

# The Key

SELECT DELUXE HOMES

大宅®

VOLUME 143 | November 2016

FEATURE

Interview – JC Vision

本期焦點：尊貴洋房  
Spotlight:  
Luxury townhomes and  
houses across Hong Kong

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

寧靜隱逸

Perfect privacy  
and tranquility

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Hotel Investments

Interior design  
 constructions  
 space planning  
 project management  
 tendering  
 landscaping  
 quantity survey



Then



Now



THEN



Now





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## 改頭換面

## Transform your home into a haven

Experts predict that one of the leading interior design trends for 2017 will be 'grounded living'.

Leading consumer, fashion and design trends forecasting company says that as people strive to feel at home everywhere they go, this translates into a deeper connection to nature, warmth and tactility.

The goal is to create a welcoming haven at home, using natural materials such as stone and wood, enhanced by textiles and soft goods. Another important trend in the coming seasons for grounded living is that of craft designs, such as lace, cross-stitch, embroidery, crochet and knitting, which convey a nostalgic and retro feel to create a very personal and 'lived-in' look for the home.

專家估計，實用的室內設計2017年將會大行其道。

著名的室內設計諮詢公司表示，不論身處何地，人人都喜歡待在家中的感覺，因此室內設計也愈來愈以自然為題材，予人溫暖及舒適的感覺。

此類設計旨在令人覺得，家居是溫暖舒適的地方，要營造感覺，多會使用自然材料如石、木，加上紡織物等。另外，手製工藝設計明年亦會大受歡迎，花邊、十字繡、刺繡、鉤織都是不俗之選，為家居帶來獨一無二的感覺之餘，同時有懷舊的味道。

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## 寧靜隱逸

# Perfect privacy and tranquility

Set on Sassoon Road in Pokfulam — renowned as one of Hong Kong's more exclusive districts for its luxury houses — Seascope offers residents stunning mountain and sea views amid perfect privacy and tranquility.

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

One of the greatest attractions is the 2,740 s.f. garden, where residents can host outdoor parties and gatherings. The living room on the ground floor leads directly out to the garden, while floor-to-ceiling glass walls allow sunlight to penetrate, making the house a wonderful place for living and resting. The sizeable dining room is situated upstairs, facing the garden for restful green views.

Available to purchase HK\$118 million, the house has good internal upkeep and a fully fitted and equipped kitchen, along with a fully equipped bathroom and a backyard. A shared swimming pool is also available to residents of Seascope.

Ample public transport is easily available from Pokfulam to Central and Causeway Bay, while the estate is close to both Cyberport and Queen Mary Hospital.







海日樓位處薄扶林沙宣道，區內是香港有名的高尚住宅區。居於海日樓，住戶可以觀賞壯麗山景及海景，同時遠離繁囂，享受寧靜。

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

洋房有一個面積廣達2,740平方呎的花園，住戶可隨時舉行戶外派對。客廳位於首層，可直達花園，而落地玻璃窗將陽光引進室內，令室內空間變得非常舒適，光猛通風。偌大的飯廳則位於二樓，外望花園，眺望怡人茂綠景色，用餐時倍覺寫意。

洋房內櫥保養良好，廚房及浴室設備齊全，連後院。公共設施方面，屋苑設有戶外游泳池。另外，公共交通服務充裕，往來中環及銅鑼灣相當容易，屋苑亦鄰近數碼港及瑪麗醫院。洋房目前以1億1千8百萬元出售。

Seascope 海日樓  
42 Sassoon Road, Pokfulam  
薄扶林 沙宣道42號



GROSS AREA 2,588 s.f.  
SALEABLE AREA 2,371 s.f. (plus 2,740 s.f. garden and 404 s.f. roof)  
OFFERED AT \$118,000,000  
INQUIRIES 9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 38624







### 33 Cape Road

春坎角 環角道33號

Garden townhouse with nice decoration close to the Stanley Plaza

雅致裝修花園大屋，鄰近赤柱廣場

GROSS AREA 3,140 s.f.

SALEABLE AREA 2,340 s.f.

(plus 645 s.f. garden and 420 s.f. roof)

OFFERED AT \$65,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 136736



### 6 & 10 Mount Davis Road 薄扶林 摩星嶺道6及10號

Tastefully furnished 4-bedroom townhouse with ample open spaces at a tranquil location

品味裝修四房排屋，享充裕戶外空間，地段清幽恬靜

GROSS AREA 2,702 s.f.

SALEABLE AREA 2,508 s.f.

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

OFFERED AT \$68,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 41076



### The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

4-bedroom townhouse with huge living area and private garage

大潭四房排屋，連偌大客廳及私家車庫

GROSS AREA 2,672 s.f.

SALEABLE AREA 2,584 s.f.

(plus 842 s.f. garden and 108 s.f. terrace)

OFFERED AT \$73,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 17029



### Plantation Heights

山頂 迎福苑

29 Plantation Road

Peaceful townhouse in secluded neighbourhood on The Peak

山頂怡人排屋，地段清幽，可租可售

GROSS AREA 3,080 s.f.

SALEABLE AREA 2,947 s.f. (plus 1,265 s.f. garden)

OFFERED AT \$170,000,000 also for lease \$160,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 109399



### Moorsom Drive 渣甸山 睦誠徑

Newly renovated single house with modern decorations in Jardine's Lookout

渣甸山全新裝修獨立屋，設計時尚

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

SEARCH REFERENCE NO. 47366



### Wiltshire Road 九龍塘 渭州道

Prestigious 5-bedroom townhouse with private rooftop and lift in tranquil neighbourhood

尊貴五房排屋，連私家天台及升降機，環境清幽

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 Open Offer

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 174094





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reddot design award  
winner 2016







### Regalia Bay 赤柱 富豪海灣

88 Wong Ma Kok Road

Prestigious townhouse with sweeping sea view and peaceful environment

赤柱尊貴排屋，坐擁遼闊海景，環境和諧恬靜

GROSS AREA 4,212 s.f.

SALEABLE AREA 3,034 s.f.

(plus 302 s.f. garden and 817 s.f. roof)

OFFERED AT \$128,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 174142



### Seascope

薄扶林 海日樓

42 Sassoon Road

Rare colonial townhouse in tranquil area with spacious garden and terraces

罕有英式排屋，地段寧靜，連寬敞花園及平台，可租可售

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,415 s.f. (plus 522 s.f. roof)

OFFERED AT \$160,000 incl. also for sale \$118,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 38627



### The Beachfront 淺水灣 壁池

7 Bellevue Drive

Prestigious townhouse with ample outdoor spaces enjoys stunning

Repulse Bay view

著名排屋連充裕戶外空間，享壯麗淺水灣景色

GROSS AREA 3,047 s.f.

SALEABLE AREA 2,526 s.f. (plus 2,405 s.f. terrace)

OFFERED AT \$190,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 49626



### 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 \$300,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 5623



### Black's Link

山頂 布力徑

Extravagant house with private garden overlooking Deep Water Bay

山頂豪華大屋，連私家花園，俯瞰深水灣美景

GROSS AREA 4,700 s.f.

SALEABLE AREA 3,460 s.f.

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

OFFERED AT \$320,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 14203



### Residence Bel-Air

薄扶林 貝沙灣

Extravagant 4-bedroom townhouse with huge garden enjoying sweeping

sea view

奢華四房排屋，連大花園，坐擁遼闊海景

GROSS AREA 5,232 s.f.

SALEABLE AREA 3,953 s.f. (plus 1,614 s.f. roof)

OFFERED AT \$330,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 42863







### Severn Eight

山頂 倚巒

8 Severn Road

Prestigious townhouse with private garden overlooking panoramic Victoria Harbour

尊貴排屋連私家花園，俯瞰維港全景



GROSS AREA 5,067 s.f.  
SALEABLE AREA 3,736 s.f.  
(plus 770 s.f. garden and 743 s.f. roof)  
OFFERED AT \$360,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125923



### 84 Peak Road

山頂 山頂道84號

Luxury 5-bedroom townhouse with ample alfresco spaces and private swimming pool

豪華五房排屋，享充裕戶外空間，連私家游泳池



GROSS AREA 5,715 s.f.  
SALEABLE AREA 5,342 s.f. (plus 4,971 s.f. garden and 1,372 s.f. roof)  
OFFERED AT \$500,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 13523



### 33 Island Road

深水灣 香島道33號

Top notch townhouse with 5 ensuite bedrooms and private garden enjoying stunning sea view of Deep Water Bay

豪華五套房排屋，連私家花園，飽覽深水灣壯麗海景



GROSS AREA 7,260 s.f.  
SALEABLE AREA 5,578 s.f.  
(plus 2,396 s.f. garden, 154 s.f. terrace and 288 s.f. roof)

OFFERED AT \$550,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32942



### 7-15 Mount Kellett Road

山頂 加列山道7-15號

Extraordinary detached house with private garden and pool enjoys spectacular views

山頂罕有獨特排屋，連私家花園及游泳池，飽覽壯麗美景



SALEABLE AREA 11,454 s.f. (plus 2,737 s.f. garden and 2,680 s.f. roof)  
OFFERED AT \$860,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 160077







### Cherry Court

薄扶林 昌麗閣

10-12 Consort Rise

Boutique low-rise apartment with private roof in Pokfulam

精品低密度住宅，連私家天台

GROSS AREA 1,290 s.f.

SALEABLE AREA 1,037 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$18,500,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 54996



### Bisney Terrace

薄扶林 碧荔臺

73-79 Bisney Road

Practical 3-bedroom apartment with private terrace in pokfulam

實用三房單位，連私家平台，可租可售

GROSS AREA 1,304 s.f.

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

OFFERED AT \$18,800,000 also for lease \$59,800 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 55049



### Regent Palisades

薄扶林 帝柏園

43 Bisney Road

Nicely renovated low-rise apartment with private roof

雅緻裝修低密度單位，連私家天台

GROSS AREA 1,619 s.f.

SALEABLE AREA 1,215 s.f. (plus 1,099 s.f. roof)

OFFERED AT \$25,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 118742



### The Brentwood 淺水灣 蔚峰園

11 Repulse Bay Road

Practical hillside apartment on upper Repulse Bay Road with stunning sea view

淺水灣道頭段實用住宅，眺望壯麗海景

GROSS AREA 1,556 s.f.

SALEABLE AREA 1,113 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 144006



### Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Spacious 3-bedroom apartment with balcony overlooking Repulse Bay Beach

寬敞三房單位，連露台，俯瞰淺水灣泳灘

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$45,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 130631



### 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，可租可售

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$48,980,000 also for lease \$65,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 106454







### Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Colonial style apartment in desirable location

優質英式住宅，地段優越

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$55,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40245



### 12-14 Shouson Hill Road West

壽臣山 壽臣山道西12至14號

Low-rise penthouse with large roof terrace in tranquil location

低密度頂層單位，連偌大天台，地段寧靜

GROSS AREA 2,400 s.f.

SALEABLE AREA 1,722 s.f.

OFFERED AT \$56,800,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 121471



### Royalton

薄扶林 豪峰

116 Pok Fu Lam Road

Extremely rare duplex with private roof enjoying high privacy

罕有複式住宅連私家天台，享高私隱度

GROSS AREA 3,247 s.f.

SALEABLE AREA 2,146 s.f. (plus 544 s.f. roof)

OFFERED AT \$65,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 114796



### Mountain Lodge 山頂 崑廬

44 Mount Kellett Road

Fully furnished 4-bedroom flat with practical layout enjoys spectacular sea and mountain view

裝修完善四房單位，間隔實用，坐擁壯麗海景及翠綠山巒景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404



### Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

Bright and airy high floor unit in recently upgraded building

光猛通風高層住宅，大廈剛完成翻新

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$76,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 2827



### Celestial Garden 淺水灣 詩禮花園

5 Repulse Bay Road

Large 3-bedroom flat with balcony enjoys fantastic sea view at exclusive location

偌大三房單位連露台，飽覽優美海景，地段尊貴

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$78,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 160







### Peak Gardens

山頂 山頂花園

16-20 Mount Austin Road

Nicely decorated penthouse with rooftop enjoying Victoria Harbour view

雅致裝修頂層單位，連天台，坐擁維港美景



GROSS AREA 1,640 s.f.  
SALEABLE AREA 1,490 s.f.

(plus 1,200 s.f. roof)

OFFERED AT \$79,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 130864



### Pine Lodge

壽臣山 松苑

10 Shouson Hill Road West

Commodious 4-bedroom low-rise penthouse with private roof terrace

寬敞四房低密度頂層住宅，連私家天台



GROSS AREA 3,000 s.f.

SALEABLE AREA 2,494 s.f.

(plus 2,000 s.f. roof)

OFFERED AT \$80,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157999



### Residence Bel-Air

薄扶林 貝沙灣

28 Bel-Air Avenue

Sea view apartment with large roof terrace in upscale development

海景住宅連偌大天台，位處尊貴住宅項目



GROSS AREA 1,858 s.f.

SALEABLE AREA 1,532 s.f.

(plus 1,307 s.f. roof)

OFFERED AT Open Offer

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31178



Single detached house for sale at The Peak with exceptional redevelopment opportunity  
山頂區罕有可重建獨立屋出售

Site Area approx. 28,000 s.f.

地盤面積約 28,000 平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



### Best View Court

中半山 好景大廈

66-68 MacDonnell Road

Designer decorated mid-rise apartment with nice outdoor space and car park  
設計師裝修中密度住宅，享戶外空間，連車位

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,311 s.f.

OFFERED AT \$20,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 94654



### The Royal Court

中半山 帝景閣

3 Kennedy Road

Prime 2-bedroom apartment at convenient location overlooking the city  
優越兩房單位，交通便利，俯瞰城市景致

GROSS AREA 1,102 s.f.

SALEABLE AREA 636 s.f.

OFFERED AT \$22,500,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 124468



### Medallion Heights 西半山 金徽閣

45 Conduit Road

Practical 3-bedroom apartment with balcony and 1 car park at convenient location  
實用三房單位，連露台及一個車位，交通便利

GROSS AREA 2,050 s.f.

SALEABLE AREA 1,682 s.f.

OFFERED AT \$32,000,000

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 57938



### Grosvenor House 中半山 高雲大廈

114-120 MacDonnell Road

Modern decorated apartment with huge balcony, original 3-bedroom layout  
品味時尚住宅，連大露台，原裝三房間隔

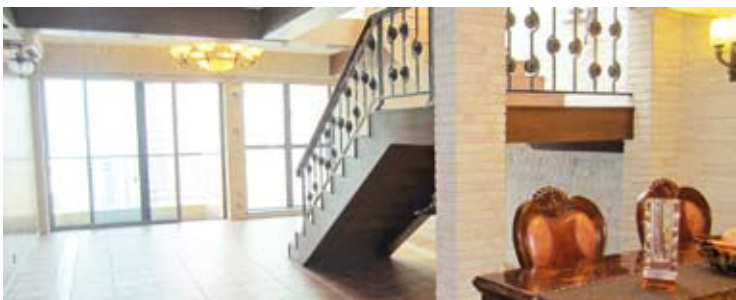
GROSS AREA 2,200 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 100692



### Haddon Court 西半山 海天閣

41C Conduit Road

Nicely decorated 3-bedroom apartment with direct access to private roof terrace  
雅致裝修三房單位，連室內內置樓梯往私家天台

GROSS AREA 1,860 s.f.

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

OFFERED AT \$39,800,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 85899



### 6A Bowen Road

中半山 寶雲道6A號

Older-style 3-bedroom apartment on the serene tree-lined Bowen Road  
英式三房住宅，位處綠樹成蔭的寶雲道

GROSS AREA 2,105 s.f.

SALEABLE AREA 1,866 s.f.

OFFERED AT \$40,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 14491







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

Nicely decorated 2-bedroom apartment with study room in prestigious location

雅致裝修兩房單位，連書房，地段尊貴顯赫

GROSS AREA 2,020 s.f.

SALEABLE AREA 1,547 s.f.

OFFERED AT \$41,000,000

INQUIRIES 9011 5499 Yuky Chung 鐘小姐

SEARCH REFERENCE NO. 163726



Horizon Mansion

中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony on fringe of CBD

品味裝修偌大住宅，連露台，鄰近商業中心區

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 148423



Po Garden

中半山 寶園

9 Brewin Path

Rare find 5-bedroom flat with lush green view at exclusive location

罕有五房單位，享翠綠美景，地段尊貴

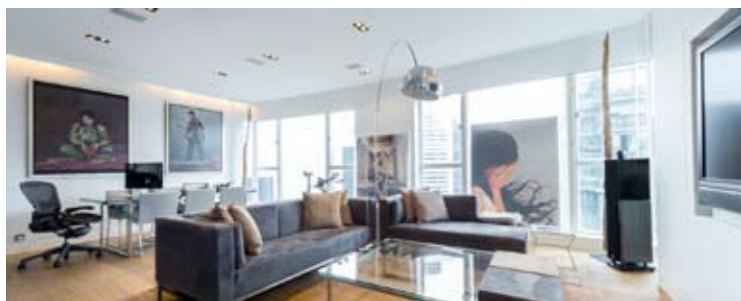
GROSS AREA 2,586 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$48,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 11840



Starcrest

灣仔 星域軒

9 Star Street

Rarely available duplex flat next to Pacific Place III

罕有複式住宅，鄰近太古廣場三期

GROSS AREA 1,902 s.f.

SALEABLE AREA 1,510 s.f.

OFFERED AT \$59,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 48839



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，距離市中心僅咫尺之遙

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



Clovelly Court

中半山 嘉富麗苑

12 May Road

Spacious 4-bedroom apartment with nice decorations and full facilities

寬敞四房單位，連雅致裝修及完善設施

GROSS AREA 2,722 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$80,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 147712





### The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Highly sought after harbour view apartment in new decoration on popular Magazine Gap Road  
受歡迎海景住宅，全新裝修，位處尊貴馬己仙峽道



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

中半山 梅苑二座

5 May Road

Rare huge duplex apartment overlooking the city view  
罕有偌大複式單位，俯瞰城市美景



GROSS AREA 6,786 s.f.

SALEABLE AREA 5,339 s.f.

OFFERED AT \$250,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 157831



### 摩登簡約

Modern living  
in minimalist style

### Jardine Summit

渣甸豪庭

50A Tai Hang Road, Midlevels East

東半山 大坑道50A號



GROSS AREA 1,206 s.f.

SALEABLE AREA 767 s.f.

OFFERED AT from \$37,900 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 111902



This boutique apartment spanning 767 s.f. (saleable area) with three bedrooms (including one ensuite), also includes a combined living and dining room, a maid's room, a balcony and one carpark. Decorated throughout with modern design, it has beautifully revamped rooms and interior décor.

A relatively new building, Jardine Summit was completed in 2006, making it suitable for tenants looking for modern apartments.

此精品單位實用面積767平方呎，提供三間睡房，包括一間套房，另有一個相連的客飯廳、一間家傭房、一個露台以及一個車位。單位裝修當代時尚，房間佈置精美。

渣甸豪庭於2006年落成，外觀簇新，適合喜歡時尚單位的租戶入住。





### 27-29 Village Terrace

跑馬地 山村臺27至29號

Exquisite and tasteful decorated 2-bedroom apartment in Happy Valley  
品味裝修獨特單位，兩房間隔

GROSS AREA 1,625 s.f.

SALEABLE AREA 1,138 s.f.

OFFERED AT \$17,500,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 150164



### Serenade

東半山 上林

11 Tai Hang Road

Modern apartment in prime location with comprehensive facilities

東半山時尚住宅，地段優越，連完善設施

GROSS AREA 1,032 s.f.

SALEABLE AREA 788 s.f.

OFFERED AT \$18,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 128503



### The Broadville

跑馬地 樂活臺

4 Broadwood Road

Nicely renovated apartment with open city view at convenient location

雅致裝修單位，享開揚景色，交通便利

GROSS AREA 1,487 s.f.

SALEABLE AREA 1,178 s.f.

OFFERED AT \$23,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 51218



### Braemar Hill Mansions 北角半山 賽西湖大廈

15-43 Braemar Hill Road

Well decorated spacious layout apartment with 180° harbour and garden view

優質裝修單位，間隔寬敞，享180°海景及花園景致

GROSS AREA 1,640 s.f.

SALEABLE AREA 1,467 s.f.

OFFERED AT \$43,980,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 77618



### 47A Stubbs Road

東半山 司徒拔道47A

Well decorated large 2-bedroom flat with private gym enjoying stunning harbour view

優質裝修寬敞單位，兩房間隔，連私家健身室，享壯麗海景，可租可售

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,039 s.f.

OFFERED AT \$70,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 98601



### Villa Monte Rosa 東半山 玫瑰新村

41A Stubbs Road

Nicely renovated 4-bedroom apartment with big balcony enjoying stunning view in prime neighbourhood

雅致裝修四房住宅，連大露台，享壯麗景色，地段優越

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,832 s.f.

OFFERED AT \$78,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38477





### Island Lodge

北角 港灣軒

180 Java Road

2-bedroom flat with easy access to MTR station and local amenities

優質兩房單位，毗鄰港鐵站及商舖，可租可售



GROSS AREA 817 s.f.

SALEABLE AREA 629 s.f.

OFFERED AT \$12,000,000

also for lease \$30,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 106908



### Cullinan II

尖沙咀 天璽 II

1 Austin Road West

Brand new 4-bedroom waterfront apartment in landmark development

全新四房海濱住宅，位處著名地標住宅項目

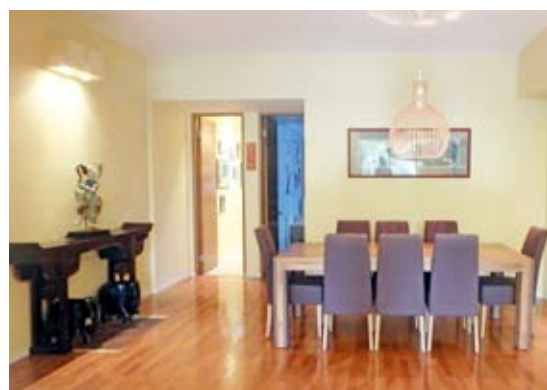


SALEABLE AREA 1,356 s.f.

OFFERED AT for lease \$110,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 172731



### 實用時尚

Practical layout with  
grace and charm

### Shuk Yuen Building

菽園新臺

2 Green Lane, Happy Valley

跑馬地 箕璣坊2號



GROSS AREA 1,950 s.f.

SALEABLE AREA 1,560 s.f.

OFFERED AT \$29,500,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 124242

Happy Valley is one of the best locations for luxury living, as residents enjoy convenient access to Causeway Bay and Central. This spacious apartment, spanning 1,560 s.f. (saleable area), boasts two bedrooms — both ensuite — as well as two bathrooms, a combined living and dining room, a balcony and an uncovered carpark.

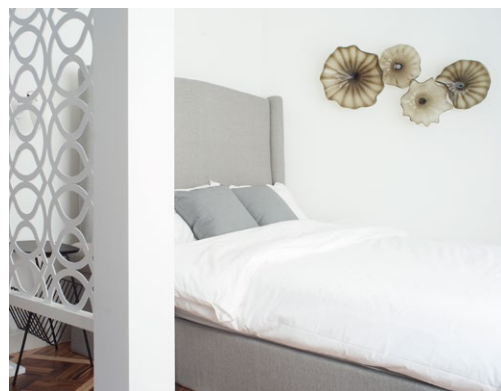
The highlight of the property is a spacious balcony, thanks to practical design in the 1950s, filled with plants and outdoor furniture to create the great spot for entertainment.

跑馬地是香港傳統豪宅區，地段優越，住戶往來銅鑼灣及中環十分容易，交通便利。此寬敞單位實用面積1,560平方呎，提供兩間套房、兩間浴室、一個相連的客飯廳、一個露台及一個車位。

露台非常寬闊，是這單位的一大賣點，其實用間隔是1950年代的流行設計，另可擺放不少盆栽點綴，加上室外傢具，是娛樂消閒的好地方。







## A change of space

*Recently, Hong Kong-based interior design firm JC Vision completed an idyllic home for a family of six in Mid-Levels that blends function with modern and elegant design features*

TEXT:  
Sophie Cullen  
PHOTOGRAPHY:  
Courtesy of JC Vision

The family, that includes twin boys and a husky, wanted plenty of space for entertaining family and friends in the 2,500 sq-ft home. With a penchant for clean and modern French design, Joseph Chang, founder of interior design firm JC Vision, set out to create a space that would accommodate all members of the family and the couples' love for books.

When designing the new look, there were some major challenges to be overcome, particularly the fact that the circular building made layout arrangements difficult. On top of this, most of the walls already in the property were structural, so therefore could not be removed. Despite this, the firm was able to increase closet space from just 13 feet to 36 feet and Master bathroom space from just 80 sq-ft to 140 sq-ft.

Parquet flooring was used throughout the house with a hexagonal marble mosaic option being chosen for the bathrooms. A full height round bookcase was included to house the extensive book collection that the couple owns. Other features of the home include: faux distressed mirrors; sash curtains for french windows; a hand-forged bronze chair and a fresco created especially for the family by the designer. ●

### perspective

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)





Christie's invites you to the 2016 Hong Kong Autumn Auctions in November to celebrate our 250th anniversary. This spectacular week of curated sales brings together Asian 20th century and contemporary art, Chinese works of art and Chinese paintings, alongside a special selection of jewellery, watches, wine and handbags. We look forward to welcoming you to our preview and auctions to celebrate the 250 years of success with us. For more information, please visit [christies.com/hk](http://christies.com/hk).

**Auction**

Important Watches  
28 November  
Hong Kong Convention and  
Exhibition Centre

**Contact**

Mary Lee  
[watcheshk@christies.com](mailto:watcheshk@christies.com)  
+852 2760 1766



PATEK PHILIPPE. A UNIQUE GILT BRASS  
SOLAR POWERED DOME TABLE CLOCK  
WITH PAILLONÉ ENAMEL, REF. 1359,  
MANUFACTURED IN 1993  
HK\$750,000-1,200,000  
(US\$96,000-150,000)







### South Bay Villas

淺水灣 南灣新村

4 South Bay Close

High efficiency 4-bedroom mid-rise apartment in tranquil neighbourhood

高實用率四房中密度單位，地段幽靜

GROSS AREA 2,300 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 32170



### Ridge Court 淺水灣 冠園

21A-21D Repulse Bay Road

Nicely fitted and equipped 3-bedroom flat with stunning view of Deep Water Bay

雅致裝修三房住宅，飽覽深水灣壯麗美景

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,780 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 178549



### Stanley Green 赤柱 維壁別墅

66 Stanley Village Road

Low-rise penthouse with private roof terrace within short walk to Stanley Market and beach

低密度頂層住宅，連私家天台，毗鄰赤柱市場及泳灘

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,829 s.f.

OFFERED AT \$102,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 17743



### Larvotto

鴨洲 南灣

8 Ap Lei Chau Praya Road

Brand new 2-bedroom apartment with nice views over marina and ocean

全新兩房單位，享怡人遊艇海景，可租可售

GROSS AREA 2,423 s.f.

SALEABLE AREA 1,836 s.f.

OFFERED AT \$108,000 incl. also for sale \$68,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 133917



### 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

偌大四房單位，地段顯赫尊貴，俯瞰高爾夫球場及深水灣景色，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,423 s.f.

OFFERED AT \$130,000 incl. also for sale \$94,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 32624



### 56 Repulse Bay Road

淺水灣 淺水灣道56號

Nicely renovated low-rise with sweeping Repulse Bay sea view

雅致裝修低密度單位，眺望遼闊淺水灣海景，可租可售

GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f.

OFFERED AT \$150,000 incl. also for sale \$125,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 45061





### Hillsborough Court

中半山 曉峰閣

18 Old Peak Road

Cozy apartment with tasteful decorations enjoys comprehensive facilities  
品味裝修舒適住宅，享完善設施，可租可售

GROSS AREA 841 s.f.

SALEABLE AREA 657 s.f.

OFFERED AT \$39,000 incl. also for sale \$17,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 163656



### Hatton Place

西半山 杏彤苑

1A Po Shan Road

Practical apartment at quiet end of Midlevels West

西半山實用住宅，環境寧靜

GROSS AREA 1,579 s.f.

SALEABLE AREA 1,216 s.f.

OFFERED AT \$69,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 8236



### Seaview Mansion 中半山 時和大廈

34 Kennedy Road

Spacious penthouse 2-bedroom flat with internal access to private roof terrace

寬敞頂層兩房單位，連室內內置樓梯往私家天台，可租可售

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,456 s.f. (plus 957 s.f. roof)

OFFERED AT \$70,000 incl. also for sale \$45,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 20513



### Dynasty Court

中半山 帝景園

23 Old Peak Road

Popular apartment in well known development with easy access to Central  
受歡迎著名住宅項目，鄰近中環

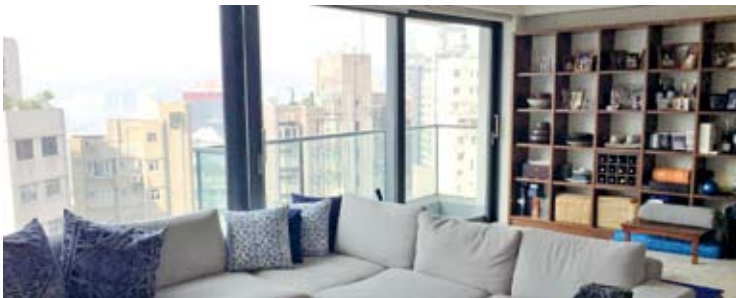
GROSS AREA 1,970 s.f.

SALEABLE AREA 1,530 s.f.

OFFERED AT \$70,000 excl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 14059



### Azura 西半山 蔚然

2A Seymour Road

3-bedroom apartment with excellent management service and facilities in convenient location

優質管理三房單位，連設施，交通便利

GROSS AREA 1,665 s.f.

SALEABLE AREA 1,297 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 150172



### Clovelly Court

中半山 嘉麗麗苑

12 May Road

Spacious 3-bedroom apartment will full facilities

寬敞三房單位，連完善設施，可租可售

GROSS AREA 2,115 s.f.

SALEABLE AREA 1,785 s.f.

OFFERED AT \$80,000 incl. also for sale \$59,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 135022







### Robinson Garden Apartment

西半山 羅便臣道花園大廈 3-3G Robinson Road

Colonial 3-bedroom apartment with balcony and large roof terrace in move-in condition

簇新裝修英式三房住宅，連露台及偌大天台

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,612 s.f. (plus 2,000 s.f. roof)

OFFERED AT \$82,500 excl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 40488



### Fairview Mansion

西半山 昭景大廈

84 Robinson Road

Spacious 3-bedroom (2-ensuite) apartment with open city view

寬敞三房(連兩套房)單位，眺望開揚城市景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,405 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 37444



### Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Large 3-ensuite apartment with huge balcony enjoys full harbour view

偌大三套房住宅，連大露台，飽覽全海景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 94691



### Pine Court

中半山 翠峰園

5 Old Peak Road

Colonial style mid-rise flat with spacious balcony in quiet location

英式中密度單位，連寬敞露台，地段寧靜

GROSS AREA 2,650 s.f.

SALEABLE AREA 2,350 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 22561



### Tregunter Tower 3 中半山 地利根德閣3座

14 Tregunter Path

Newly renovated apartment with spacious layout in sought after development

全新裝修住宅，間隔寬敞，位處受歡迎住宅項目

GROSS AREA 3,001 s.f.

SALEABLE AREA 2,362 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 3696



### Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

Spacious 4-bedroom apartment with large balcony enjoys open city view

寬敞四房住宅，連大露台，享開揚城市景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,449 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 11139





**Bowen Mansion 中半山 寶雲大廈**  
7C Bowen Road  
Colonial style mid-rise flat with  
huge L-shaped balcony enjoys  
spectacular city view  
高實用率四房單位，連大露台，可享無敵天  
際城市景，可租可售



GROSS AREA 3,300 s.f.  
SALEABLE AREA 2,638 s.f.  
OFFERED AT \$115,000 incl.  
also for sale Open Offer  
INQUIRIES  
9080 6686 Teresa Lau 劉小姐  
SEARCH REFERENCE NO. 15436



**May Tower 2**  
中半山 梅苑二座  
5 May Road  
High privacy full floor harbour view  
apartment at highly sought after  
location  
私隱度高全層海景住宅，位處受歡迎地段，  
可租可售



GROSS AREA 3,393 s.f.  
SALEABLE AREA 2,669 s.f.  
OFFERED AT \$150,000 incl.  
also for sale \$150,000,000  
INQUIRIES  
6183 8339 Carman Szeto 司徒小姐  
SEARCH REFERENCE NO. 1613



**Eva Court**  
中半山 惠園  
36 MacDonnell Road  
Practical and spacious 4-bedroom  
apartment in MacDonnell Road close  
to CBD  
實用寬敞四房單位，毗鄰商業中心區



GROSS AREA 4,500 s.f.  
SALEABLE AREA 4,017 s.f.  
OFFERED AT \$190,000 incl.  
INQUIRIES 9486 1566 Mira To 杜小姐  
SEARCH REFERENCE NO. 96353



**The Harbourview**  
中半山 港景別墅  
11 Magazine Gap Road  
Rare 5-bedroom duplex apartment  
with two balconies and private  
terrace enjoying stunning harbour  
view  
罕有五房複式住宅連雙露台及私家平台，飽  
覽遼闊壯麗維港景色



GROSS AREA 4,257 s.f.  
SALEABLE AREA 3,817 s.f.  
(plus 80 s.f. terrace)  
OFFERED AT \$220,000 excl.  
INQUIRIES  
9648 6082 Christine Chong 莊小姐  
SEARCH REFERENCE NO. 18275







### Aroma House

跑馬地 妙香草堂

98 Blue Pool Road

Spacious 3-bedroom apartment in convenient location

寬敞三房住宅，交通便利



GROSS AREA 1,600 s.f.

SALEABLE AREA 1,545 s.f.

OFFERED AT \$50,000 excl.

INQUIRIES

6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 25816



### Evergreen Villa

東半山 松柏新村

43 Stubbs Road

Spacious and practical 4-bedroom flat in sought after development on Stubbs Road

寬敞實用四房單位，位處受歡迎住宅項目



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 12532



### K.Y. Mansion

東半山 嘉裕閣

4A Shiu Fai Terrace

Large and spacious 4-bedroom apartment with huge balcony in tranquil neighbourhood

偌大寬敞四房單位，連寬闊露台，位處清幽地段



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,199 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 178795



### Chantilly

東半山 肇輝台6號

6 Shiu Fai Terrace

Fabulous 5-bedroom modern apartment with fantastic view of the racecourse

典雅五房時尚單位，坐擁迷人馬場景色



GROSS AREA 3,650 s.f.

SALEABLE AREA 2,816 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES

9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 136288







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

**鑽輝臺 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<sup>\*</sup>，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（晚新）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<sup>^</sup> 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 鑽輝台6號

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

**OFFERED AT** for lease \$130,000 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. 136285**



<sup>\*</sup> 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

<sup>^</sup> For the 5-bedroom unit with 4 en-suites, 2 of the en-suite bedrooms share the same bathroom.



### Prime Central London en-bloc retail building

Kensington W8

- Prominent corner position along an established central London retail destination
- Currently configured as a restaurant with office accommodation arranged across basement, G/F and three upper floors
- Single-let to a leading multinational coffee retailer at a passing rent of c. £234,000 p.a. with 9 years still unexpired
- High Street Kensington Tube station is 4 minutes away on foot
- 位處倫敦零售市中心的優越單邊轉角位
- 地庫、首層及三層上層設餐廳及辦公室
- 現全幢由國際咖啡零售商獨立承租，年租金收入約234,000英鎊，租期尚餘9年多
- 距離High Street Kensington地鐵站僅四分鐘步程

Freehold; Net Initial Yield 3.72%  
Total Internal Area 3,929 s.f.  
Circa £6.3M - £7.1M



### En-bloc residential building in West London

Earls Court SW5

- Attractive apartment block in a desirable residential area in Earls Court
- Comprising 9 self-contained flats: 2 x three bedroom units and 7 x one bedroom units
- Fully let with a passing rent of £217,781 p.a. and an ERV (estimated rental value) of £235,000 p.a.
- Earls Court and West Kensington Tube stations are within a five minute walk
- 位處Earls Court優越住宅區的受歡迎住宅中廈
- 共九個住宅：2個三房及7個一房單位
- 全數以ASTs形式承租，年租金收入達217,781英鎊，估計租約到期調整後年租金收入最高可達235,000英鎊
- 五分鐘步程可抵達Earls Court及West Kensington地鐵站

Freehold; Gross Yield 4.18%  
Gross Internal Area 4,848 s.f.  
Circa £5.2M - £5.8M



### Prime residential apartment building near Oxford Circus

Fitzrovia W1

- Located in the heart of Fitzrovia, only a short distance from Oxford Circus / Regent Street
- The building is currently arranged as six self-contained flats
- All six flats are currently let on ASTs (assured short-hold tenancies) at a passing rent of £173,000 p.a. with an ERV (estimated revisionary value) of £190,000 p.a.
- 8 minute walk to Oxford Circus Tube station
- 位於Fitzrovia區域中心的典雅喬治式住宅大廈，信步可達Oxford Circus及Regent Street
- 設有六個住宅單位
- 六個單位以ASTs形式全部承租，年租金收入達173,000英鎊，估計年租金收入到期調整後最高可達190,000英鎊
- 距離Oxford Circus地鐵站僅八分鐘步程

Freehold; Gross Yield 2.88%  
Gross Internal Area 4,950 s.f.  
Circa £6M - £6.6M



### Prime West End serviced apartment block

Earls Court SW5

- Portfolio comprises two period hotels located in the Royal Borough of Kensington & Chelsea
- 1st building contains 18 studio apartments totalling 3,683 s.f. with the 2nd building providing 21 studio units totalling 4,749 s.f. with a forecast gross operating profit for 2015/2016 of £501,702 p.a.
- Potential to convert to residential use, subject to planning permission
- Earls Court Tube station is a 7 minute walk away
- 座落於Royal Borough of Kensington & Chelsea的兩幢精品酒店
- 第一幢大廈共有18個開放式單位，實用面積3,683平方呎，第二幢大廈共有21個單位，實用面積4,749平方呎，預計2015/2016毛利可達501,702英鎊
- 若透過城規批准，可改建成住宅用途
- 距離Earls Court地鐵站僅七分鐘步程

Freehold; Projected Immediate Yield 5.45%  
Reversionary Yield 6.67%  
Total Rooms 39  
Circa £9.2M - £10.1M



### En-bloc office building investment

The City EC3

- Rare prestigious office building within 100 metres of the Bank of England
- Configured as a business centre with internal accommodation arranged over LG/F, G/F and four upper floors
- Single-let to a major service office operator at a passing rent of £751,928 p.a.
- 2 minute walk to Bank Tube station
- 罕有尊貴辦公室大廈，距離Bank of England僅100米
- 地下一層、首層及四層上層分別是商務中心及室內單位
- 現由大型辦公室營運商獨立承租，年租金收入751,928英鎊
- 兩分鐘步程可抵達Bank地鐵站

Freehold; Gross Yield 5.37%  
Total Internal Area 13,077 s.f.  
Circa £14M - £15.5M



### Prime West End boutique hotel investment

Bayswater W2

- Attractive period hotel located in the Bayswater area, close to Hyde Park
- Consists of 22 studio apartments arranged over LG/F and 4 upper floors totalling 4,401 s.f.
- In operation as hotel/serviced apartments and falls under C1 use class with an estimate gross operating profit for 2015/2016 of £268,124
- 6 minute walk to Paddington Tube station
- 毗鄰Hyde Park，位於Bayswater區的受歡迎酒店
- 由地下一層至四層上層共有22個開放式單位，共4,401平方呎
- 現在是酒店及服務式住宅（C1用途），預計2015/2016毛利可達268,124英鎊
- 距離Paddington地鐵站僅六分鐘步程

Freehold; Projected Yield for 2015/16 is 4.3%  
Total Rooms 22  
Circa £6.2M - £6.9M





# Fernhill Estate, Mulgoa

## Magnificent rural enterprise

Sydney, Australia 澳洲 悉尼



One of Sydney's most iconic rural landholdings and premier equestrian and event facilities, this once-in-a-lifetime 383-hectare property is located less than an hour west of the CBD overlooking the beautiful Mulgoa Valley.

With a range of income-generating opportunities, the Central Precinct features a revived 1840s sandstone mansion, manager's cottage, groom's quarters, a 2,400m horseracing track, stables, a pool and lakes.

悉尼其中一個最具標誌性的鄉郊莊園項目，設高規格馬術及活動設施。此千載難逢的物業占地383公頃，坐擁Mulgoa山谷優美景色，距離市中心西面少於一小時路程。

莊園中心區為一座建於1840年代的砂岩大宅，另建有管理員宿舍、旅館、2,400米的賽馬道、馬廄、池塘及湖泊，具投資回報機遇。

### For Sale Expressions of Interest

Contact:

Ken Jacobs +61 407 190 152  
[ken@kenjacobs.com.au](mailto:ken@kenjacobs.com.au)

Carys Adams +61 423 761 781  
[carys@kenjacobs.com.au](mailto:carys@kenjacobs.com.au)



## West London redevelopment opportunity

Fulham W14

- Existing site consists of a five-storey property, arranged over LG/F to third floor levels
- Full planning consent for the provision of eight residential (C3) apartments 4,233 s.f. and one A3 unit of 3,927 s.f.
- Vacant possession deliverable upon completion
- 7 minute walk to West Brompton station
- 共五層的優質物業，由低下一層至三樓
- 若取得城規批准，可建8個住宅（C3用途），共4,233平方呎及1個3,927平方呎的A3單位
- 建成後可交吉出售
- 距離West Brompton地鐵站僅七分鐘步程

Freehold; Vacant Possession  
Gross Internal Area 7,550 s.f.  
Circa £2.75M - £2.95M



## Prime Manchester prestige retail space

Manchester M2

- Prominent position within an excellent retailing area in Manchester
- Multiple international brands and luxury stores in the immediate area
- Retail unit across G/F and 1/F with multiple options for optimum internal configuration
- Excellent transport links all within short walking distance
- 物業位處曼徹斯特重要零售區的優越位置
- 區內有多個國際品牌及名店
- 首層及一樓設零售舖，室內可改建優化
- 信步可達完善的公共交通網絡

Long Leasehold  
Upper floors - Vacant Possession;  
Retail floors - fully let  
Total Internal Area up to 6,500 s.f.  
Gross Yield for retail area 5.75%  
Circa £12.7M - £14.0M



## West London mixed-use retail, leisure, and residential investment

Maida Vale W9

- Newly completed mixed-use block comprising retail, leisure, and residential uses
- 1/F to 3/F (residential) to be sold with vacant possession with G/F let to an international coffee-shop chain at a passing rent of £55,000 p.a.
- 12 month rental top up of £185,000 per month for vacant parts
- 5 minute walk to Westbourne Park Tube station
- 全新發展混合大廈（已於2016年8月竣工），設零售、娛樂消閒及住宅用地
- 地庫（娛樂消閒用地），一樓至三樓（住宅），可交吉出售，首層則由國際連鎖咖啡廳承租，年租金收入55,000英鎊
- 空置部分的一年賣方租金保證可達每月185,000英鎊
- 距離Westbourne Park地鐵站僅五分鐘步程

Freehold Title  
Gross Yield 4.8%  
Total Internal Area 7,076 s.f.  
Circa £5M



## Prime London retail parade investment opportunity

Chelsea SW10

- Property comprises of a prominent retail parade with residential uppers sold off on long leasehold
- Multi-let to respectable tenants producing £237,250 p.a.
- Significant reversionary potential on retail rents based on nearby comparable data
- 14 minute walk to Fulham Broadway Tube station
- 此物業設優質零售地舖，上層則是住宅單位，擁有長租約
- 由多個信譽良好租戶承租，年租金收入237,250英鎊
- 與鄰近物業相比，零售租金收入回報優厚
- 距離Fulham Broadway地鐵站僅十四分鐘步程

Freehold; Gross Yield 5.33%  
Total Internal Area 5,658 s.f.  
Circa £4.45M - £4.95M



## Mixed-use leisure and residential investment

The City EC3

- Recently refurbished 8-storey building containing a restaurant at G/F and basement with luxury residential accommodation above
- Rare collection of 19 serviced apartments comprising 5 studios, 10 one bedroom apartments and 4 penthouse studios, some with terraces
- Multi-let with a total passing rent of £572,000 p.a.
- Aldgate Tube station is 3 minutes away on foot
- 剛翻新復修共八層的大廈，首層及地庫是餐廳，上層則是豪華住宅單位
- 19個罕有服務式住宅，設5個開放式單位、10個一房單位及4個頂層單位，部分設平台
- 距離Aldgate地鐵站僅三分鐘步程

Freehold; Gross Yield 4.53%  
Total Internal Area 10,572 s.f.  
Circa £12.6M - £13.9M



## Ultra high yield multi-let retail investment opportunity

Greater Manchester SK1

- Highly prominent freehold retail parade in the town centre of Stockport, 9.5 km from Manchester city centre
- Multi-let to secure and established national retailers with a total passing rent of £202,500 p.a.
- Important satellite town within Greater Manchester
- 15 minutes from Manchester Airport
- 距離曼徹斯特Stockport市中心9.5公里的永久業權優質零售商舖
- 現由多個穩建的全國性零售商承租，年租金收入達202,500英鎊
- 曼城內的重要衛星市鎮
- 距離曼徹斯特機場十五分鐘

Freehold; Gross Yield 11.25%  
Total Internal Area 10,604 s.f.  
Circa £1.8M - £2.1M





- Phrom Phong**
  - The Emporium
  - The Emquartier
- Thong Lo**
  - J Avenue
  - Nihonmura
  - Samitivej Inter Hospitals
- Ekkamai**
  - Gateway Ekkamai
  - Major Cineplex
  - Sukumvit Hospital
- On Nut**
  - Tesco Lotus
  - BIG C EXTRA
  - Wells International School

# IDEO

## SUKHUMVIT 93

***LIVE ENERGETIC***

**Bang Chak BTS Station**

◀ 15m\*. From Exit 5 ▶

**Bangkok Freehold Condominium Next to BTS Station**  
**Modern Sports & Recreational Facilities Centre**  
**Prices from HKD 760,000<sup>^</sup>, 10% Down-Payment**

**Enquiries**

☎ **9010 7621** [projects@landscape.com](mailto:projects@landscape.com)

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**ANANDA**  
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### Prime Tokyo en-bloc retail and office building

Shibuya-ku, Tokyo 東京 涉谷區

- Office and retail investment in an excellent location comprising 5 storeys within a reinforced concrete building
- Multi-let to at a passing rent of JPY 11,923,200 p.a.
- Conveniently located a short walk from Shinsen Station of the Keio Inokashira line (3 minutes) as well as Shibuya Station of the Keio (9 minutes) and JR Yamanote (11 minutes) lines
- 位處優越地段的鋼筋混凝土辦公室及零售投資大廈，樓高五層
- 現由多個租戶承租，年租金收入11,923,200日元
- 信步可達京王井頭線神泉站（三分鐘），京王線的涉谷站（九分鐘），JR山手線的涉谷站（十一分鐘）



Freehold; Gross Yield 4.62%  
Total Internal Area 236.83 sq.m.  
JPY 258,000,000  
(approx. HK \$19.55M)

### Luxurious condominium in Prime Central Tokyo

Minato-ku, Tokyo 東京 港區

- Super modern 3-bedroom world-class condominium on a mid-level floor in a building completed in February 2016
- Vacant possession and ready for a new tenant or self-use
- Excellent location only 3 minutes on foot from Tameike Sanno Station of the Ginza and Naboku line as well as a 4 minute walk to Roppongi 1 chome Station of the Nanboku line
- 建於2016年2月的中層頂級時尚三房住宅
- 現正交吉，待新租戶承租或自用
- 地理位置優越，三分鐘步程可抵達銀座線及南北線的溜池山王站，四分鐘步程可抵達南北線的六本木一丁目站



Freehold; Vacant Possession  
Total Exclusive Area 84.63 sq.m.  
JPY 260,000,000  
(approx. HK \$19.69M)

### Prime Tokyo en-bloc residential building

Shibuya-ku, Tokyo 東京 涉谷區

- Well positioned en-bloc residential building comprising 3 residential units contained within a 3 storey reinforced concrete structure
- Partially tenanted with reversionary potential via securing occupants for the remaining vacant units with a projected rental income of JPY 25,700,400 p.a.
- Good location near to Sangubashi Station of the Odakyu line (4 minute walk) and Hatsudai Station of the Keio line (9 minute walk)
- 樓高三層的鋼筋混凝土住宅大廈，共有三個單位，地段優越
- 年租金收入25,700,400日元
- 毗鄰小田急線的參宮橋站（四分鐘步程），京王線的初台站（九分鐘步程）



Freehold; Gross Yield 4.28%  
Total Internal Area 575.18 sq.m.  
JPY 600,000,000  
(approx. HK \$45.45M)

### En-bloc retail building in Prime Central Tokyo

Shibuya-ku, Tokyo 東京 涉谷區

- 2 storey retail building located along a prime business area in Central Tokyo
- Single-let to a reputable tenant at a passing rent of 25,920,000 p.a.
- Easy walking distance to Shibuya Station of the JR Yamanote line (8 minutes) and Omotesando Station of the Ginza, Hanzomon, and Chiyoda lines (9 minutes)
- 東京市中心優質商業區的樓高兩層零售大廈
- 由信譽良好的租戶獨立承租，年租金收入25,920,000日元
- 舉步可達JR山手線的涉谷站，銀座線、半藏門及千代田線的表參道站



Freehold; Gross Yield 4.00%  
Total Internal Area 148.42 sq.m.  
JPY 648,000,000  
(approx. HK \$48.76M)

# interior design architecture

連續十一年榮獲Hong Kong Business頒發

傑出室內設計獎2006-2016

Outstanding Interior Design Award 2006-2016



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20年公司商譽及誠信表現

**誠信 · 準時 · 不超支**

屢獲

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連續30個工程準時完工及準確預算 (註2)

20 years of professional experience

20 years of credible reputation

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30 projects have been completed with precise budget continuously within the provided timeline (\*2)

## Zchron

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查詢熱線: (852) 2239 6888

G/F, 75A Wong Nai Chung Road, Happy Valley, Hong Kong

註1: 請參考本公司網頁 - 名人推薦

\*1: For more details please refer to our website - clients references

註2: 請參考本公司網頁 - 工程準時完工記錄

\*2: For more details please refer to our website - projects record

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獨立屋 : 香島道 · 雙灣

獨立屋 : 九龍塘 · 牛津道

頂層複式 : 大坑道 · 大寶閣

頂層複式 : 數碼港 · 貝沙灣

相連單位 : 跑馬地 · 紀雲峰

分層單位 : 西九龍 · 君臨天下

### 世界知名商業項目

Carlsberg

Escada

保利置業集團





# Intrusion Protection Security

The world most reliable D-Fence Intrusion Protection system has been widely deployed by private villas and houses, buildings and banks, airports and prisons and more, protecting people, assets, and properties with:

- Close to zero false alarm
- Blend into any design and environment
- An Israel security technology



Authorized Distributor



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