

The Key

SELECT DELUXE HOMES

大宅®

VOLUME 105 | September 2013

海天一色
SEASIDE
SPECTACLE

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



WINFIELD

VENTRIS ROAD - HAPPY VALLEY



GROSS FLOOR AREA
1,940-2,468 SQFT
SALEABLE AREA
1,567-2,006 SQFT
3 - 4 BEDROOMS
LEASING
8102 8366



02	MONTHLY HIGHLIGHT Residence Villa Bel-Air, Pokfulam 薄扶林 貝沙灣	20	Midlevels Central & West lease 中半山及西半山 出租
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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



門當戶對 A door closes, a window opens

Whether it's a brand new home, or your existing property, Hong Kong's love affair with renovating is likely to continue. A simple paint job or replacing fabrics and soft furnishings is an easy way to begin, but one way to make an immediate difference would be to change your windows and doors.

Increasing energy efficiency and sound protection are the main drivers for exchanging windows (especially in Hong Kong's dense urban environment), while large sliding and bi-fold doors to alfresco areas are sought after for both renovations and extensions.

It's a larger investment to make in freshening up your home, but one which will have both an immediate and a long-term impact.

新家也好，舊居也罷，香港人對裝修的熱情始終如一。不論是髹上新漆，還是更換布飾和傢具，都是簡單的做法；然而，更換門窗卻可立竿見影，令人耳目一新。更換窗戶主要是為了提高能源效益和改善隔音（在香港人煙稠密的都市環境尤甚），而大型的敞門和多摺門則十分適合用於翻新或擴建家中的戶外空間。

這項投資既能令你的家煥然一新，長遠來說亦可改善居室的環境。縱然支出較大，卻物有所值。

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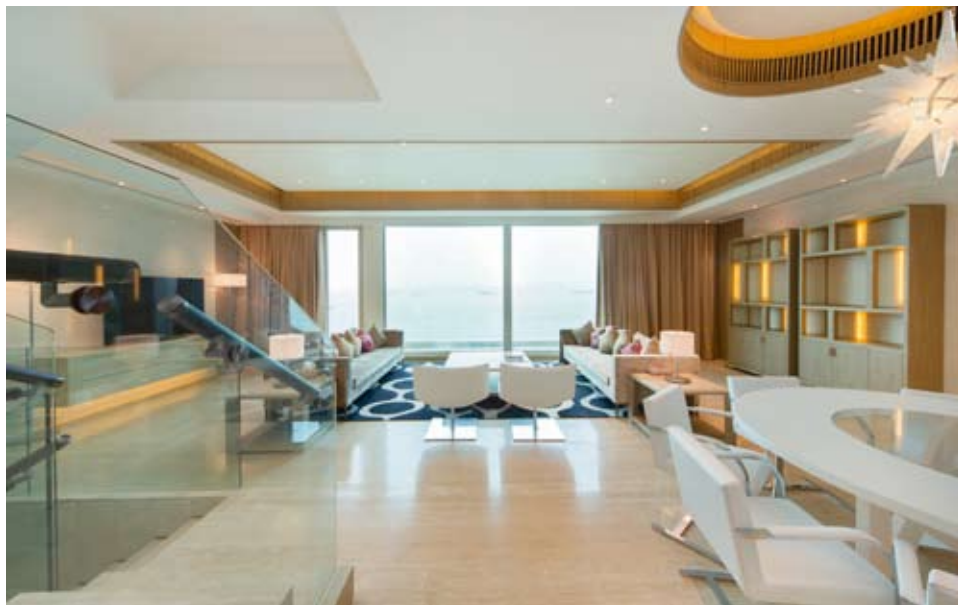
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海天一色 SEASIDE SPECTACLE

Situated on the south western side of Hong Kong Island, this classy, elegant 4,190 s.f. (saleable) house in Pokfulam is perched on a prominent location near Cyberport, boasting tremendous, uninterrupted views of the sea.

Featuring a rich mix of textures and a palette of warm tones, the interiors of this residence offer unprecedented grandeur as well as homey cosiness. The newly decorated residence includes five comfortable bedrooms (all ensuites), a vast combined living and dining room, a generous family room, a spacious balcony and a 602 s.f. terrace.

The package comes complete with a fully fitted kitchen, an additional powder room, three maid's rooms, a utility room, as well as two covered car parks and two uncovered car parks.

Exclusive facilities for residents include a gymnasium, an indoor swimming pool, an outdoor swimming pool, tennis court, children's playground, sauna, aerobic exercise room, steam bath, and Jacuzzi.

Available for rental at HK\$350,000, the residence is part of a development with 29 detached townhouses. The Central Business District is just a 20-minute-drive away and shuttle bus service to Shun Tak Centre in Sheung Wan is available to residents. Residents can also easily access Aberdeen, Causeway Bay and North Point via minibus services.

這佈置優雅大度的獨立洋房坐落於港島的西南方，位處鄰近數碼港的薄扶林優越地段，實用面積達4190平方呎，坐擁一望無際的怡人海景。

居室以多元物料的豐富質感，配搭暖心的淡色調，顯得氣派十足之餘，亦予人親切愜意之感。全新裝修的大屋設有五間舒適的睡房，全部為套房；室內亦設非常寬敞的客廳、闊落舒適的家庭廳、一個寬闊露台及一個面積達602平方呎的平台。

此外，居室另有設備齊全的廚房、化妝間、三間家傭房、多用途室、兩個有蓋車位及兩個露天車位。

住戶可享用各式休閒設施，包括健身中心、室內游泳池、室外游泳池、網球場、兒童遊樂場、桑拿、健康舞蹈室、蒸氣浴室及按摩池。

貝沙灣洋房共有29間獨立排屋，離中環僅20分鐘車程，並有穿梭巴士來回上環信德中心。住戶亦可乘搭小巴輕鬆到達香港仔、銅鑼灣及北角。洋房現放租35萬港元。

Residence Bel-Air

貝沙灣
Cyberport Road, Pokfulam
薄扶林 數碼港道

GROSS AREA 6,311 s.f.

SALEABLE AREA 4,190 s.f. (plus 602 s.f. terrace)

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 147687



HONG KONG GOLD COAST RESIDENCES



SEA VIEW APARTMENT FOR LEASE



Summer Promotion

- **Marina Villas** HK\$48,000/month up
1,950 – 3,540 s.f. (M.F.A) 1,559 – 2,833 s.f. (S.F.A)
- **Sea View Apartments** HK\$12,000/month up
610 – 1,718 s.f. (M.F.A) 476 – 1,245 s.f. (S.F.A)
- **Serviced Apartments** HK\$22,500/month up
700 – 1,138 s.f. (M.F.A) 535 – 875 s.f. (S.F.A)

Shuttle Bus Travel Time from/to Hong Kong Gold Coast

Tsuen Wan Station	15 mins
Olympic Station	20 mins
HK Airport	30 mins

Travel Time from/ to Hong Kong Gold Coast

Tsing Yi Station	20 mins
TST / Kowloon Station	20 mins
Central	30 mins

 **2457 0789**

galycowen@sino.com

1/F Gold Coast Piazza, 1 Castle Peak Road,
Castle Peak Bay, N.T., Hong Kong
www.goldcoast.com.hk

 www.facebook.com/GoldCoastResidences



All information and photo are for reference only



Sino Group

YOUR LEASING PARTNER





Residence Bel-Air - (Phase 1)

薄扶林 貝沙灣(第一期)

28 Bel-Air Avenue

2-bedroom sea view apartment for sale with tenancy

兩房海景單位，連約出售

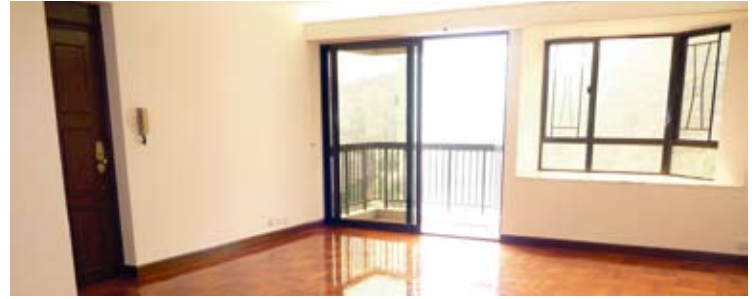
GROSS AREA 776 s.f.

SALEABLE AREA 617 s.f.

OFFERED AT \$13,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 43137



South Bay Garden

淺水灣 南灣花園

33 South Bay Close

Practical 3-bedroom apartment in tranquil area

實用三房住宅，地段清靜

GROSS AREA 1,542 s.f.

SALEABLE AREA 1,296 s.f.

OFFERED AT \$28,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 26825



Ruby Court

淺水灣 嘉麟閣

55 South Bay Road

Sought after waterfront apartment with great facilities in serene South Bay

受歡迎海濱住宅，連優質設施，位於恬靜南灣

GROSS AREA 1,780 s.f.

SALEABLE AREA 1,390 s.f.

OFFERED AT \$34,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 100164



Gordon Terrace

赤柱 歌敦臺

4-8A Carmel Road

3-bedroom colonial low-rise with private roof-top close to Stanley Market

三房英式低密度住宅，連私家天台，鄰近赤柱市場

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,548 s.f. (plus 1,238 s.f. roof)

OFFERED AT \$38,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 36755



La Hacienda 山頂 加列山道29-33號

29-33 Mount Kellett Road

Colonial mid-rise apartment with partial Southside sea view prestigiously located on The Peak

英式中密度單位，欣賞南區美景，地段顯赫尊貴

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,512 s.f.

OFFERED AT \$75,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 30988



Joy Garden 壽臣山 曉穎花園

13 Shouson Hill Road West

Rare duplex apartment with designer's decor and private roof garden in tranquil and verdant Shouson Hill

罕有複式單位，配以設計師特色裝修，連私家天台，位於翠綠寧靜的壽臣山

GROSS AREA 3,731 s.f.

SALEABLE AREA 2,718 s.f. (plus 1,680 s.f. roof)

OFFERED AT \$95,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 40124





Las Pinadas 壽臣山 朗松居
33 Shouson Hill Road
Spacious townhouse with large living room and private garden in gated neighbourhood
壽臣山寬敞排屋，連巨大客廳及私家花園



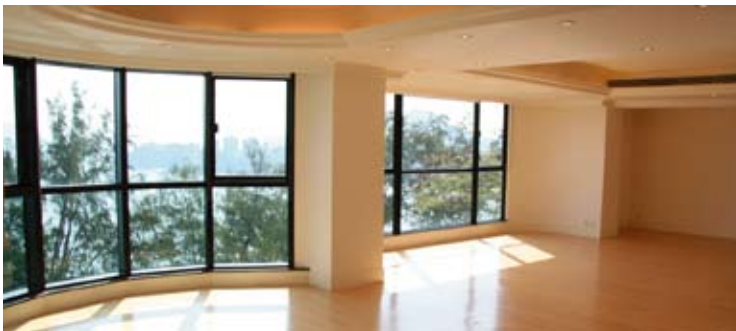
GROSS AREA 3,494 s.f.
SALEABLE AREA 2,940 s.f.
(plus 393 s.f. garden, 144 s.f. terrace and 608 s.f. roof)
OFFERED AT \$133,000,000 also for lease \$150,000 incl.
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 91170



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 \$200,000,000
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 108991



Tai Tam Road
大潭道
Rare whole block residential building overlooking peaceful Tai Tam Bay
罕有全幢住宅大廈，俯瞰恬靜怡人的大潭灣

GROSS AREA 12,600 s.f.
SALEABLE AREA 10,136 s.f.
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. 11,000 sq.ft.
地盤面積約11,000平方呎
OFFERED AT Open Offer
INQUIRIES
9871 6828 Louis Wong 黃先生





Phoenix Court 中半山 鳳凰閣

39 Kennedy Road

High-efficiency and practical 3-bedroom flat with balcony at convenient location

間隔實用三房單位，連露台，地點方便

GROSS AREA 983 s.f.

SALEABLE AREA 890 s.f.

OFFERED AT \$15,300,000

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

SEARCH REFERENCE NO. 88633



The Oakhill 灣仔 萃峯

28 Wood Road

Brand new 3-bedroom apartment with easy access to local amenities and Wanchai MTR

全新裝修三房住宅，社區設施配套完善，毗鄰灣仔港鐵站

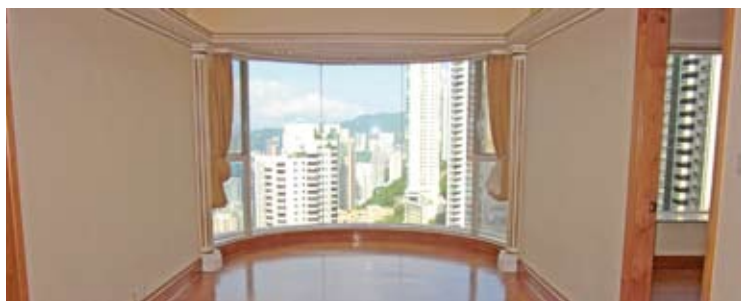
GROSS AREA 1,161 s.f.

SALEABLE AREA 875 s.f.

OFFERED AT \$17,980,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 133642



Valverde

中半山 蔚皇居

11 May Road

2-bedroom flat in prestigious development with comprehensive facilities

兩房單位住宅名廈，享完善會所設施

GROSS AREA 1,063 s.f.

SALEABLE AREA 788 s.f.

OFFERED AT \$25,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 2454



Amber Garden 中半山 柏苑

70-72 Kennedy Road

Conveniently located 3-bedroom flat on the fringe of Wanchai with city view and 2 carpark spaces

交通方便三房單位，鄰近灣仔，欣賞城市景，連兩車位

GROSS AREA 1,732 s.f.

SALEABLE AREA 1,404 s.f.

OFFERED AT \$31,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 37903



Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

Tastefully decorated 2-bedroom older style apartment with spacious layout

品味裝修兩房單位，間隔寬敞

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 158100



Chenyu Court 中半山 燦如閣

22-24 Kennedy Road

Practical mid-rise apartment with city view conveniently located on Kennedy Road

實用中密度住宅單位，位於交通方便的堅尼地道，享城市景觀

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,419 s.f.

OFFERED AT \$36,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 50258





Dynasty Court

中半山 帝景園

23 Old Peak Road

3-bedroom apartment at prestigious location with designer's decor and partial harbour view

地段尊貴三房單位，配以設計師特色裝修，享海景，可租可售



GROSS AREA 1,962 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$45,500,000

also for lease \$100,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 49728



Po Garden

中半山 寶園

9 Brewin Path

Huge 3-bedroom apartment at prime location enjoying mountain and city view with facilities

巨大三房單位，欣賞山巒及城市景致，地段優越，連游泳池及網球場，可租可售



GROSS AREA 2,590 s.f.

SALEABLE AREA 1,941 s.f.

OFFERED AT \$46,800,000

also for lease \$90,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 30143



Piccadilly Mansion

西半山 碧苑

4-6 Po Shan Road

Spacious 4-bedroom apartment with balcony enjoying full harbour view for sale with tenancy

寬敞四房單位，連露台，飽覽全海景，連約出售



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,499 s.f.

OFFERED AT \$60,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 35976



Garden Terrace

中半山 花園臺

8A Old Peak Road

Spacious flat with large living room and nice decorations

中半山寬敞住宅，連巨大客廳及雅致裝修



GROSS AREA 3,002 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$68,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29737



Midlevels Central & West SALE

中半山及西半山 出售



May Tower 1

中半山 梅苑一座

7 May Road

Duplex apartment with harbour view in Midlevels Central

半山海景複式單位出售



GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$69,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 124344



Garden Terrace

中半山 花園臺

8A Old Peak Road

Spacious and well decorated 4-bedroom apartment with balcony overlooking greenery and city views with 2 carpark spaces

優質裝修四房單位，間隔偌大寬敞，連露台，俯瞰翠綠及城市景觀，連兩車位



GROSS AREA 3,319 s.f.

SALEABLE AREA 2,828 s.f.

OFFERED AT \$73,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 123895



Dynasty Court

中半山 帝景園

23 Old Peak Road

Renowned harbour view apartment with deluxe clubhouse facilities for sale with tenancy

著名海景單位，享豪華會所設施，連約出售



GROSS AREA 2,680 s.f.

SALEABLE AREA 2,141 s.f.

OFFERED AT \$83,800,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 105885



The Harbourview

中半山 港景別墅

11 Magazine Gap Road

Rarely available harbour view apartment in Lower Peak close to Central

罕有海景住宅，鄰近中環



GROSS AREA 2,350 s.f.

SALEABLE AREA 1,971 s.f.

OFFERED AT \$110,000,000

INQUIRIES

9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 49692





Dragon Garden

東半山 龍園

1 Chun Fai Terrace

Tastefully decorated 3-bedroom apartment with balcony on fringe of Causeway Bay

品味裝修三房單位，連露台，鄰近銅鑼灣



GROSS AREA 1,750 s.f.

SALEABLE AREA 1,598 s.f.

OFFERED AT \$24,800,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SOLE AGENT

SEARCH REFERENCE NO. 139958



Winfield Building

跑馬地 雲輝大廈

5 Ventris Road

Nicely decorated 3-bedroom apartment with balcony enjoying racecourse view

雅致裝修三房單位，連露台，享馬場景致



GROSS AREA 1,597 s.f.

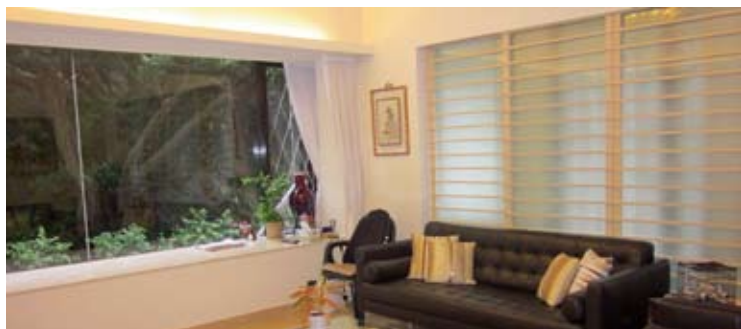
SALEABLE AREA 1,304 s.f.

OFFERED AT \$36,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 39233



The Elegance

東半山 優雅閣

60 Tai Hang Road

3-bedroom duplex with large terrace in tranquil neighbourhood

三房複式單位，連偌大平台，環境清靜



GROSS AREA 2,438 s.f.

SALEABLE AREA 1,600 s.f.

(plus 1,956 s.f. terrace)

OFFERED AT \$46,800,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130686



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Large 3-bedroom simplex in Midlevels East with panoramic city views

東半山巨大三房住宅，欣賞城市全景



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$60,000,000

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 37355





The Upper Hand



HE'S CREATIVE WITH HIS FAME THAT'S SKYROCKETING. THE YOUNG DESIGNER, **JOSEPH CHANG**, LETS BINA MORETTI INTO HIS DESIGN WORLD

Joseph Chang, nicknamed "JC" by his friends is the founder of JC Vision, an interior design company for residential and commercial projects specialized in signature boutiques.

It is a bit exciting interviewing JC –he seems famous!

JC is an incredible and passionate young designer in his field. After some 5 years building a stellar reputation in NYC, JC returned to Hong Kong and launched his interior design company here –JC Vision has since been featured in numerous publications including the Elle Decoration and South China Morning Post etc.

Joseph says his design philosophy is based on "timeless elegance and self-expression". I would say that's spot on! As you can see by few fabulous images from his completed projects here, JC's work is very versatile and brave! To me it's an elegant decorating style which you often see in international mags!

Bina: How did your career unfold?

JC: I was an assistant designer in a small design firm at NYC working my way through college, after finishing my MA in Interior Design and Fine Arts, I opened my own design studio called "Joe de vivre".

Bina: What has been your key to success?

JC: Passion, drive, morality and comprehensive.

Bina: What was your greatest success and biggest setback?

JC: Total transformation of a 3,000 square feet dilapidated mansion and finished in 3 months was my greatest success. I really have no setbacks as of yet.

Bina: Tell me one of your favorite project and why?

JC: The extreme makeover of a 6,500 square feet mansion, it was built in 60s, the young couple wanted their home clean, organic and environmentally friendly so I removed nonstructural walls, opened up larger stairwell, a floor void and glass curtain wall to lead utmost natural light source with an open-tread stairway floating in the air making the clean lines as a breathtaking statement—and it's simple.

Every single project is interesting when you get into the details.

Bina: What do you enjoy most from your business?

JC: The friendships with my customers many years after job completion; we meet quite often to enjoy good foods and wines, nothing about their homes but their families.

Customers sometime emailed me to express their mixed feelings, they were so happy to the completed projects but, they also felt sad as they were going to miss me, these are really invaluable and particularly treasured by me.

Bina: What do you enjoy most about your job?

JC: Every project is different—completely or partially, I always get the filed blueprints from authority to know the physical limitations of what I could do. Doing the research is the most important thing.

For example, I'm not an architect or engineer so when I come to project which involves remodeling, I deferred to the expert and I handled the other aspects of design.

Bina: Describe a typical day of work for you as a popular designer.

JC: Early bird I am, I woke up around 6:30 AM, have my workout till 7:30 AM and check my emails at 8:00 AM, then I do drawings before my meetings and site visits.

Bina: How does your work get being a drawing to actualization?

JC: Let's say a simple open kitchen, I'll start with the layout, then elevation, section plan, electrical plan and the ceiling which includes about 7 drafted drawings.

Bina: Are there particular software programs for interior design professionals? If so, what are they and what do they do?

JC: Impact does the actual business accounting etc., AutoCad rel 2000i does the drawing.

Bina: How do you collaborate with your interior designers?

JC: I always hands-on from stem to stern, I developed the concepts, briefed my coworkers and proofread the details to make sure they are all properly addressed according my plans.

Bina: What are some common myths about interior design?

JC: The most common myth in this area is that to enlarge any small space with wall mirrors which I do not believe so, everyone knows it's reflection anyway, to me lighting and the shades are obviously most decisive.

Bina: What do you consider most important character to make a successful designer?

JC: Passion, curiosity, absorbable, good communication skill and pleasant personality, precise to details is most important, if you make one mistake, it can be drastic and irrecoverable.

Regardless interior or fashion designers, most successful designers are esthetes in all aspects, sensitive in colors and knowledgeable in arts, you can't get taste if you don't have.

Massive thanks to Joseph for his time with this interview and all the great pics!





Elite Villas

壽臣山 怡禮苑

22 Shouson Hill Road

High-efficiency 3-bedroom low-rise apartment enjoying greenery view

高實用率低密度住宅，三房間隔，欣賞翠綠景觀

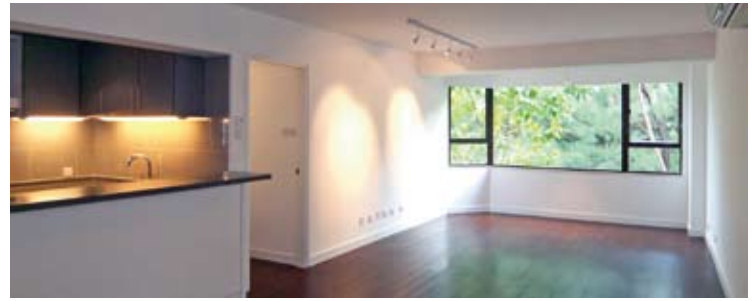
GROSS AREA 1,767 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$59,380 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 29936



43 Stanley Village Road

赤柱 赤柱村道43號

Refurbished 3-bedroom low-rise within walking distance to Stanley Market

三房低密度單位，優質裝修，舉步可達赤柱市場，可租可售

GROSS AREA 1,455 s.f.

SALEABLE AREA 1,184 s.f.

OFFERED AT \$60,000 excl. also for sale \$23,800,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 136563



Albany Court 薄扶林 雅鑾閣

51 Bisney Road

Nicely renovated 2-bedroom low-rise apartment in a tranquil location of Pokfulam

雅致裝修兩房住宅，密度低，地段寧靜，可租可售

GROSS AREA 1,795 s.f.

SALEABLE AREA 1,387 s.f.

OFFERED AT \$68,000 excl. also for sale \$24,900,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 104122



Pine Court 深水灣 松蔭園

7-9 Deep Water Bay Drive

Practical 3-bedroom apartment with big balcony overlooking sea and mountain views

實用三房單位，連大露台，俯瞰海景及山巒景色

GROSS AREA 2,200 s.f.

SALEABLE AREA To be confirmed

OFFERED AT \$72,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 161687



Marinella

黃竹坑 深灣9號

9 Welfare Road

Brand new 4-bedroom apartment with sea view at Aberdeen waterfront

全新裝修四房單位，位於香港仔海濱，享海景

GROSS AREA 2,155 s.f.

SALEABLE AREA 1,703 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 152309



Shouson Garden 壽臣山 壽山花園

6A Shouson Hill Road

Newly renovated low-rise apartment with balcony and roof terrace enjoying greenery view

全新裝修低密度單位，連露台及平台天台，享翠綠景色

GROSS AREA 1,740 s.f.

SALEABLE AREA 1,411 s.f. (plus 139 s.f. terrace and 1,209 s.f. roof)

OFFERED AT \$85,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 158575





39 Shouson Hill Road

壽臣山 壽山村道39號

Charming low-rise flat with spacious layout and lush green surrounding
迷人低密度住宅，間隔寬敞倍大，四周一片翠綠

GROSS AREA 2,450 s.f.

SALEABLE AREA 1,930 s.f.

OFFERED AT \$88,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 11374



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Tastefully decorated apartment with mountain view and excellent clubhouse facilities

品味裝修單位，享山巒景致，連優質會所設施，可租可售

GROSS AREA 2,366 s.f.

SALEABLE AREA 1,886 s.f.

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

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 151123



Villa Verde 山頂 環翠園

4-18 Guildford Road

Well decorated mid-rise apartment at prestigious location overlooking panoramic Southside sea view

優質裝修中密度住宅，俯瞰南區全海景，地段尊貴顯赫

GROSS AREA 2,520 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 4433



The Carmina 深水灣 嘉名苑

7-9 Deep Water Bay Drive

Well-decorated family apartment with excellent recreational facilities at prestigious location

優質裝修家庭式住宅，享豪華會所設施，地段尊貴

GROSS AREA 2,628 s.f.

SALEABLE AREA 2,075 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 100153



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Nicely decorated seaview apartment on Coombe Road

甘道海景單位，裝修雅致

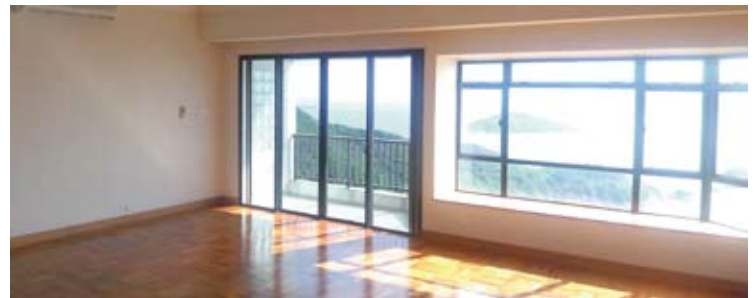
GROSS AREA 2,350 s.f.

SALEABLE AREA 2,117 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 6005



Grand Garden 淺水灣 華景園

61 South Bay Road

Spacious 4-bedroom apartment with superb sea view and comprehensive clubhouse facilities with 2 carpark spaces

寬敞四房單位，欣賞華麗海景，享完善會所設施，連兩車位

GROSS AREA 3,061 s.f.

SALEABLE AREA 2,491 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 120533





14 Stanley Beach Road

赤柱 赤柱灘道14號

Charming colonial low-rise apartment with big balcony within a stone's throw of Stanley Beach
迷人英式低密度住宅，連偌大露台，毗鄰赤柱泳灘



GROSS AREA 2,320 s.f.

SALEABLE AREA 1,828 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 20695



113 Repulse Bay Road

淺水灣 淺水灣道113號

colonial style apartment with unobstructed view of Repulse Bay Beach

淺水灣英式住宅，飽覽淺水灣泳灘遼闊景致



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,015 s.f.

OFFERED AT \$110,000 excl.

INQUIRIES

6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 24554



Repulse Bay Towers

淺水灣 保華大廈

119A Repulse Bay Road

Exclusive duplex in good condition enjoying stunning views of Repulse Bay

獨特複式單位，室內裝修優質，享淺水灣壯麗景色，可租可售



GROSS AREA 3,100 s.f.

SALEABLE AREA 2,578 s.f.

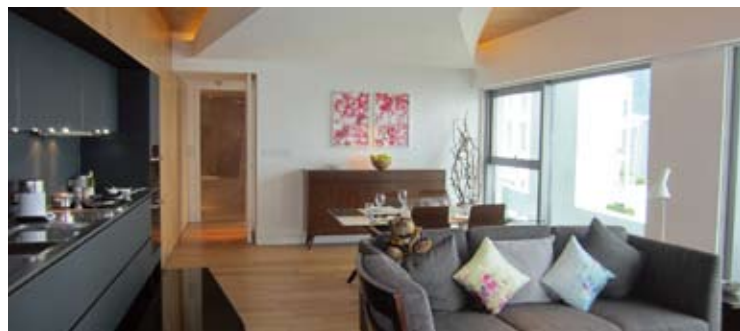
OFFERED AT \$118,000 incl.

also for sale \$90,000,000

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 3856



The Repulse Bay

淺水灣 影灣園

109 Repulse Bay Road

Beachfront serviced apartment boasting excellent clubhouse facilities and superb sea view

海濱服務式住宅，享優質會所設施，欣賞華麗海景



GROSS AREA 1,780 s.f.

SALEABLE AREA 1,310 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 161196





Minotti

Model : White Sofa

Designer : Rodolfo Dordoni

TK_1309/M/WHITE

Sole Dealer of Minotti for Hong Kong

andante

Shop D,G/F, The Design Showcase,
Ruttonjee Centre, 11 Duddell Street,
Central, Hong Kong

Tel. +852/ 2537 9688

Fax. +852/ 2537 4488

E-mail: Info@andante.com.hk

www.andante.com.hk



29 Severn Road

山頂 施勳道29號

Rarely found mid-rise apartment with 4 bedrooms on the Peak enjoying Southside Sea view
罕有中密度住宅，四睡房間隔，享南區海景



GROSS AREA 2,300 s.f.

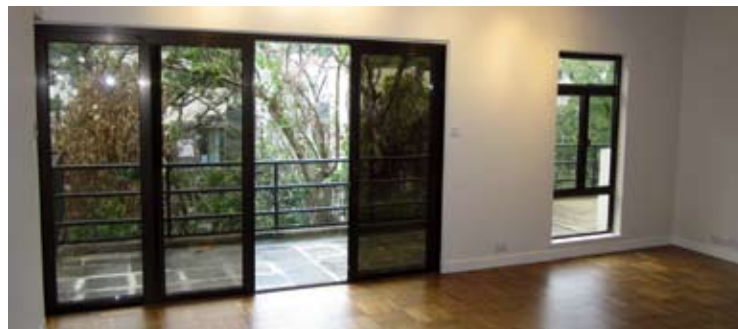
SALEABLE AREA 2,044 s.f.

OFFERED AT \$128,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 46656



Evergreen Gardens

壽臣山 松柏花園

18 Shouson Hill Road

4-bedroom duplex with private terrace looking out to green view
四房複式住宅，連私家平台花園，欣賞翠綠景觀



GROSS AREA 2,106 s.f.

SALEABLE AREA 2,015 s.f.

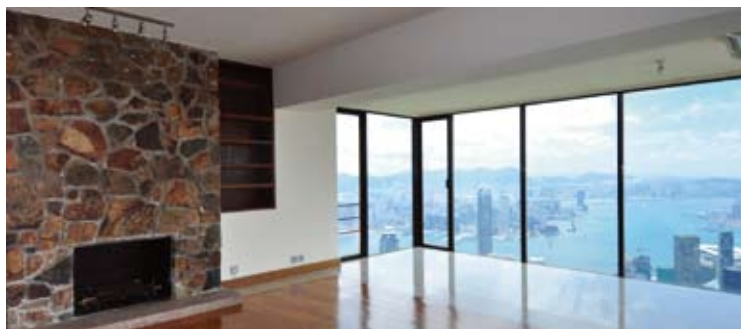
(plus 1,591 s.f. garden)

OFFERED AT \$130,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33807



Peak Gardens

山頂 山頂花園

16-20 Mount Austin Road

Low-rise apartment with private roof terrace atop the Peak boasting fascinating Victoria Harbour view
山頂低密度住宅，連私家天台，享迷人維港景致



GROSS AREA 2,655 s.f.

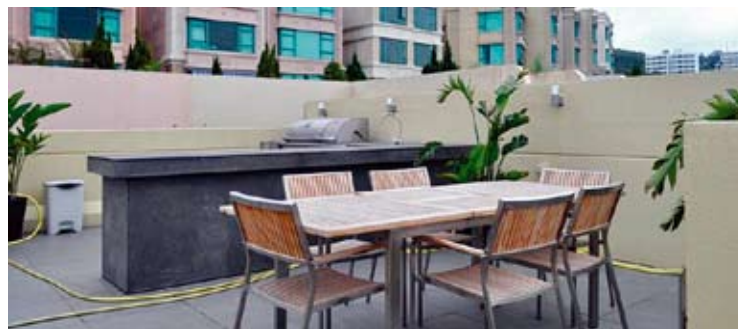
SALEABLE AREA 2,475 s.f.

(plus 2,000 s.f. roof)

OFFERED AT \$145,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 14021



Regalia Bay 赤柱 富豪海灣

88 Wong Ma Kok Road

5-bedroom townhouse with private garden enjoying sweeping sea view and deluxe clubhouse facilities
五房排屋連私家花園，欣賞遼闊海景，享豪華會所設施



GROSS AREA 4,100 s.f.

SALEABLE AREA 2,781 s.f.

(plus 597 s.f. garden, 150 s.f. terrace and 1,167 s.f. roof)

OFFERED AT \$150,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 160897





7-15 Mount Kellett Road
山頂 加列山道 7-15 號

Brand new low-rise apartment with deluxe clubhouse facilities and Southside sea view
全新裝修低密度住宅，享豪華會所設施及南區海景



SALEABLE AREA 2,400 s.f.
OFFERED AT \$150,000 incl.

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 160084



Chelsea Court

山頂 賽詩閣

63 Mount Kellett Road

4-ensuite penthouse at prestigious location enjoying mountain and Southside sea views
四套房頂層單位，地段顯赫尊貴，享山巒及南區海景



GROSS AREA 3,100 s.f.

SALEABLE AREA 2,381 s.f.

(plus 894 s.f. roof)

OFFERED AT \$150,000 excl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 26380



Henredon Court

壽臣山 恒安閣

8 Shouson Hill Road

Unique duplex apartment with spacious terrace in a verdant and tranquil neighbourhood
獨特複式單位，連寬敞平台花園，環境翠綠寧靜



GROSS AREA 4,750 s.f.

SALEABLE AREA 3,978 s.f.

(plus 1,190 s.f. garden)

OFFERED AT \$155,000 excl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 99418



Sea Cliff Mansions

淺水灣 海峰園

19A-19D Repulse Bay Road

Sought-after penthouse with private roof terrace overlooking stunning views of South China Sea
受歡迎頂層單位，連私家天台，俯瞰南中國海華麗景致



GROSS AREA 2,600 s.f.

SALEABLE AREA 1,961 s.f.

(plus 2,600 s.f. roof)

OFFERED AT \$160,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 16797





8 Deep Water Bay Road

深水灣 深水灣道8號

Bright and airy townhouse stands in a serene and verdant environment with greenery and sea views

光猛通風排屋，環境寧靜，欣賞翠綠及海港景致



GROSS AREA 3,200 s.f.

SALEABLE AREA 3,200 s.f.

(plus 304 s.f. terrace)

OFFERED AT \$160,000 excl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 14096



1 Shouson Hill Road East

壽臣山 壽臣山道東1號

An opulent townhouse at a serene location comprising 4 bedrooms and private garden

壽臣山華麗四房排屋，地段寧靜，連私家花園



GROSS AREA 4,069 s.f.

SALEABLE AREA 2,660 s.f. (plus 207

s.f. garden and 629 s.f. roof)

OFFERED AT \$161,000 excl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 94620



9 Headland Road

淺水灣 赫蘭道9號

Colonial low-rise apartment with high ceiling and private roof terrace enjoying superb sea view

英式低密度住宅，樓底高，連私家天台，享美麗海景



GROSS AREA 3,087 s.f.

SALEABLE AREA 2,883 s.f.

(plus 717 s.f. roof)

OFFERED AT \$188,000 incl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 17346



Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

Brand new decorated colonial townhouse prestigiously located on the Peak with greenery view

全新裝修英式排屋，享翠綠景致，地段尊貴，可租可售



GROSS AREA 3,250 s.f.

SALEABLE AREA 3,194 s.f.

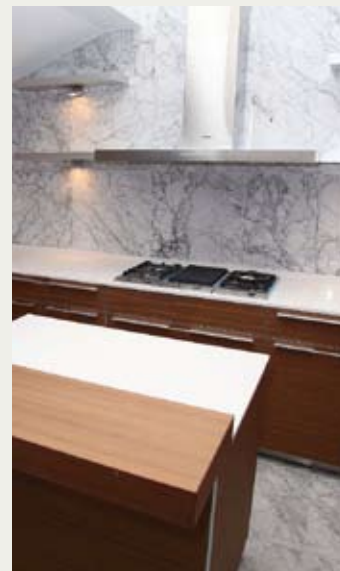
OFFERED AT \$250,000 excl.

also for sale Open Offer

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 5288





Shouson Peak

壽臣山 壽山村道9-19號

9-19 Shouson Hill Road

Brand new townhouse with ample natural light and outdoor spaces in tranquil Shouson Hill

壽臣山全新排屋，自然光充裕，戶外空間寬敞，環境清幽



GROSS AREA 4,045 s.f.

SALEABLE AREA 2,834 s.f. (plus 355 s.f. garden and 580 s.f. roof)

OFFERED AT \$350,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 150698



40 Peak Road

山頂 山頂道40號

Luxurious townhouse in a prime location boasting breathtaking harbour views

地段尊貴豪華排屋，享華麗海景



GROSS AREA 6,394 s.f.

SALEABLE AREA 3,781 s.f. (plus 2,452 s.f. garden)

OFFERED AT \$350,000 excl.

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 31374



Boasting fantastic views upon the city and the harbour, this 2,348 s.f. (saleable) apartment in the ever-popular Midlevels Central district features extravagant interiors that radiate pure luxury. The residence includes four bedrooms (one ensuite), a spacious combined living and dining room, a fully fitted kitchen, an additional bathroom and a powder room, as well as a maid's suite, a utility room, a generous balcony and covered car park.

Clovelly Court is a high-rise development that comprises two towers of 40 storeys and exclusive facilities including a gymnasium, an outdoor swimming pool, a tennis court and sauna. There is a supermarket located in the estate. Shuttle bus services are also available to residents.

這單位位處中半山，實用面積達2348平方呎，可將香港市中心及維港美景盡收眼底，配合室內的耀目裝潢，盡展非凡貴氣。單位設有四間睡房，其中一間為套房；其客廳廳彼此相連，另有設備齊全的廚房、浴室、化妝間、家備套房、多用途室、寬敞的露台及有蓋車位。

嘉富麗苑由兩幢樓高40層的大廈組成，為住戶提供一系列休閒設施，包括健身中心、室外游泳池、網球場及桑拿。此外，屋苑內設有超級市場，住戶亦可享用穿梭巴士服務。

氣派非凡 Pure luxury

Clovelly Court

嘉富麗苑

12 May Road, Midlevels Central
中半山 梅道12號

GROSS AREA 2,809 s.f.

SALEABLE AREA 2,348 s.f.

OFFERED AT \$138,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 31945



Midlevels Central & West LEASE

中半山及西半山 出租



The Gloucester 灣仔 尚匯

212 Gloucester Road

Brand new apartment in the heart of Wanchai with Victoria Harbour view and deluxe clubhouse facilities

全新裝修住宅，位於灣仔核心地段，享維港景致及豪華會所設施

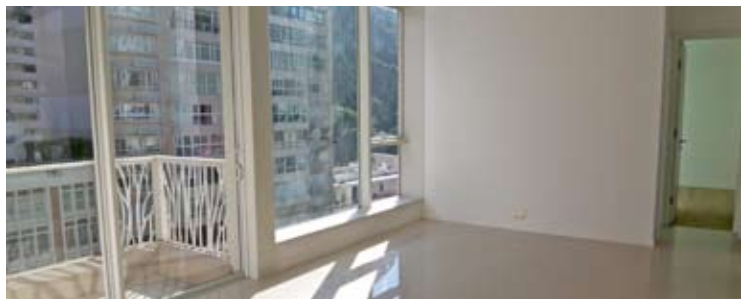
GROSS AREA 520 s.f.

SALEABLE AREA 375 s.f.

OFFERED AT \$28,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 147257



Conduit 18

西半山 干德道18號

Modern apartment near Midlevels escalator on Conduit Road

干德道時尚裝修住宅，鄰近半山扶手電梯，可租可售

GROSS AREA 1,251 s.f.

SALEABLE AREA 910 s.f.

OFFERED AT \$54,000 incl. also for sale \$26,800,000

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 125366



Clovelly Court 中半山 嘉富麗苑

12 May Road

Newly renovated 3-bedroom flat in prime location with easy access to Central

全新裝修三房單位，位處優質地段，鄰近中環

GROSS AREA 2,115 s.f.

SALEABLE AREA 1,784 s.f.

OFFERED AT \$69,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 159830



Yukon Court 西半山 殷豪閣

2-4 Conduit Road

Practical 3-bedroom apartment in convenient Midlevels West with city and partial harbour views

實用三房單位，享城市景及海景，交通方便

GROSS AREA 1,697 s.f.

SALEABLE AREA 1,398 s.f.

OFFERED AT \$70,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 72244



Suncrest Tower 中半山 桂瀟苑

1-11 Monmouth Terrace

Practical 4-bedroom apartment with mountain view in a quiet location of Midlevels Central

四房實用住宅，享山巒景致，地點寧靜

GROSS AREA 2,005 s.f.

SALEABLE AREA 1,646 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 125388



Pearl Gardens

西半山 明珠臺

7 Conduit Road

Spacious 4-bedroom apartment near pedestrian escalator on Conduit Road

寬敞四房住宅，鄰近干德道行人扶手電梯

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,100 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 160170





6A Bowen Road

中半山 寶雲道6A號

High-efficiency 3-bedroom apartment in quiet location enjoying city view
高實用率三房單位，地段寧靜，享城市景

GROSS AREA 2,105 s.f.

SALEABLE AREA 1,866 s.f.

OFFERED AT \$82,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 14491



Tavistock 2

中半山 騰皇居2座

10A Tregunter Path

Harbour View 3-bedroom apartment with full clubhouse facilities

三房海景單位，享完善會所設施

GROSS AREA 2,030 s.f.

SALEABLE AREA 1,520 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 34510



Dynasty Court

中半山 帝景園

23 Old Peak Road

Victoria harbour view 3-bedroom apartment in Midlevels Central

中半山三房單位，享維港美景

GROSS AREA 1,973 s.f.

SALEABLE AREA 1,520 s.f.

OFFERED AT \$85,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 1961



Azura 西半山 蔚然

2A Seymour Road

Stylishly furnished 3-bedroom apartment with harbour view close by Midlevels Escalators

時尚裝修三房海景單位，鄰近半山扶手電梯

GROSS AREA 1,665 s.f.

SALEABLE AREA 1,297 s.f.

OFFERED AT \$89,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 159167



Tregunter Tower 2 中半山 地利根德閣2座

14 Tregunter Path

Spacious 3-bedroom apartment with clubhouse facilities in upscale neighbourhood

寬敞三房住宅，享優質會所設施

GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 106482



Kam Yuen Mansion

中半山 錦園大廈

3 Old Peak Road

Newly renovated colonial style apartment with spacious practical layout

全新裝修英式住宅，間隔寬敞實用

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,417 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 14981



Midlevels Central & West LEASE

中半山及西半山 出租



Fairview Mansion

西半山 昭景大廈

84 Robinson Road

Well decorated and spacious
4-bedroom apartment at quiet end
of Robinson Road

優質裝修四房單位，間隔寬敞實用，
環境寧靜



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,405 s.f.

OFFERED AT \$92,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 37444



Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

Spacious 3-bedroom apartment with
excellent clubhouse facilities at
prime location on fringe of CBD
寬敞三房單位，享優質會所設施，鄰近商業
中心區



GROSS AREA 3,034 s.f.

SALEABLE AREA 2,429 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 138174



Hollywood Heights

中半山 好利閣

6 Old Peak Road

Spacious 4-bedroom flat in the
heart of Midlevels Central with
glamorous city view

迷人城市景單位，寬敞四房間隔，位處中半
山核心地段



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,272 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 27171



Dynasty Court

中半山 帝景園

23 Old Peak Road

Newly renovated apartment with
Victoria Harbour view and fully
clubhouse facilities

全新裝修住宅，欣賞維港美景，
會所設施完善



GROSS AREA 1,973 s.f.

SALEABLE AREA 1,520 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 32432



Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey

Peter M. Cannon

Thank you for all your works over the past 4 months. Our home is beautiful and the time we have spent with our family in the house has been just what we dreamed of....

Perkins road —colonial charm



Sherrie Harps

Joseph is a problem-solver, talented designer, sophisticated and..... now my very good friend, I could not praise him and his firm enough.

Repulse Bay —classical contemporary



Susan Taylor

Thank you for giving me such a beautiful home. I can't say enough good things about you. Joseph -I know first hand why your company has such an excellent reputation. It was worth every penny I spent.

Castle Peak road —clean lines



Ethan King

We were very happy with Joseph as our designer. He made everything easy for us and read our tastes very well. We would recommend JCAW Consultants to anyone. We couldn't be happier with the outcome.

Plantation road —sophisticate mode



Jennifer Park

We are super pleased with our remodel that your team did at our home. Everyone we came in contact with is first class!

Sapphire Chalet —light filled spread



**a kiss is for a second
 admiring domicile is for ever** -jc

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Midlevels Central & West LEASE

中半山及西半山 出租



Regent On The Park

中半山 御花園

9A Kennedy Road

Prestigious 3-bedroom apartment on fringe of CBD with fantastic metropolitan view
醉人城市景三房住宅，鄰近商業中心區，地段尊貴顯赫



GROSS AREA 2,720 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$105,000 excl.

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 150668



Brewin Court

中半山 明雅園

5-7 Brewin Path

High-efficiency mid-rise apartment with huge balcony enjoying greenery view on Lower Peak
高實用率中密度住宅，連大露台，飽覽翠綠景色



GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38602



Kennedy Heights

中半山 堅麗閣

10-18 Kennedy Road

Huge 5-bedroom apartment with open city view on fringe of CBD
巨大五房住宅，享開揚城市景，毗鄰商業中心區



GROSS AREA 3,400 s.f.

SALEABLE AREA 2,929 s.f.

OFFERED AT \$125,000 excl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 28106



Garden Terrace

中半山 花園臺

8 Old Peak Road

Huge 4-bedroom duplex apartment with city view conveniently located in the heart of Midlevels Central
巨大四房城市景複式住宅，位處中半山核心地段，交通方便



GROSS AREA 3,726 s.f.

SALEABLE AREA 3,204 s.f.

OFFERED AT \$135,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 12615





Garden Terrace

中半山 花園臺

8A Old Peak Road

Spacious 4-ensuite duplex in the heart of Midlevels Central with amazing views of the city and Victoria Harbour

寬敞四套房複式單位，欣賞城市及維港壯麗景色



GROSS AREA 3,002 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$138,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 40391



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Huge 4-bedroom apartment with big balcony conveniently located within just 5 minutes' drive to CBD

巨大四房住宅，連偌大露台，毗鄰商業中心區，交通便利



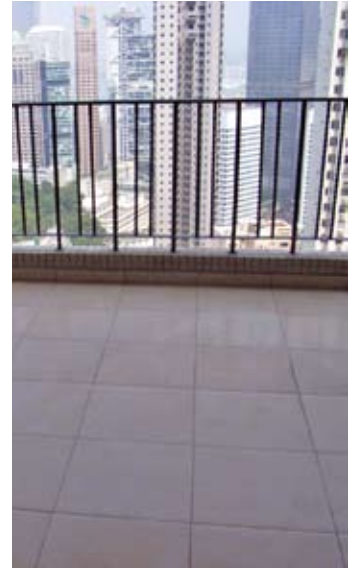
GROSS AREA 3,700 s.f.

SALEABLE AREA 3,349 s.f.

OFFERED AT \$145,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 17366



1 Po Shan Road

西半山 寶珊道1號

Tastefully furnished apartment in tranquil neighbourhood with harbour view and clubhouse facilities

品味裝修單位，環境寧靜，享海景及會所設施



GROSS AREA 2,641 s.f.

SALEABLE AREA 2,075 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 160400



May Tower 2

中半山 梅苑二座

5 May Road

Spacious 4-ensuite apartment at a prime location offering superb harbour view

寬敞四套房住宅，地段尊貴，享壯麗海景，可租可售



GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

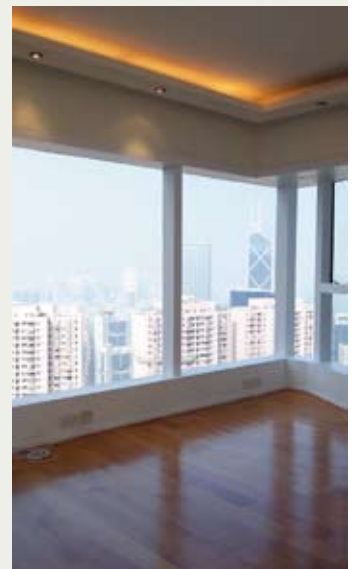
OFFERED AT \$160,000 incl.

also for sale \$150,000,000

INQUIRIES

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 1613





Estoril Court

中半山 愛都大廈

55 Garden Road

Harbour view apartment with high efficiency and practical layout on fringe of CBD

間隔實用海景住宅，鄰近商業中心區



GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$180,000 excl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 99617



Grenville House

中半山 嘉慧園

1, 3 & 3A Magazine Gap Road

Huge 4-bedroom penthouse with private roof terrace on prestigious Magazine Gap Road

巨大四房頂層住宅，連私家天台，位於尊貴的馬己仙峽道



GROSS AREA 3,400 s.f.

SALEABLE AREA 3,113 s.f.

OFFERED AT \$200,000 excl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 32113



寧靜雅居 Private haven

May Lam Mansion

梅林大廈

2 Sing Woo Crescent,

Happy Valley

跑馬地 成和坊2號

GROSS AREA 850 s.f.

SALEABLE AREA 725 s.f. (plus 650 s.f. roof)

OFFERED AT \$18,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 117355



Tucked away in a quiet corner of Happy Valley, this 725 s.f. (saleable) apartment offers a practical layout decorated with a neutral palette and natural materials. This residence comes complete with two bedrooms (one ensuite), a combined living and dining room, an open kitchen, an additional bathroom, an airy balcony and a spacious roof.

With peaceful surroundings, this residential development is just a five-minute-drive away from Causeway Bay and is served by well-connected bus and minibus services. Residents can also easily access supermarkets and convenience stores nearby.

單位坐落於跑馬地較靜謐的地段，實用面積達725平方呎，間隔實用非常，配合清雅佈置，盈溢自然氣息。居室設有兩間睡房，其中一間為套房；其客廳彼此相連，另有開放式廚房、浴室、開揚的露台及非常寬敞的天台。大廈位處寧靜的地段，只需五分鐘的車程便可抵達銅鑼灣，有巴士和小巴服務。附近的超市和便利店信步可達。

全新指標

Setting new standards in mobile retail shopping

Text: Suzanne Miao Photography: Courtesy of Clifton Leung Design Workshop

An unconventional design and a brand new customer experience at the new one2free megastore in Hong Kong earned Clifton Leung Design the award for Best Retail Interior at the recent Asia Pacific Property Awards

one2free全新香港旗艦店的设计突破常规且带来崭新的顾客体验，最近为负责操刀设计的智设计工房在亚太区物业大奖赢得「最佳零售室内设计」奖项



An unconventional design and a brand new customer experience at the new one2free megastore in Hong Kong earned Clifton Leung Design the award for Best Retail Interior at the recent Asia Pacific Property Awards.

At 6,000 sq-ft, the design of the two-storey one2free megastore in Hong Kong's Mongkok district is much more than just a place to get a mobile phone or service plan. Designed by Clifton Leung, the space aims to convert a conventional mobile retail shopping experience into a come-and-hang-out social invitation.

With a design concept inspired by the contemporary and hip lifestyle of the younger generation in metropolitan cities like Manhattan and Los Angeles, dynamic lighting

effects and a multisensory environment bestow a memorable 'wow' factor to attract traffic and boost business sales.

Clifton Leung, founder of Clifton Leung Design Workshop and a veteran in retail shop design, says the response to the brief had to fulfill the client's requirements from functional and symbolic standpoints. "As a vibrant company making a significant jump to the next phase of its development, one2free strives to challenge the traditional concepts of the mobile retail industry," he explains.

One2free needed a space where it could turn mobile retail shopping into a social experience — the brand is firmly convinced that the days when mobile retail shops were covered with wall of phones and customers need to queue



up to be served are long past. Leung responded by turning the capacious site into a modern loft, accentuated by signature brick walls, black metal frames, a pitched roof and a distinct feeling of airy, open space.

Leung utilises a dramatic LED light-changing pitched roof on both floors to create a captivating façade and entrance to pull in more customers. Different shades of ambient lighting work to create a memorable customer experience and prolong their stay within the store.

The megastore comprises various experience and leisure zones, into which live devices are embedded to enable hands-on testing of the latest products in a relaxing atmosphere. These zones include:





The Loft

Dedicated to home entertainment, in a cosy, living room setting, with a stylish display cabinet and a curved sofa. It means checking out the latest 3D technologies and speed of 4G LTE is a fun, relaxed experience.

Musicholic Zone

Inspired by Rome's Spanish Steps, one-of-a-kind indoor steps in natural recycled wood are complemented by green stone seating and an innovative planter — and an overhead mirrored ceiling creating interesting visual effects. Floor-to-ceiling windows offer views of the bustling streets outside.

DIY Zone

Inspired by the concept of a vintage workshop, Leung added various mechanical lamp designs on a L-shape worktop. Here, customers can personalise their phones and demonstrate their creativity.

SiFu Studio

Extending from the DIY zone, both sections are connected by a symmetrical yellow brick wall. A L-shaped table is the centrepiece of this studio, exclusively for customers to learn the coolest features of mobile device with one2free's gadget geeks.

Other design elements of note include a feature wall where key brand messages are communicated in the form of raised letters in shades of grey and white against white brick and stainless steel.

Last but not least, huge posters with images of metropolitan cities around the world reinforce the loft concept — even within the washrooms. As Leung himself notes, every meticulous detail contributes towards bringing the loft concept to life at the one2free revolutionary megastore — a place where the customer experience of a digital lifestyle is redefined.



One2free全新的旗艦店位於香港旺角區，樓高兩層的空間佔地6000平方呎，肯定不只是個售賣電話或選購通訊服務計劃的地方。旗艦店由設計師梁顯智（Clifton）操刀設計，目的令傳統選購流動通訊服務的過程搖身一變成獨特的社交體驗。

設計靈感來自曼哈頓及洛杉磯等都會新一代所過的潮流生活，富動感的燈光效果和多重感官享受的環境為旗艦店添上難忘的驚喜，吸引途人之餘亦促進銷量。

智設計工房創辦人Clifton的零售店設計經驗豐富老到，他指出要因應設計概念從實用和象徵的角度出發，盡量滿足客戶的要求。他解釋：「one2free作為一間在市場上相當活躍的公司，正積極邁向下一階段發展，所以他們致力挑戰流動通訊零售業的傳統概念。」

One2free所需要的新旗艦店，是個能夠把選購流動通訊的過程轉化為社交體驗的地方 — 他們堅信牆上掛滿陳列電話、顧客需要大排長龍等待的流動通訊零售店已成歷史。因此，Clifton把偌大寬廣的旗艦店化作現代化的空間，特色包括招牌磚牆、黑金屬框、斜屋頂和開揚通風的獨特空間感。

Clifton在兩層都應用了裝上變色LED燈的矚目斜屋頂，為店鋪外牆及入口添上迷人魅力，吸引更多入內

光顧。不同色調的情境照明塑造出令人難忘的顧客體驗，讓人願意在店裡逗留更久。

旺角旗艦店分為多個體驗及休閒區，而且各區展示的都不是空殼模型，顧客可以在舒適的環境裡真正試用最新的產品。主題區域包括：

極速部屋

此區以家居娛樂為主，舒適的客廳環境設有時尚的陳列櫃和弧形梳化，測試最新的3D技術及4G LTE速度會是個有趣又輕鬆的體驗。

Musicholic Zone

設計靈感源自羅馬的西班牙階梯，獨一無二的室內梯級由天然再造木製造，融入綠色的石椅和創新的花盆，加上上方的鏡面天花塑造出有趣的視覺效果。至於落地玻璃窗，則把店外熙來攘往的熱鬧街景引進室內。

DIY區

設計受到古老工場的概念啟發，L型工作枱上加添了各式各樣的機械燈設計，顧客可個人化自己的電話，展現創意。

師傅教室

師傅教室是DIY區的延伸，兩區由一堵不對稱的黃色磚牆連接。L型長枱是這區的矚目特色，專門讓顧客與one2free的手機達人暢談交流，學會手提電話最出色的功能。

其他設計焦點包括一幅特色牆，在白磚配不鏽鋼的牆上以灰色與白色的凸字寫出品牌的重點字詞，形成矚目對比。

最後，以世界各地都會為題的大海報進一步加強了loft主題，就連洗手間也如是。正如Clifton所說，每個一絲不苟的細節都有助one2free這間革命性的旗艦店演活loft新概念，重新定義數碼時尚生活中的顧客體驗。

For more features on design and architecture, don't miss the September issue of Perspective magazine, and check out our website at www.perspectiveglobal.com
請密切留意《透視》九月號更多有關建築與設計的專題報導，或登入www.perspectiveglobal.com參閱精彩內容。

透視雜誌
perspective



Waiga Mansion 跑馬地 維基樓

6-8 Hawthorn Road

Nicely decorated mid-rise apartment with 3 bedrooms and balcony on convenient Upper Happy Valley

雅致裝修中密度住宅，三房間隔連露台，位於交通方便的跑馬地頭段

GROSS AREA 1,300 s.f.

SALEABLE AREA 1,097 s.f.

OFFERED AT \$46,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 161165



83-87 Tai Hang Road

東半山 大坑道83-87號

Well decorated low-rise apartment with balcony at tranquil and yet convenient location

優質裝修低密度單位，連露台，環境恬靜，交通方便，可租可售

GROSS AREA 1,600 s.f.

SALEABLE AREA 1,426 s.f.

OFFERED AT \$58,000 incl. also for sale \$24,500,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 140893



Evergreen Villa 東半山 松柏新村

43 Stubbs Road

High-efficiency penthouse with balcony and private roof terrace located in prestigious location

高實用率頂層單位，連露台及天台，地段尊貴

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,525 s.f. (plus 1,200 s.f. roof)

OFFERED AT \$70,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 46995



Serene Villa

渣甸山 寧苑

41-45 Perkins Road

Contemporary low-rise apartment at quiet location

當代時尚裝修住宅，密度低，地點寧靜，可租可售

GROSS AREA 1,650 s.f.

SALEABLE AREA 1,401 s.f.

OFFERED AT \$72,000 incl. also for sale \$35,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 41333



Bellevue Court 東半山 碧蕙園

41 Stubbs Road

Unique mid-rise apartment with 3 ensuites located on prestigious Stubbs Road

獨特中密度單位，三套房間隔，地段尊貴

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 6258 8847 Anthea Ngai 魏小姐

SEARCH REFERENCE NO. 48033



Cavendish Heights 渣甸山 嘉雲臺

27-37 Perkins Road

Popular family apartment with full clubhouse facilities in tranquil and verdant Jardine's Lookout

受歡迎家庭式單位，享完善會所設施，四周一片青蔥翠綠

GROSS AREA 1,907 s.f.

SALEABLE AREA 1,507 s.f.

OFFERED AT \$78,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 32649



Midlevels East & Happy Valley LEASE

東半山及跑馬地 出租



8 Shiu Fai Terrace

東半山 肇輝台8號

Cosy 4-ensuite mid-rise apartment in a tranquil location with city and greenery views

舒適四套房住宅，地點寧靜，享城市及翠綠景色，可租可售

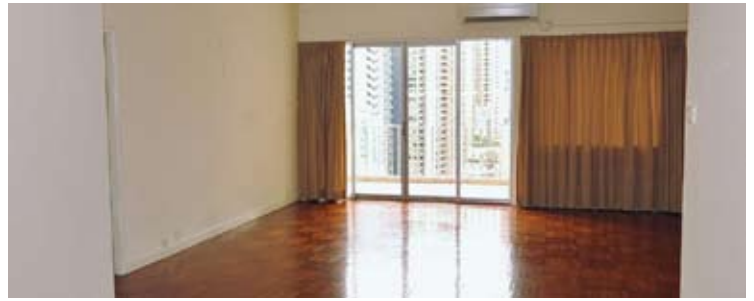
GROSS AREA 2,428 s.f.

SALEABLE AREA 1,892 s.f.

OFFERED AT \$80,000 incl. also for sale \$45,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 31248



United Mansion 東半山 騰黃閣

7 Shiu Fai Terrace

Spacious 3-bedroom mid-rise apartment with balcony on tranquil Shiu Fai Terrace

寬敞三房中密度單位，連露台，位於環境寧靜的肇輝台

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,882 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 72767



Riverain Valley

跑馬地 御駿居

79 Sing Woo Road

Penthouse duplex with private roof in the heart of Happy Valley

頂層複式單位連私家天台，位處跑馬地核心地段，可租可售

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,323 s.f. (plus 273 s.f. roof)

OFFERED AT \$80,000 incl. also for sale \$41,500,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 91400



The Signature 東半山 春暉8號

8 Chun Fai Terrace

Popular 4-bedroom apartment in convenient location with city view and excellent internal upkeep

受歡迎四房單位，優質保養，享城市美景，交通方便

GROSS AREA 2,016 s.f.

SALEABLE AREA 1,566 s.f.

OFFERED AT \$88,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 158447



Woodland Heights

東半山 怡園

2A-2F Wong Nai Chung Gap Road

Brand new kitchen 3-bedroom apartment with panoramic vista of the city

全新廚房三房住宅，飽覽城市全景

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,547 s.f. (plus 2,165 s.f. roof)

OFFERED AT \$115,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38348



Evergreen Villa 東半山 松柏新村

43 Stubbs Road

High efficiency apartment enjoying panoramic vista of the city, racecourse and Victoria Harbour

高實用率住宅，享城市、馬場及維港全景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,363 s.f.

OFFERED AT \$115,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 37660





Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Ideally located apartment with 4 bedrooms overlooking gorgeous city view

地段優越四房住宅，俯瞰華麗城市景致



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$120,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 24966



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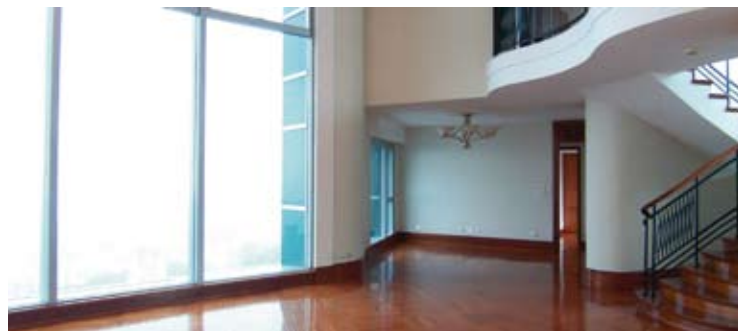
GROSS AREA 2,617 s.f.

SALEABLE AREA 1,941 s.f.

OFFERED AT \$125,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 160419



The Summit

東半山 御峰

41C Stubbs Road

Unique 4-bedroom duplex enjoying panoramic vista of the city, racecourse and Victoria Harbour

獨特四房複式住宅，享城市、馬場及維港全景



GROSS AREA 3,272 s.f.

SALEABLE AREA 2,390 s.f.

OFFERED AT \$135,000 incl.

INQUIRIES 9493 8275 Sami Woo 胡小姐

SEARCH REFERENCE NO. 23873



Prime Residential Block

Belgravia SW1

Prestigious Prime Belgravia Investment property. Renovated in 2007, configured as 9 fully furnished apartments, with shared lift and porter. Very good letting potential due to size, location, and condition. Attractive price psf for this super prime residential location, excellent long-term investment opportunity.

坐落貝爾格雷夫的著名投資物業。於2007年進行翻新，改建成9個新裝修住宅單位，連內置升降機及保安服務。物業地段優越，間隔寬敞且保養良好，出租潛力極佳。這個黃金地段的住宅物業售價極為吸引，屬長線投資優質之選。

Freehold

12,989 s.f.

Gross Yield 2.5%

Guide price: 23 – 26 M

**Prime Detached Residential Block**

Holland Park SW

Prime Grade II listed freehold in prime residential district of Holland Park. Detached house configured as five apartments with a shared lift and porter. Fully renovated to a very high specification in 2007 and well maintained. Four of five apartments are currently tenanted. Future possibility to convert back to large single residence if future. Excellent long-term investment opportunity.

位處荷蘭公園住宅區內的二級文物住宅大廈。由一間獨立屋改建成5個住宅單位，連升降機及保安服務。物業於2007年進行全面翻新。4個住宅單位已租出。未來可透過城規申請重新改建為單一獨立屋住宅。具優質長線投資機會。

Freehold

9,648 s.f.

Gross Yield 2.5%

Guide Price 16 – 18 M

**Prime Retail**

Mayfair W1

Prime Attractive Mayfair Retail unit in high-end, yet exclusive street, behind New Bond Street, close to Bond Street tube. Single tenant in the Retail space on long lease, with single tenant above in Offices. Strong Yield for a Prime Mayfair retail unit, excellent long-term investment opportunity.

位於梅菲爾的高級零售商舖，坐落新龐德街後，毗鄰龐德街地鐵。零售商舖現由獨立租戶承租，擁長期租約，樓上另租予獨立租戶作為辦公室。在眾梅菲爾的零售商舖租務回報較高，是長線投資首選。

Long Leasehold (199 years)

Gross Yield 4%

Guide Price 5.25 – 7 M

**Prime Commercial Block**

Kensington W14

Prime Kensington commercial building. Purpose built in 2000 as warehouse style office space. Accommodation arranged over ground and four upper floors with 45 parking spaces. Single tenant on long FRI lease is an international media company, with upward only rent review due in 2016. Planning application to add two additional floors of residential space. Excellent Long-term investment opportunity.

位於肯辛頓的商業大廈，是建於2000年倉庫式的商業大廈。物業由地下至四樓組成，連45個車位。現在以長約租予一間國際傳媒機構，租金可在2016年向上調整。業主正在向城規申請額外增加兩層住宅用地。擁優質長線投資機會。

Virtual Freehold (999 years)

79,617 s.f.

Gross Yield 5.95%

(Reversionary est. 7.75%)

Guide Price 36 – 40 M

**Prime Office Block**

Midtown WC2

Prominent large office block in prime Mid-Town location, with 40 parking spaces. Fully let to a single tenant, a UK Government Department, on long lease expiring 2025. For sale through offshore corporate share sale, minimizing stamp duty. Long term investment opportunity.

位於Midtown著名巨型商業大廈，內有40個車位。由英國政府部門獨立承租至2025年。可透過賣公司減低印花稅交易成本。具長線投資機遇。

Freehold

91,385 s.f.

Gross Yield 6.1%

Guide Price 49 – 55 M

**Prime Hotel & Serviced Apartments**

Bayswater W2

Located to the North of Hyde Park and in prime Bayswater. Four adjoining terraced houses overlooking garden square. Operated as budget Hotel/Serviced Apartments, with 56 self catering Rooms. Popular location for tourists and business travelers to stay. Under management with a USA based travel company, at fixed rental providing excellent yield. Potential to add additional dining and conference facilities in the future. Attractive price psf, provides excellent long-term investment opportunity.

位於海德公園北面貝斯瓦特的酒店及服務式住宅。四間相連的大屋俯瞰花園廣場，以酒店及服務式住宅形式運作，設有56間房間，坐落於受商務及旅客歡迎的地段。物業現由一間美國旅遊公司管理，固定的租金提供優質回報。未來亦可透過城規批准額外增加餐飲及會議設施。呎價落後具升值潛力，提供優質長線投資機會。

Freehold

21,600 s.f.

Gross Yield 7%

Guide Price 18 – 22 M



Large selection of recommended investment properties are available upon request.

FOR ENQUIRIES 歡迎查詢

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9281 1813 Kieran Chan 陳先生 kieran.chan@landscape-christies.com

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SW1



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Prime Hotel

Victoria SW1

The Hotel is situated on Warwick Way, at the border of Belgravia and Victoria with 2 minutes walk away from Victoria station. The Hotel is not currently operating and provides a great opportunity to be renovated into a boutique Hotel. The current floor area is approximately 9,600 s.f. with 35 bedrooms.

這間位處Warwick Way的酒店，毗鄰貝爾格雷夫及維多利亞。由維多利亞火車站步行兩分鐘可到達酒店。酒店現在沒有經營，可重新翻新成一間精品酒店。酒店樓面面積約9,600平方呎，設有35間睡房。

Freehold

9,600 s.f.

Guide Price 10 – 13 M

**Prime Office**

City EC3

Prominent corner building within the historic central core of the City of London and prime address within 150 metres of the Bank of England and opposite to the Royal Exchange. It is an attractive office investment totaling 17,007 s.f. Multi-let to seven tenants at low rental levels with excellent asset management opportunities in a rising rental market. 物業是位於倫敦市中心的City的商業大廈，距離英倫銀行只有150米，而對面則是皇家交易所。這是被受歡迎的商業投資物業，共提供樓面面積17,007平方呎。現分7個租戶承租並受於增長的租務市場。

Leasehold

17,007 s.f.

Gross yield 6.1%

Guide Price 8 – 10 M

**Prime Residential**

Knightsbridge SW3

Two interconnecting freehold buildings currently arranged as seven self contained apartments 12,100 sq ft overlooking one of Knightsbridge's most prestigious garden squares, moments from Harrods. The asset also benefits from seven parking spaces held separately under long leasehold.

It is a great potential either by refurbishing the apartments or by a complete redevelopment.

兩棟相連的住宅大廈，設有7個住宅單位，共12,100平方呎，俯瞰騎士橋內著名的花園廣場，鄰近哈洛德百貨。物業擁有7個長租約的車位。長遠可翻新單位或大廈重建，極具發展潛力。

Freehold

12,100 s.f.

Guide Price 30 – 33 M

**Prime Residential**

St James's SW1

An elegant and rare freehold residence, discreetly located in the heart of St James's. St James's is an exclusive enclave, with elite private member clubs, art galleries, luxury shops and world famous restaurants. The property was meticulously refurbished in 2007 and presented in excellent condition. Its residential accommodation is currently arranged over lower ground, ground to forth floor.

位於聖詹姆士核心地段的罕有精緻住宅。聖詹姆士內有私人會所會籍、美術館、名店及世界知名的餐廳。物業於2007年進行保養翻新，內部保持優質狀態。住宅分為地下層、地下層至四樓。

Freehold

3,330 s.f.

Guide Price 6.6 – 7.5 M

**Prime Office**

Marylebone W1H

The building is centrally located in W1, close to Portman Square, Oxford Street and Hyde Park. The nearest tube stations are Bond Street or Marble Arch. It's a former British Heart Foundation Headquarters and has great potential to convert to embassy, cultural centre or 6 luxury apartments.

毗鄰波特曼廣場、牛津街及海德公園，位於W1市中心的商業大廈。最近的地鐵站是龐德街站或石拱門站。原址是美國心臟基金會，未來可改建為大使館、文化中心或六個豪華住宅單位。

Freehold

18,788 s.f.

Guide Price 22 – 24 M

**Prime Retail & Residential**

Kensington High Street W8

The property is located in a prime location on Kensington High Street, one of the well-known shopping high streets in Central London. Nearby occupiers include Massimo Dutti, Kurt Geiger, French Connection, Russell & Bromley, Muji and Aldi. Its retail accommodation is single let to Hotel Chocolat Stores Limited and residential accommodation is offered with vacant possession.

物業坐落於倫敦市中心其中一條著名購物大道肯辛頓高街，物業附近名店林立，鄰戶包括Massimo Dutti, Kurt Geiger, French Connection, Russell & Bromley, Muji無印良品及Aldi。物業商舖部分現租予Hotel Chocolat Stores Limited，住宅部分則交吉。

Freehold

5,359 s.f.

Gross yield 3.6%

Guide Price 6.7 – 8 M

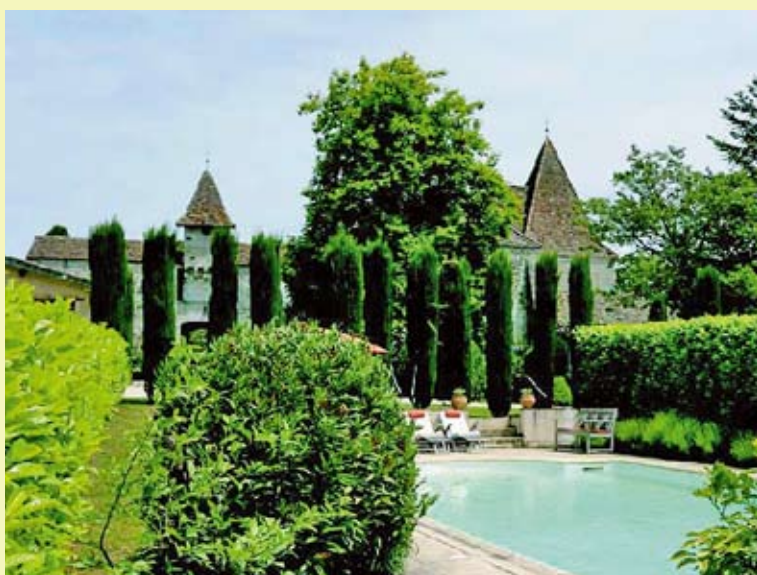


Large selection of recommended investment properties are available upon request.

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6624 6938 Derek Chan 陳先生 derek.chan@landscape-christies.com



One of the most outstanding chateau for sale in its class. The buildings date back in part to the fifteenth century with the main chateau residence dating to the seventeenth century sitting proud in an elevated position on the edge of a charming French village. Sitting in the middle of its park, the chateau is surrounded by vines, orchards and formal gardens. With 4 bedrooms, formal living room, reception room, dining room and kitchen, the house offers comfortable family accommodation in a generous floor plan on a single level. The estate comprises 28.5 hectares of which 15.4 is under vine on excellent terroir producing both red and white wines. The vineyard is leased and provides an annual income of approx. 12,000 Euros.

出售的莊園條件優越，於同級莊園中難得一見。部分建築建於十五世紀，大宅則建於十七世紀，雄踞迷人的法國村莊邊陲高地之上。大宅位於庭園中央，四周為葡萄園、果園及精緻的花園。大宅設有四間睡房、豪華客廳、會客室、飯廳及廚房，全部設於同一樓層，空間寬敞舒適。莊園佔地28.5公頃，其中15.4公頃為風土極佳的葡萄園，出產優質紅酒及白酒。葡萄園已出租，年收入約為12,000歐元。

Price € 1,484,000
售價：1,484,000歐元



The estate is located in the heart of the Premières Côtes de Bordeaux, one of the original wine growing areas in Bordeaux. Planted on one of the hilltops and clay-gravel plateau, the vineyard enjoys a wonderful sunny position, which, combined with a balanced variety of vines, produces a fine and elegant wine. The residence is composed of 6 bedrooms and several bathrooms. Winery is in good condition and includes: barrel store, wine store and office to complete the property.

酒莊位於波爾多首酒區的中心，屬於波爾多其中一個最早種植葡萄的地區。葡萄園位處山頂和礫石粘土高原上，陽光充沛，種植了多種葡萄樹，釀造出細緻優雅的葡萄酒。大宅設有6間臥室和幾間浴室。釀酒廠狀況良好，設有貯存酒桶和葡萄酒的地方，還有辦公室。

Price € 900,000
售價：900,000歐元



Turn key St Emilion estate of 6.5 ha, superbly renovated inside and out. A vineyard for a wine enthusiast in a single parcel of land surrounding the chai/vat house. The property is not sold with a residence. There is a fully modernized wine tasting and entertainment area and a small apartment could be developed in the upstairs quarters an adjacent building used for storage and offices downstairs.

出售的聖埃米利永葡萄園合共6.5公頃，經過全面翻新，設備齊全。葡萄園由一塊完整的土地組成，中央是酒窖/酒桶庫，專為葡萄酒愛好者而設。出售的葡萄園並不包括住宅。另外設有現代化的別緻品酒室和娛樂區，毗連的建築物上層可改為住所，下層則用作倉庫和辦公室。

Price € 3,710,000
售價：3,710,000歐元

More similar properties are available upon request.



Fairfield, Connecticut

Greenfield Hill masterpiece, 5 bedrooms, 6.1 baths.
2-bedroom guest house and fully equipped party barn.

建於格林菲爾德山的尊貴府邸，由一座五睡房的大屋、備有兩個臥室之客舍及一座由倉庫改裝而成，設備完善的宴會廳組成。

Size: 5.78 acres
Offered At:
US\$5,979,000



Westport, Connecticut

Exquisite estate with English Gardens and pool located across from the golf course and walking distance to the beach.

坐落於康涅狄克州西港的精緻大屋，連英式花園及游泳池，毗鄰高爾夫球場，舉步可達泳灘。

Size: 2.14 acres
Offered At:
US\$4,950,000



Westport, Connecticut

Own one of Westport's most architecturally significant modern masterpieces built by renowned architect James Biber.

由著名建築師James Biber設計，是西港內其中一座設計時尚獨特的大師級別墅。

Size: 2.25 acres
Offered At:
US\$3,900,000



Westport, Connecticut

Extraordinary design, engineering and water views in this award-winning waterfront beach house.

這間獲獎的海濱大屋，設計獨特，飽覽醉人海景，魅力非凡。

Size: 0.50 acre
Offered At:
US\$2,599,000



Weston, Connecticut

Gracious custom-built estate 1 hour from New York City! Luxurious finishes on 2.51 acres with a pool.

位於康涅狄克州Weston的豪華大宅，距離紐約市僅一小時車程！佔地2.51英畝，大宅裝修豪華，連游泳池。

Size: 2.51 acres
Offered At:
US\$2,999,000



East Norwalk, Connecticut

Nantucket-style residence combines the warmth and elegance of a traditional home with open contemporary layout.

具有Nantucket風格的傳統優雅住宅，配以當代開放式設計。

Size: 0.36 acre
Offered At:
US\$2,450,000



Westport, Connecticut

Incredible private resort. 5-6 bedrooms, tennis court, gunite heated pool, cabana and gardens. Westport top-rated schools in the US.

超凡的私人度假別墅，設有5-6間睡房、網球場、恆溫游泳池、小屋及花園。鄰近有多間美國著名學府。

Size: 2.89 acres
Offered At:
US\$1,785,000



Westport, Connecticut

Restored 1920's antique colonial detailed with yesteryear's charm and today's features. One hour from NYC.

1920年代富殖民地風格的大宅，設計糅合古典懷舊及當代時尚的建築思維。距離紐約市僅一小時車程。

Size: 1.2 acres
Offered At:
US\$1,525,000



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