

# The 大宅 Key

THE KEY TO YOUR IDEAL HOME

Vol.192



Feature:  
Light fittings  
家居燈具

Highlight:  
Lantau Island  
大嶼山

Spotlight:  
UK Properties  
英國物業

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## Unrivalled sea views

### 絕美海景

Repulse Bay is one of the most sought-after luxury residential areas in the city. Here at Circle Lodge, three garden houses are available for renting. The most spacious one, spanning 8,514 s.f. (saleable area), boasts six ensuite bedrooms, eight bathrooms, an approx. 2,547 s.f. garden, an approx. 2,277 s.f. roof, and a private swimming pool. The ample space and its amenities are highly rated features for tenants looking for a luxurious lifestyle. The garden house's all-inclusive rent is HK\$650,000 a month.

The other two garden houses, spanning 2,622 s.f. (saleable area) and 2,665 s.f. (saleable area) respectively, are also available for rent. Residents can enjoy unobstructed sea views from indoors, and both garden houses also encompass ample outdoor spaces for residents to enjoy outdoor living and host gatherings. Both houses are open to all-inclusive rental offers of HK\$250,000 a month.

### Now 3 garden houses for rent details as following:

#### 3間花園洋房出租詳情如下:

##### 1st house 第1間洋房:

Saleable 實用 8,514 s.f. (Lease 租 \$650,000 incl.) (w/ 4 car parks)

##### 2nd house 第2間洋房:

Saleable 實用 2,665 s.f. (Lease 租 \$250,000 incl.) (w/ 2 car parks)

##### 3rd house 第3間洋房:

Saleable 實用 2,622 s.f. (Lease 租 \$250,000 incl.) (w/ 2 car parks)

Inquiries 查詢 9020 1583 Michelle Chung 鍾小姐

Property No. 物業編號 106214, 17840, 106215



淺水灣無疑是本港其中一個最令人趨之若鶩的高尚洋房區。環翠園現正有三個花園洋房出租。最寬敞的洋房實用面積達到8,514平方呎，提供六間睡房、八間浴室、約2,547平方呎的花園、約2,277平方呎的天台及私家泳池。洋房月租港幣65萬元全包，其廣闊活動空間及設施為租客帶來無可比擬的奢華生活。

另外兩間可出租的花園洋房，實用面積分別為2,622及2,665平方呎。住戶在洋房內可以享受無阻擋的遼闊海景，亦可於戶外空間舉行派對及聚會。這兩間洋房目前均以港幣25萬元全包出租。



## Radiant colour

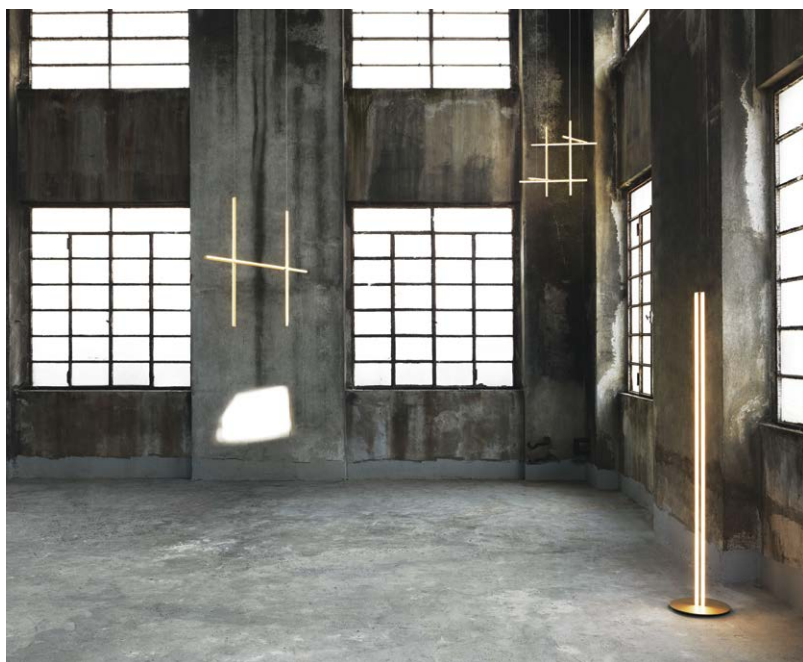
### 光彩溢目

Midsummer has passed and we should seize the opportunity to enjoy the rest of the season before the arrival of autumn. Home is a great place to escape the summer heat, and a dedicated choice of lighting when decorating the interior can greatly affect our feelings when inside.

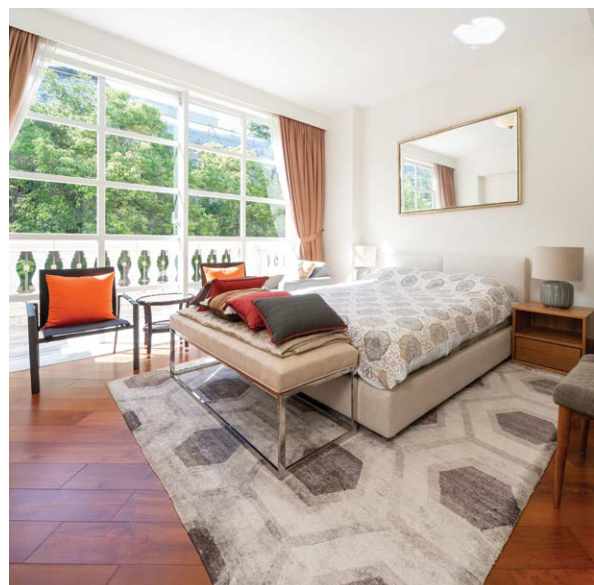
To add some little changes, we can consider buying lamps capable of being installed as standalone or combination pieces which can bring some new vitality into the home from time to time.

仲夏已過，我們應把握機會，好好享受餘下的時光，在秋意來臨前多感受夏季的感覺。家居是避暑的好地方，我們布置室內時，可多花時間與心思在燈飾上，因燈具與其散發的光線，能大大影響我們對室內的感覺。

為加添變化，我們不妨考慮購買可單獨或組合使用的燈具，在安裝及使用時，能不時帶來轉變，為家居帶來生氣。



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獨家代理



# Modern living with tranquil privacy

## 高貴寧靜

Southern Lantau Island is blessed with tranquillity and unparalleled views. Here at Botanica Bay, this extravagant two-storey townhouse highlights the designer's taste with a practical layout.

Spanning 3,575 s.f. (saleable area), this townhouse boasts four ensuite bedrooms, five bathrooms, a combined living and dining room, a maid's room, a utility room, two balconies, a private massive garden, a terrace, a spacious roof, and a garage that can accommodate a car.

One of the most striking features of

this townhouse is its combined living and dining room. After opening the floor-to-ceiling windows, residents can enjoy fresh air and sunlight, making the living and dining room a pleasant area to relax. Additionally, the lofty ceiling offers residents more space and flexibility in decorating the interior, and allows them to enjoy a more spacious interior when staying at home.

The townhouse is well decorated with good internal upkeep, and its kitchen and bathrooms are fully furnished and equipped.



### Sumptuous townhouse in Lantau Island

大嶼山奢華洋房別墅

4 bed, 5 bath, 216 s.f. terrace, 1,369 s.f.  
garden & 1,524 s.f. roof, 1 garage

Saleable 實用 3,575 s.f.

Sale 售 \$75,000,000

Inquiries 查詢

6535 2866 Mr. Lai 黎先生

9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 171457





Nestled in this peaceful location, Botanica Bay is well-served by public transport, and the famous Cheung Sha Beach is only a few minutes' walking distance from the residence.

Available at the price of HK\$75,000,000, the townhouse is an ideal choice for homebuyers looking for privacy and a neighbourhood that is close to nature.

南大嶼以寧靜及景色優美聞名。此位於 Botanica Bay 的洋房有兩層高，間隔十分實用，更盡顯設計師的品味。

洋房實用面積3,575平方呎，有四間套房、五間浴室、相連的客飯廳、家傭房、多用途房、兩個露台、私家大花園、平台、偌大的天台及可容納一輛車的車庫。

洋房其中一個最引人入勝之處是相連的客飯廳。打開落地敞門後，住戶可以享受清新空氣及陽光、令客飯廳成為休憩的好地方。另外，

高樓底佈局為住戶設計居室時，帶來大量空間及方便，居於室內就更怡人舒適。

此外，整間洋房保養良好，裝修及設計精美，廚房及浴室亦設備齊全。

Botanica Bay位於寧靜的地段，附近亦有交通工具連接往來市區。著名的長沙泳灘距離屋苑只有幾分鐘步程，十分方便。

這洋房屋苑為尋求寧靜、私隱及喜愛大自然的買家帶來理想選擇，洋房目前以港幣7,500萬元出售。







### Superb Designer apartment in Pokfulam

薄扶林匠心獨運住宅

**3 bed, 1 study, 3 bath, 2 car parks**

Designer decorated 3-bedroom apartment with a study, walk in closet and open plan kitchen overlooks fantastic sea view and mountain view

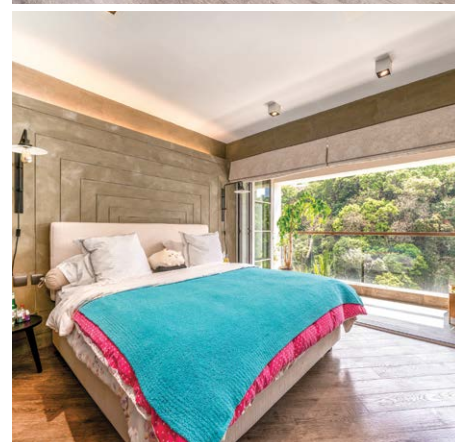
設計師裝修三房單位，連閱讀閣、衣帽間及開放式廚房，俯瞰迷人海景及山巒景

**Saleable 實用 1,952 s.f.**

**Sale 售 \$40,880,000**

**Inquiries 查詢 9021 1270 Annie Lee 李小姐**

**Property Search No. 物業搜尋編號 192123**



### Garden duplex in Stanley

赤柱花園複式

**4 bed, 2.5 bath, 500 s.f. terrace & 504 s.f. garden, 2 car parks**

Massive garden duplex with well decorations in tranquil location

偌大花園複式住宅，配以優質裝修，地段寧靜怡人，可租可售

**Saleable 實用 2,438 s.f.**

**Sale 售 \$100,000,000 / Lease 租 \$140,000 incl.**

**Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐**

**Property Search No. 物業搜尋編號 109338**





**Unique penthouse unit in Repulse Bay**  
淺水灣獨特頂層單位

**3 bed, 2 bath, 1,424 s.f. roof, 1 car park**

One of a kind penthouse apartment with internal access to private roof top

別樹一幟頂層單位，連室內內置樓梯往私家天台

**Saleable 實用 1,878 s.f.**

**Sale 售 \$78,000,000**

**Inquiries 查詢 6607 2082 Stephen Chan 陳先生**

**Property Search No. 物業搜尋編號 109613**



**Southside sea view townhouse in Repulse Bay**

淺水灣道頭段南區海景洋房

**3 bed, 2 bath, 700 s.f. backyard, 1 garage (2 car parks)**

Prestigious beachfront townhouse with ample alfresco space overlooks superb sea view

尊貴全淺水灣景洋房，可遇難求，屋苑設有游泳池

**Saleable 實用 2,111 s.f.**

**Sale 售 \$130,000,000**

**Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐**

**Property Search No. 物業搜尋編號 12202**



**Family 3-ensuite apartment in Repulse Bay**

淺水灣家庭式三套房單位

**3 bed, 3 bath, 1 car park**

Highly sought after 3-ensuite apartment with comprehensive clubhouse facilities in tranquil location

受歡迎三套房單位，連完善會所設施，地段寧靜，可租可售

**Saleable 實用 2,069 s.f.**

**Sale 售 \$80,000,000 / Lease 租 \$105,000 incl.**

**Inquiries 查詢 9021 1270 Annie Lee 李小姐**

**Property Search No. 物業搜尋編號 160391**







Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### Sea view townhouse in Chung Hom Kok

春坎角海景洋房

3 bed, 5 bath, 2 car parks

Highly sought after 3-ensuite sea view townhouse with sufficient outdoor space  
受歡迎三套房海景洋房，享充足戶外空間

Saleable 實用 2,933 s.f.

Sale 售 \$103,800,000

Inquiries 查詢 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 33201



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可以公司轉讓股份形式買賣



### Garden house in Tai Tam

大潭花園洋房

4 bed, 3.5 bath, 815 s.f. garden, 2 car parks

Well decorated 4-bedroom house with fantastic Southside sea view  
優質裝修四房洋房，飽覽迷人南區海景，可租可售

Saleable 實用 2,507 s.f.

Sale 售 \$106,000,000 / Lease 租 \$150,000 incl.

Inquiries 查詢 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 7301







### Garden house in Repulse Bay

淺水灣花園洋房

4 bed, 5 bath, 1,745 s.f. garden & 1,017 s.f. roof, 3 car parks

Sumptuous garden house with sufficient outdoor area, private swimming pool and 3 car parks

奢華花園洋房，享充足戶外空間，私家游泳池及三車位

Saleable 實用 2,159 s.f.

Sale 售 ~~\$148,000,000~~ \$138,000,000

Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 50171



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### Exquisite house in Deep Water Bay

深水灣優雅洋房

4 bed, 4 bath, private garden & roof, 2 garages

Family 4-bedroom house with private open space in quiet location

家庭式四房洋房，擁私家戶外空間，環境寧靜

Saleable 實用 3,160 s.f.

Sale 售 ~~\$220,000,000~~ \$198,000,000

Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 6536







Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### House in Chung Hom Kok

春坎角洋房

3 bed, 3.5 bath, 166 s.f. terrace, 1,237 s.f. garden & 659 s.f. roof, 2 car parks

Superb 3-ensuite townhouse with sufficient outdoor area in peaceful location

豪華三套房洋房，戶外空間充裕，位處怡人地段

Saleable 實用 2,669 s.f.

Sale 售 \$193,000,000

Inquiries 查詢 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 193303



### Classic townhouse overlooking Repulse Bay

淺水灣典雅洋房

4 bed, 3.5 bath, 1,306 s.f. garden, 2 car parks

Tastefully decorated townhouse with private garden terrace and sublime Southside sea view

品味裝修洋房，連私家花園，飽覽醉人南區海景

Saleable 實用 2,821 s.f.

Sale 售 \$290,000,000

Inquiries 查詢 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 106059







### Stunning sea view house in Repulse Bay

淺水灣醉美海景大宅

2 bed, 2.5 bath, 435 s.f. terrace & 350 s.f. roof, 2 car parks

Nicely decorated townhouse with sufficient outdoor space enjoys stunning sea view

雅致裝修洋房，戶外空間充足，坐擁壯麗海景

Saleable 實用 2,503 s.f.

Sale 售 \$150,000,000 \$110,000,000

Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 131357



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### Grand house on Island Road

香島道奢華洋房

4 bed, 3.5 bath, 755 s.f. garden & 552 s.f. roof, 2 car parks

Family 4-bedroom townhouse with ample alfresco space in quiet location

家庭式四房洋房，享充足戶外空間，地段寧靜

Saleable 實用 2,222 s.f.

Sale 售 \$168,000,000

Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 110707







### House at The Peak

山頂洋房

4 bed, 4.5 bath, 1,228 s.f. terrace & 676 s.f. garden, 2 car parks

Designer decorated extravagant house (all ensuites) with private lift and swimming pool enjoys fantastic Victoria Harbour view

奢華極致設計全套房洋房，飽覽全維港景色，設有私家電梯及私家游泳池

Saleable 實用 4,274 s.f.

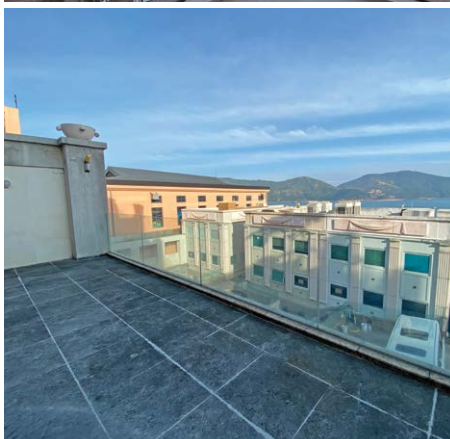
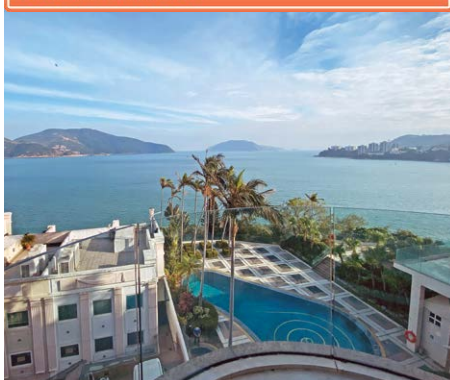
Sale 售 \$868,000,000

Inquiries 查詢 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 163684



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### Sumptuous house in Tai Tam

大潭瑰麗洋房

3 bed, 3.5 bath, 649 s.f. garden & 1,050 s.f. roof, 1 garage

Rare 3-ensuite house with ample alfresco space overlooks magnificent sea view  
罕有三套房洋房，享充裕戶外空間，俯瞰壯麗海景

Saleable 實用 3,209 s.f.

Sale 售 \$168,000,000

Inquiries 查詢 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 50071







## A fine apartment with charm and grace

### 精美佈局

Mid-Levels West is one of the most sought-after residential areas in Hong Kong. Located on Robinson Road, this apartment has been recently renovated and boasts an unforgettable yet meticulously designed interior.

The apartment spans 1,705 s.f. (saleable area) and boasts three bedrooms (including two ensembles), three bathrooms, a combined living and dining room, a maid's room, a utility room, and a covered car park.

This residence includes a wide range of meticulously chosen furniture and residents can enjoy a comfortable living experience while enjoying beautiful city views. Suitable for moving in immediately, this apartment is an ideal choice for homebuyers looking for a tastefully renovated residence.

Residents can easily head to the Central-Mid-Levels Escalator to reach Central and other major business areas. Schools, hospitals and grocery shopping are all in close proximity with ample public transport available to most areas in the city.

#### Midlevels West — Fully renovated & brand new interior

西半山全新裝修住宅

3 bed, 3 bath, 1 car park

Saleable 實用 1,705 s.f.

Sale 售 \$53,000,000

Inquiries 查詢 9027 2100 Louis Wong 黃先生

6535 2866 Mr. Lai 黎先生

Property Search No. 物業搜尋編號 185043



西半山是本港其中一個最受歡迎的高尚住宅區。此單位位於羅便臣道，最近經過全新裝修，呈現令人難以忘懷的雅致裝修。

單位實用面積達1,705平方呎，提供三間睡房，其中兩間為套房。另有三間浴室、相連的客飯廳、家傭房、多用途房及有蓋車位。

此單位有不少經精心挑選的家具、住戶既可以享受室內的舒適怡人，同時可欣賞繁華的都市美景，單位可即時入住，適合有意購入華麗而高尚單位的人士。

此外，住戶可使用中環至半山自動扶梯系統，前往中環及其他主要的商業中心區都十分方便。如要前往學校、醫院及購買生活所需，單位附近亦應有盡有，同時附近有公共交通前往各區。







## Class of One

The new S-Class does everything one expects from Mercedes-Benz's top model: it redefines expectations of what a luxury saloon should be

In 1972, Mercedes-Benz introduced the first S-Class as the pinnacle of its already renowned product line. True to the standards of the marque, the new car was a masterpiece, presenting the truly discerning with a combination of luxury, advanced engineering and flawless quality wrapped in a package

Flush door handles pop out only when needed, improving aerodynamics



that was like nothing else on the road — and yet timelessly Mercedes.

Instantly, the S-Class established itself as the standard by which all other luxury saloons would be judged. Astonishingly, its supreme status has gone unchallenged through five succeeding generations, to the present day.

As expected, the new S-Class — the seventh generation — presents both notable advances on its predecessor and many never-before-seen features. Once again, the S-Class has earned wide acclaim as perhaps the most innovative, comfortable, luxurious and 'complete' motor car in the world.

For a look at the substance behind the legend, start by getting behind the wheel. Integrated into the latest S-Class is the second-generation Mercedes-



MBUX displays put controls exactly where the driver needs them

Benz User Experience (MBUX). Its features include up to five large displays, including a 12.8-inch centre OLED display for the car's standard 360-degree parking camera. As an optional feature, it can even offer the driver an actual 3D spatial view of the car and its surroundings at the press of a button, simplifying manoeuvres





The centre OLED displays everything from system menus to the 360-degree parking camera view; high technology meets the finest materials and craftsmanship

through tight quarters or reversing.

Equally impressive is the S-Class's optional heads-up display (HUD) — an AR system which projects vital performance and navigation information directly onto the windscreen. Meanwhile, MBUX Interior Assist senses the driver's physical cues to anticipate their actions; automatically opening the rear window sunblind, for example, in response to an over-the-shoulder glance.

Mercedes has lavished equal know-how on the interior. The flawlessly stitched front seats, for example, use up to 19 small motors to allow users to fine-tune their position. Seats can optionally boast up to 10 massage programmes combining vibration, active inflatable air chambers and heating. Rear seats can even be configured to make the rear compartment a functional work or rest area. Notably, compared to the previous generation, the current S-Class offers 38mm more front elbow room, and in the rear seat, 24mm more legroom and 16mm greater headroom.

Another S-Class 'luxury' is the peace of mind created by its industry-leading safety features. Each basic bodyshell is an advanced hybrid structure engineered for light weight, immense strength, impact resistance, and effective noise and vibration damping. Then there are standard features like a 360-degree parking camera, blind spot assist, active braking assist. Frontal



The second-generation Mercedes-Benz User Experience (MBUX) defines the car-driver interface via up to five large displays. The central OLED can display a 3D overhead view of the car and its surroundings to ease tight manoeuvring

airbags also apply to rear-seats as a standard equipment on the S 500 4MATIC, optional on the S 450 4MATIC.

Externally, the latest generation is very much in the S-Class tradition, while incorporating fresh ideas and technologies that make it more efficient and distinctive than ever. Perfectly proportioned, its style is defined by form and well-judged contours. Up front, the iconic Mercedes radiator grille and a wide-tracked stance give it an imposing elegance. The combination of a highly refined form, flush-mounted wheels, flush headlamps and other carefully resolved details result in an extremely

low Cd figure of 0.22, making the S-Class one of the world's most aerodynamic cars.

When critics call the S-Class a 'complete car', they also highlight performance capabilities that belie the model's luxuriousness and size. Optional rear-axle steering, for example, makes the car as easy to manoeuvre as a vehicle half its size, reducing its turning circle by up to two metres.

As impressive as the S-Class's features and capabilities sound, the true test is how they feel. Find out first-hand by visiting the Mercedes-Benz Experience Centre — and prepare to have your expectations of luxury redefined.

		S 450 4MATIC	S 500 4MATIC
Transmission	automatic	9G-TRONIC	
Engine (series, no. of cylinders, arrangement)		M 256, 6 in-line	
Displacement	cc	2999	2999
Output	hp	367	435
Add. output with EQ Boost	hp	22	22
Peak torque	Nm	500	520
Add. torque with EQ Boost	Nm	250	250
Combined fuel consumption	l/100 km	8.6-8.0	8.6-8.0
Combined CO2 emissions	g/km	182-196	183-197
Acceleration 0-100 km/h	s	5.1	4.9
Top speed	km/h	250	

#### PRICING

##### S 450 4MATIC (V223)

Special price HK\$1,498,000  
(originally HK\$1,601,958)

##### S 500 4MATIC (V223)

Special price HK\$1,998,000  
(originally HK\$2,088,958)

##### Enquiry

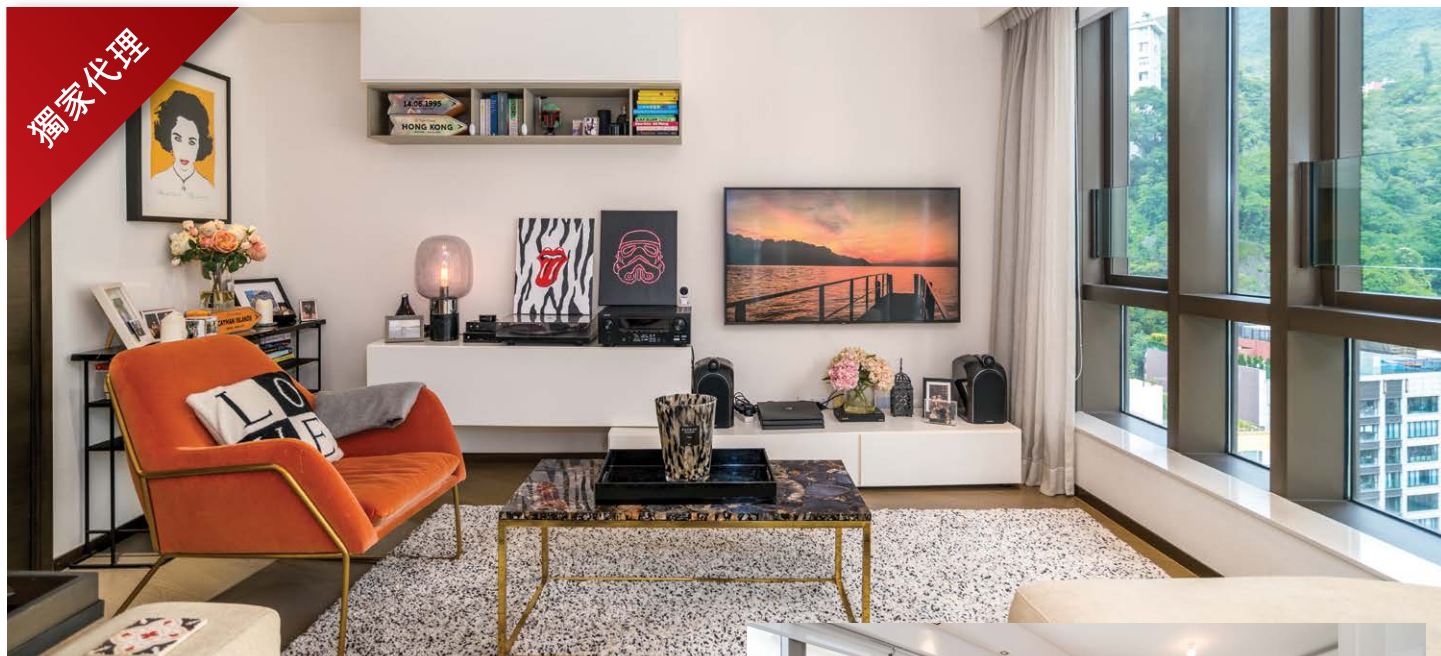
##### hotline:

2504 6140

Learn more







## A state-of-the-art apartment 瑰麗時尚

Spanning 884 s.f. (saleable area), this flat at Regent Hill encompasses three bedrooms (including one ensuite), two bathrooms, a combined living and dining room, and a balcony. Arguably the apartment's most appealing feature is the meticulously chosen furniture and design, which showcase the owner's taste and the designer's skills. The choice of furniture in the apartment is open to offers and interested homebuyers can negotiate with the owner.

Boasting excellent internal upkeep, the apartment offers a view of greenery and the neighbourhood, and is equipped with a fully fitted kitchen and bathroom. Additionally, residents can enjoy a wide variety of facilities, including an outdoor swimming pool, a gym, a function room, and a BBQ area.

The apartment can be sold via company shares transfer, which is excellent for individual use and investment.

### Designer apartment in Happy Valley

跑馬地別具匠心住宅

3 bed, 2 bath

Saleable 實用 884 s.f.

Sale 售 \$29,000,000

Inquiries 查詢 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 194142



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



此位於壹鑾的單位實用面積達884平方呎，有三間睡房，其中一間為套房，另有兩間浴室、相連的客飯廳及露台。

單位最引人入勝之處，絕對是精心挑選的家具以及設計，充分體現戶主的品味及設計師的心思。另外，單位的家具可連單位一併出售，有意購入的準買家，可與戶主商討有關安排。

室內方面，單位保養良好，坐擁翠綠山景及區內的繁華景色，廚房及浴室則設備齊全。此外，住戶可以享用多種康樂設施，包括室外泳池、健身室、多用途房及燒烤區。

單位可以公司轉讓股份形式買賣，投資及自用皆宜。







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12:00 - 19:00 Sunday & Public Holidays

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### Rare apartment in Midlevels West

#### 西半山矜罕單位

##### 4 bed, 2 bath

High efficiency 4-bedroom apartment with open views

高實用率四房單位，享開揚景色

Saleable 實用 1,991 s.f.

Sale 售 \$50,000,000

Inquiries 查詢 6607 2082 Stephen Chan 陳先生

Property No. 物業編號 36504



### Rare apartment in Midlevels Central

#### 中半山罕有住宅

##### 3 bed, 1 study, 2 bath, 1 car park

Practical 3-bedroom apartment with a study and open city view in prime location

實用三房單位，連書房，眺望開揚城市景色，地段優越

Saleable 實用 2,082 s.f.

Sale 售 \$78,000,000

Inquiries 查詢 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 112690



### Tastefully decorated apartment in Midlevels West

#### 西半山品味裝修單位

##### 2 bed, 2 bath

Designer decorated boutique flat with balcony on fringe of CBD

設計師匠心精品住宅，連露台，鄰近市中心

Saleable 實用 1,058 s.f.

Sale 售 \$26,500,000

Inquiries 查詢 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 186462







Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### Modern apartment in Midlevels Central

中半山時尚住宅

3 bed, 3 bath, 1 car park

Practical 3-bedroom apartment with facilities overlooks panoramic city view in prime location

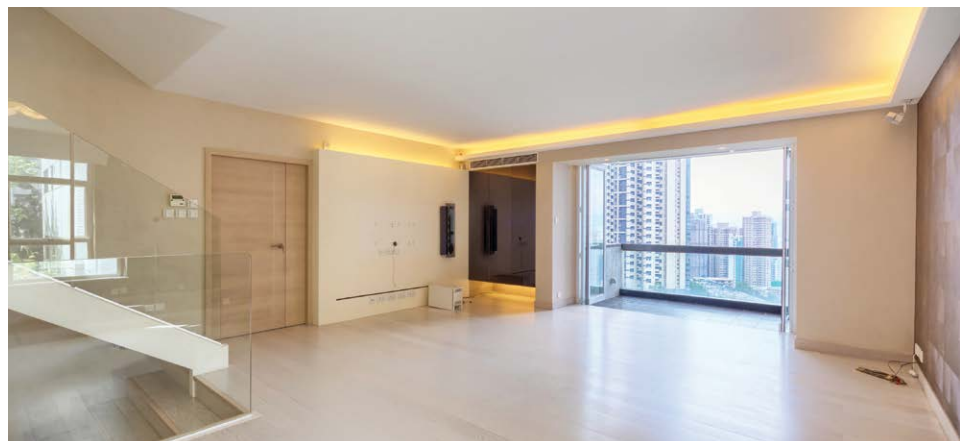
實用三房單位，連設施，俯瞰城市全景，地段優越，可租可售

Saleable 實用 1,452 s.f.

Sale 售 \$78,000,000 / Lease 租 \$95,000 incl.

Inquiries 查詢 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 157951



### Prestigious triplex in Midlevels Central

中半山尊貴三層複式

3 bed, 3.5 bath

Popular 3-ensuite city view triplex in well managed estate in prime location

受歡迎的三套房三層複式，屋苑管理完善，眺望城市美景，地段優越，可租可售

Saleable 實用 2,278 s.f.

Sale 售 \$86,000,000 / Lease 租 \$108,000 incl.

Inquiries 查詢 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 107712





**City view duplex in Midlevels Central**  
**中半山城市景複式單位**

**3 bed, 1 study, 2.5 bath, 2 car parks**

Generous duplex unit with fantastic city view in prime location

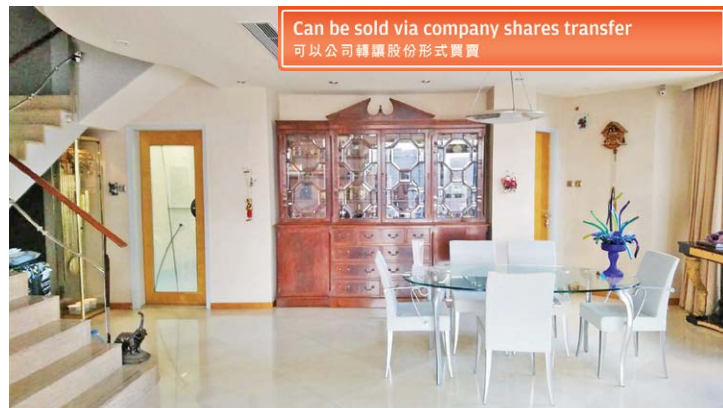
寬闊複式單位，遠眺迷人城市景，地段優越

**Saleable 實用 2,187 s.f.**

**Sale 售 \$98,800,000**

**Inquiries 查詢 6607 2082 Stephen Chan 陳先生**

**Property Search No. 物業搜尋編號 1680**



**Can be sold via company shares transfer**  
**可以公司轉讓股份形式買賣**



**Spacious apartment in Midlevels Central**  
**中半山寬敞住宅**

**3 bed, 2.5 bath, 1 car park**

Stylish 3-bedroom apartment with spacious layout and stunning city views

時尚三房住宅，間隔寬敞，眺望壯麗城市景色，可租可售

**Saleable 實用 2,072s.f.**

**Sale 售 \$108,000,000 / Lease 租 \$98,000 incl.**

**Inquiries 查詢 9020 1583 Michelle Chung 鍾小姐**

**Property Search No. 物業搜尋編號 35039**



**City view apartment in Midlevels Central**  
**中半山城市景單位**

**4 bed, 2 bath, 1 car park**

High efficiency 4-bedroom apartment with city view in prestigious location

高實用率四房單位，眺望城市景，地段顯赫尊貴，連一個車位，可租可售

**Saleable 實用 1,848 s.f.**

**Sale 售 \$60,000,000 / Lease 租 \$85,000 incl.**

**Inquiries 查詢 9021 1270 Annie Lee 李小姐**

**Property Search No. 物業搜尋編號 185237**







Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### Massive apartment in Midlevels Central

中半山偌大單位

4 bed, 3 bath, 1 car park

Spacious 4-bedroom apartment with comprehensive clubhouse facilities in prestigious location

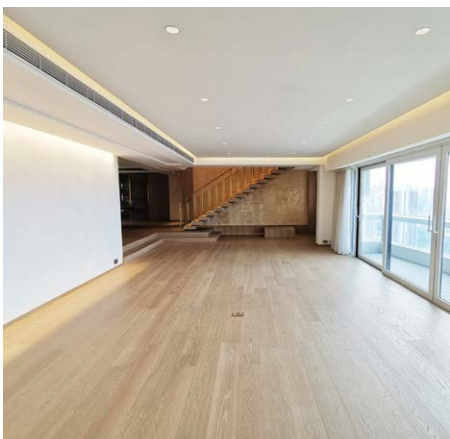
寬敞四房單位，享完善會所設施，地段尊貴顯赫，可租可售

Saleable 實用 2,192 s.f.

Sale 售 \$165,000,000 / Lease 租 \$150,000 incl.

Inquiries 查詢 9021 1270 Annie Lee 李小姐

Property Search No. 物業搜尋編號 31145



### One of a kind huge duplex in Midlevels Central

中半山獨樹一幟巨型複式

6 bed, 4.5 bath, 4 car parks

Sumptuous duplex apartment enjoys sweeping harbour view

奢華複式單位，維港美景盡收眼底

Saleable 實用 6,368 s.f.

Sale 售 \$398,000,000

Inquiries 查詢 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 179317







## An unexpected hideaway

### 奢華殿堂

Mid-levels residents have access to some of Hong Kong's greatest green and city views, and at this airy, spacious apartment on Kennedy Road, a massive outdoor terrace with your own private, mature garden certainly makes you feel that you are out in the countryside. The perfect spot for mingling, an outdoor table with six seats creates a convivial atmosphere, coupled with great views and seclusion.

Measuring 2,123 s.f. (saleable area), this family residence has three bedrooms including one ensuite, two bathrooms, a combined living and dining room, two terraces, a fully-fitted equipped kitchen, a maid's room, a utility room and one covered car park. The floor-to-ceiling windows in the open-plan living and dining room allow natural light and fresh air to circulate freely — the wood-framed windows and doors leading to the terrace also lend a stylish, bespoke touch.

### Lovely colonial apartment in Midlevels Central 中半山英式雅居

**3 bed, 2 bath, 1,000 s.f. terrace, 1 car park**

Saleable 實用 2,123 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 31196



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



半山物業可享翠綠景色及繁華都市景致。此位處堅尼地道的物業間隔寬敞且空氣流通，加上擁有巨大的室外私家平台花園，令人感到猶如置身郊野，平台有足夠的空間放置一張六人戶外餐桌，方便住客亦可與來賓相聚，營造愉快氛圍，美景與私隱兼得。

此家庭式住宅實用面積廣達2,123平方呎，提供三間睡房，包括一間套房、兩間浴室、一個相連的客廳及飯廳、兩個平台、設備齊全的廚房、一間家傭房、一間多用途房以及一個有蓋車位。客飯廳的落地門窗為室內提供充裕的自然光以及清新空氣，木製門框及窗框更令單位富有時尚及高貴的氣息。





## General Valuations

We carry out property valuations for diversified purposes including IPO, annual audit, mergers and acquisitions, insurance, immigration, disposal, rating / stamp duty appeal and tax computations.

### 一般估值

我們會受託提供估值報告作公司上市、審計賬目、收購合併、保險、海外移民、資產出售、差餉或印花稅上訴及其他稅務用途。



## Expert Witness and Dispute Resolution

We provide independent professional valuation advice and full narrative reports to solicitors and other clients in relation to property disputes, and can also act as an expert witness upon request.

### 專家證人和爭端調解

當物業價值遇上爭議時，我們向律師和客戶提供獨立專業估值建議和完整詳盡的報告，並在需要時在法庭充當專家證人。

## Resumption Compensation

The government and URA acquire private land for public purposes. We are well-versed with resumption-related ordinances, subsequent procedure and assessment of claim. We can assist you in quantifying losses and carrying out negotiations with the Government and URA.

### 收地損失評估

政府及市區重建局不時根據相關條例收回私人土地作公共用途。我們熟悉該等條例，收地程序及補償評估工作，能協助客戶計算損失並代表客戶進行談判。

## Railway Works Disturbance Claim

Retail shop operators suffer from disturbance and business loss due to railways works. The complexity of relevant compensation ordinances is often beyond the understanding of a layman. We can help unravel the perplexity of such issues.

### 滋擾補償評估

零售及飲食業往往因鐵路工程受到滋擾並引致生意損失。相關補償條例複雜繁瑣，一般人不易理解。我們熟悉法定評估工作，深刻瞭解受影響行業，協助客戶拆解難題。

## Compulsory Sale for Redevelopment

Under ordinance Cap.545, developers can apply to the Lands Tribunal for an order for sale of a lot when they have successfully acquired sufficient undivided shares of the lot. We can represent you to handle negotiations with developers more effectively and act as your expert witness if the case is eventually referred to the Lands Tribunal for determination.

### 強制售賣

根據香港法例第545章，若發展商成功收購土地上足夠的業權，便可向土地審裁處申請強制拍賣該土地。我們能代表小業主更有效地跟發展商商討收購價。若案件最終需提交土地審裁處裁決，我們亦可充當專家証人。

## Development Consultancy

We have diverse and extensive experience in providing professional planning advice ranging from S.16 Planning Application, Lease Modification, Temporary Waiver etc

### 土地發展顧問

我們有多元化的經驗幫助客戶進行城市規劃第16條申請，更改土地契約，申請土地短期豁免書等。

Inquiries : **Cliff Lau 劉先生** (MRICS)

查詢: **2152 4868**  
cliff.lau@landscape.com

**Jack Chan 陳先生** (MHKIS, MRICS, MCIREA)

**2152 4812**  
jack.chan@landscape.com



獨家代理



## Panoramic Brilliance

壯麗無盡

Located on a serene neighbourhood off Stubbs Road, this immaculate 2,039 s.f. residence boasts a practical layout with stylish furnishings that give the space a warm, delightful vibe. This property is in close proximity to Opus Hong Kong and Mount Nicholson, while its unit rate of saleable area is less than half of these residential projects, meaning that this property has great potential to greatly appreciate. It's a not-to-be-missed opportunity.

With views over the harbour and racecourse, this residence comes complete with three bedrooms, three bathrooms, combined living and dining rooms, a fully-fitted kitchen, a large maid's quarter and one covered car park.

The residence is located close to city centre. Causeway Bay, Central, The Peak and Repulse Bay are also only minutes away. Bank valuation is HK\$88,000,000.

**Immaculate residence in Upper Midlevels East**  
東半山頭段瑰麗住宅

**3 bed, 3 bath, 1 car park**

**Saleable 實用 2,039 s.f.**

**Sale 售 \$90,000,000**

**Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐**

**Property Search No. 物業搜尋編號 34856**



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



這位於司徒拔道寧靜一隅的瑰麗住宅，實用面積2,039平方呎，室內間隔實用，時尚品味的設計為居室營造溫暖愉悅的氛圍。物業鄰近「傲璇」及「聶歌信山道8號」，而其呎價都少於這兩個住宅項目的一半，因此該物業極具升值潛力及爆炸力，請勿失良機。

單位坐擁投資首選的維港及馬場美景，三房三廁佈局連相連客飯廳、設備齊全的廚房、偌大的傭人套房及一個有蓋車位。

物業毗鄰市中心，數分鐘路程直達銅鑼灣、中環、山頂及淺水灣等地。銀行估價為港幣8,800萬。





**Practical apartment in Midlevels East**  
**東半山實用住宅**

**3 bed, 2 bath, 1 car park**

Generous 3-bedroom apartment with practical layout in prime location

偌大三房單位，間隔實用，地段優越

**Saleable 實用 2,090 s.f.**

**Sale 售 \$56,500,000**

**Inquiries 查詢 9021 1270 Annie Lee 李小姐**

**Property Search No. 物業搜尋編號 112356**



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣

Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



**Rare apartment in Midlevels East**

**東半山矜罕住宅**

**4 bed, 2 bath, 1 car park**

Spacious and practical 4-bedroom flat at quiet yet easy access location

寬敞實用四房單位，地段清幽，交通便利

**Saleable 實用 1,638 s.f.**

**Sale 售 \$70,000,000**

**Inquiries 查詢 6607 2082 Stephen Chan 陳先生**

**Property Search No. 物業搜尋編號 33379**



**Highly sought after apartment in Midlevels Central**

**中半山受歡迎住宅**

**2 bed, 2 bath, 1 car park**

Colonial style 2-bedroom flat with roomy balcony in tranquil location

英式兩房單位，連偌大露台，地段怡人

**Saleable 實用 1,864 s.f.**

**Sale 售 \$48,000,000**

**Inquiries 查詢 9021 1270 Annie Lee 李小姐**

**Property Search No. 物業搜尋編號 37384**







### Racecourse view apartment in Happy Valley

跑馬地馬場景住宅

4 bed, 3 bath, 1 car park

Bright and airy 4-bedroom apartment with balcony and fantastic racecourse view  
明亮通風四房單位，連露台，眺望迷人馬場景，可租可售

Saleable 實用 1,953 s.f.

Sale 售 \$85,000,000 / Lease 租 \$140,000 incl.

Inquiries 查詢 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 165400



### Stubbs Road, Midlevels East

東半山 司徒拔道

3 bed, 2 bath

Tastefully renovated high floor apartment with high efficiency overlooks stunning  
racecourse and city views

高層品味裝修住宅，實用率高，俯瞰壯麗馬場及城市美景

Saleable 實用 2,323 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 173755







### Rare single house in Jardine's Lookout

渣甸山罕有獨立屋

**5 bed, 4.5 bath, 3,000 s.f. garden, 2 uncovered car parks & 1 garage (4 cars)**

One of a kind 5-bedroom single house with private massive garden in sought after location  
獨樹一幟五房獨立屋，連偌大私家花園，地段尊貴顯赫

Saleable 實用 2,992 s.f.

Sale 售 \$300,000,000

Inquiries 查詢 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 13399



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



Can be sold via company shares transfer  
可以公司轉讓股份形式買賣



### Sumptuous Single houses in Jardine's Lookout

渣甸山奢華獨立屋

One of a kind single houses with  
private garden and pool in renowned  
location

獨一無二獨立屋，連私家花園及游泳池，  
地段顯赫

Saleable 實用 From 2,718 s.f. to 4,434 s.f.

Sale 售 Open Offer

Inquiries 查詢

9027 2100 Louis Wong 黃先生

Property No. 物業編號 13629





### Superb Accommodation — Colonial Style Single House

傳世珍藏 — 經典英式獨立花園洋房

4 bed, 3.5 bath, 14,000+ s.f. garden, 4+ parking spaces

Large detached house in a prestigious location. Scenic spot surrounded by lush greenery and rolling hills

顯赫傳統殖民地古蹟獨立大宅屋，巨賈名人匯聚卜居的純豪宅地段，英式古董珍藏建築，經典匠心結構皇室工藝，高私隱古典氣息和諧國度終極追求

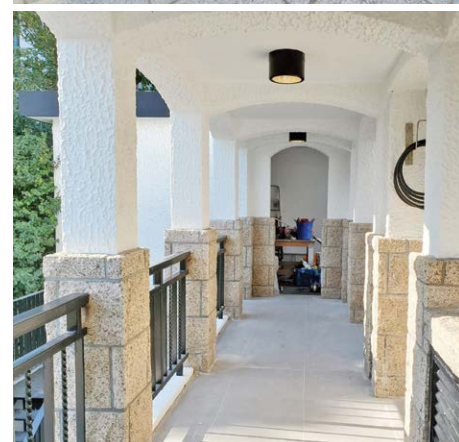
Saleable 實用 4,500 餘 s.f. (approx.)

Self-owned Garden 入契花園 14,000 餘 s.f. (approx.)

Sale 售 \$380,000,000

Inquiries 查詢 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBFN-PS-2108



### Clearwater Bay — Extraordinary End-of-terrace House

清水灣 — 地中海私密建築群

4 bed (En-suite), 6 bath, corner garden & garage (4 car parks)

Prestigious address, exclusive development. Mediterranean-style corner house with a spacious self-owned garden, private swimming pool and full sea view. Deluxe clubhouse facilities & excellent security

歐陸菲諾港海灣異國情懷，自成一國外型統一宏偉，氣派顯赫大宅巨屋，臨海生活標誌 前臨遼闊海岸，嚴密保安大單邊花園連入契私人泳池，最佳位置主席屋

Saleable 實用 3,800 s.f. (Approx. 約)

Sale 售 \$118,000,000

Inquiries 查詢 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBHY-PF-2108







### Modern Detached House — Close to HKUST

近科大獨立屋 — 高樓底時尚型格

3 bed, 3.5 bath, 2,181 s.f. owned garden, Garage (3+ car parks)

Extraordinary Modern Detached House. Well-manicured garden with private pool nestled in serene location. Excellent internal upkeep with fully fitted and equipped kitchen

魅力時代風格獨幢別墅，新穎華麗氣派裝潢設備，罕有大型入契花園連泳池獨立車庫，最佳地利鄰近科技大學，優質建築規劃嚴密貼心保安

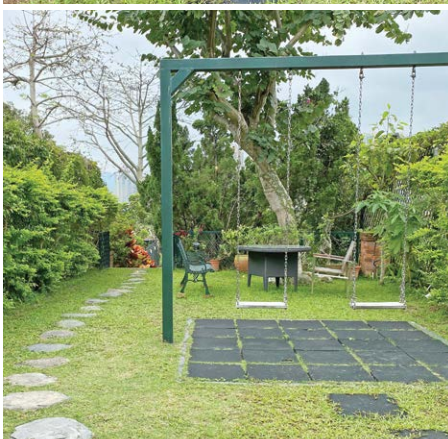
Saleable 實用 2,140 s.f.

Self-owned Garden 入契花園 2,181 s.f.

Sale 售 ~~\$68,000,000~~ ~~\$55,000,000~~ \$49,800,000

Inquiries 查詢 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 SK-190395



### Private Pool, Garden House — Silverstrand

草園泳池屋 — 銀線灣

4 bed, 3.5 bath

Private large garden with open view Prime Location in Silverstrand with excellent connectivity. Elegant 2-story house. Living room opens to expansive turfed private garden

銀線灣區內最佳地利管理別墅，罕有經典二層對流巨則，大廳接連真草花藝園林深深

Saleable 實用 1,740 s.f.

Sale 售 ~~\$55,000,000~~ ~~\$48,800,000~~ \$44,800,000

Inquiries 查詢 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 TCWBB-1922004







### Sea View Mediterranean End-of-terrace House

外形高雅歐陸建築群海景屋

4.5 bed, 4.5 bath, 1,000 s.f. self-owned garden, Garage (6+ car parks)

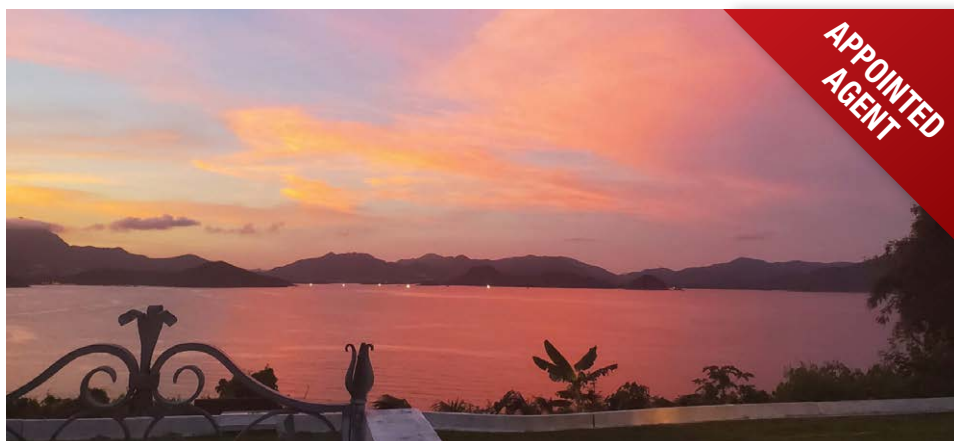
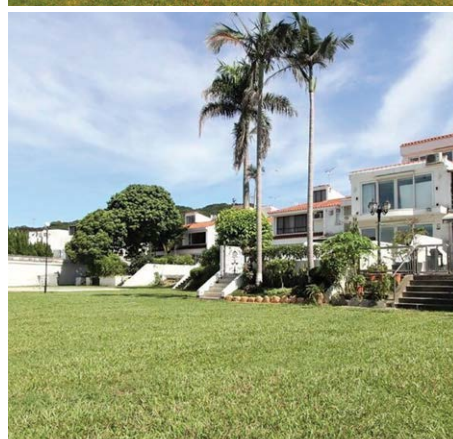
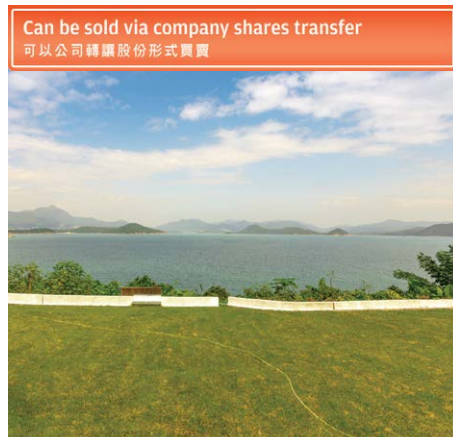
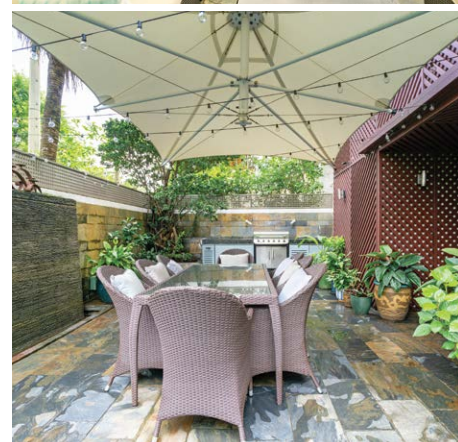
Prestigious luxury development with comprehensive facilities and outstanding management. Pleasant outdoor area with all-natural landscape and sea view. A rare find 顯貴自成一國，異國建築規劃，加勒比海崖岸魅力別墅，嚴密管理完美設施，藝術風格美感品味裝潢，外國情懷私隱單邊，完美自然陽光海景屋

Saleable 實用 3,350 餘 s.f. (Approx. 約)

Sale 售 \$98,000,000

Inquiries 查詢 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBTP-SS-2109



### Clearwater Bay — Silverstrand shore-front house

銀線灣 — 最前排完美海

3 bed (En-suite), 3 bath, (2 car parks)

Elegant boutique development situated in a quiet part of Silverstrand. Breathtaking sea view with pleasant outdoor space. 2-storey house with extremely spacious layout. Rare On Market!

極致罕有 — 意大利海岸小屋，低密度靜謐小型屋苑，度假式草地園林連接第一線永久遼闊海景，巧妙建築規劃大幅擴展生活空間

Saleable 實用 1,706 s.f.

Sale 售 \$68,000,000 \$63,000,000

Inquiries 查詢 6535 2866 Mr. Lai 黎先生

Property No. 物業編號 CWBVP-200210







Italian lighting brand FLOS' decorative lighting series and outdoor lighting series combine modern characteristics and classic elegance, bringing many choices for home decoration. IC Lights designer Michael Anastassiades is experienced with utilising a clean industrial style combined with abstract symbolism, creating a series of lamps with mesmerising forms, placing luminous blown glass lampshades on extended steel brackets and with the ball of light on the edge of the metal rod emitting a warm glow.

Part of the FLOS collection, the Noctambule consists of hand-blown glass cylinders, with the transparent lamps being almost invisible when turned off. With their hidden LED technology, the lamps present themselves in the form of furnishings before they light up, making for an interesting surprise.

The transparent cylinder is the core component of the entire device, and the lantern-like shape allows the lamp to be presented independently. FLOS provides different assembly options to meet different design needs, with the series also including floor lamps, chandeliers of various sizes, and additional hand-blown glass domes or

With its hidden LED technology, the Noctambule can surprise users after lighting up



## Exquisite lamps

### 精巧燈具

In addition to providing illumination, lighting fixtures are an indispensable part of interior design. Aside from creating a particular atmosphere, lighting fixtures can also be the centrepiece of an interior and become the core of interior design. We have thus carefully selected several lamps and lanterns to bring you more choices for interior decoration.

燈飾除了為我們帶來必要的光線外，更是室內設計中不可或缺的一部分。除了營造氣氛，燈飾亦可以成為室內的主角，並以之成為室內設計的重心。我們精心挑選了幾款燈具，為布置室內帶來多點選擇。





IC Lights designer Michael Anastassiades is experienced with utilising a clean industrial style combined with abstract symbolism

tapered heads to enhance a product's functionality, turning night lights into upward or downward facing lighting.

Bon Jour Versaille is the culmination of a collaboration between FLOS and famous designer Philippe Starck, combining the Bon Jour stand designed by FLOS in 2017 and the Versaille candle holder created by Baccarat, with the Bon Jour Versailles table lamp brimming with classic style encapsulating a modern feel.

意大利燈飾品牌FLOS的裝飾燈飾系列及戶外燈飾系列，結合了現代特質及經典優雅，為家居裝飾帶來不少選擇。IC Lights設計師Michael Anastassiades擅長運用清新工業風，結合抽象的象徵手法，以一系列的燈具呈現令人著迷的姿態，將發光的吹製玻璃燈罩安裝於伸出的鋼鐵支架上，金屬桿邊緣上的光球散發溫暖光芒。

Noctambule由手工吹製玻璃圓筒組成，透明燈具在不照明時幾乎看不見。藉著隱藏在其設計中的LED技術，燈具發光前僅以擺設的形式呈現，令人以為它只是裝飾品。

透明圓柱體是整個裝置的基本組件。燈籠般的外形令此燈具可以獨立呈現。FLOS提供不同組裝選項符合不同設計需要。系列亦提供座



Bon Jour Versaille is the culmination of a collaboration between FLOS and famous designer Philippe Starck

Vancouver-based Bocci's works can be installed individually or combined for home lighting. Suspended from braided metal coaxial cable, glass fired at extreme temperatures is combined with various types of glass, injections of soda water, porcelain, or high-pressure air to form a sculptural piece which when coupled with different lighting levels and lampshades highlights the essence of each material.

地燈、吊燈或大型吊燈，加上手吹玻璃圓頂或錐形頭增強產品的功能，將夜光燈轉變為向上或向下照射燈飾。

Bon Jour Versaille則是FLOS與著名設計師Philippe Starck攜手合作的成果，結合FLOS 2017年設計的Bon Jour檯枱與Baccarat創作的Versaille燭台兩個部件融合在一起。Bon Jour Versailles檯燈充滿了經典風格，掩蓋了其現代感。

來自溫哥華的Bocci，其作品可以單獨安裝，或者數件拼湊起來為家居照明。燈具玻璃以鋼鐵編織的電纜固定，碰上氣泡水、金屬網、陶瓷、或注入高壓空氣成形。其精細的收口縫合，加上不同的照明亮度及燈罩形態，能夠突顯每種材料的本質。



IC Lights consist of different forms

The Noctambule consists of hand-blown glass cylinders, with the transparent lamps being almost invisible when turned off







### Garden house at The Peak

#### 山頂花園洋房

**5 bed, 4.5 bath, 191 s.f. terrace, 1,935 s.f. garden & 1,041 s.f. roof, 2 car parks**

Prestigious 5-bedroom garden house with ample alfresco living, large private gate and plentiful parking space in peaceful location

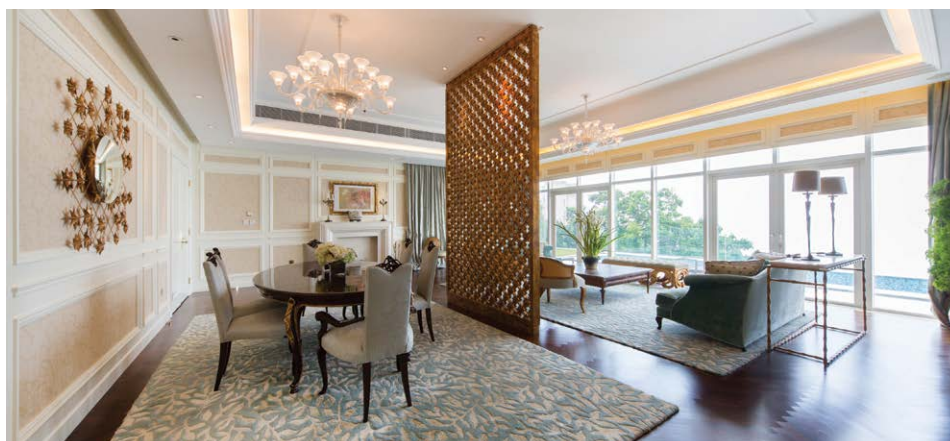
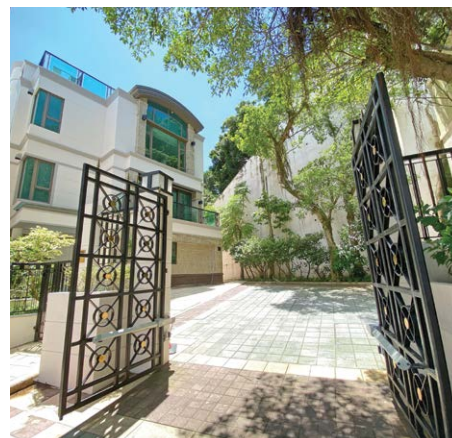
尊貴顯赫五房花園洋房，享浩大戶外空間，地段怡人清靜，獨立私家大閘，大泊車空間

**Saleable 實用 3,106 s.f.**

**Lease 租 \$250,000 incl.**

**Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐**

**Property Search No. 物業搜尋編號 11144**



### Extravagant house at The Peak

#### 山頂奢華洋房

**4 bed, 1 study, 4.5 bath, 1,892 s.f. garden & 670 s.f. roof, 2 car parks**

Rare extravagant 4-ensuite house with private pool and garden overlooks fantastic Victoria Harbour panorama

矜罕奢華四套房洋房，設私家游泳池和花園，俯瞰優美維港全景

**Saleable 實用 4,165 s.f.**

**Lease 租 \$460,000 incl. / Sale 售 Open Offer**

**Inquiries 查詢 9021 1270 Annie Lee 李小姐**

**Property Search No. 物業搜尋編號 110224**







### Racecourse view apartment in Happy Valley

跑馬地馬場景住宅

3 bed, 3 bath, 1 car park

Modern 3-bedroom apartment with practical layout enjoys stunning racecourse view

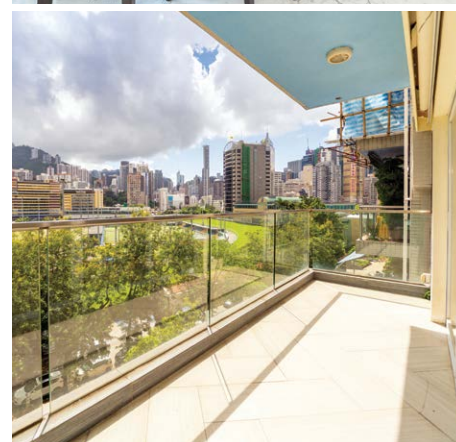
時尚三房單位，間隔實用，坐擁壯麗馬場景

Saleable 實用 2,049 s.f.

Lease 租 \$110,000 excl.

Inquiries 查詢 6535 9918 Josephine Yuen 阮小姐

Property Search No. 物業搜尋編號 121745



### Family 4-bedroom apartment in Midlevels Central

中半山家庭式四房單位

4 bed, 3 bath, 1 car park

Huge 4-bedroom apartment with roomy balcony and open city view

巨型四房單位，連寬闊露台，享開揚城市景色

Saleable 實用 3,349 s.f.

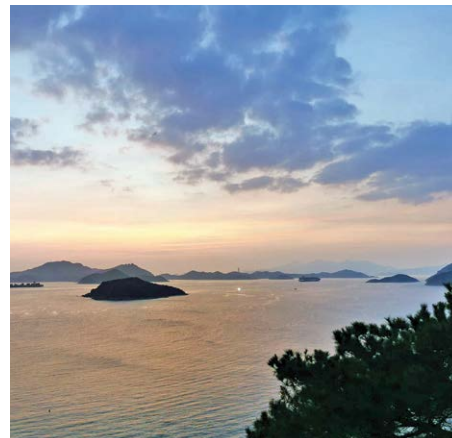
Lease 租 \$163,000 incl.

Inquiries 查詢 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 22986







### Lovely low-rise duplex in Chung Hom Kok

春坎角精品低密度複式

4 bed, 2.5 bath, 1 car park

4-bedroom low-rise duplex with private garden and breathtaking sea view in peaceful location

四房低密度複式單位，連私家花園，坐擁醉人海景，地段寧靜

Saleable 實用 2,780 s.f.

Lease 租 \$150,000 excl.

Inquiries 查詢 9020 1583 Michelle Chung 鍾小姐

Property Search No. 物業搜尋編號 15645



### Unique duplex in Repulse Bay

淺水灣獨特複式

4 bed, 3 bath, 911 s.f. terrace & 2,035 s.f. garden, 1 car park

Rare find garden 4-bedroom duplex in tranquil location

罕有四房花園複式，地段清幽恬靜

Saleable 實用 2,413 s.f.

Lease 租 \$160,000 incl.

Inquiries 查詢 6607 2082 Stephen Chan 陳先生

Property Search No. 物業搜尋編號 3511







### Prestigious house at The Peak

山頂尊貴洋房

4 bed, 4.5 bath, 492 s.f. terrace, 1,947 s.f. garden & 617 s.f. roof, 2 car parks

Designer decorated 4-ensuite detached house with private pool and sufficient alfresco space

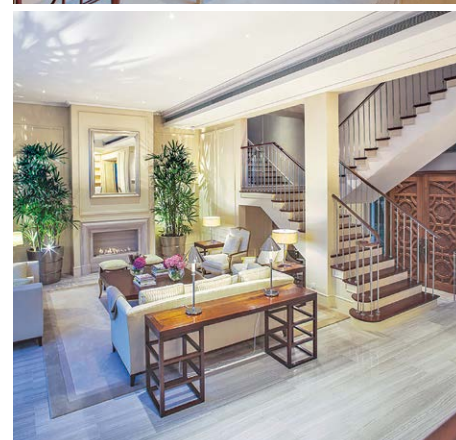
別具匠心四套房洋房別墅，連私家游泳池及充足戶外空間，可租可售

Saleable 實用 4,195 s.f.

Lease 租 \$460,000 incl. / Sale 售 Open Offer

Inquiries 查詢 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 31760



### Generous penthouse in Midlevels Central

中半山巨型頂層單位

6 bed, 6.5 bath, 1,365 s.f. terrace & 1,500 s.f. roof, 2 car parks

Family 6-ensuite penthouse unit with private roof and terrace enjoys comprehensive clubhouse facilities

家庭式六套房頂層單位，連私家天台及平台，享完善會所設施

Saleable 實用 5,253 s.f.

Lease 租 \$500,000 excl.

Inquiries 查詢 9027 2100 Louis Wong 黃先生

Property Search No. 物業搜尋編號 30373







### Prime retail investment secured to bank tenant

擁穩健租約的優質零售投資

- A modern property in the heart of the town centre
- Comprises 16,782 sq ft of accommodation offering retail at ground floor with offices on the upper floors
- Let to the excellent covenants of National Westminster Bank, Telefonica and Vodafone at a rent of £312,000 pa
- Freehold

- 位於市中心的現代化物業
- 地面層是零售，上層辦公室，面積合共16,782平方呎
- 由優質租戶承租，包括國民西敏寺銀行、西班牙電信及Vodafone，年租金312,000英鎊
- 永久業權

Guide Price  
指標價 £2,750,000

Net Yield  
淨收益率 c. 10.5%

Property No. 2916



### Highly secure bank property investment

穩健銀行鋪投資

- Located at the 100% prime pitch corner site in Eastbourne
- Total accommodation of 20,927 sq ft.
- Single-let to Barclays Bank Plc. till July 2026
- Full renovation in recent years (tenant has been in occupation for over 30 years)
- Freehold

- 位於伊斯特本市黃金大單邊位置
- 物業實用面積為20,927平方呎
- 近年租客進行大翻新（已在本物業經營超過30年）
- 由巴克萊銀行單一承租至2026年7月
- 永久業權

Guide Price  
指標價 £4,700,000

Property No. 2578

Commercial properties in the UK provide opportunities for overseas investors with long, stable rental income and higher yields than residential properties; still they can be easier to manage than residential. But how to invest? What do you need to know before purchase? What are the differences between UK and HK markets? We are pleased to provide free, one-to-one consultation. Enquiries 21524888 or info@landscape.com.

英國商業物業較住宅能提供更具，更穩定和更高的租金回報；卻可以比住宅更容易管理。

但如何入手？有哪些事項要注意？英國與香港市場的分別在哪裡？由豐富實戰經驗的皇家特許測量師提供免費一對一諮詢。歡迎致電2152 4888或電郵info@landscape.com。



# THE ESSE

SUKHUMVIT 36

香港置地 泰國 Singha Estate 攜手打造

曼谷昇華生活享受 通羅BTS站旁豪宅現樓項目



BTS SkyTrain  
Sukhumvit Line

- The Emporium  
- The EmQuartier

**Phrom Phong**

4 mins

- Gateway Ekkamai

**Ekkamai**

3 mins

**Asoke**

- MRT Interchange  
- Terminal 21

7 mins

**Thonglor**

THE  
**ESSE**  
SUKHUMVIT 36

**Bang Na**

- The Bangkok Mall  
- BITEC

19 mins

- 由兩大發展商及世界著名建築設計事務所 SOM 攜手打造
- 坐落曼谷顯赫豪宅地段，為名人聚居之地，供應罕有
- 緊貼 BTS Thonglor站，一站直達 Phrom Phong, Ekkamai, 輕鬆穿梭機場快線站及未來高鐵站
- 提供1房至3房標準單位，以及頂層複式特色戶

## 獨家物業展銷會

2021年9月11日及12日

上午11時至傍晚7時

干諾道中5號香港文華東方酒店2樓維多利亞廳

專題探討：

後疫情時代的曼谷樓市、泰國益利居留簽證

每日下午 1時、4時

查詢 Inquiry:

☎ **9010 7621**

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



## 後疫情機遇 展銷限定優惠\*

- 指定單位享**15%折扣或以上**
- 送名師設計裝修及傢俬
- 送香港、曼谷來回機票

發展商：

 **Hongkong Land**

 **SINGHA ESTATE**

銷售代理：

**LANDSCOPE**

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INTERNATIONAL REAL ESTATE

在此廣告的所有資料只供參考，並不構成亦不能根據任何合約的全部或部份。購買境外物業是複雜及有風險的，在作出購買決定前，買方應仔細閱讀所有相關的資料及文件。如有疑問，請在作出購買前尋求獨立專業意見。銷售代理：領域仕地得國際地產（C-018733）持有地產代理監管局發出之牌照及受《地產代理條例》規管。我們的個別海外銷售人員駐代理處以外之物業（除非另有明文註明），故不受《地產代理條例》規管。項目名稱：The Esse Sukhumit 36，項目編號：8KK2308，項目已落成，以現狀出售。購買者將獲得其公寓的永久業權權益。廣告刊載日期：2021年8月30日。優惠受條款及細則約束。發展商保留最後決定權。





### Prime retail/ residential investment

#### 優質零售/住宅投資

- Situated at the prime pitch on pedestrianised North End of Croydon
- Ground & Basement floors (2,267 sq ft) let to Costa Ltd
- Large 1,609 sq ft 6-bed maisonette on 1st and 2nd floors let on AST
- Freehold

- 物業位於位於倫敦衛星城鎮克羅伊登北端步行街的黃金地段
- 地面和地庫租予Costa咖啡店，面積2,267平方呎
- 樓上複式住宅（六房）1,609平方呎連租約
- 永久業權

Guide Price  
指標價 £1,600,000

Net Yield  
淨收益率 c. 10%

Property No. 6193



### Attractive Soho restaurant investment

#### 倫敦市中心蘇豪區餐廳

- Located in the world renowned Central London districts of Covent Garden
- Well connected by public transport, in close proximity to Covent Garden and Leicester Square underground stations
- Providing 1,443 sq ft of a restaurant unit arranged over ground floor and basement
- Single-let to a Mexican restaurant until 2030 at a rent of £80,300 p.a.
- Freehold

- 物業坐落世界著名的倫敦市中心蘇豪區
- 區內公共交通四通八達，鄰近高雲花園和萊斯特廣場地鐵站
- 餐廳位於地面層及地庫，面積共1,443 平方呎
- 由一家墨西哥餐廳單一承租至2030年，年租金收入80,300英鎊
- 永久業權

Guide Price  
指標價 Upon enquiry

Property No. 5258

Commercial properties in the UK provide opportunities for overseas investors with long, stable rental income and higher yields than residential properties; still they can be easier to manage than residential. But how to invest? What do you need to know before purchase? What are the differences between UK and HK markets? We are pleased to provide free, one-to-one consultation. Enquiries 21524888 or info@landscape.com.

英國商業物業較住宅能提供更長、更穩定和更高的租金回報；卻可以比住宅更容易管理。

但如何入手？有哪些事項要注意？英國與香港市場的分別在哪裡？由豐富實戰經驗的皇家特許測量師提供免費一對一諮詢。歡迎致電2152 4888或電郵info@landscape.com。





### Rare retail investment

罕有零售投資

- Situated in a prime trading location of York, in close proximity to Browns Department Store, Hobbs, Space NK and Molton Brown
- Comprising 14,811 sq ft of accommodation arranged over ground and first floors
- Tenants include Deichman Shoes UK Limited & Schuh Limited at a total rent of £405,000 p.a.
- Freehold

- 物業位於約克黃金零售地段，毗鄰Browns Department Store、Hobbs、Space NK及Molton Brown
- 物業位於地面層及一樓，總面積14,811平方呎
- 租客包括Deichman Shoes UK Limited及Schuh Limited，年租金總收入405,000英鎊
- 永久業權

Guide Price  
指標價 £4,000,000

Net Yield  
淨收益率 c. 9.4%

Property No. 7328



### Rare en bloc residential in the heart of City of London

倫敦金融中心區罕有整幢住宅大廈

- Located in the heart of the City of London, close to The Bank of England, The Gherkin, The Walkie-talkie and The Leadenhall (The Cheesegrater)
- The property contains 14 residential apartments (eight 1-bed and six 2-bed), total 6,227 s.f.
- Newly refurbished in 2021, Sold with vacant possession, Estimated market rent of approx. £300,000 pa
- Freehold

- 物業位於倫敦金融中心區City心臟地帶，毗鄰英倫銀行、瑞士再保險公司大樓和利德賀大樓
- 物業提供14個住宅單位（8個一房及6個兩房單位），面積共6,227平方呎。適合經營服務式住宅
- 2021年全面翻新，交吉出售，市值年租金約為300,000英鎊
- 永久業權

Guide Price  
指標價 Upon enquiry

Property No. 8211

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## CENTURION HOTEL CEN in Namba, Osaka 大阪 難波 百夫長酒店

- Nicely designed Hotel developed by Japan listed developer, with 71 rooms targeting foreign tourists
- Located in Namba area where is the best known sightseeing spot in Osaka
- Completed and opened in Sept 2018 with high occupancy rate before covid 19
- 5 min walk from Namba Station on Osaka Metro Midosuji line
- Self operation available for handover with vacancy

- 由日本上市房地產公司開發時尚裝修設計的酒店，共有71間房間，主打外國遊客
- 位於大阪最著名的觀光景點難波地區
- 於2018年9月落成開業，新冠疫情前的酒店入住率極高
- 距離大阪地下鐵御堂筋線的難波站僅5分鐘路程
- 可交吉出售

Guide Price JPY 1,500,000,000  
指標價 (Incl. tax 連稅)

Property No. JP1510



## Joytel Hotel Shinsekai Sakaisuji Dori in Osaka 大阪 Joytel酒店新世界堺筋大道

- Elegant hotel developed by Japan listed developer
- Situated in popular Sinsekai Area where tourists can experience nostalgic Osaka culture
- Opened in Mar 2020 having 103 rooms with fixed term lease by the operator
- 3 min walk from Shinimamiya Sta. on Osaka Metro Midosuji line, JR Kanjo line and Nankai Main line
- 3 min walk from Dobutsuen-mae Sta. on Osaka Metro Midosuji line
- Extremely good access to Namba/and Umeda area, Kansai Int'l Airport, etc

- 由日本上市房地產公司開發的優雅酒店
- 位於受歡迎的新世界地區，遊客可以在這裡體驗大阪文化的舊日情懷
- 於2020年3月落成開業，擁有103個單位，由營運商定期租賃
- 距離大阪地下鐵御堂筋線、大阪環狀線及南海本線的新今宮站僅3分鐘路程
- 距離大阪地下鐵御堂筋線的動物園前站僅3分鐘路程
- 前往難波/梅田地區、關西國際機場等都非常方便

Guide Price JPY 2,000,000,000  
指標價 (Incl. tax 連稅)

Property No. JP1511

ENQUIRIES 查詢

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