



SELECT DELUXE HOMES

大宅®

VOLUME 130 | October 2015



面目一新
A NEW LOOK
INSIDE OUT

FEATURE

Life is Beautiful



本期焦點：依山傍水
Spotlight:
Between The Peak
and The Piers



THE 昇薈 VISIONARY ONE-OF-A-SUMPTUOUS-KIND

Located in Tung Chung, the future third commercial hub of Hong Kong, The Visionary is one of the biggest, most opulent real estate developments of the past five years.

Developed by Nan Fung Group, The Visionary is situated in the thriving hub of Tung Chung in Hong Kong, where the government has announced plans to develop an East Lantau Metropolis involving the construction of four man-made islands. With quick and easy access to the international airport and the city centre via the MTR and Tsing Ma Bridge, and the completion of the Hong Kong-Zhuhai-Macao Bridge which will connect commuters to Hengqin and Macau, The Visionary's residents will benefit from a vast network of transportation routes by air, road and rail.

The Visionary offers 1,419 residences across nine blocks, ranging from apartments of one to four bedrooms, as well as special units such as houses, duplexes and penthouses with private gardens or swimming pools, measuring from 433 s.f. to 2,530 s.f. In a city where space is at a premium, the larger unit types offer that most rare and precious room to breathe. The four-bedroom flats (with two ensembles), range in size from 1,221 s.f. to 1,443 s.f., with a balcony and adequate room to accommodate the whole family.

The limited number of special units ensures their exclusivity: at The Visionary, there are only six houses and selective duplexes and penthouses. The houses — the epitome of luxury — measure over 2,500 s.f. each, and boast not just a private garden but also a swimming pool. The duplexes and penthouses each have their own





personal access to the roof, with private swimming pools or gardens a feature of select properties.

Naturally, The Visionary — which has already achieved a provisional Platinum rating from BEAM Plus — provides unrivalled amenities: the 80,000 plus s.f. clubhouse provides facilities such as a gymnasium zone, outdoor and indoor swimming pools, and a bowling alley. Other leisure options include a reading lounge, banquet hall, entertainment zone and Director's House, exclusive for residents' use for parties and large gatherings. And the children aren't left out, with a kids' study room and library promising the opportunity for fun learning experiences.

If you can bear to tear yourself away from The Visionary's expansive grounds and superb facilities, its setting on Lantau Island — Hong Kong's luscious back garden — means residents have easy access to the territory's most unspoiled country parks, with nearly 130 square kilometres of verdant green hills and forests.

Also nearby are famous spots like the Po Lin Monastery and the Big Buddha, Ngong Ping 360 and Hong Kong Disneyland — a veritable cornucopia of delights for everyone in the family.

With its unrivalled setting, supreme residential offerings, excellent facilities and easy transportation links, The Visionary is truly one-of-a-sumptuous-kind that should not be missed.

位於東涌，香港未來第三個核心商業區，昇薈是該區過去五年最大型、最矚目的地產發展項目之一。

由南豐集團發展的昇薈位於近年發展蓬勃的東涌，政府已公布計劃發展「東大嶼都會」，包括興建四個人工島。區內交通配套完善，能方便快捷地來往香港國際機場及市中心；加上未來港珠澳大橋落成後，將貫通香港、橫琴和澳門，昇薈的住戶將受惠於龐大的航空、道路和鐵路運輸網絡。

昇薈共有九座，提供1,419個1房至4房的住宅單位，以及多元化特色單位，包括洋房、複式花園大宅及空中花園泳池大宅，面積由433平方呎至2,530平方呎。在繁華城市裡，提供了極罕有、寶貴的寬敞生活空間；以四房雙套房單位為例，面積由1,221平方呎到1,443平方呎，附設偌大露台，提供寬廣空間享受家庭樂。

特色單位限量供應更顯尊貴：昇薈僅提供6戶獨立洋房及精選的頂層複式大宅。每一座洋房的面積都超過2,500平方呎，不單止提供私人花園，更設有私人泳池，是豪華

生活的典範。頂層複式大宅專設獨立樓梯連接室內與天台，配有私人泳池或花園，各式其式。

昇薈採用綠色建築設計，榮獲 BEAM Plus 暫定最高鉑金級別認證，為住戶提供舒適綠色生活空間；逾8萬呎會所提供的設施包括健身室、室外及室內泳池及保齡球賽道。其他休閒設施包括閱覽室、宴會廳、視聽娛樂區及董事屋，專供住戶舉辦派對和大型聚會；兒童圖書館更為孩子們提供了體驗趣味學習的機會。

昇薈位處香港豐盛的後花園——大嶼山，生活空間當然不止於住所本身，昇薈倚山臨海，毗鄰兩大郊野公園及重點自然生態保育地標，擁有近130平方公里的青翠綠野空間，享受自然環境再容易不過。

附近還有著名的景點，如寶蓮寺和天壇大佛、昂坪360及香港迪士尼樂園——是名副其實為全家人帶來歡樂的消閒集中地。

憑著其無與倫比的環境、高尚的住宅單位、優良的設施和便利的交通，昇薈讓「你」想生活，盡在掌握之中。

The Visionary 昇薈

No. of units 住宅單位總數 1,419

Layout 間隔

1 bedroom to 4 bedrooms with 2 en-suites, houses,

duplexes, and penthouses

一房至四房雙套、洋房、複式大宅及頂層特色單位

Nan Fung Group 南豐集團

Developer 發展商

Enquiries 查詢電話

8521 8103 8366

Website 網頁

www.the-visionary.com.hk



The Visionary has been awarded the "Best Eco-Friendly Development" in 2015 GoHome Awards, the "Best Property Project" in "Best of the Best Awards 2015" by Squarefoot.com.hk and also achieved Provisional Platinum Rating under the BEAM Plus version 1.1 for New Buildings by Hong Kong Green Building Council in year 2013.

昇薈分別榮獲GoHome 2015年度「最佳環保發展項目」、Squarefoot.com.hk頒發2015年度「Best of the Best Awards」之「最佳物業項目」大獎，及香港綠色建築議會頒發2013年綠建築BEAM Plus(新建築)1.1版暫定鉑金認證，卓絕的表現獲得公眾及業界一致嘉許。

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HOW MAY YOU LIST YOUR PROPERTY WITH THE KEY?

怎樣在《大宅》刊登您的出售／出租物業？

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

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

Property to be listed 物業

Asking Rental / Sale Price 租金 / 售價

Floor Area 面積

Contact Person 聯絡人

Telephone 電話

Email 電郵地址

Our KeyPersons will contact you for follow-up works.

我們的大宅專員會馬上與您聯絡



留住時間

GET TIME ON YOUR SIDE

Time is precious, so when it comes to time-saving solutions, it's the simple ideas that are often the best. For example, if you ever get frustrated with lack of workspace in your kitchen, clear off your bench top and utilise your vertical space — you'll save time and reduce waste.

Organisation is key: if you've ever searched for your car keys, sunglasses, or your child's school books on any given morning, an entryway catch-all system is for you, with a place for everything and everything in its place. The trick is to ensure the clutter-catcher doesn't become a dumping ground. Be discerning about what you keep here and enjoy the precious time you recoup every day!

時間是寶貴的，因此當要制定節省時間的方案時，簡單的想法往往是最好的。例如，如果你曾經為廚房裡缺乏工作空間而感到沮喪，將你的廚房工作枱的頂部收拾好以騰出及利用垂直空間，會為你節省時間，減少浪費。

組織是關鍵：如果你曾在任何一個早上尋找你的車匙、太陽鏡或孩子們的課本，玄關集合儲物法便很適合你，為物尋家，置物於家。關鍵是要確保雜物管理處不會變成一個垃圾場。小心挑選所存之物，便能享受每天省回來的寶貴時光！

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Each Office is Independently Owned and Operated



Floor Warming and Heating Systems

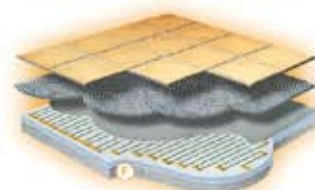
電地暖設備

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- * Delivers an even heat to the entire room
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38 Tuen King Circuit, Tuen Wan, N.T.
Tel: 2411-7226 Fax: 2413-1706

www.flextherm.asia



面目一新

A NEW LOOK INSIDE OUT

Situated in the wonderfully convenient location of Midlevels, Grosvenor House is an 11-storey mid-rise simplex in typical colonial-style, with lofty ceilings, generous accommodations and balconies, which is one of the popular apartment types in Hong Kong.

The building has been refurbished in recent years, with new entrance lobby and external walls. Inside the residential apartment, this 1,347 s.f. (saleable area) unit is also well furnished and tastefully decorated which enjoys both green and partial sea views, especially at the spacious balcony.

With three spacious bedrooms (one ensuite), two bathrooms, a combined living and dining room, a well-equipped kitchen and a maid's room, this simplex is designed in a modern western style, yet harmoniously matching with the wooden furniture and art pieces in oriental style.

Available for purchase at HK\$38.8 million, Grosvenor House is located close to Kennedy Road and Hong Kong Park, buses and minibuses are readily available.





座落於港島中半山的便利地段，高雲大廈是樓高11層的中層大廈，具有傳統英式單位的特色，高樓底、寬敞間隔及露台，是香港其中一種受歡迎的單位類型之一。

大廈外圍近年進行過翻新工程，大堂及外牆均已煥然一新。至於這個實用面積達1347平方呎的住宅單位，同樣是設備齊全且裝飾高雅，兼享翠綠山景及部分海景，於寬闊的露台上更是一覽無遺。

全屋設有三間偌大的睡房，其中一間為套房、兩間浴室、相連的客飯廳、設備齊全的廚房及家傭房。單位的設計是時尚的西式風格，與東方色彩的木製家具及藝術品和諧地互相配合。

高雲大廈毗鄰堅尼地道及香港公園，巴士及小巴一應俱全。單位現售3880萬港元。

Grosvenor House

高雲大廈

114-120 MacDonnell Road, Midlevels Central

中半山 麥當奴道114-120號



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,347 s.f.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 37576



Between The Peak and The Piers SALE

依山傍水 出售



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



Grosvenor House

中半山 高雲大廈

114-120 MacDonnell Road

Rare find colonial style flat with peaceful views on Macdonnell Road

罕有英式住宅，享和諧美景

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,374 s.f.

OFFERED AT \$30,800,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 37583



Hillsborough Court 中半山 曉峰閣

18 Old Peak Road

Popular 3-bedroom apartment with mountain view and good clubhouse facilities

受歡迎三房單位，享山巒景色及優質會所設施

GROSS AREA 1,385 s.f.

SALEABLE AREA 1,190 s.f.

OFFERED AT \$30,800,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 18165



Valverde

中半山 蔚皇居

11 May Road

Newly decorated 3-bedroom luxury flat on tranquil May Road

全新裝修三房豪華住宅，位處恬靜梅道

GROSS AREA 1,373 s.f.

SALEABLE AREA 995 s.f.

OFFERED AT \$31,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159289



Amber Garden 中半山 柏苑

70-72 Kennedy Road

Spacious apartment in convenient yet tranquil location with open city view

交通便利寬敞住宅，位處清幽恬靜地段，享開揚景致

GROSS AREA 1,732 s.f.

SALEABLE AREA 1,404 s.f.

OFFERED AT \$33,800,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 96604



Pearl Gardens 西半山 明珠臺

7 Conduit Road

Practical 4-bedroom apartment within walking distance to Midlevels escalators

實用四房單位，信步可達半山行人扶手電梯

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 160319



**Bowen Place**

中半山 寶雲閣

11A Bowen Road

High floor flat unit with 2 car parks in popular building

高層單位連兩車位，位處受歡迎住宅大廈

GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$52,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 34851

**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 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 32206

**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

**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

**Regent On The Park 中半山 御花園**

9A Kennedy Road

Popular apartment with indoor heated pool and tennis court close to CBD

受歡迎住宅，連室內暖水游泳池及網球場設施，鄰近商業中心區

GROSS AREA 2,720 s.f.

SALEABLE AREA 2,154 s.f.

OFFERED AT \$79,800,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 121994

**The Harbourview 中半山 港景別墅**

11 Magazine Gap Road

Nicely decorated 3-bedroom apartment enjoying stunning Victoria Harbour view

雅致裝修三房住宅，坐擁壯麗維港景

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





Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road
Newly renovated huge apartment
with big balcony on Lower Peak
全新裝修大住宅，連大露台



GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$128,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 150770



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road
Unique 4-ensuite penthouse with
roof top at prestigious development
獨特四套房頂層單位，連天台，位處尊貴住
宅項目



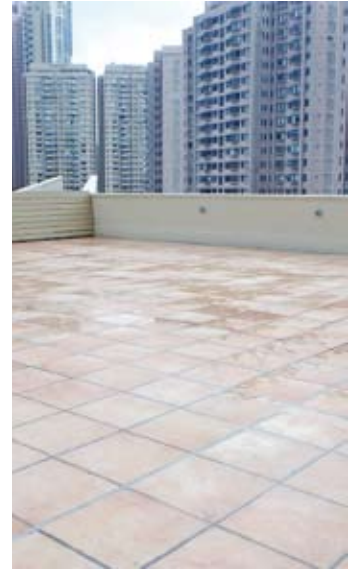
GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$168,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 6048



方便之選

A convenient pick

Greenland Court

恒翠園

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)

OFFERED AT \$49,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 135568



Located in the desirable district of Midlevels on Hong Kong Island, this 1,083 s.f. (saleable area) simplex offers spacious rooms and a private roof with partial harbour view.

With three expansive bedrooms (two ensuite), three-and-a-half bathrooms, a combined living and dining room, a maid's room and two car parks, this residence is designed in a modern but cosy style.

A large open kitchen and bathrooms are fully fitted and equipped.

Located in the popular residential area of MacDonnell Road, Greenland Court is mainly served by public minibus and bus services to the MTR station, Admiralty and Star Ferry. It is also within easy driving distance to the business district of Central and entertainment districts of Lan Kwai Fong and Soho.

位於港島中半山的理想地段，這個單位實用面積達1083平方呎，提供寬敞空間及坐擁部分海景的私人天台。全屋設有三間偌大的睡房，其中兩間為套房、三間半浴室、相連的客飯廳、家傭房及兩個車位。單位設計時尚但舒適溫馨。

偌大的開放式廚房及浴室同樣是設備齊全。

恆翠園位於麥當奴道廣受歡迎之住宅區，搭乘小巴及巴士可抵達港鐵站、金鐘及天星碼頭。此外亦能輕鬆駕車前往中環商業區、蘭桂坊和蘇豪等娛樂區。



Donnell Court

中半山 端納閣

50-52A MacDonnell Road

Colonial mid-rise apartment with high ceiling on MacDonnell Road

麥當奴道英式中密度住宅，樓底高，可租可售

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,610 s.f. (plus 200 s.f. terrace)

OFFERED AT \$65,000 incl. also for sale \$32,000,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 88831



Magazine Heights

中半山 馬己仙大廈

14 Tregunter Path

Spacious 4-bedroom apartment overlooking the Victoria Harbour

寬敞四房單位，俯瞰維港美景

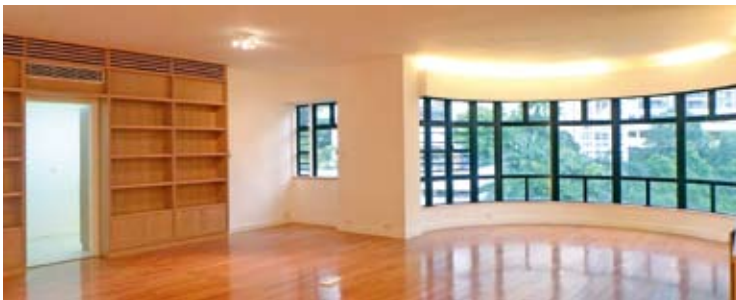
GROSS AREA 2,500 s.f.

SALEABLE AREA 2,097 s.f.

OFFERED AT \$86,500 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 7454



Po Garden

中半山 寶園

9 Brewin Path

Luxury 3-bedroom apartment with green view on fringe of CBD

豪華三房單位，享翠綠景致，毗鄰商業中心區

GROSS AREA 2,572 s.f.

SALEABLE AREA 1,940 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 110262



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，眺望開揚城市景色

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,798 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 171025



Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

Unique 3-bedroom apartment with harbour view in prime location

獨特海景三房單位，位處優越地段

GROSS AREA 2,565 s.f.

SALEABLE AREA 2,040 s.f.

OFFERED AT \$91,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 31655



Piccadilly Mansion 西半山 碧苑

4-6 Po Shan Road

High floor apartment with Victoria Harbour View in quiet neighbourhood

高層維港景住宅，位處清幽寧靜地段

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35976



Between The Peak and The Piers LEASE

依山傍水 出租



Rose Gardens 中半山 玫瑰別墅

9 Magazine Gap Road

Good condition 3-bedroom apartment with balcony on sought after Magazine Gap Road

保養簇新三房單位，連露台，位處受歡迎馬己仙峽道

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,235 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 160125



Argenta

西半山 瑋然

63 Seymour Road

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

全新三房住宅，眺望城市景致

GROSS AREA 2,728 s.f.

SALEABLE AREA 2,182 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 163631



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Highly sought after large 4-bedroom apartment in prime location

受歡迎四房偌大住宅，地段優越

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,113 s.f.

OFFERED AT \$135,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 36440



May Tower 1 中半山 梅苑一座

7 May Road

Highly sought after triplex apartment with balcony and clubhouse facilities

受歡迎三層複式單位，連露台，享會所設施

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$138,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 40413



Fairlane Tower 中半山 寶雲山莊

2B Bowen Road

4-bedroom apartment with clubhouse facilities overlooking the city and Victoria Harbour

四房住宅連會所設施，俯瞰城市及維港景色

GROSS AREA 2,830 s.f.

SALEABLE AREA 2,159 s.f.

OFFERED AT \$140,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 158624



Tregunter Tower 3 中半山 地利根德閣3座

14 Tregunter Path

Rare 4-bedroom apartment with spacious layout situated in prime location

罕有四房住宅，間隔寬敞，地段優越

GROSS AREA 3,639 s.f.

SALEABLE AREA 2,884 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 101675





Glamour Court

薄扶林 華麗閣

39 Consort Rise

Unique low-rise with private roof in quiet neighbourhood

獨特低密度住宅，連私家天台，位處寧靜地段

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,177 s.f. (plus 1,107 s.f. roof)

OFFERED AT \$21,880,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 134655



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Well decorated apartment with superb sea view at tranquil location

優質裝修住宅，海景壯麗，地段清靜，可租可售

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$37,000,000 also for lease \$68,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 48900



La Clare Mansion

薄扶林 利嘉大廈

92 Pok Fu Lam Road

Practical 4-bedroom flat at quiet location

實用四房住宅，地段寧靜，可租可售

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$38,000,000 also for lease \$83,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 53550



Ruby Court 淺水灣 嘉麟閣

55 South Bay Road

High floor sea view apartment including 2 covered car parks with full facilities at South Bay waterfront and company hold

高層海景單位，連兩個有蓋車位，享完善會所設施，物業由公司持有

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,390 s.f.

OFFERED AT ~~\$42,000,000~~ \$41,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 4770



37 Repulse Bay Road

淺水灣 淺水灣道37號

Nicely renovated 3-bedroom sea view apartment with facilities on upper Repulse Bay Road

全新裝修三房海景單位，連設施，位處淺水灣道頭段

GROSS AREA 1,680 s.f.

SALEABLE AREA 1,227 s.f.

OFFERED AT \$41,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 127963



Y Y Mansion 薄扶林 裕仁大廈

96 Pok Fu Lam Road

Exclusive large combined apartment with rooftop enjoying greenery view in Pokfulam

獨特相連偌大住宅，連天台，坐擁翠綠景色

GROSS AREA 2,900 s.f.

SALEABLE AREA 2,046 s.f. (plus 1,754 s.f. roof)

OFFERED AT \$42,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 95525





3 Consort Rise

薄扶林 金粟街3號

Boutique townhouse with private garden in quiet environment
雅致排屋，連私家平台花園，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



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

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



Villas Sorrento 薄扶林 御海園

64-66 Mount Davis Road

Duplex penthouse unit with balcony and rooftop enjoying open sea views
located on green Mount Davis Road

複式頂層單位，連露台及天台，飽覽開揚海景，位處茂綠摩星嶺道

GROSS AREA 2,207 s.f.

SALEABLE AREA 1,714 s.f. (plus 348 s.f. terrace and 718 s.f. roof)

OFFERED AT \$60,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 95796



Faber Villa 大潭 輝百苑

17 Tai Tam Road

Rare find high privacy full floor flat with large island kitchen taking in
stunning sea view across Tai Tam Bay

罕有私隱度高全層住宅，偌大中式廚房，飽覽大潭灣壯麗景色

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

OFFERED AT \$61,800,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 29965



Larvotto 鴨脷洲 南灣

8 Ap Lei Chau Praya Road

Brand new 3-bedroom penthouse with roof terrace overlooking
Aberdeen Marina Club and company hold

全新三房頂層單位，連天台，俯瞰深灣遊艇俱樂部，物業由公司持有

GROSS AREA 2,175 s.f.

SALEABLE AREA 1,625 s.f. (plus 427 s.f. roof)

OFFERED AT \$65,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 134365



Regalia Bay 赤柱 富豪海灣

88 Wong Ma Kok Road

Luxurious townhouse offering stunning sea view, great clubhouse
facilities, strictest security and privacy

豪華海景排屋，連優質會所設施，保安嚴密，私隱度高

GROSS AREA 4,053 s.f.

SALEABLE AREA 2,781 s.f. (plus 1,167 s.f. roof)

OFFERED AT \$69,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31418





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

Nicely decorated house with sweeping sea view and clubhouse facilities
雅致裝修大屋，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



Hong Kong Parkview 大潭 陽明山莊
88 Tai Tam Reservoir Road

Highly sought after 3-bedroom apartment with balcony with extensive facilities overlooking stunning views

受歡迎三房單位連露台，享完善設施，俯瞰壯麗美景，可租可售

GROSS AREA 2,611 s.f.

SALEABLE AREA 2,067 s.f.

OFFERED AT \$72,000,000 also for lease \$128,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 55765



Celestial Garden 淺水灣 詩禮花園
5 Repulse Bay Road

Nicely decorated apartment with facilities enjoying stunning sea and green view

雅致裝修單位，連設施，坐擁壯麗海景及翠綠景致，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 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 157154



Grosvenor Place 淺水灣 淺水灣115號
117 Repulse Bay Road

Rare find full floor luxury apartment with large private terrace looking out to Repulse Bay Beach panorama

罕有全層豪華住宅，連偌大私家平台，坐擁淺水灣泳灘全景

GROSS AREA 2,719 s.f.

SALEABLE AREA 1,908 s.f. (plus 2,500 s.f. terrace)

OFFERED AT \$98,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 34995



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

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



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，位處寧靜地段

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



Southside & The Peak SALE

南區及山頂 出售



Residence Bel-Air 薄扶林 貝沙灣 Cyberport Road
Rare waterfront townhouse with private garden in sought after Residence Bel-Air

罕有海濱排屋，連私家花園，位處受歡迎貝沙灣，可租可售

GROSS AREA 5,834 s.f.

SALEABLE AREA 3,803 s.f.

(plus 590 s.f. garden, 343 s.f. terrace and 742 s.f. roof)

OFFERED AT \$230,000,000 also for lease \$400,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 136541



Severn Eight 山頂 倚巒
8 Severn Road

Extravagant house with private garden overlooking fantastic Victoria Harbour

豪華尊貴大屋連私家花園，俯瞰維港絕美景

GROSS AREA 4,306 s.f.

SALEABLE AREA 3,092 s.f. (plus 988 s.f. garden and 553 s.f. roof)

OFFERED AT \$280,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 96958



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 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 161061



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



Rare single lot at Pok Fu Lam with superior redevelopment potential
薄扶林罕有可重建獨立地段

Site Area approx. 8,100 s.f.

地段地盤面積約8,100平方呎

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生



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



May Lam Mansion

跑馬地 梅林大廈

2 Sing Woo Crescent

Lovely 2-bedroom flat at convenient location

精緻兩房單位，交通便利，可租可售

GROSS AREA 850 s.f.

SALEABLE AREA 725 s.f.

OFFERED AT \$14,500,000 also for lease \$32,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 117349



Villa Rocha

跑馬地 樂翠台

10 Broadwood Road

Practical 3-bedroom apartment with Hong Kong Stadium view

實用三房住宅，眺望香港大球場景色

GROSS AREA 1,340 s.f.

SALEABLE AREA 1,147 s.f.

OFFERED AT \$24,500,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 46826



77-79 Wong Nai Chung Road

跑馬地 黃泥涌道77-79 號

Racecourse view duplex with private roof taking in stunning views

馬場景複式單位，連私家天台，享壯麗景色，可租可售

GROSS AREA 1,400 s.f.

SALEABLE AREA 1,125 s.f. (plus 716 s.f. roof)

OFFERED AT \$26,000,000 also for lease \$75,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 122120



Gardenview Heights

東半山 嘉景臺

19 Tai Hang Drive

Top floor 3-bedroom apartment with private rooftop in Midlevel East

高層三房單位，連私家天台

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,049 s.f. (plus 836 s.f. roof)

OFFERED AT \$28,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 161375



Champion Court 跑馬地 金鞍大廈

67-69 Wong Nai Chung Road

3-bedroom apartment with spacious private terrace overlooking

racecourse view for sale with tenancy

三房住宅連寬敞私家平台，俯瞰馬場景，連租約出售

GROSS AREA 1,200 s.f.

SALEABLE AREA 970 s.f. (plus 876 s.f. terrace)

OFFERED AT \$28,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 104243



Carnation Court

東半山 康馨園

43 Tai Hang Road

4-bedroom apartment with balcony and city view close to Causeway Bay

四房單位連露台，坐擁城市美景，鄰近銅鑼灣

GROSS AREA 2,126 s.f.

SALEABLE AREA 1,644 s.f.

OFFERED AT \$34,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 112640





Race Course Mansion

跑馬地 銀禧大廈

Spacious apartment with full racecourse view at prime location
寬敞單位連馬場全景，地段優越



GROSS AREA 2,400 s.f.
SALEABLE AREA 1,878 s.f.
OFFERED AT \$39,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 113490



Winfield Building

跑馬地 雲輝大廈

5 Ventris Road

Deluxe 3-bedroom apartment with swimming pool on fringe of Causeway Bay

豪華三房住宅，連游泳池，毗鄰銅鑼灣



GROSS AREA 1,940 s.f.
SALEABLE AREA 1,513 s.f.
OFFERED AT \$46,000,000

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 153288



The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

Renowned racecourse view apartment with deluxe clubhouse facilities on fringe of Causeway Bay

著名馬場景住宅，享豪華會所設施，鄰近銅鑼灣



GROSS AREA 1,902 s.f.
SALEABLE AREA 1,461 s.f.
OFFERED AT \$53,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 42118



Jardine's Lookout

渣甸山

Exclusive detached house at Jardine's Lookout with garden and rooftop

渣甸山獨特大屋，連花園及天台



GROSS AREA 4,500 s.f.
SALEABLE AREA 2,961 s.f.
OFFERED AT \$230,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 12657





8 Ormsby Street, Tai Hang

大坑 安庶庇街8號

Prime corner retail unit in busy and convenient location close to Tin Hau MTR station, rare on market for lease

優越單邊零售旺舖，人流暢旺，交通四通八達，毗鄰天后港鐵站，罕有出租

GROSS AREA approx. 800 s.f.

OFFERED AT for lease \$38,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐



The Harbourside

尖沙咀 君臨天下

1 Austin Road West

Brand new top floor luxury apartment on top of Kowloon Station

全新頂層豪華住宅，位處九龍站上蓋



GROSS AREA 2,100 s.f.

SALEABLE AREA 1,683 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 169531



22A Braga Circuit

Classic Large Colonial Style Semi-Detached House

- Serene house offer spacious living area and numerous rooms.
- Four sizeable en-suite bedrooms plus two multi-purpose rooms ideal for big family.
- Spacious living and dining spaces benefit from high ceiling and leading out to in-house terrace.
- Large newly redecorated kitchen with abundant counter space and cupboards.
- Ample garage for parking a fleet of 4 vehicles.
- Ground floor level consists of Servant's quarters with three rooms and laundry area.

SUBJECT TO OFFER FOR LEASE

INQUIRIES 9871 6828 Louis Wong 黃先生



Life is Beautiful

Technology has come leaps and bounds in the past decade, from being big and clunky to smooth and streamlined. One thing which has remained consistent, however, is that every new development is designed to make our lives easier to live

Panasonic

In the shape of an elegant, elongated oval, Panasonic's LED desk lamp offers two lighting modes: warm white and cool daylight. With virtually no UV rays, the non-flickering LEDs are gentle on eyes, while the one core LED has a wide light-distribution lens that allows for even light distribution and glare-reduction. With a lifespan of 40,000 hours, the lamp's illumination is close to natural light, with high colour rendering to bring out the true colour of objects (2700K / 5000K Ra83).

Shun Hing Electric Works & Engineering, Room 909-912, 9/F Peninsula Centre, 67 Mody Road, Tsimshatsui East, Kowloon, Hong Kong. Call +852 2861 2767, email shew@shunhinggroup.com or visit www.shew.com.hk



Lalique

The 11-piece Collection Orgue was designed for Lalique by Olivia Putman — one of the judges for Perspective's A&D Trophy Awards 2014 — and is both timeless and contemporary. The collection evokes nostalgia for simple and pure lines, such as those that characterise the 1930s, while being resolutely contemporary: associated with the new possibilities that LED offers, the crystal of these chandeliers produce the effect of a rain shower of light.

Lalique, Shop 2025, Podium Level 2, IFC Mall, Central, Hong Kong. Call +852 2259 6641, email customerservice@laliqueasia.com or visit www.lalique.com



Evva

High-security electronic access solutions Airkey and Xesar are innovative new electronic locking systems from Evva. Airkey transforms smartphones into keys using authorisation sent via the internet, while Xesar encompasses a wide variety of products, areas of application and beautiful, timeless design. Management of both systems can be handled online, or by using locally-installed, free-of-charge software.

Tung Fat Ho Building Material, 1/F Gaylord Commercial Building, 114-118 Lockhart Road, Wanchai, Hong Kong. Call +852 2487 6199, email info@tfhbml.com.hk or visit www.tfhbml.com.hk

Bang & Olufsen

The top of the new BeoSound Moment is a detachable and double-sided interface that allows for two different listening experiences: one side is an elegant aluminium interface with a delicate touch screen for engaging interaction; and the wooden side is designed for one-touch access to exactly the sound experience that fits your daily rhythm. BeoSound Moment is compatible with the entire Bang & Olufsen range of wireless and wired speakers.

Bang & Olufsen Causeway Bay showroom, G/F, 24-25 Canal Road East, Causeway Bay, Hong Kong. Call +852 2918 0007 or visit www.bang-olufsen.com



Philips

Philips Hue Beyond is a new range of luminaires that integrate colour-changing remote control bulbs into a line of pendant, ceiling and table lamps. It has two independent light sources: an upright and a downlight, which let users create an endless mix of colours and white light to match the mood or activity through a smart device. Hue Beyond can be set to notify users of messages, social media updates, and other communications received with a subtle pulse of coloured light.

Future Lighting, 11/F Chung Kiu Godown Building, 63-71 Lei Muk Road, Kwai Fong, Hong Kong. Call +852 3104 0698, email project@fcl.com.hk or visit www.futurelighting.com

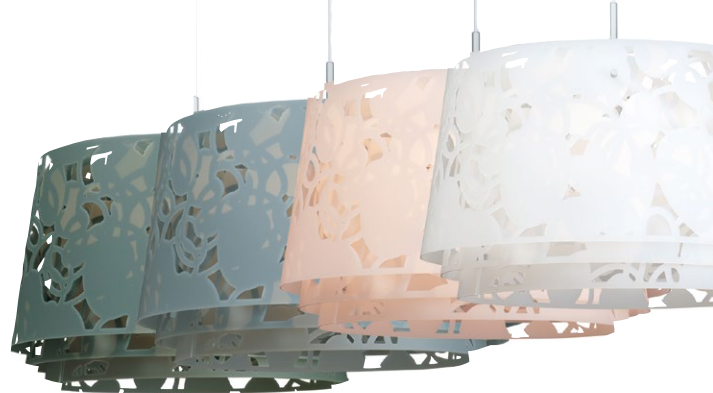




FreshH2O

FreshH2O is a high speed reverse osmosis (RO) filtration system that can remove up to 99.6 per cent of lead from water. The production capacity is over 500 gallons per day, eliminating the need of a water storage tank — FreshH2O can produce fresh water whenever you needed it.

Mind Body (Asia), Room 1601, 16/F Eastern Center, 1065 King's Road, Quarry Bay, Hong Kong. Call +852 2577 9091, email info@mindbody.com.hk or visit www.mindbody.com.hk



Louis Poulsen

Emitting diffused light directed primarily downwards, the patterns on these three lasercut acrylic shades have been carefully staggered to eliminate unpleasant glare from the light source. The patterns differ between the shades, resulting in different perceptions of light and shadow depending on the viewing angle. An antiglare shade allows for a soft and comfortable light.

Establo Lifestyle Store, Rooms C&D, 4/F Kwai Bo Industrial Building, 40 Wong Chuk Hang Road, Aberdeen, Hong Kong. Call +852 3565 5207, email info@establo.hk or visit www.establo.hk



Delta Blues Audio

Dubbed 'a revolutionary innovative industrial design', 'an art statement for music', 'retro futuristic design' or a 'speaker design for the future', Delta Blues Audio's new 100 per cent handcrafted designer speaker is made of solid wood and spun aluminium. With audiophile grade full range speakers, the unit weighs 22kg and stands 48" in height, and is customisable in every colour.

Parc Antique & Lifestyle, 10B2, 60 Hung To Road, Kwun Tong, Hong Kong. Call +852 5544 0534, email tt@deltabluesaudio.com or visit www.deltabluesaudio.com



Bowers & Wilkins

Bowers & Wilkins and Maserati worked together to create a new loudspeaker that combines unbeatable audio performance with understated opulence. The 805 Maserati Edition provides a twist on the highly-regarded 805 Diamond, by incorporating elements of the luxurious interior of a Maserati car.

B&W Central Showroom, 8/F, 1 Duddell Street, Central, Hong Kong. Call +852 2869 9916 or visit www.bowers-wilkins.com



Legrand

Thanks to its versatility, Arteor is the ideal choice of light switch for any type of project. Along with ATAL's fully networked home automation system, the complete spectrum of functions for every desired application can be covered within a single design. The intuitive graphic user interface with customised user profiles and navigation by room works for central control of the whole house, including energy management, multimedia and door entry functions.

ATAL Building Services Engineering, 13/F Island Place Tower, 510 King's Road, North Point, Hong Kong. Call +852 2565 3399, email enquiry@atalbs.com.hk or visit www.atalbs.com.hk

For more features on design and architecture, don't miss the October issue of *Perspective* magazine, and check out our website at 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



South Bay Towers 淺水灣 南灣大廈

59 South Bay Road

Well decorated 2-bedroom sea view apartment with full facilities in tranquil location

優質裝修兩房海景單位，連完善設施，地段清靜

GROSS AREA 1,433 s.f.

SALEABLE AREA 1,112 s.f.

OFFERED AT \$56,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 110125



Baguio Villa

薄扶林 碧瑤灣

550 & 555 Victoria Road

Practical apartment in good condition with full facilities

保養簇新實用住宅，連完善設施，可租可售

GROSS AREA 2,332 s.f.

SALEABLE AREA 2,119 s.f.

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

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 130801



Fortuna Court

淺水灣 福慧大廈

25 Repulse Bay Road

Seaview 4-bedroom apartment with high privacy for rent in Repulse Bay

海景四房單位，私隱度高，罕有出租

SALEABLE AREA 3,012 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 161



Park Place 淺水灣 雅柏苑

7 Tai Tam Reservoir Road

High efficiency 3-bedroom mid-rise apartment overlooking open city and greenery view

高實用率三房中密度單位，俯瞰開揚城市及翠綠景致

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 3321



Stewart Terrace 山頂 史釗域臺

81-95 Peak Road

High-ceilinged colonial 3-bedroom low-rise with private roof top in green and quiet location on The Peak

高樓底英式三房低密度住宅，連私家天台，位處寧靜翠綠地段

GROSS AREA 3,114 s.f.

SALEABLE AREA 2,429 s.f. (plus 1,953 s.f. roof)

OFFERED AT \$108,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 28348





Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Sought after 4-bedroom apartment with beautiful views in country park
受歡迎四房單位，享怡人景色，毗鄰郊野公園，可租可售

GROSS AREA 2,746 s.f.

SALEABLE AREA 2,169 s.f.

OFFERED AT \$115,000 incl. also for sale Open Offer

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 157418



Residence Bel-Air 薄扶林 貝沙灣

68 Bel-Air Peak Rise

4-bedroom sea view flat including 2 ensuite at well planned
development

四房海景住宅，連兩套房，位於優質住宅項目

GROSS AREA 2,426 s.f.

SALEABLE AREA 1,944 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 157611



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

Popular townhouse with comprehensive clubhouse facilities at Tai Tam
waterfront

大潭海濱受歡迎排屋，連完善會所設施

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,583 s.f.

(plus 868 s.f. garden and 493 s.f. terrace)

OFFERED AT \$120,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 33714



33 Cape Road 春坎角 環角道33號

Boutique 3-bedroom townhouse with ample alfresco space in
Chung Hom Kok

春坎角精緻排屋，三房間隔，房外空間充裕，可租可售

GROSS AREA 3,147 s.f.

SALEABLE AREA 2,340 s.f.

(plus 771 s.f. garden, 94 s.f. terrace and 447 s.f. roof)

OFFERED AT \$130,000 incl. also for sale \$68,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 109826



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，連天台，眺望開揚海景，可租可售

GROSS AREA 3,913 s.f.

SALEABLE AREA 3,145 s.f. (plus 647 s.f. terrace)

OFFERED AT \$138,000 incl. also for sale \$78,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 125658



Regalia Bay

赤柱 富豪海灣

88 Wong Ma Kok Road

Large 5-bedroom waterfront townhouse with private garage

偌大五房海濱排屋，連私家車庫

GROSS AREA 4,083 s.f.

SALEABLE AREA 2,781 s.f. (plus 113 s.f. garden, 1,167 s.f. roof)

OFFERED AT \$138,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 31412





Sea Cliff Mansions 淺水灣 海峰園

19A-19D Repulse Bay Road

Sought after penthouse with internal staircase to private roof garden overlooking stunning views of South China Sea

受歡迎頂層單位，連室內內置樓梯往私家天台，俯瞰南中國海壯麗景色

GROSS AREA 2,600 s.f.

SALEABLE AREA 1,961 s.f. (plus 2,600 s.f. roof)

OFFERED AT \$138,800 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 16797



Orient Crest 山頂 山頂道76號

76 Peak Road

Prestigious Peak townhouse with ample alfresco space situated at quiet location

著名山頂排屋，戶外空間充裕，位處恬靜地段

GROSS AREA 2,950 s.f.

SALEABLE AREA 2,887 s.f. (plus 1,259 s.f. garden)

OFFERED AT \$145,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 12831



Hillgrove 春坎角 壁如花園

18 Cape Drive

Newly renovated townhouse with all-weather air-conditioner and fully equipped kitchen

全新裝修排屋，設全天候空調系統，廚房設備齊全

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

OFFERED AT \$160,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 30590



56 Repulse Bay Road

淺水灣 淺水灣道56號

Nicely renovated low-rise with sweeping Repulse Bay sea view

雅致裝修低密度住宅，眺望淺水灣遼闊海景，可租可售

GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f.

OFFERED AT \$160,000 incl. also for sale \$120,000,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 45061



Chelsea Court 山頂 賽詩閣

63 Mount Kellett Road

Exclusive garden duplex apartment with large terrace on The Peak

山頂尊貴花園複式住宅，連偌大露台

GROSS AREA 3,110 s.f.

SALEABLE AREA 2,378 s.f.

(plus 811 s.f. garden and 803 s.f. terrace)

OFFERED AT \$185,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 26387



3 Headland Road 淺水灣 赫蘭道3號

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

全新裝修低密度三房單位，連私家偌大花園，眺望翠綠景及海景

SALEABLE AREA 2,850 s.f.

OFFERED AT \$228,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 7092





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

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



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，裝修雅致

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



21 Coombe Road

山頂 甘道21號

Garden 6-bedroom townhouse with roof terrace at prestigious location enjoying Southside view

花園六房排屋連平台天台，地段尊貴，眺望南區美景

GROSS AREA 4,843 s.f.

SALEABLE AREA 4,012 s.f. (plus 540 s.f. roof)

OFFERED AT \$380,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 19074



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 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 13711



Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Villa Monte Rosa 東半山 玫瑰新村 41A Stubbs Road

Spacious 3-bedroom apartment with large balcony in renowned development

寬敞三房住宅，連大露台，位處著名住宅項目

GROSS AREA 2,300 s.f.

SALEABLE AREA 2,090 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 37474



The Altitude

跑馬地 紀雲峰

20 Shan Kwong Road

Chic apartment with 3 bedrooms at quiet corner of Happy Valley

雅致裝修三房住宅，地段清靜

GROSS AREA 1,885 s.f.

SALEABLE AREA 1,451 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 163430



Cavendish Heights 渣甸山 嘉雲臺 27-37 Perkins Road

Nicely renovated 4-bedroom apartment with clubhouse facilities in Jardine's Lookout

雅致裝修四房單位，連會所設施

GROSS AREA 2,242 s.f.

SALEABLE AREA 1,806 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 169325



1-4 Briar Avenue 跑馬地 比雅道1-4號

Rare find practical 3-bedroom (2 ensuite) low-rise with private garden and terrace

罕有三房(連兩套房)低密度單位，間隔實用，連花園及平台

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,469 s.f.

(plus 1,000 s.f. garden and 100 s.f. terrace)

OFFERED AT \$92,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 61584



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



15-21 Wilson Road

渣甸山 衛信道15-21號

Lovely 4-bedroom townhouse with garden in Jardine's Lookout

渣甸山精緻排屋，四房間隔，連花園

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,508 s.f.

(plus 730 s.f. garden and 262 s.f. terrace)

OFFERED AT \$115,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 11938



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BANGKOK THAILAND

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- ★ 5-star hotel service
- ★ Outstanding facilities includes Sky Lounge
- ★ Estimated completion date December 2016

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

Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



Victoria Heights

東半山 威利閣

43A Stubbs Road

Penthouse with modern décor and featuring a large private rooftop plus balcony
時尚裝修頂層單位，連偌大私家天台及露台



GROSS AREA 2,650 s.f.

SALEABLE AREA 2,344 s.f.

(plus 1,936 s.f. roof)

OFFERED AT \$135,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 37158



Highcliff 東半山 曉廬

41D Stubbs Road

Prestigious development with modern apartments and clubhouse facilities at top of Stubbs Road
著名住宅項目時尚單位，連會所設施，位處司徒拔道



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



簡約實用 Simply practical

Y Y Mansion

裕仁大廈

96 Pok Fu Lam Road, Pokfulam

薄扶林 薄扶林道96號



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,442 s.f. (plus 1,194 s.f. roof)

OFFERED AT \$28,880,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 150857

Located on the hillside of Pokfulam Road, this 1,442 s.f. (saleable area) airy apartment offers both green and sea views with an expansive private roof area of 1,194 s.f.

This mid-rise simplex has a spacious and practical layout, with three good-sized bedrooms (one ensuite), two bathrooms, a combined living and dining room, a maid's room and a carpark. Both kitchen and bathrooms are fully-equipped.

Y Y Mansion is easily reached by public transportation connecting to Central, Causeway Bay, Kennedy Town and Aberdeen.

位於薄扶林道的半山上，這個實用面積達1442平方呎的單位通風度高，坐擁翠綠山景及海景，兼享一個面積達1194平方呎的私人天台。

此中層單位間隔寬敞且實用，設有三間寬闊的睡房，其中一間為套房、兩間浴室、相連的客飯廳、家傭房及一個車位。廚房和浴室同樣是設備齊全。

區內交通四通八達，有多項公共交通工具前往中環、銅鑼灣、堅尼地城及香港仔等地。





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BY ANANDA

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LOCATION

- CLOSE TO BTS CHIDLOM
- WALKING DISTANCE TO CENTRAL CHIDLOM, CENTRAL EMBASSY, CENTRAL WORLD AND PLATINUM

FACILITIES

- SKYPOOL, FITNESS WITH HOT SPA

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- EXPECTED IN MARCH 2018

Starts Baht 5.9 million (HKD 1.34 million)



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En-bloc mixed-use property in affluent area

West Hampstead NW6

Subject property consists of a retail unit on the G/F + LG/F floors, with 5 flats arranged across three upper floors. The retail unit is let to a well-established UK estate agency firm with expiry in 2029 at £85,000 p.a. with an upcoming rent review in 2019. The residential units are held on assured short-hold tenancies (ASTs) to five individual tenants and are producing a total passing rent of £79,152 p.a. The nearest tube station is West Hampstead (less than 100 metres).

此物業的首層及地下一層是零售商舖，樓上三層是5個住宅單位。零售商舖租予英國一間中大型的房地產代理公司，租約期至2029年，年租金收入達85,000英鎊，2019年租金可向上調整。住宅單位由五個獨立租戶以短期租約形式 (ASTs) 承租，年租金總收入達79,152英鎊。鄰近West Hampstead地鐵站 (少於100米)。

Freehold

Gross Yield

Total Internal Area 4,364 s.f.

Circa £4.14M - £4.64M

9284 0044 Dougal Robertson 羅先生



Iconic freehold leisure investment

Camden NW1

Subject property is a prominent landmark building situated opposite Camden Markets and consists of four levels (basement through second floors) currently configured to operate as a live music venue. The premises are single-let to a prominent global music industry organisation with a market cap of USD \$5 billion with current lease expiring in 2022 and current passing rent is £231,044 p.a. The nearest tube station is Chalk Farm which is a 4 minute walk away.

座落於Camden Markets對面，此著名地標物業由四層組成 (地庫層至二樓)，現由一音樂表演場地全面承租。物業現由一間著名的全球音樂行業機構承租，租戶股價市值50億美元，租約期至2022年，年租金收入達231,044英鎊。鄰近Chalk Farm地鐵站，僅4分鐘路程。

Freehold

Gross Yield 4.86%

Total Internal Area 6,161 s.f.

Circa £4.75M - £5.35M

9051 3096 Edward Chiang 姜先生



En-bloc mixed-use building in prime London location

Mayfair W1

Subject property is a beautifully well-maintained late 18th century building with retail accommodation at ground level and office space on five upper floors. Vacant possession is achievable shortly after completion of purchase with significant residential redevelopment potential available subject to planning permission being obtained. The large internal area has a market-competitive capital value of £3,010 psf. Green Park tube station is only 2 minutes away on foot.

此物業屬18世紀後期的美麗建築，保養簇新，首層是零售商舖，樓上五層則是辦公室。若取得城規批准，通過住宅重建買賣發展潛力，物業短期內可交吉出售。偌大的室內空間每平方呎約3,010英鎊的樓面呎價，極具市場競爭力及發展潛力。Green Park地鐵站僅2分鐘路程。

Freehold

Vacant Possession

Total Internal Area 16,614 s.f.

Circa £50M - £55M

6276 8567 Urosh Teodorovich 尤先生



North London retail investment

Hackney N16

Subject property consists of a prime retail unit fronting a North London suburb high street with 16,097 s.f. of internal accommodation arranged across four floors. The property is let in its entirety to a large supermarket chain and is generating a passing rent of £100,000 p.a. with reversionary potential through an upcoming rent review in December 2015. Stoke Newington railway station is within walking distance (6 minutes) and provides direct links to Liverpool Street station in Central London.

位處倫敦北部近郊High Street的優質零售商舖，設四層，室內面積達16,097平方呎。物業現由一間大型超級市場全部承租，年租金收入達100,000英鎊，2015年12月租金可向上調整。舉步可達Stoke Newington火車站 (6分鐘)，並可連接倫敦市中心的Liverpool Street站。

Freehold

Gross Yield 4.49%

Total Internal Area 16,097 s.f.

Circa £2.225M - £2.525M

9284 0044 Dougal Robertson 羅先生



Retail unit in Prime Central London location

Marylebone W1

Subject property comprises a retail unit located adjacent to a busy retail street in the heart of West London. The interior accommodation is arranged over ground and lower ground floors with a capital value of roughly £667 psf. The premises are single-let to a medical practice with expiry in 2037. The annual passing rent is circa £19.73 psf subject to an upcoming rent review in 2018, with the current estimated rental value (ERV) being approximately £40 psf. The nearest tube station is Marylebone (7 minutes on foot).

位處西倫敦核心地段的零售物業，人流暢旺。首層及地下一層的室內空間，資本價值每平方呎達667英鎊。物業現由一間醫療機構獨立承租，租約期至2037年，年租金收入每平方呎達19.73英鎊，租金於2018年可向上調整，估計租金價值每平方呎可達40英鎊，鄰近Marylebone地鐵站 (7分鐘路程)。

Virtual Freehold (998 year lease)

Gross Yield 2.96%

Total Internal Area 1,500 s.f.

Circa £1M - £1.1M

6276 8567 Urosh Teodorovich 尤先生



Prime West London residential investment opportunity

Covent Garden WC1

Subject property consists of six floors of prime residential accommodation, all with passenger lift access. The units will be contained within a striking and elegant Queen Anne style building located only 250 metres from Covent Garden piazza. Each of the five apartments will use world-class materials and the building itself will feature 24-hour CCTV security as well as a visiting porter (Monday to Friday). The nearest tube station is Leicester Square which is a 5 minute walk away from the premises. Completion in Q1 2016.

樓高六層的優質住宅，設乘客升降機穿梭各層。毗鄰Covent Garden大型廣場約250米外，單位是典雅的Queen Anne建築風格。五個單位將會全面裝修，用料講究，大廈設24小時閉路電視及警衛 (星期一至五)。鄰近Leicester Square地鐵站，距離物業僅5分鐘路程。預計於2016年3月入伙

Virtual Freehold (998 year lease)

Pre-Sale

Sizes Variable

Prices 1-bed flat from £1.1M, 2-bed flat from £2.45M

9051 3096 Edward Chiang 姜先生



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SC ASSET

Major renovation opportunity in West London

Kensington W8

Subject property is located opposite Kensington Gardens and consists of a substantial 6-storey building requiring renovation. There is significant potential for conversion of the present accommodation which is being sold with a very low capital value of £1,468 psf. Any development works will require planning permission to be granted by the local authorities. High Street Kensington tube station is located only 550 metres from the premises.

座落於Kensington Gardens對面，樓高6層的大廈。物業需要重新裝修並可以低資本價值每平方呎1,468英鎊出售。所有維修工作需通過城規批准。物業距離High Street Kensington地鐵站僅550米。



Freehold

Vacant Possession

Total Internal Area 5,959 s.f.

Circa £8.75M - £9.35M

9284 0044 Dougal Robertson 羅先生

Prime Central London retail investment

Oxford Street W1

Subject property consists of two retail units arranged across three levels (lower ground through first floors) in one of London's most famous shopping locations. The recently modernised stores are well-configured and are currently let to two tenants, generating a passing rent of £1,651,000 p.a. The nearest tube station is Marble Arch which is located 110 metres from the premises.

位處倫敦其中一條最著名的購物街，此物業由三層組成（地下一層至一樓），設兩個零售商舖。此現代化的商舖設備完善，並且最近剛完成翻新，現租予兩個租戶，年租金收入達1,651,000英鎊。物業距離最近的Marble Arch地鐵站僅110米。



Freehold

Gross Yield 2.75%

Total Internal Area 13,257 s.f.

Circa £60M - £66M

9284 0044 Dougal Robertson 羅先生

Rare mixed-use trophy asset in Prime Central London

Old Bond Street W1

An en-bloc building providing retail accommodation on the LG/F & G/F, five floors of offices above, and two well-appointed residential apartments on the top (sixth) floor. The current passing rent is £2,014,613 p.a. with an estimated rental value of £2,217,613 which reflects a project reversionary yield of 1.30%. 64% of the present income is secured on two retail tenants. Green Park tube station is only 3 minutes away on foot.

此物業的地下一層及首層是零售商舖，樓上五層是辦公室，頂層六樓則是兩個設施完善的住宅單位。年租金收入達2,014,613英鎊，估計下次租金上調時可達2,217,613英鎊，回報率則是1.3%，64%收入來自兩個零售租戶。距離Green Park地鐵站僅3分鐘路程。



Freehold

Gross Initial Yield 1.19%

Total Internal Area 23,538 s.f.

Circa £170M - £185M

9051 3096 Edward Chiang 姜先生

West London bank investment

Fulham SW6

Subject property is located in an affluent area of West London and is single-let to a leading UK building society expiring in 2028. The current passing rent generated is £90,000 p.a. with reversionary potential via an upcoming rent review in January 2018. The premises are situated in a highly-visible corner position on a major retailing road within walking distance of Fulham Broadway tube station (4 minutes).

位處西倫敦富裕地段的物業，現由英國一間著名大型按揭存款公司獨立承租，租約期至2028年。年租金收入達90,000英鎊，2018年1月租金可向上調整。物業座落於主要零售大道的轉角當眼處，信步可達Fulham Broadway地鐵站（4分鐘）。



Virtual Freehold (999 year lease)

Gross Yield 4.74%

Total Internal Area 2,583 s.f.

Circa £1.9M - £2.3M

9284 0044 Dougal Robertson 羅先生

Retail parade in affluent West London location

Kensington W8

Subject property consists of three retail units arranged over G/F + LG/F providing a total of 4,146 s.f. of retail accommodation. The premises are fully-let to three independent retailers with a combined passing rent of £139,500 p.a. There is excellent rental growth potential with a projected reversionary yield of 7.09% based on nearby comparable data. The nearest tube station is Notting Hill Gate (240 metres).

此物業的首層及地下一層由三個零售舖位組成，總面積達4146平方呎，由三個租戶獨立承租，年租金總收入達139,500英鎊。租金增長潛力優厚，下次加租後回報率可達7.09%。附近是Notting Hill Gate地鐵站（240米）。



Virtual Freehold (986 years unexpired)

Gross Yield 5.03%

Total Internal Area 4,146 s.f.

Circa £2.775M - £2.975M

9051 3096 Edward Chiang 姜先生

Prime residential freehold investment

Chelsea SW3

Subject property consists of an attractive Grade-II listed en-bloc building located in heart of Chelsea, only moments away from the Kings Road and Sloane Square. The residential accommodation is currently configured as four self-contained one-bedroom apartments arranged over lower ground to third floors with full width extensions at the rear. All units are let and are generating a total passing rent of £83,252 p.a. South Kensington tube station is located 6 minutes away on foot.

位處Chelsea核心地段的受歡迎二級文物保護物業，毗鄰Kings Road及Sloane Square。由地下一層至三樓是四個設備完善的一房住宅單位。所有單位現已租出，年租金收入達83,252英鎊。South Kensington地鐵站僅6分鐘路程。



Freehold

Gross Yield 2.60%

Total Internal Area 2,105 s.f.

Circa £3.2M - £3.6M

6276 8567 Urosh Teodorovich 尤先生



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En-bloc residential investment opportunity

Kokubunji-shi, Tokyo 東京 國分寺市

Subject property is an en-bloc residential building completed in 1998 and is located in the desirable area of Minamicho. Nearly all of the units are currently let and producing an annual passing rent of roughly JPY 46 million with an estimated rental value of over JPY 51 million if fully-let, reflecting a reversionary yield of 5.67%. The premises are situated only 3 minutes on foot from Kokubunji Station of the JR Chuo line.

建於1998年，位處板橋區優越地段的投資住宅大廈。所有單位接近獲得全數承租，年租金收入約46百萬日元，如果滿租，可達51百萬日元，租金回報率達5.67%。物業距離JR中央線國分寺站僅3分鐘步程。



Freehold

Gross Initial Yield 5.13%

Total Internal Area 1,549.90 sq.m.

Price: approx. HK\$56.8M

9284 0044 Dougal Robertson 羅先生

High yield en-bloc residential building

Setagaya-ku, Tokyo 東京 世田谷區

Subject property is located in Setagaya and consists of an en-bloc residential building with 12 units completed in 1987. 11 units are let and current passing rent generated is approximately JPY 24.56 million per annum. The premises are situated only a 2 minute walk from Kamimachi Station of the Tokyu Setagaya line.

建於1987年，座落於世田谷區的住宅大廈，共有12個單位，其中11個單位現已租出，年租金收入達24.56百萬日元。物業距離東急世田谷線上町站僅2分鐘步程。



Freehold

Gross Yield 5.46%

Total Internal Area 1,004.10 sq.m.

Price: approx. HK\$28.4M

9051 3096 Edward Chiang 姜先生

En-bloc low-rise residential investment

Bunkyo-ku, Tokyo 東京 文京區

Subject property is a low-rise, modern-style residential building completed in 2014 located in the attractive area of Sendagi. The current passing rent generated by the existing tenants is JPY 14.292 million per annum. The nearest stations are Sendagi station (5 minute walk) of the Tokyo Metro Chiyoda line and Todai-mae station (10 minute walk) of the Tokyo Metro Nanboku line.

建於2014年，此低密度，風格時尚的住宅大廈位處受歡迎的千駄木區。年租金收入達14.292百萬日元。毗鄰東京地下鐵千代田線千駄木站（5分鐘步程）及東京地下鐵南北線東大前站（10分鐘步程）。



Freehold

Gross Yield 5.48%

Total Internal Area 298.51 sq.m.

Price: approx. HK\$16.5M

9284 0044 Dougal Robertson 羅先生

Brand new en-bloc residential building

Shinagawa-ku, Tokyo 東京 品川區

Subject property is located in the popular area of Nishi Nakanobu and comprises an en-bloc residential building completed in March 2015. All units are currently let and are generating a passing rent of JPY 8,712,000 per annum. The premises are located conveniently near Ebara Nakanobu station (5 minute walk) of the Tokyu Ikegami line, Hatanodai station (9 minute walk) of the Tokyu Oimachi line, and Nakanobu station (10 minute walk) of the Toei Asakusa line.

此住宅大廈位處Nishi Nakanobu的受歡迎地段，於2015年3月完工。所有單位現已租出，年租金收入達8,712,000日元。物業座落於交通便利地段，毗鄰東急池上線原中延車站（5分鐘步程），東急大井町線旗之台車站（9分鐘步程）及都營地下鐵淺草線中延站（10分鐘步程）。



Freehold

Gross Yield 4.50%

Total Internal Area 213.84 sq.m.

Price: approx. HK\$12.2M

9051 3096 Edward Chiang 姜先生

投資穩定的日本房地產市場 分享巨大升值潛力



投資海外物業熱潮持續，日本樓更是熱門選擇之一。與其他國家相比，日本房地產交易法律健全，高品質房源多、以及服務品質高等優點。房產價格亦有著比較高的投資報酬，幫助投資者維持資產穩定增長。除了一般住宅物業外，整幢式的住宅、商住、商舖等投資物業已成為香港、中國內地以至台灣投資者的熱門選擇。

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Baan Chang Len, Chiang Mai, Thailand 泰國 清邁 Baan Chang Len

Comprising 1000 sqm, 3½ Bedrooms, 5 Bathrooms, this unique freehold tropical modern single-storey villa with loft is for sale on the Baby Ping River, in the beautiful northern Thai city of Chiang Mai.

Located less than 20 minutes from Chiang Mai airport, there is easy access to the Super Highway, ring roads and a number of other routes into town. Also within 6 kilometers is an 18-hole golf course, a newly built Deli supermarket and local and international restaurants.

This stunning property has been sympathetically designed from the smallest detail to blend-in with local Lanna tradition and includes extensive teakwood construction, a large garden and a 25 meter salt-water swimming pool.

位處泰國北部城市清邁，此永久業權的熱帶時尚風格獨立別墅座落於 Baby Ping River，面積廣達1000平方米，設3間半睡房及5間浴室。

物業距離清邁機場少於20分鐘行程，並連接至高速公路、環城公路及其他市內的主要道路。6公里外則是18洞的高爾夫球場、全新的新建Deli超級市場，以及當地和國際餐廳。

此壯麗的物業裝潢細緻，並糅合本土蘭納傳統和柚木建築。設偌大花園及25米的鹽水游泳池。

Approx. HK\$13,750,000
約港幣 \$13.75M



Sathorn, Bangkok, Thailand 泰國 曼谷 Sathorn

A stunning bare-shell penthouse with potential for 3 Bedrooms and 4 Bathrooms and with far-reaching views across Bangkok to the Chaopraya River and beyond. Comprising 462 M2, including a 100 M2 balcony ideal for entertaining, the views from this property are wholly unobstructed.

This is a rare opportunity to own a freehold duplex penthouse in Bangkok's embassy district and a short walk to the city's CBD. Located close to 5 star hotels, embassies, shopping areas, skytrain and subway stations, schools and hospitals, the penthouse is ideal as either a residence or a rental investment.

此壯麗的頂層單位可裝修成三房及四浴室間隔，眺望曼谷及湄南河遠闊美景。面積達462平方米，而100平方米的露台則適合作娛樂。

這個位處曼谷大使館區的永久業權複式頂層單位，舉步可達市中心，極為罕有。毗鄰五星級酒店、大使館、購物區、大眾運輸系統、學校及醫院。物業適合住宅或出租投資。

Approx. HK\$19,500,000
約港幣 \$19.5M



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LUXURY REAL ESTATE IN PARIS



Paris 7th – Av. Charles Floquet / Champ de Mars - €2,850,000

This elegant duplex apartment enjoys superb views of the Eiffel Tower. Renovated by a famous interior decorator, it perfectly allies period charm with contemporary style. It features a spacious and bright reception room with a fireplace and two bedrooms each with a shower room. Upstairs under the rafters a delightful "boudoir" enjoying far-reaching views across the capital with the Invalides Dome. (ID: 767662). Belles Demeures de France: +33 1 53 23 81 81.



Paris 16th - Place des Etats Unis / Penthouse with view

In a prestigious freestone building, 240 sqm duplex apartment with 50 sqm balcony and breathtaking views of the Eiffel Tower and Paris. On the 5th floor, it features an entrance gallery, a double reception room, a dining room and large fully equipped kitchen, all opening to the balcony terrace. Three bedrooms and bathrooms. On the 6th floor, large master suite with walk in closet and bathroom. Southfacing. (ID: 586475). Belles Demeures de France: +33 1 53 23 81 81.



Paris 8th - Close to Place Beauvau - €2,950,000

Reception and family apartment in a 1840's building benefiting from three beautiful reception rooms with a ceiling height of 4 meters, wood panelling, mouldings, fireplaces and painted ceiling. It features also a kitchen, three bedrooms with their own bathroom, storage spaces, a laundry room. A maid's room and two cellars. Parking space for rent. (ID: 604448). Daniel Féau Saint Honoré: +33 1 53 53 07 07.



Paris 7th - 140 Grenelle - Invalides

This address is a secured tree-lined private lane exclusively reserved for residents and their guests. Between the gardens of the Swiss Embassy and those of the elegant mansions of the Hôtels Kinsky and Noirmoutier, its leads up to a number of premium apartments and town houses. The amazing beauty and historic character of the place have been graced with buildings that meet all the criteria of world-class luxury. Daniel Féau Commercialisation: +33 1 56 88 48 48.

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San Francisco, U.S.A. 美國 三藩市 Charming Cole Valley Condo

Located in desirable Cole Valley, this 3-bedroom, 1,850 s.f. condo sits atop a beautiful Victorian home and has been extensively remodeled. Besides plenty of period details, the home is also equipped with modern amenities like a chef's kitchen.

位處地段優越的Cole Valley，此維多利亞建築風格的三房住宅，裝修別緻，面積達1,850平方呎。住宅內設備齊全，配以現代化的設備，如大師級廚房。

Price: US \$1,395,000

售價：1,395,000 美元

6276 8567 Urosh Teodorovich 尤先生



San Francisco, U.S.A. 美國 三藩市 Exceptional Views in Desirable Burlingame

This 4-bedroom home is located in the affluent suburb of Burlingame, about 15 miles south of San Francisco, and offers impressive views of the bay. The home has been extensively remodeled and offers access to top-quality schools.

位處三藩市以南15英里，座落於Burlingame富裕小區的四房住宅，坐擁壯麗海灣景致。住宅現已復修翻新，附近設優質學校。

Price: US \$1,675,000

售價：1,675,000 美元

9051 3096 Edward Chiang 姜先生



Bordeaux, France 法國 波爾多

The property was purchased in 1740 by Jean de Sambellie, a Consul to the court of Louis XV. Wine has been made on the estate since that time, when the Consul built a chartreuse and planted vines. The nearby town of Sainte-Foy-la-Grande has a comprehensive range of shops and stores, and its Saturday market has recently been voted the best in France.

The manor house underwent considerable restoration just before the turn of the millennium, and is now a beautiful and comfortable home with spacious entertaining areas and eight bedrooms, each with its own bathroom.

The property extends to a total of 33 hectares, of which 20 are vines. There is a modern winery, with separate buildings for barrel and bottle storage.

Bordeaux is an hour's drive, and Bergerac airport can be reached in 30 minutes.

此物業由路易十五的領事Jean de Sambellie於1740年購入，當時已開始種植葡萄樹及釀酒。毗鄰Sainte-Foy-la-Grande市鎮，該地設有完善的商店，每週六開放的市場更被評選為法國最優秀的。

莊園剛於千禧年前進行過更新復修，現在是怡人舒適的大宅，擁偌大的娛樂空間、另設八間獨立浴室的睡房。

物業總面積廣達33公頃，其中20公頃是葡萄樹。設有一個現代化的酒廠，另有獨立建築儲存酒桶及酒瓶。

距離波爾多僅1小時車程，貝爾熱拉克機場僅30分鐘車程。

Price: € 1,550,000

售價：1,550,000 歐元

6276 8567 Urosh Teodorovich 尤先生



Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey

Lucy SY Teo

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

Peak road –contemporary classic



Jennifer & Mandan Fong

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

Magazine Gap road –pure elegance



Harry Dinh Khoan

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

Repulse Bay road –les Français



Saleisha N. Boyd

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

Mt Kellet road –deja vu



Stephen Carroll

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

Albion Terrace -colonial sensation



**We don't design homes,
 we design dreams**



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