

The Key

SELECT DELUXE HOMES

大宅[®]

VOLUME 142 | October 2016

FEATURE

Interview
Thinking out of the box

本期焦點：頂級屋苑
Spotlight:
Hong Kong's hottest
residential complexes

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

細膩高雅

Sophisticated style high in the hills

優質海外投資物業

Prime Overseas Property
for Investment

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



20年設計經驗及專業資格

20年公司商譽及誠信表現

誠信 · 準時 · 不超支

屢獲

名人客戶多次推薦本公司 (註1)

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

Integrity · Punctuality · Budget control

Prestigious clients recommend us on multiple occasions (*1)

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

Zchron

Interior Design · Architecture

普特朗建築及室內設計 · 工程管理

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

www.zchron.com



香港 · 跑馬地

Happy Valley · Hong Kong

尊貴罕有豪宅項目

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

02	MONTHLY HIGHLIGHT Beverly Hill, Happy Valley 跑馬地 比華利山	12	Midlevels East & Happy Valley sale 東半山及跑馬地 出售
04	SPOTLIGHT Hong Kong's hottest residential complexes 頂級屋苑	14	FEATURE Interview Thinking out of the box
05	HIGHLIGHT Cherry Court, Pokfulam 薄扶林 昌麗閣	16	Southside & the Peak lease 南區及山頂 出租
07	HIGHLIGHT Horizon Mansion, Midlevels Central 中半山 崇華大廈	20	Midlevels Central & West lease 中半山及西半山 出租
08	Southside & the Peak sale 南區及山頂 出售	22	Midlevels East & Happy Valley lease 東半山及跑馬地 出租
11	Midlevels Central & West sale 中半山及西半山 出售	24	U.K. Properties 英國物業
		28	Japanese Properties 日本物業



暖意四溢 Keeping warm with style

As winter draws closer, it's time to re-think your home's heating facilities — fan heaters and portable oil radiators may do the job, but let's face it, they're not pretty to look at and can ruin the design aesthetic of your residence.

One innovative and stylish solution is a suspended fireplace. Hung from the ceiling, it ensures floor space beneath is left clear, and will certainly enhance any living area with the right amount of dramatic ambience and warmth.

A new generation of retrospective design among hanging central fires means the range available is wider than ever and, even better for Hong Kong, there are many compact models which will provide fireplace excellence in more petite spaces.

天氣漸涼，是時候重新檢視家中的供暖系統。電暖爐及暖風機雖然實用，不過外型一般，未必是點綴家居的好幫手。

想增添美感，懸掛式暖爐是上佳之作。由天花垂直向下，懸掛式暖爐的下方需要清空，但安裝後可大大增加室內的氣氛及暖意。

近來新推出的懷舊款式，令懸掛式暖爐更配合香港家居的需要，特別適合空間有限的居室。

5 EASY WAYS TO LIST YOUR PROPERTY WITH THE KEY: 5個簡單方法在《大宅》刊登您的出售/ 出租物業：

-  **3102 4818**
-  **2866 0015 Fax**
-  **6891 3639 WhatsApp**
-  **info@landscape-christies.com**
-  **www.landscape-christies.com/sell-to-let**

Did you know?

We post exclusive details on upcoming events and exhibitions ONLY on WeChat!

Take a look on WeChat at

landscapechristieshk



Published and distributed by

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Designed by
perspective

Landscape Christie's International Real Estate

領域佳士得國際地產

C-018733

Tel: +852 2866 0022 Fax: +852 2866 0015

Email: info@landscape-christies.com

Website: www.landscape-christies.com

Address: Units 601-4, 6/F, Sino Plaza,

255-257 Gloucester Road, Causeway Bay, Hong Kong

Tel: +852 2525 0287 Fax: +852 2526 3860

Email: info@perspectiveglobal.com

Website: www.perspectiveglobal.com

Address: Rm 2408, Dominion Centre,

59 Queen's Road East, Wanchai, Hong Kong

**SCAN HERE
TO SUBSCRIBE
ONLINE**



The information, text, photos, analyses and projections contained herein are provided solely for the convenience of prospective clients and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape Christie's International Real Estate, Landscape Surveyors Limited, Landscape Realty Limited or the owners, none of whom shall have any liability or obligation with respect thereto. Interested parties should rely on their own investigations, interpretations and analyses in connection with the purchase or letting thereof.

Information has been provided to us by sources deemed reliable, but no warranty or representation is made as to its accuracy, correctness or completeness. These offerings are made subject to contract, correction of errors, omissions, prior sale or lease, change of price or terms or withdrawal from the market without notice. The contents of The Key are for reference only and do not constitute all or any part of a contract. Copyright 2016

Each Office is Independently Owned and Operated



細膩高雅

Sophisticated style high in the hills

Set on Broadwood Road in Happy Valley — renowned for the many luxury residential blocks along its length — Beverly Hill offers its residents convenient access to Causeway Bay, Happy Valley and Central, as well as great mountain and city views.

This residence, spanning 1,334 s.f. (saleable area), boasts four bedrooms including one ensuite, two bathrooms, a combined living and dining room, one maid's room, a balcony and a covered car park. Recently modernised with sleek, streamlined design, this stylish apartment offers unusual features such as a walk-in glass cabinet which houses treasured books and ornaments.

The open-plan dining and living space leads directly out onto the balcony, from where you can gaze down upon Hong Kong Stadium, setting for many of the territory's biggest and most successful sporting and musical events.

Floor-to-ceiling sliding doors in the living room allow fresh air and sunlight to flood in, making this a wonderfully light, bright space overall. Available to purchase at HK\$31 million, there is also a fully-fitted and equipped kitchen, along beautifully designed bathrooms featuring marble and granite.





比華利山位於跑馬地樂活道，該區以豪宅聞名。項目毗鄰銅鑼灣、跑馬地及中環，交通便利，同時可遠眺山巒景及繁華都市景觀。

此單位實用面積達1,334平方呎，提供四間睡房，包括一間套房，另有兩間浴室、一個相連的客飯廳、一間家傭房、一個露台及一個有蓋車位。單位設計窗明几淨，線條明快，更設一間玻璃房擺放藏書及裝飾品，盡顯心思。開放式客飯廳連接露台，坐擁香港大球場壯闊景致，是舉辦多項大型精彩體育及音樂盛事的地點。

客廳的落地敞門打開後，室外的清新空氣及陽光源源不絕地湧入，令室內空間更為明亮。廚房及浴室設備齊全，配有高貴亮麗的大理石，單位目前以3,100萬港元出售。

Beverly Hill

比華利山

6 Broadwood Road, Happy Valley

跑馬地 樂活道6號



GROSS AREA 1,649 s.f.

SALEABLE AREA 1,334 s.f.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 92493



Greenery Garden 薄扶林 怡林閣

2A Mount Davis Road

Full sea view apartment with lots of recreation facilities and close to central

全海景住宅，連娛樂消閒設施，鄰近中環

GROSS AREA 1,241 s.f.

SALEABLE AREA 1,020 s.f.

OFFERED AT \$17,800,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 43732



Greenery Garden

薄扶林 怡林閣

2A Mount Davis Road

3-bedroom flat with balcony in tranquil location enjoys partial sea view

三房單位連露台，地段寧靜，享部分海景

GROSS AREA 1,587 s.f.

SALEABLE AREA 1,309 s.f.

OFFERED AT \$20,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 111308



37 Repulse Bay Road

淺水灣 淺水灣道37號

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

雅致裝修海景單位，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 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 127963



Dynasty Court

中半山 帝景園

23 Old Peak Road

Renowned luxury apartment with full clubhouse facilities at prime location

著名豪華住宅，連完善會所設施，地段優越

GROSS AREA 1,970 s.f.

SALEABLE AREA 1,616 s.f.

OFFERED AT \$42,800,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 2780



Scenic Villas

薄扶林 美景臺

2-28 Scenic Villa Drive

Spacious 4-bedroom apartment with tasteful decorations

寬敞四房單位，配以品味裝修

GROSS AREA 2,517 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$49,700,000 (Negotiable)

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 49832



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 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 38477





May Tower 2

中半山 梅苑二座
5 May Road

Rarely available — huge duplex apartment overlooking the city; with swimming pool
極罕六千多呎複式巨宅，開揚城市景觀，極具氣派，設游泳池



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



Hillsborough Court

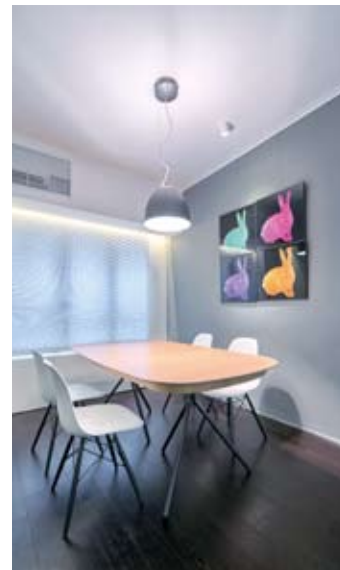
中半山 曉峰閣
18 Old Peak Road

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



GROSS AREA 841 s.f.
SALEABLE AREA 657 s.f.
OFFERED AT Open Offer
also for lease \$39,000 incl.
INQUIRIES

9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 163656



私家樂園

Private space for fun

Cherry Court

昌麗閣
10-12 Consort Rise, Pokfulam
薄扶林 金栗街10-12號

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



One of Hong Kong's best locations for luxury houses, Pokfulam is just 20 minutes' drive from the bustling hub of Central. This boutique apartment boasts three bedrooms, including one ensuite, two bathrooms, a combined living and dining room, a balcony and a covered car park.

The two highlights of the property are without a doubt the fully-equipped designer kitchen — and a generous 1,000 s.f. private roof space filled with plants, artificial grass and outdoor furniture, creating the perfect spot for entertaining.

薄扶林是香港著名的豪宅區，距離中環僅20分鐘車程。此精品住宅單位提供三間睡房，包括一間套房、兩個浴室、一個相連的客飯廳、一個露台及一個有蓋車位。

另外，單位設一個設備齊全的廚房，裝修精美，以及一個面積達1,000平方呎的偌大私家天台，並栽種了不少植物、設人造草皮及戶外傢具，是舉辦戶外派對的理想場地。





The Repulse Bay

淺水灣 影灣園

109 Repulse Bay Road

Ideal family apartment within short walk to Repulse Bay Beach

家庭式優質住宅，信步可達淺水灣泳灘

GROSS AREA 2,140 s.f.

SALEABLE AREA 1,437 s.f.

OFFERED AT \$74,000 excl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 15179



Cavendish Heights

渣甸山 嘉雲臺

27-37 Perkins Road

Spacious practical apartment in family friendly development

寬敞實用住宅，位處受歡迎家庭式住宅項目

GROSS AREA 2,265 s.f.

SALEABLE AREA 1,811 s.f.

OFFERED AT \$86,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 34036



Tregunter Tower 2

中半山 地利根德閣 2座

14 Tregunter Path

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

雅致裝修四房單位，連大露台，地段優越

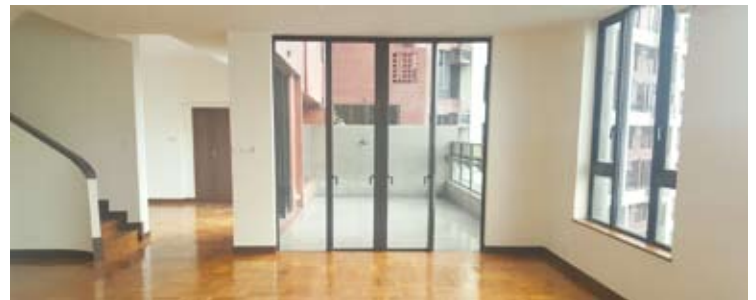
GROSS AREA 3,050 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 99217



The Manhattan 大潭 大潭道33號

33 Tai Tam Road

Unique penthouse with roof terrace overlooking stunning sea view

獨特頂層單位，連平台，俯瞰壯麗海景

GROSS AREA 2,593 s.f.

SALEABLE AREA 2,256 s.f.

(plus 250 s.f. terrace and 713 s.f. roof)

OFFERED AT \$105,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15044



Clovelly Court 中半山 嘉富麗苑

12 May Road

High efficiency 4-bedroom family apartment with estate supermarket, clubhouse facilities and shuttle bus

高實用率四房家庭式單位，設超市、會所設施及穿梭巴士

GROSS AREA 2,809 s.f.

SALEABLE AREA 2,348 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 32763



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Large family apartment enjoys greenery view and excellent facilities

偌大家庭式住宅，享翠綠景色及優質設施，可租可售

GROSS AREA 2,794 s.f.

SALEABLE AREA 2,308 s.f.

OFFERED AT \$120,000 incl. also for sale \$56,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 4869





Garden Terrace 1

中半山 花園臺 1座
8 Old Peak Road
Newly renovated 4-bedroom duplex
with large living area in convenient
location
全新裝修四房複式單位，客廳偌大，
交通便利



GROSS AREA 3,726 s.f.
SALEABLE AREA 3,204 s.f.
OFFERED AT \$130,000 excl.
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 8056



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
私隱度高海景全層單位，位處受歡迎住宅地
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 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 1613



匠心美夢

A design lover's dream home

Horizon Mansion

崇華大廈
102-104 MacDonnell Road,
Midlevels Central
中半山 麥當奴道102-104號
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



This spacious apartment spanning 1,864 s.f. (saleable area) with three bedrooms (including one ensuite), is a delight for lovers of design, with beautifully revamped rooms and interior décor. Additionally, there are two-and-a-half bathrooms, a combined living and dining room, a maid's room, a utility room and one covered car park.

The apartment boasts excellent internal upkeep and decoration, along with a fully-equipped bathroom and kitchen. Additionally, the entrance and external façade of the building have also been refurbished.

此偌大單位實用面積達1,864平方呎，提供三間睡房，包括一間套房。單位室內設計獨特，房間及整個內櫥都重新裝修，洋溢時尚氣息。另外，單位提供兩間半浴室、一個相連的客飯廳、一間家傭房、一間多用途房，以及一個有蓋車位。

單位室內保養簇新，另設設備齊全的浴室及廚房。另外，大廈入口及外牆剛完成翻新。



Bisney Terrace 薄扶林 碧荔臺

73-79 Bisney Road

Western suburb style low-rise apartment in a tranquil neighbourhood with full sea view

鄉郊式低密度單位，地段清幽恬靜，眺望全海景

GROSS AREA 1,129 s.f.

SALEABLE AREA 918 s.f.

OFFERED AT \$14,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 124937



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 \$19,000,000 also for lease \$59,800 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 55049



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Sea view renovated 3-bedroom apartment in Pokfulam

新裝修三房單位，享海景

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$38,500,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159688



Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

High efficiency 3-bedroom sea view apartment with practical layout

高實用率三房海景單位，間隔實用，可租可售

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$43,000,000 also for lease \$75,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 33551



Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Colonial style 3-bedroom apartment in desirable location

英式三房住宅，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



Tai Tam Garden

大潭 大潭花園

11 Tai Tam Road

Well decorated 3-bedroom flat taking in panoramic sea view

優質裝修三房住宅，飽覽全海景

GROSS AREA 2,500 s.f.

SALEABLE AREA 1,891 s.f.

OFFERED AT \$60,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 123404





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



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

Nice seaside house with sweeping sea view and clubhouse facilities

雅致海濱大屋，坐擁遼闊海景，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 \$68,500,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 4560



6 & 10 Mount Davis Road

薄扶林 摩星嶺道6及10號

Tastefully furnished townhouse with ample open spaces at a tranquil location

品味裝修排屋，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 \$73,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 41076



Woodbury Court 薄扶林 嘉林閣

137 Pok Fu Lam Road

4 bedroom duplex at upscale location with sweeping sea view and

6 car parks

四房複式單位，地段顯赫尊貴，坐擁遼闊海景，連六車位

GROSS AREA 2,895 s.f.

SALEABLE AREA 2,549 s.f.

OFFERED AT \$74,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 38823



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



Pine Lodge

壽臣山 松苑

10 Shouson Hill Road West

Commodious low-rise penthouse with private roof terrace

寬敞低密度頂層單位，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 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 157999





Grosvenor Place

淺水灣 淺水灣道117號

117 Repulse Bay Road

Iconic beachfront building with open plan living and dining featuring expansive windows
地標海濱建築，開放式客廳設計，連偌大窗戶



GROSS AREA 2,809 s.f.

SALEABLE AREA 2,045 s.f.

OFFERED AT \$98,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 104487



Bauhinia Gardens

春坎角 紫荊園

42 Chung Hom Kok Road

Spacious 6-bedroom townhouse with large garden and a carpark
寬敞六房排屋，連偌大花園和車房



GROSS AREA 3,500 s.f.

SALEABLE AREA 2,730 s.f.

(plus 1,000 s.f. garden)

OFFERED AT \$99,800,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 98987



56 Repulse Bay Road

淺水灣 淺水灣道56號

Luxury waterfront apartment with walk-out terrace taking in uninterrupted sea view
豪華海濱單位，連平台，享遼闊海景



GROSS AREA 2,813 s.f.

SALEABLE AREA 2,131 s.f. (plus 222

s.f. garden and 462 s.f. terrace)

OFFERED AT \$112,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 109345



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



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
英式三房單位，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 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 14491



Azura

西半山 蔚然

2A Seymour Road

3-bedroom apartment in a brand new development with city view

全新三房住宅，享城市景

GROSS AREA 1,665 s.f.

SALEABLE AREA 1,292 s.f.

OFFERED AT \$40,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159138



Po Shan Mansion

西半山 寶城大廈

10-16 Po Shan Road

Designer decorated 4-bedroom sea view apartment with huge balcony

四房海景住宅，設計匠心獨運，連偌大露台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,410 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 34199



Hollywood Heights

中半山 好利閣

6 Old Peak Road

High efficiency 4-bedroom flat with balcony in convenient location

高實用率四房單位，連露台，交通便利

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$58,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 18760



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Well managed large apartment close to Central

管理完善偌大住宅，鄰近中環

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,073 s.f.

OFFERED AT \$108,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 43882





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



35-41 Village Terrace

跑馬地 山村臺35-41號

Colonial style mid-rise apartment with private roof in tranquil location
英式中密度單位，連私家天台，地段清幽恬靜

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,232 s.f. (plus 1,000 s.f. roof)

OFFERED AT \$20,000,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 128055



Sunrise Court

跑馬地 金輝園

95 Blue Pool Road

Spacious low-rise apartment with private roof in upper Happy Valley

跑馬地頭段低密度單位，間隔寬敞，連私家天台

GROSS AREA 1,350 s.f.

SALEABLE AREA 1,116 s.f. (plus 1,200 s.f. roof)

OFFERED AT \$21,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 95363



27-29 Village Terrace

跑馬地 山村臺27至29號

Boutique 3-bedroom low-rise unit with private roof in tranquil location

精緻三房低密度單位，連私家天台，地段寧靜，可租可售

GROSS AREA 1,625 s.f.

SALEABLE AREA 1,138 s.f. (plus 1,625 s.f. roof)

OFFERED AT \$25,000,000 also for lease \$54,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 143978



Waiga Mansion

跑馬地 維基樓

6 - 8 Hawthorn Road

Mid-rise flat with private roof terrace in quiet corner of Happy Valley

跑馬地中密度住宅，連私家天台，地點寧靜，可租可售

GROSS AREA 1,300 s.f.

SALEABLE AREA 1,097 s.f. (plus 961 s.f. roof)

OFFERED AT \$25,000,000 also for lease \$55,000 incl.

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 105180



Pine Hill Villa

渣甸山 松園

8-12A Wilson Road

Colonial low-rise unit with nice view and balcony in Jardine's Lookout

英式低密度住宅，享怡人景色，連露台

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,226 s.f.

OFFERED AT \$29,000,000 also for lease \$53,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 136810





Shuk Yuen Building

跑馬地 菽園新臺
2 Green Lane

Cosy low-rise apartment with
tasteful decorations at tranquil area
舒適低密度單位，配以品味裝修，地段寧靜



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



55 Blue Pool Road

跑馬地 藍塘道55號

Designer decorated 4-ensuite
apartment with huge private terrace
設計師裝修四套房單位，連巨大私家平台，
可租可售



GROSS AREA 2,500 s.f.

SALEABLE AREA 1,866 s.f.

OFFERED AT \$45,000,000

also for lease Open Offer

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 130663



The Hampton

跑馬地 藍塘道45號

45 Blue Pool Road

Designer decorated fully furnished
luxury home at convenient location
優質裝修豪華住宅，匠心獨運，交通便利，
可租可售



GROSS AREA 3,235 s.f.

SALEABLE AREA 2,531 s.f.

OFFERED AT \$95,000,000

also for lease \$145,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 159548



Moorsom Road

渣甸山 睦誠道

Rarely available single house for
sale in prestigious neighborhood
罕有獨立屋出售，地段尊貴顯赫



GROSS AREA 4,165 s.f.

SALEABLE AREA 2,955 s.f.

OFFERED AT \$300,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 13631





French artist Lilian Daubisse at Hermès's Hong Kong International Airport store

Thinking out of the box

Using corrugated cardboard to create Hermès' flagship window display at Hong Kong International Airport, French artist Lilian Daubisse exhibits his passion for the natural world

TEXT:
Leona Liu
PHOTOGRAPHY:
Dicky Liu

Daubisse created *Hybrids* using his favourite material — corrugated cardboard



To celebrate the opening of the Hermès boutique at Hong Kong International Airport, the renowned fashion brand enlisted French artist Lilian Daubisse to create *Hybrids*, an inventive window display conceived with the artist's favourite material — corrugated cardboard.

The *Carte Blanche* set of windows, an exhibition that has been staged in most international Hermès stores around the world, was inspired by the process of transformation. "Mother Nature creates, transforms and recycles; no matter if it is for plants, animals or humans, it provides the renewal required for our future," Daubisse explains.

Inside the windows, the totems of paper, cardboard and leather adorned with silk scarves pay tribute to nature while at the same time having the capacity to renew itself. A sculpture in the form of a hybrid creature seems almost to be resting in the



From top
Hermès' *carnets d'équateur*
porcelain collection depicts Robert
Dallet's animal kingdom, set off
perfectly against Daubisse's nature-
inspired backdrop • Created with
corrugated cardboard, the
installations display a number of
animals, such as this elephant

display, gazing out through a window that offers an opportunity for escape, while the drawing of a sky filled with clouds evokes the beneficial forces of time. Other imaginary animals with hidden anatomical forms – horns and claws – are found underneath a plant-like coat of fur made from corrugated cardboard inviting the audiences to picture themselves in.

Born in France in 1970, Daubisse attended the Ecole Nationale Supérieure des Beaux-Arts, where he began experimenting with corrugated cardboard in his work – and which established itself as his primary material ever since. Through meticulous processes, the paper artist transforms this common material into unique objects, leading audiences through its poetry and enigmatic beauty and inviting people to dream, travel and search for a hidden meaning.

Originally created for industrial use, corrugated cardboard was developed more than a century ago. No longer limited to a single use, it can be recycled to give birth to new conditions and forms, especially in art, as demonstrated by Daubisse's approach in which he flips the industrial origins of the material to handcraft artworks.

"Though it's an extremely simple material that one can find everywhere, the possibilities of what you could create with it and the transformed outcomes are amazing, and that's what creation is," the artist says, pointing out that a similar process – specialising in the material and commitment to craftsmanship – is the shared passion intrinsic to their respective arts that brought him together with Hermès. ●



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



South Bay Towers

淺水灣 南灣大廈

59 South Bay Road

Sea view apartment with clubhouse facilities at tranquil South Bay
海景單位連會所設施，位處清幽南灣，可租可售

GROSS AREA 1,433 s.f.

SALEABLE AREA 1,112 s.f.

OFFERED AT \$53,000 incl. also for sale \$30,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 135646



Repulse Bay Garden 淺水灣 麗景園

18-40 Bellevue Drive

Spacious apartment with large balcony and breath-taking view of
Repulse Bay Beach

寬敞住宅連偌大露台，眺望淺水灣泳灘壯麗景色

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,514 s.f.

OFFERED AT \$65,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 5880



Ridge Court

淺水灣 冠園

21A-21D Repulse Bay Road

Seaview apartment for rent in Repulse Bay

淺水灣海景單位，罕有出租

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,780 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 178549



102 Repulse Bay Road

淺水灣 淺水灣道102號

Bargain sea view townhouse in Repulse Bay with private pool and double
car parks

淺水灣海景排屋，連私家游泳池及雙車位

GROSS AREA 3,500 s.f.

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

OFFERED AT \$99,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 13995



Bluewater 大潭 大潭道25號

25 Tai Tam Road

Exclusive luxurious 4-bedroom apartment on Tai Tam Road with 2 car
parking spaces overlooking sweeping sea view

大潭道獨特豪華四房住宅，坐擁遼闊海景，連兩車位

GROSS AREA 2,500 s.f.

SALEABLE AREA 1,824 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 34008



Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

Spacious layout 3-bedroom apartment with lush green surroundings

寬敞三房單位，環境翠綠

GROSS AREA 2,375 s.f.

SALEABLE AREA 1,970 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 22426





33 Cape Road

春坎角 環角道33號

Garden townhouse with nice decoration close to Stanley Plaza
雅致裝修花園大屋，鄰近赤柱廣場，可租可售

GROSS AREA 3,140 s.f.

SALEABLE AREA 2,340 s.f. (plus 645 s.f. garden and 420 s.f. roof)

OFFERED AT \$120,000 incl. also for sale \$65,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 136736



Pine Crest

淺水灣 松苑

65 Repulse Bay Road

Luxury 4-bedroom apartment with spacious layout enjoys panoramic views
豪華四房住宅，間隔寬敞，享怡人全海景

GROSS AREA 2,250 s.f.

SALEABLE AREA 1,917 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 1527



Helene Court 壽臣山 喜蓮閣 14 Shouson Hill Road

5-bedroom garden house with high ceiling in tranquil and green neighbourhood

五房花園大屋，樓底高，地段翠綠寧靜

GROSS AREA 3,113 s.f.

SALEABLE AREA 2,429 s.f.

(plus 1,041 s.f. terrace and 553 s.f. roof)

OFFERED AT \$145,000 excl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 17777



Grosvenor Place 淺水灣 淺水灣道117號

117 Repulse Bay Road

Exclusive home spanning over full floor enjoys panoramic view of Repulse Bay Beach

獨特全層住宅，眺望淺水灣全海景

GROSS AREA 2,809 s.f.

SALEABLE AREA 1,974 s.f.

OFFERED AT \$148,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 109843



9 Coombe Road 山頂 甘道9號

Spacious townhouse surrounded in lush greenery at The Peak with beautiful green views

山頂寬敞排屋，環境翠綠，享怡人景色

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,911 s.f.

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

OFFERED AT \$198,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 5570



Villa Rosa 大潭 玫瑰園

88 Red Hill Road

Exclusive and spacious hill top townhouse with garden and rooftop enjoys sweeping views

獨特寬敞排屋，連花園及天台，飽覽遼闊美景，可租可售

GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f. (plus 414 s.f. garden and 481 s.f. roof)

OFFERED AT \$220,000 incl. also for sale \$150,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 107188





Circle Lodge

淺水灣 環翠園

79 Repulse Bay Road

Unique townhouse with nice decorations in Repulse Bay

淺水灣特色排屋，配以雅致裝修



GROSS AREA 4,000 s.f.

SALEABLE AREA 2,665 s.f.

(plus 412 s.f. garden and 616 s.f. roof)

OFFERED AT \$238,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 17840



The Belvedere

山頂 種植道51-61號

51-61 Plantation Road

Exclusive 4-bedroom harbour view

Peak house for rent with indoor private pool

獨特四房維港景大屋，連私家室內游泳池



GROSS AREA 4,800 s.f.

SALEABLE AREA 3,189 s.f.

(plus 879 s.f. garden, 662 s.f. terrace and 461 s.f. roof)

OFFERED AT \$240,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 20413



Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

Colonial style townhouse with private pool at prestigious location

山頂英式排屋，連私家游泳池，地段尊貴顯赫



SALEABLE AREA 5,507 s.f.

(plus 2,103 s.f. garden)

OFFERED AT \$400,000 incl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 4606



Circle Lodge

淺水灣 環翠園

79 Repulse Bay Road

Large townhouse with 6 bedrooms perched on Repulse Bay waterfront

with stunning view across the Bay
淺水灣海濱大排屋，六房間隔，坐擁優美海景



GROSS AREA 12,800 s.f.

SALEABLE AREA 5,848 s.f. (plus 2,547 s.f. garden and 2,277 s.f. roof)

OFFERED AT \$630,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 106214





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

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

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

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

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

Chantilly, 6 Shiu Fai Terrace, Mid-Levels East
東半山 華輝臺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



^{*} 五房四套房間隔之單位的其中一套房為兩個睡房以同一浴室相連

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



Monticello

中半山 滿峰台

48 Kennedy Road

Practical 3-bedroom apartment with greenery view close to Central
實用三房單位，享翠綠景色，鄰近中環

GROSS AREA 1,261 s.f.

SALEABLE AREA 1,075 s.f.

OFFERED AT \$49,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 71033



Regent On The Park

中半山 御花園

9A Kennedy Road

Excellent move-in condition with 2 ensuites

優質兩套房住宅，裝修簇新

GROSS AREA 1,344 s.f.

SALEABLE AREA 1,093 s.f.

OFFERED AT \$60,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 45014



Bowen Place

中半山 寶雲閣

11A Bowen Road

Nicely decorated, enjoys both city view and panoramic Victoria Harbour view
地段優越，俯瞰迷人城市景及維港景觀，連雅致裝修，可租可售

GROSS AREA 1,927 s.f.

SALEABLE AREA 1,445 s.f.

OFFERED AT \$75,000 incl. also for sale \$49,800,000

INQUIRIES 9721 1339 Brian Lam 林先生

SEARCH REFERENCE NO. 34851



Visalia Garden

中半山 蔚山花園

48 MacDonnell Road

Spacious and practical 4-bedroom apartment at convenient location

寬敞實用四房單位，交通便利

GROSS AREA 2,195 s.f.

SALEABLE AREA 1,848 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 16506



Pine Court

中半山 翠峰園

5 Old Peak Road

Colonial low-rise unit with huge balcony at Old Peak Road

英式低密度單位，連大露台

GROSS AREA 2,650 s.f.

SALEABLE AREA 2,350 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 10315



Pine Court

中半山 翠峰園

5 Old Peak Road

Colonial style large apartment with balcony in convenient location

英式偌大住宅，連露台，交通便利

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,508 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 50329





The Albany

中半山 雅賓利大廈

1 Albany Road

Luxury 3-bedroom apartment with panoramic city and garden views

豪華三房單位，眺望城市及花園美景

GROSS AREA 2,546 s.f.

SALEABLE AREA 1,948 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 109132



Chung Tak Mansion

中半山 重德大廈

2 Magazine Gap Road

Large 3-ensuite apartment with brand new decorations

偌大三套房單位，連全新裝潢

GROSS AREA 2,864 s.f.

SALEABLE AREA 2,550 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 11539



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，連超大露台，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 \$120,000 incl. also for sale Open Offer

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15436



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Practical layout 4-bedroom apartment for rent in prime location

間隔實用四房單位，地段尊貴

GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$200,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 35553



The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Rare 5-bedroom duplex apartment enjoying stunning harbour view

罕有五房複式單位，飽覽壯麗海景

GROSS AREA 4,257 s.f.

SALEABLE AREA 3,817 s.f. (plus 80 s.f. terrace)

OFFERED AT \$220,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 18275



Grenville House 中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Large 4-ensuite penthouse flat with private rooftop in prime Central Midlevels

偌大四套房頂層住宅，連私家天台，位處優越中半山

GROSS AREA 3,700 s.f.

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

OFFERED AT \$250,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 174314





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



Cavendish Heights 渣甸山 嘉雲臺

27-37 Perkins Road

Practical 4-bedroom apartment with clubhouse facilities in family friendly estate

實用四房單位，連會所設施，位處受歡迎家庭式屋苑

GROSS AREA 1,819 s.f.

SALEABLE AREA 1,439 s.f.

OFFERED AT \$64,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 14822



Jardine Court

渣甸山 渣甸園

24-38 Mount Butler Drive

Garden low-rise apartment in sought after neighbourhood

低密度花園住宅，位處受歡迎地段

GROSS AREA 1,600 s.f.

SALEABLE AREA 1,114 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 38858



Broadwood Twelve 跑馬地 樂天峰

12 Broadwood Road

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

間隔寬敞三房住宅，坐擁馬場壯麗景致及豪華會所設施

GROSS AREA 1,653 s.f.

SALEABLE AREA 1,281 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 131975



47A Stubbs Road

東半山 司徒拔道47A

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

雅致裝修寬敞單位，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 \$110,000 incl. also for sale \$70,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 98601



Chantilly

東半山 肇輝台6號

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



schüller®
GERMANY - KITCHEN FOR LIFE

“DESIGN
IN HARMONY
WITH NATURE
AND PRICE,”



RECENT PROJECTS

HONG KONG MACAU GUANG ZHOU
SHANGHAI BEIJING

Enquiry:

(English Speaker)

Urosh Teodorovich 尤施 先生

Tel.: (852) 6276 8567

E-mail: urosh.teodorovich@landscape-christies.com

(Chinese Speaker)

Alan Wong 王康 先生

Tel.: (852) 9209 9988

E-mail: alan.wong@landscape-christies.com

Showroom:

Unit 601B One Hysan Avenue Causeway Bay Hong Kong



reddot design award
winner 2016



Beautiful Prime London en-bloc commercial building

Holborn WC2

- Attractive period corner building in the heart of legal district
- Single let to a barrister chamber until March 2020 on FRI basis
- Currently passing rent of £300,000 p.a.
- Temple Tube station is 3 minutes away on foot (approx. 290 metres distance)
- 位處倫敦法律區中心地段的受歡迎單邊轉角大廈
- 現由大律師樓以FRI形式獨立承租至2020年3月
- 租金收入可達300,000英鎊
- 距離Temple地鐵站僅三分鐘路程 (距離約290米)



Freehold; Gross Yield 4.55%

Gross Internal Area 7,343 s.f.

Circa £6.6M - £7.26M

9051 3096 Edward Chiang 姜先生

Mixed-use residential and restaurant investment opportunity

The City EC3

- En-bloc building on a prominent corner position
- 8 levels with retail at G/F and basement and residential at 1/F to 7/F
- Residential element includes 19 serviced apartments
- Multi-let with a total passing rent of £572,000 p.a.
- 200 metres from Aldgate Tube station
- 位處單邊轉角位優越地段的獨幢大廈，舉步可達 Aldgate High Street
- 設八層，首層及地庫是零售單位，一樓至七樓是住宅
- 由多個租戶承租，年租金收入達572,000英鎊
- 距離Aldgate地鐵站僅200米



Freehold; Gross Yield 4.53%

Total Internal Area 10,572 s.f.

Circa £12.6M - £13.8M

9051 3096 Edward Chiang 姜先生

Prime Central London development opportunity

Soho W1

- Landmark development site within the fashionable area of Soho
- Planning permission in place for creation of a residential-led mixed-use scheme
- New interiors would comprise retail or leisure accommodation on G/F and LG/F levels with 27 apartments on the seven upper levels
- 350 metres from Oxford Circus Tube station
- 座落Soho時尚地段的地標地盤
- 已取得城規批准，可打造成以住宅為主導的混合式使用新建築方案
- 首層及地下一層設娛樂消閒部分，樓上七層則是27個單位
- 距離Oxford Circus地鐵站僅350米



Freehold; Vacant Possession

Gross Internal Area 44,149 s.f.

Circa £57M - £63M

9051 3096 Edward Chiang 姜先生

En-bloc office investment opportunity

Aldgate E1

- Strategically located in an increasingly mixed use area of London
- Prominent corner building comprehensively refurbished in 2007
- Single-let to a top UK financial institution with a total passing rent of £2,325,000 p.a.
- 3 minute walk to Aldgate Tube station
- 物業位處倫敦混合地段的優質地段
- 優越單邊轉角位大廈，於2007年全面翻新
- 由英國著名金融機構獨立承租，年租金收入達2,325,000英鎊
- 距離Aldgate地鐵站僅三分鐘路程



Freehold; Gross Yield 6.11%

Net Internal Area 61,070 s.f.

Circa £38M - £41M

9051 3096 Edward Chiang 姜先生

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

9051 3096 Edward Chiang 姜先生

Prime London retail investment

Fitzrovia W1

- Prominent West End retail unit providing retail accommodation over G/F and basement levels
- Subject property is subject to ongoing refurbishment
- Single-let to a top UK nationwide pharmacy company at a passing rent of £200,000 p.a., with a rent free period to be topped up by the vendor on completion of sale
- 8 minute walk to Regent's Park Tube station
- 此優越物業的首層及地庫零售商舖
- 物業現正進行翻新
- 現由英國一間全國性著名個人衛生公司獨立承租，年租金收入達200,000英鎊
- 距離Regent's Park地鐵站僅八分鐘路程



Virtual Freehold; Gross Yield 4.00%

Net Internal Area 4,245 s.f.

Circa £5M - £5.5M

9051 3096 Edward Chiang 姜先生

Significant sandstone mansion with Uninterrupted Pacific Ocean views Gateway to the Northern Beaches

Sydney, Australia

澳洲 悉尼



Custom-built as the ultimate environment for family living and entertaining, this sandstone residence combines the elegance of a European manor with the warmth and charm of a family home. A true labour of love, the home, designed by architect John Brogan, took a dedicated team of skilled craftsman over four years to create. An unrivalled vantage point at the end of a dress-circle avenue affords awe-inspiring northerly views over Manly Cove to North Head and the ocean beyond as an ever-changing backdrop. A commanding elevated setting captures views over Manly that are as beautiful by day as they are captivating by night. The residence was built using 800 tonnes of Gosford Quarry sandstone hand-cut on site serving as a testament to the quality of

build. Few homes could offer the sense of privacy that this family estate offers - bordering national harbour parkland, this is a home of enduring elegance positioned on over 1,180sqm of landscaped grounds.

由著名建築設計師 John Brogan 及其專業團隊經歷超過四年的匠心打造。此砂岩式大宅融合歐陸式莊園設計，洋溢著家庭生活的溫馨氛圍，提供絕佳休閒娛樂生活環境。不論白晝與晚間，均可居高臨下俯瞰 Manly Cove 壯麗的景色，大宅更可直接眺望 North Head 及遼闊海景。建築物料選用 800 噸人手切割的戈斯福德採石場的砂岩建成，用料上乘講究。大宅占地1,180平方米，坐落風景優美的地段，私隱度高，接壤國家海港公園，絕對是區內寥寥可數的非凡大宅。



For sale : Price on application

Darren Curtis +61 406 761 840
darren@kenjacobs.com.au

En-bloc office investment opportunity

Chancery Lane WC1

- Prime Midtown location, a submarket experiencing unprecedented levels of commercial activity
- Grade A office accommodation arranged over basement, LG/F, G/F and 7 upper levels
- Multi-let to 3 tenants with 100% occupancy and a passing rent of £5,207,004 p.a.
- 400 metres from Farringdon Tube station, ensuring CrossRail access in 2018
- 位處Midtown優越地段，商業活動頻繁
- 地庫、地下一層及七層上層設甲級寫字樓
- 現由三個租戶全數承租，年租金收入達5,207,004英鎊
- 距離Farringdon地鐵站僅400米，設2018年通車的新車站



Freehold; Gross Yield 4.52%

Total Internal Area 101,661 s.f.

Circa £115M

6199 7640 Gary Lam 林先生

Prime London en-bloc office investment

The City EC1

- Excellent office location near the Old Bailey
- Single-let to a respected international company at a passing rent of circa £1.9M p.a.
- Reversionary potential via upcoming rent review in 2020
- 4 minute walk to St Paul's Tube station
- 毗鄰Old Bailey的優質辦公室地段
- 現由一間國際公司獨立承租，年租金收入達190萬英鎊
- 2020年租金可向上調整
- 距離St Paul's地鐵站僅四分鐘步程



Long Leasehold (until 2147);

Gross Yield 4%

Total Internal Area 76,800 s.f.

Circa £75M - £80M

6199 7640 Gary Lam 林先生

Prime retail investment opportunity

Farringdon EC1

- Excellent retail location in heart of Clerkenwell
- Large retail G and LG unit single-let to a leading UK pharmacy at a passing rent of £90,000 p.a.
- Reversionary potential via upcoming rent review in May 2017
- Less than 100 metres from Farringdon Tube station
- 物業位處Clerkenwell中心優越地段
- 首層及地下一層的偌大零售商舖由英國一間牽頭製藥公司獨立承租，年租金收入達90,000英鎊
- 2017年5月租金可向上調整
- 距離Farringdon地鐵站少於100米



Long Leasehold; Gross Yield 2.57%

Total Internal Area 4,465 s.f.

Circa £3.495M - £3.805M

6199 7640 Gary Lam 林先生

Residential and retail mixed-use development

Earls Court SW5

- En-bloc building subject to recent extensive redevelopment work into a modern residential and retail space
- Internal accommodation arranged as 17 self-contained luxury apartments on the 7 upper levels with 3 retail units below
- 7 minute walk to Gloucester Road Tube station
- 此大廈現正翻新成時尚住宅及零售空間
- 大廈七層上層設17個設備齊全的豪華住宅單位，下層則是3個零售單位
- 距離Gloucester Road地鐵站僅七分鐘步程



Freehold

Circa £25M - £30M

6199 7640 Gary Lam 林先生

Historic en-bloc office building

The City EC4

- Beautiful Elizabethan Era building in the heart of London's Midtown
- Single-let to a firm of barristers on a full repairing and insurance lease at a passing rent of £188,000 p.a.
- Upcoming rent review in September 2019 reflects reversionary potential
- 6 minute walk to Temple Tube station
- 位處倫敦Midtown中心地段的伊麗莎白時代華麗經典建築
- 現由英國一間大律師行獨立承租，年租金收入達188,000英鎊
- 2019年9月租金可向上調整
- 距離Temple地鐵站僅四分鐘步程



Freehold; Gross Yield 4.08%

Net Internal Area 6,313 s.f.

Circa £4.6M - £5.1M

6199 7640 Gary Lam 林先生

Prime London reversionary retail investment

Chelsea SW10

- Prominent retail parade with residential uppers sold off on long leaseholds
- Large interior accommodation arranged over G and basement levels providing retail, restaurant, and leisure space
- Fully-let to 4 reputable tenants producing a passing rent of £236,250 p.a. plus an additional £1,000 p.a. ground rent from the residential uppers
- 14 minute walk to Fulham Broadway Tube station
- 著名零售商舖，上層是住宅單位
- 首層及地庫設零售商舖、餐廳及娛樂消閒空間
- 現由四個信譽良好的租戶承租，年租金收入236,250英鎊，上層住宅年租金收入則是1,000英鎊
- 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

6199 7640 Gary Lam 林先生

SUNPLAY

you deserve it

Thailand's First 5-star Retirement Community

PRICE FROM **HK\$2,460,000** (Baht 11,077,600)
Limited 10% pre-construction discount offer*

LIFESTYLE RETIREMENT WITH ALL THE LUXURY YOU DESERVE.

Living in a tropical paradise, where your every wish is catered to, with peace of mind that you have made a sound investment in a secure environment. Relax on your terrace with your favourite cocktail, enjoy sunset over the Gulf of Thailand as you are caressed by gentle sea breezes, and let us take care of the details.

Surrounded by nature and nestled into lush hills 4 kms from Bangsaray fishing village on the Gulf of Thailand, and only 1.5 hours drive from Bangkok International Airport, all of the **SUNPLAY@BANGSARAY** condominiums will offer spectacular ocean views and tropical sunsets.

Luxurious Living

The contemporary design of the Active Retirement Community makes extensive use of natural materials creating a modern tropical style with a local touch. All of our luxury apartments are equipped with state of the art appliances.

- Concierge service, providing all your needs from limousine airport pick up to Private Dining, reservations and leasing services
- Biking, jogging and walking trails within the Estate
- Exclusive 1-3 bedroom units (ranging from 90 - 290 m²)
- Unique Penthouses with private plunge pools
- Adjacent Sunplay Clubhouse, with a choice of restaurants, gym, tennis & other activities
- Large swimming pool with waterfall and beach area

ARE YOU READY FOR YOUR NEW ADVENTURE?

Please contact us :

+852 9010 7621 projects@landscape-christies.com



The information, text and photos contained herein are provided solely for the convenience of interested parties and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape International Properties Ltd., Landscape Christie's International Real Estate, Landscape Realty Ltd., Landscape Surveyors Ltd. (collectively "Landscape") or the sellers, none of whom shall have any liability or obligation with respect thereto. These offerings are made subject to contract, correction of errors, omissions, prior sale, change of price or terms or withdrawal from the market without notice. Information provided is for reference only and does not constitute all or any part of a contract. Our sales representatives for overseas properties work exclusively in relation to properties outside Hong Kong and are not therefore licensed under the Estate Agents Ordinance to deal with Hong Kong properties. * Price correct at time of press (HKD 1 = THB 4.5) * available on 1st, 2nd & 3rd floors' units

En bloc residential bldg. with high yield

Tachikawa-Shi, Tokyo 東京 立川

- Residential bldg comprising 19 self contained units in reinforced concrete 4 storey bldg
- Completed in Feb 1987
- All except one residential unit are leased now with current passing rent of 18,744,000 JPY per annum
- 10 min walk to Nishi Kunitachi Station of JR Nanbu Line and 15 min walk to Tachikawa station of JR Chuo, Nanbu, Oume, Itsukaichi Line
- 樓高四層的鋼筋混凝土住宅大廈，共有十九個單位
- 大廈建於1987年2月
- 尚餘一個單位未租出，年租金收入達18,744,000日元
- 十分鐘步程可抵達JR南武線的西國立站，十五分鐘步程則可抵達JR中央線、南武線、青梅線及五日市線的立川站



Freehold; Gross yield of 7.0%
Total Internal area 905.93 sq.m.
Circa JPY 283 Million
(approx. HK\$21.77 Million)

9051 3096 Edward Chiang 姜先生

En bloc residential bldg

Setagaya, Tokyo 東京 世田谷區

- Residential bldg, comprising 17 self contained units in reinforced concrete 4 storey bldg in Setagaya in Tokyo
- Completed in June 1989
- Projected rental is 15.58 Million JPY per annum when it is fully leased
- 10 min walking distance to Komazawa Daigaku station of Tokyu Den-entoshi Line and 15 min walking distance to Sangen Jaya Station of Tokyu Den-entoshi Line
- 位處東京世田谷的鋼筋混凝土住宅大廈，樓高四層，共有十七個單位
- 大廈建於1989年6月
- 如果滿租，年租金收入可達15.58百萬日元
- 十分鐘步程可抵達東急田園都市線的駒澤大學車站，十五分鐘步程可抵達東急田園都市線的三軒茶屋車站



Freehold; Projected gross yield will be 5.41% when fully leased
Total internal area is 417.34 sq.m.
Circa JPY288 Million
(approx. HK\$22.2 Million)

9051 3096 Edward Chiang 姜先生

Pre-sale of central Tokyo en bloc residential bldg with good yield

Shinjuku-Ku, Tokyo 東京 新宿區

- Pre-sale of reinforced concrete en bloc 5 storey residential bldg. currently under construction in the centre of Shinjuku comprising a total of 14 units
- Anticipated completion date will be April 2017
- 4 min walking distance from Edogawabashi Station of Yurakucho Line and 5 min walking distance to Kagurazaka station of Tozai Line
- 位處新宿市中心樓高五層的鋼筋混凝土住宅大廈，現正進行興建及預售，共有十四個單位
- 大廈預計2017年4月竣工
- 四分鐘步程可抵達有樂町線的江戸川橋站，五分鐘步程可抵達東西線的神樂坂站



Freehold title
Projected gross yield when fully leased up 4.3%
Total internal area is 443.38 sq.m.
Circa JPY 488 Million
(approx. HK\$37.5 Million)

9051 3096 Edward Chiang 姜先生

Sought after condominium in modern development

Shirokane, Minatoku, Tokyo 東京 港區 白金

- Beautiful one bedroom condominium on 3rd floor
- Completed in Sept 2005
- Current vacant. Projected rental is 1,560,000 JPY per annum
- Total exclusive area: approx. 23.31 sq.m.
- 位處三樓的雅致一房住宅單位
- 大廈建於2005年9月
- 單位現正交吉，年租金收入達1,560,000日元
- 總樓面面積23.31平方米



Freehold
Gross Yield if leased out 3.7%
Total exclusive area approx. 23.31 sq.m.
Circa JPY 42 Million
(approx. HK\$3.23 Million)

9051 3096 Edward Chiang 姜先生

ORGANISER:



CHINA PROPERTY AWARDS

OFFICIAL MEDIA PARTNER:

PROPERTY
REPORT

NETWORK AT CHINA'S MOST
PRESTIGIOUS REAL ESTATE EVENT

JW Marriot Hotel, Hong Kong
1st November 2016

SAVE 10% ON TICKETS
IF YOU BOOK BEFORE 14 October 2016

- Network with the industry's biggest names
- Learn about the latest and most effective innovations for achieving excellence
- Find out which developers have been judged the 'Best in China'
- Meet PropertyGuru, Asia's largest property media group, and learn how you can reach 16 million property consumers around the region

GALA DINNER

Single ticket: USD 345 (full price: USD380)
Table of 10: USD3,100 (full price: USD3,420)



**BUNDLE TICKETS ALSO AVAILABLE:
GALA DINNER & CONGRESS**
Single ticket: USD635
until 14th October 2016

General Enquiry: info@asiapropertyawards.com
Sponsorship Opportunities: udomluk@propertyguruinternational.com
For more information, visit asiapropertyawards.com/china

OFFICIAL PROPERTY PORTAL:

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



澳門建築業商會
Associação de Construtores e Empresas de
Fomento Predial de Macau
Macao Association of Building Contractors and Developers

SUPPORTING ASSOCIATIONS:



RIBA HONG KONG
Royal Institute of British Architects
Hong Kong Chapter

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



Saletha N. Boyd

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

Mt Kellet road –deja vu



Stephen Carroll

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

Albion Terrace -colonial sensation



**Design is not putting things together,
 it's soul-discovery.....**

workshop/ 11th fl. leeloong comm bldg., 4 queen victoria st., central, hong kong
 e/ jvision@biznetvigator.com
 U/ 852 2524 4388 f/ 852 2524 9988



VISION

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.