立承租，年租金收入達54,000英鎊，租金每五年可向上調整。鄰近Aldgate East地鐵站（5分鐘步程）。

Long Leasehold (new 199 year lease)

Gross Yield 5.27%

Total Internal Area 986 s.f.

Circa £1.025M - £1.105M

9051 3096 Edward Chiang 姜先生



## Luxury en-bloc residential investment opportunity

Sumida-ku, Tokyo 東京 墨田區

Subject property is an en-bloc residential building completed in 2007 and is located in Ryogoku, Sumida-ku. The interior area is 636.67 sq.m. and all of the units are currently let. The current tenants are producing an annual passing rent of roughly JPY 20.2 million. The capital value is JPY 675,389 per sq.m. The premises are situated near Ryogoku Station (4 minutes on foot) of the Toei Oedo line and Ryogoku station (11 minutes on foot) of the JR Sobu and JR Chuo lines.

建於2007年的住宅大廈，座落於墨田區兩國小區內的住宅大廈，室內面積達636.67平方米，所有單位現已租出。年租金收入約20.2百萬日元，資本總值每平方米達675,389日元。物業毗鄰都營地下鐵大江戶線兩國站（4分鐘步程），JR中央總武緩行線兩國站（11分鐘步程）。



Freehold

Gross Yield 4.71%

Total Internal Area 636.67 sq.m.

Price: approx. HK\$27.2M

9051 3096 Edward Chiang 姜先生

## Mixed-use en bloc building in Central Tokyo with very high yield

Minato-ku, Tokyo 東京 港區

Subject property is located in Minato-ku and consists of an en-bloc mixed-use building completed in 1991. The interior accommodation is currently configured as 6 office units, 9 residential units, and 2 parking spaces. The current passing rent generated is approximately JPY 48.63 million per annum and if fully-let, this will rise to JPY 48.99 million. The capital value is JPY 596,427 per sq.m. The premises are situated within walking distance of Mita Station of the Toei Mita line (5 minutes) and Tamachi Station of the JR Yamanote line (7 minutes).

位於港區，建於1991年的商住混合大廈。物業內由六個辦公室、九個住宅單位及兩個車位組成。年租金收入約48.63百萬日元，如果滿租，更可達48.99百萬日元，資本總值達每平方米達596,427日元。物業距離都營地下鐵三田線三田站（5分鐘步程），JR山手線田町站（7分鐘步程），瞬間即達。



Freehold

Gross Yield 6.08% (Reversionary Yield 6.12%)

Total Internal Area 1341.32 sq.m.

Price: approx. HK\$50.5M

9051 3096 Edward Chiang 姜先生

## En-bloc office building investment opportunity with high yield

Chuo-ku, Tokyo 東京 中央區

Subject property is an en-bloc office building completed in 1982 located in the Central Tokyo area of Chuo-ku. The current passing rent generated by the existing tenants is JPY 43.11 million per annum with an estimated rental value if fully occupied of JPY 48.90 million. The capital value is JPY 493,119 per sq.m. The nearest stations are Suitengo Station (3 minute walk) of the Tokyo Metro Hanzomon line and Ningyocho Station (9 minute walk) of the Tokyo Metro Hibiya and Toei Asakusa lines.

位於東京中央區市中心地段的辦公室大廈，建於1982年。現時年租金收入達43.11百萬日元，如果滿租，估計租金收入可達48.90百萬日元，資本總值每平方米可達493,119日元。物業鄰近東京地下鐵半藏門線水天宮前站（3分鐘步程），東京地下鐵日比谷線及都營地下鐵淺草線的人形町站（3分鐘步程）。



Freehold

Gross Yield 5.75%

Total Internal Area 1,520.93 sq.m.

Price: approx. HK\$47.4M

9284 0044 Dougal Robertson 羅先生

## Mixed-use en-bloc building investment with high yield

Meguro-ku, Tokyo 東京 目黑區

Subject property is located in the popular area of Meguro-ku and comprises an en-bloc building completed in 1998. All units are currently let and are generating a passing rent of approx. JPY 30.615 million per annum. The capital value is JPY 602,221 per sq.m. The premises are located conveniently within a 9 minute walk from Musashi Kosugi Station of the Tokyu Meguro Line.

位處目黑區受歡迎地段的投資大廈，建於1998年。所有單位現已租出，年租金收入達30.615百萬日元，資本總值每平方米可達602,221日元。物業距離東急目黑線武藏小杉站9分鐘步程，交通便利。



Freehold

Gross Yield 5.91%

Total Internal Area 860.15 sq.m.

Price: approx. HK\$32.7M

9284 0044 Dougal Robertson 羅先生



An aerial photograph of the Le Nouvel Ardmore building, a tall, modern skyscraper with a distinctive white grid-like facade. The building is surrounded by lush greenery and a blue swimming pool at its base. Other high-rise buildings are visible in the background under a clear blue sky.

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WINGTAI ASIA



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Nuttaphong Kunakornwong, CEO of SC Asset corporation plc.  
Introduces his company's super luxury condominium debut in Hong Kong;  
'SALADAENG ONE', The Limited Collection

## SALADAENG ONE



Renowned as a developer specializing in the higher end of the Thai property market, up to now most projects from SC ASSET have been housing communities and high-end condominiums. The launch of 'SALADAENG ONE' marks the company's debut as a 'super luxury condominium' developer and as such is managed with special care by the company's CEO, Mr. Nuttaphong Kunakornwong.

### 'Super Luxury' Limited Collection

SALADAENG ONE is positioned in the super luxury segment of Bangkok condominiums, and therefore requires attention to every detail in order to achieve preeminence in every aspect.

Mr. Nuttaphong makes clear that the design is primarily to achieve the best perspectives of stunning views; particularly of Lumpini Park and the Bangkok skyline. Windows are therefore shaped to be the widest and tallest possible to optimize vantage points for the best panoramas.

SALADAENG ONE is also designed to appear luxurious not only for now, but also for tomorrow. 'Timeless in Design' is a primary concept and is expressed in the development's material selection, with white marble reflecting tranquility, durability and lavishness. The exterior of the building is contoured to give an impression of the ultimate in sophisticated modernity.

### Unbeatable Address: The Heart of the CBD

Situated in Saladaeng Soi 1, on Rama IV Road, SALADAENG ONE is surrounded by 3 mass transit stations; MRT Silom, MRT Lumpini and BTS Saladaeng, all of which are within easy walking distance. Lumpini Park is only 120 metres away, or barely a 5-minute walk. Lumpini Park is Bangkok's largest park covering 142 acres, and is to Bangkok what Central Park is to New York City. High quality living is determined not only by proximity to mass transit stations or the park, but also by the address itself which is secluded in a prime residential area connected to 3 iconic streets in Bangkok's CBD; Rama IV, Silom and Sathorn.

### Beyond Panoramic Perspectives

A significant design feature is the living area. In some buildings, views from the living area may be obscured by window frames, or balcony door frames. At SALADAENG ONE,

viewpoints are designed to be absolutely unobstructed as doors to balconies are positioned to the side. This attention to detail also provides at least 2.4 metres (7.87 feet) in width for views from all balconies.

Air-conditioning ventilation grilles are sculptured to be seamless, gently blending into the walls to complement the whole space, from the living area to bedroom entrance, creating a singularity of all dimensions.

### Design Themes are Privacy and Luxury

Floor plans are designed to provide absolute privacy with S-shaped single-loaded corridors. All residences are facing East and North, and from floors 6-24 are accessed through the atrium.

Single-loaded corridors at SALADAENG ONE are intended to be functional as well as luxurious, and are illuminated by natural light.

### 1 Bedroom with 8 metres Frontal Width

There are 4 types of residences at SALADAENG ONE; 1, 2 and 3 bedrooms, plus duplexes and penthouses. 70% of residences are 1-bedroom with internal sizes from 50-55 Sq.M. (538 - 592 Sq.feet).

"It is our intention to offer the market super luxury 1-bedroom condominiums since there are very few available in Bangkok. I strongly believe we have created our 1-bedroom residences to be unique with 8.1 metres (26 feet) frontal width, more than enough to make the interior feel entirely different. Living room widths for smaller condominiums typically average 3 metres (9.8 feet), but at SALADAENG ONE the width is 4.5 metres (14.7 feet). We simply took the space at the end of the bed and turned it into a bigger living area with spectacular views of the park and the city."

"Our bedrooms are designed to maximize outlooks with the installation of special windows subtly twisted to create wider angles. Just imagine what those extra angles can do to the bedroom - they offer more space and also broader views."

"Construction has begun at SALADAENG ONE and will complete in mid 2018. We are delighted by the positive response from discerning Hong Kong buyers looking for a strong investment or a lifestyle residence in one of the world's most dynamic cities," said Mr. Nuttaphong.

### SALADAENG ONE

Project Name :	SALADAENG ONE
Location :	Saladaeng Soi 1, Rama IV Road.
Project Type :	1 high-rise building of 33 floors 1 low-rise building of 3 floors
Number of Units :	185 condominium residences and 2 pool villas
Unit types :	1-3 bedrooms, duplexes, penthouses and pool villas
Sizes :	50-412 Sq.m. (538 - 4,434 Sq.feet)
Price :	340,000 THB per Sq.m. on average



## Valencia, Spain 西班牙 華倫西亞

This apartment (124 sq.m.) is on the beautiful Mediterranean seafront in Patacona Beach with a spacious private terrace (another 80 sq.m.). It has the unbeatable location, only 10 meters from the beach and commercial area and a very short distance from Valencia city centre. With garage and air conditioning.

此住宅單位 (124平方米) 位處美麗地中海海濱的Patacona海灘，連偌大私家平台 (80平方米)。單位地理位置優越，距離海灘和商業區僅10米，信步可達華倫西亞市中心。設車庫及空調設施。

Price: 636,300 euro



6276 8567 Urosh Teodorovich 尤先生



## Valencia, Spain 西班牙 華倫西亞

This modern villa-hotel (256 sq.m.) consists of four bedrooms with en-suite bathrooms, a toilet, large living room, kitchen and a magnificent terrace (100 sq.m.) with a swimming pool, Mediterranean Sea views and direct access to Malvarrosa beach. It is perfect for personal residence or a small luxury villa-hotel. With its unique position on the beach and near the city, there are various shops, restaurants and local amenities nearby.

此時尚的別墅酒店 (256平方米)，設四間睡房連套浴室、客廳、偌大客廳、廚房、寬敞平台 (100平方米)、游泳池及地中海美景，並可直達Malvarrosa海灘。適合作私人住宅或小型豪華別墅酒店。物業座落於海灘的珍貴地段，且毗鄰市區，附近設眾多商店、餐廳及社區設施。

Price: 1,000,000 euro



6276 8567 Urosh Teodorovich 尤先生



## Beverly Hills, Los Angeles, U.S.A. 美國 洛杉磯 比華利山

Designer-done stylish contemporary 5-bedroom house in Beverly Hills offers hotel-like amenities in a lush, tranquil setting with sweeping views of the city. Multiple patios and balconies create open living areas perfect for indoor/outdoor entertaining.

座落於比華利山的五房大屋，裝修時尚，別具匠心。此大屋享仿酒店式設施，環境茂綠清幽，城市景色盡收眼底。多重庭院及露台提供開放式戶外宴客區，適合作室內／戶外娛樂。

Price: US \$3,775,000



9051 3096 Edward Chiang 姜先生



## Santa Barbara, U.S.A. 美國 聖巴巴拉縣

Neverland Ranch is the ultimate ranch retreat and gated estate of approximately 2,698 acres located in Santa Barbara County, California. The home was designed by Robert Altevors in French Normandy-style and meticulously crafted to perfection in 1982.

位於加州聖巴巴拉縣的夢幻樂園是設有高圍欄的豪華莊園，奢華極致，面積約2,698英畝。大宅於1982年由設計師Robert Altevors精心設計成法國諾曼底風格。

Price: US \$100,000,000



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\* Prices correct at time of going to press \* Condition applied



## San Francisco, U.S.A. 美國 三藩市

### Marina Condo With Incredible Views

This 3-bedroom, top-level condominium in San Francisco's trendy Marina neighborhood boasts amazing views of the Golden Gate Bridge, Alcatraz Island, and the Marin Headlands and is a short walk from many restaurants and shops. Highlights include a roof deck, a chef's kitchen, and a wet bar.

座落於三藩市時尚海濱區的三房頂層住宅，飽覽金門大橋及阿爾卡特拉斯島的優美灣區景色，信步可達眾多附近的餐廳和商店。住宅亦設天台、大師級廚房及吧檯。

Price: US \$2,500,000  
售價：2,500,000美元

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## San Francisco, U.S.A. 美國 三藩市

### Renovated Belvedere Bungalow

Newly remodeled, highlights of this gated 3-bedroom home include an outdoor living area with a kitchen, a spa, and an exquisitely landscaped yard.

全新裝修三房住宅，位處於有高牆保護欄小區內，設計特色包括戶外生活空間，包括設有廚房、按摩水療及精緻的園林庭院。

Price: US \$3,598,000  
售價：3,598,000美元

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## San Francisco, U.S.A. 美國 三藩市

### Modern Mediterranean Home in Berkeley

Situated in Berkeley's desirable Claremont Hills neighborhood and less than 4 miles from the University of California campus, this 3-bedroom Mediterranean-style home offers stellar views from its hilltop location. Luxury amenities include a spacious wine cellar and a custom-designed kitchen.

位處柏克萊優越地段的Claremont Hills社區，距離加利福尼亞大學少於4英里。此地中海式三房住宅座落於山頂地段，可眺望優美景色。豪華配備包括酒窖及傳統設計的廚房。

Price: US \$1,695,000  
售價：1,695,000美元

6276 8567 Urosh Teodorovich 尤先生



## San Francisco, U.S.A. 美國 三藩市

### Private, Spacious Tiburon Estate

This gated 6-bedroom compound is located in one of the Bay Area's most affluent and exclusive communities and sits on a half-acre lot with dramatic panoramic views of the bay, the Golden Gate Bridge, and the San Francisco skyline. Luxury amenities abound, including a salt-water swimming pool, a covered outdoor kitchen and pavilion, and a children's playhouse.

位處三藩市海灣區最尊貴富裕地段的社區，位處於有高牆保護欄小區內，大宅佔地半英畝，設六間睡房，眺望三藩市灣、金門大橋及三藩市市內迷人景色。其他豪華設施包括鹽水游泳池、戶外有蓋廚房及涼亭，以及兒童遊樂玩具屋。



Price: US \$8,500,000  
售價：8,500,000美元

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
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