

The Key

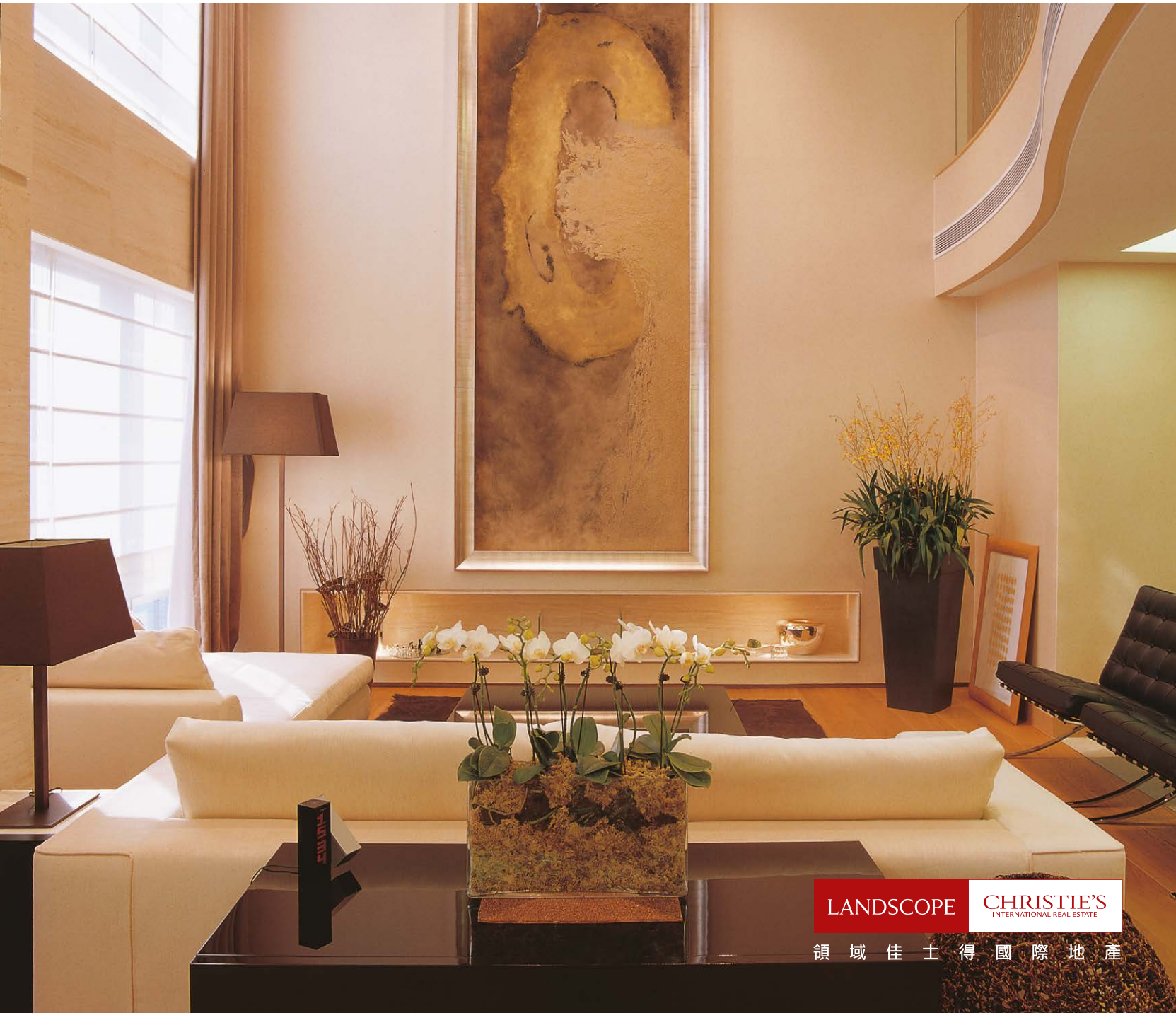
SELECT DELUXE HOMES

大宅

Volume 156 | JANUARY/FEBRUARY 2018

Spotlight:
Penthouse Pleasure
雙重享受

Feature:
Investment



LANDSCOPE

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領域佳士得國際地產



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ECO LIVING

綠色生活

Sustainability is a topic not to be ignored. Whether updating home interiors or planning a complete revamp of your abode, it is worth adding environmentally friendly elements to your design.

There are a few simple steps that can guide you towards green living: apply eco-friendly paints that are non-toxic and low in VOCs (volatile organic compounds); invest in eco-wood furniture and purchase wood products that are reclaimed, sustainably sourced and comply with Forest Stewardship Council (FSC) standards; choose products, such as tableware, that are biodegradable and compostable; or simply pick a chair that is made from 100 per cent recyclable plastic. Such measures are easy, but can make all the difference to the health of our planet.

可持續性稱得上是近年不容忽視的課題，不論你正打算為家居作小改動，還是計劃重新裝修安樂窩，都值得將環保元素放進你的設計中。

以下的小貼士可助你邁向更環保的綠色生活：使用對環境零傷害、不含毒素及揮發性有機化合物的油漆；添置環保木材製造的家具，以及來自再生、可持續性源頭及符合森林管理委員會標準認證的木製家品；選擇可生物降解和可堆肥的餐具等產品；或使用一張由百分百循環再用塑膠製造的椅子。這些都是簡單的舉措，卻是保護地球環境的重要一步。



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雙重享受

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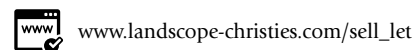
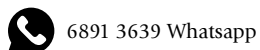
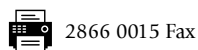
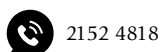
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5 Easy ways to list your property with The Key :

5個簡單方法在《大宅》刊登您的出售 / 出租物業：



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 Joseph is clearly an expert in what he does
 the after services are absolutely impressiv
 His passion clearly reflected from how he
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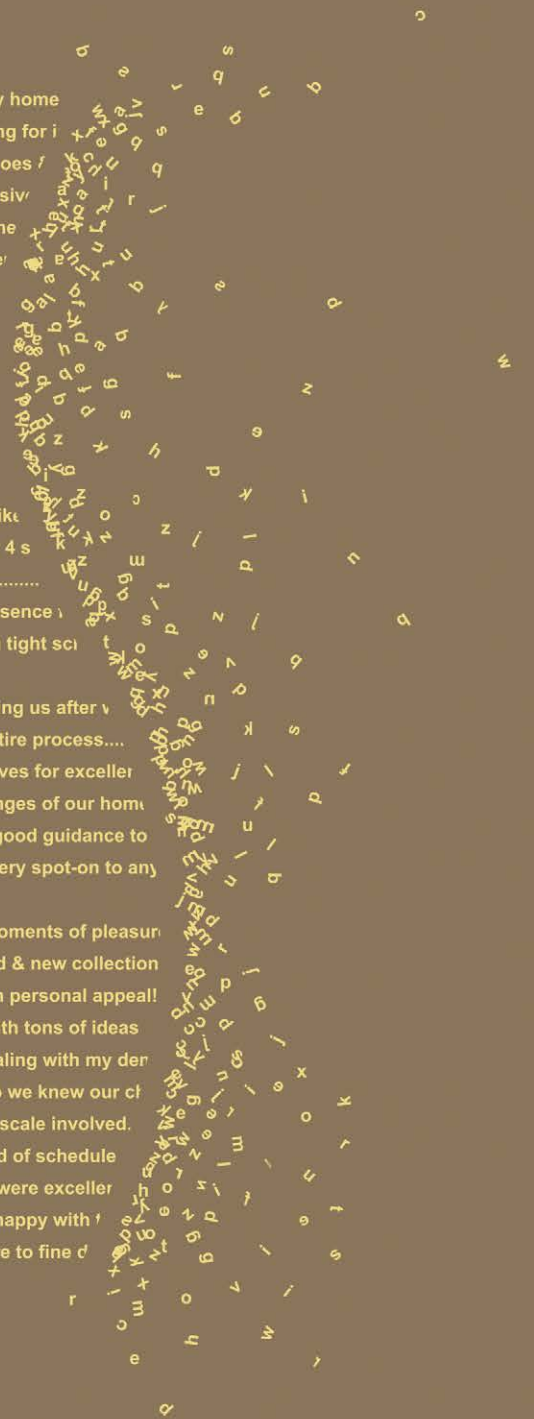
never overpromised but surpassing my
 he has been most patient with me and
 I would highly recommend Joseph to a
 JC is totally patient & responsive to all
 we are totally happy with the end-result

Our friends wished they had someone like
 We all amazed at his ability to make our 4 s
no hidden costs or surprise add-ons.....
 Works continued steadily during our absence
 job done in advance even we required a tight sci

Joe has been most forthcoming in helping us after v
 an admirable partner throughout the entire process....
 a great communicator & a man who strives for exceller
 Friends who visited all amazed the changes of our hom
 he had a very refined taste & provided good guidance to
 responses were absolutely efficient & very spot-on to any

we now have a home giving us many moments of pleasur
 My dream art corner is alive with our old & new collection
 ..this is no show flat, this is a home with personal appeal!
 ...always ready to listen & responded with tons of ideas
 a wonderful team...super efficient in dealing with my der
 gave detailed emails of 'all' meetings so we knew our cl
 described clearly the stages & the time scale involved.
in fact, we were able to move in ahead of schedule
 I must say that the after-sales services were exceller
 Joe wants his clients to be completely happy with
 ..very easy to work with, from big picture to fine d

- Interior design
- constructions
- space planning
- project management
- tendering
- landscaping
- quantity survey



 Lucy SY Teo

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

Peak road -contemporary classic



 Behnaz & Idris

"We have worked with Joe on several projects and would happily work with him again. Every room is sophisticated yet cozy....he is a perfectionist but very easy to work with..."

Modern, vintage & mid-century.....



 Behnaz & Idris

"Joseph was able to quickly home in on what was important to us, from functional to aesthetic. We are thrilled with the result as always!"

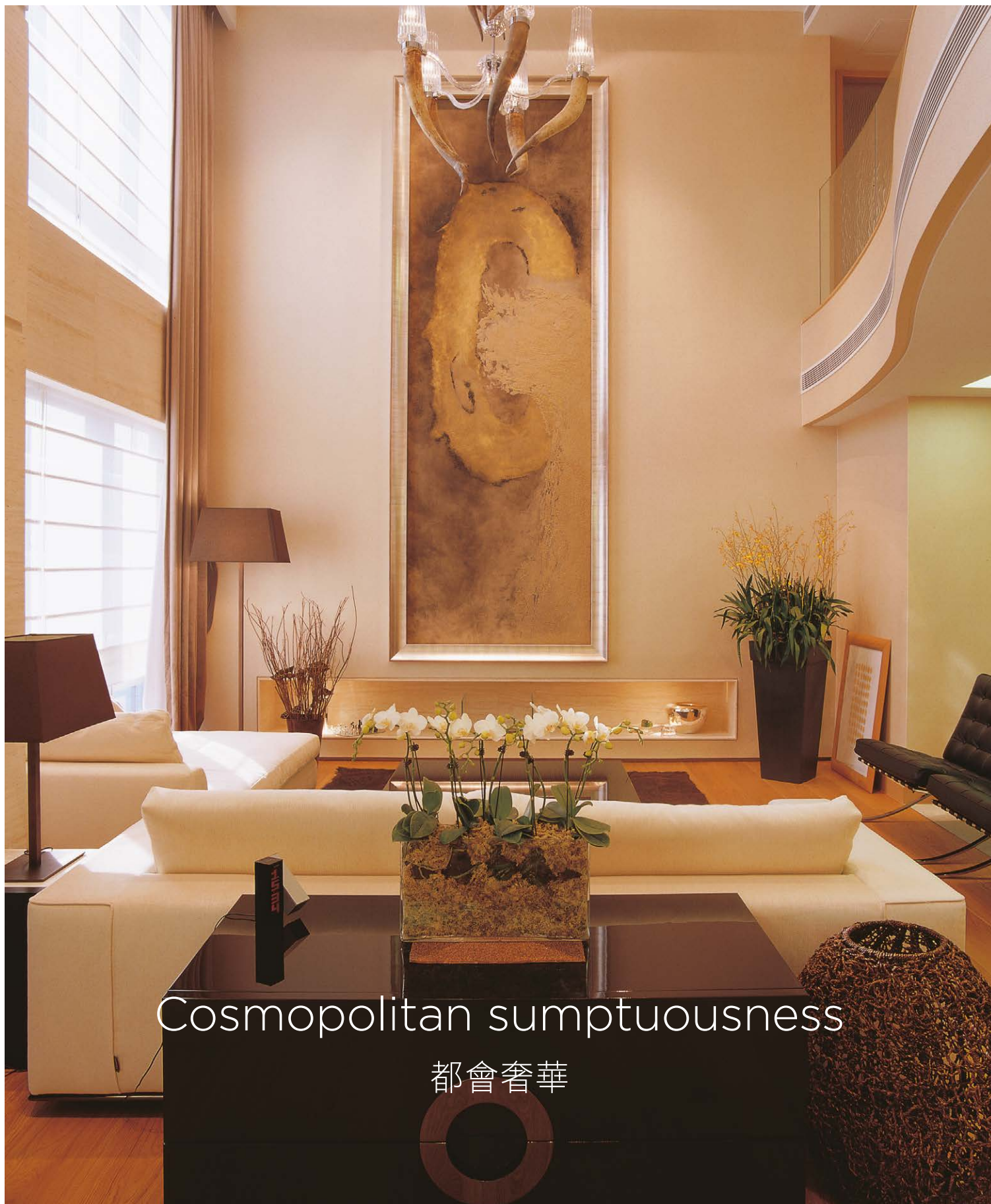
Crown moldings, paneled walls & parquet floor = Timeless grace



 Jennifer & Mandan Fong

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

Magazine Gap road -pure elegance



Cosmopolitan sumptuousness

都會奢華



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



Convention Plaza Apartments

灣仔 會景閣

4 bed, 3 bath

Saleable Area 2,794 s.f.

Inquiries 6188 1398

Josephine Yuen 阮小姐

Search Reference No.

49762

The Convention Plaza Apartments is a rare find – a harbour-front residential tower in the heart of the business area of Wan Chai and adjacent to the Hong Kong Convention and Exhibition Centre and Grand Hyatt Hotel. All units have commanding harbour, garden or city views.

This urban penthouse duplex is tastefully designed with contemporary finishing and a neutral background of white oak floors and white marble walls. Spanning a saleable area of 2,794 s.f., the apartment boasts four bedrooms (three ensembles), a combined living and dining room and three bathrooms. With soaring double-height ceilings and floor-to-ceiling windows, the flat lets in plenty of sunlight.

In the living room, a full-height marble feature wall with a large painting doubles as a remote-controlled sliding panel hiding the television screen; beneath is a gas fireplace embedded within the marble wall. The fully fitted kitchen is enclosed by seamless white oak wall panel, connecting the dining area with a timber-shuttered breakfast bar, while a multi-purpose room is located just beyond the dining area – and can be fitted as a home office, a private entertainment room or guestroom. The penthouse is exclusively equipped with a separate maid's room with individual bathroom, only available in duplex units in the apartment building.

On the penthouse floor, a mezzanine-like open corridor connects the master bedroom with large walk-in closets and the other two bedrooms. Floor-to-wall windows replace one of the internal walls and allow the occupants to gaze down directly at the living room below – an interface connecting the two floors.

The penthouse duplex is on sale for HK\$138,000,000.

會景閣位於灣仔的核心商業區，毗鄰香港會議展覽中心及君悅酒店，是區內罕見的海傍豪華住宅項目，所有單位均坐擁無敵維港美景、園林或城際景色。

這個眺望城市美景的頂層複式單位設計時尚，充滿當代氣息，白橡木地板和白雲石牆身打造出柔和的背景調子。這複式頂層單位的實用面積廣達2,794平方呎，設有四間睡房，包括三間套房、相連的客飯廳及三間浴室。雙層樓底氣派恢宏，並設巨型落地玻璃窗，引入大量天然採光。

客廳全幅白色雲石牆壁上一幅巨型藝術畫同時是一個遙控滑屏，將電視收藏起來，組合架下面是嵌在雲石牆內的氣體壁爐。一塊完整的白橡木牆板後是設備齊全的廚房，並以一個活動百葉玻璃早餐枱將飯廳分隔，飯廳盡頭是一間多用途室，可充當家居辦公室、私人娛樂室或客房。該複式單位罕有附設包括獨立浴室的家傭房，屬整幢住宅項目唯一擁有這項設施的單位類別。

直上上層，中間一個像夾樓似的開放式走廊將附設大型掛衣室的主人套房及兩間睡房連接起來。主人睡房一整幅內牆換上落地大玻璃，住客可清楚俯瞰下層的客廳，亦同時將兩樓層連接。

這豪華頂層複式住宅現以1億3,800萬港元出售。

Greenland Court

中半山 恒翠園

56-58 MacDonnell Road

3 bed, 3.5 bath, 855 s.f. roof, 2 carparks

Tastefully decorated 3-bedroom apartment with private roof and open kitchen enjoying harbour view

品味裝修三房單位，連私家天台及開放式廚房，飽覽怡人海景，可租可售

Saleable Area 1,083 s.f.

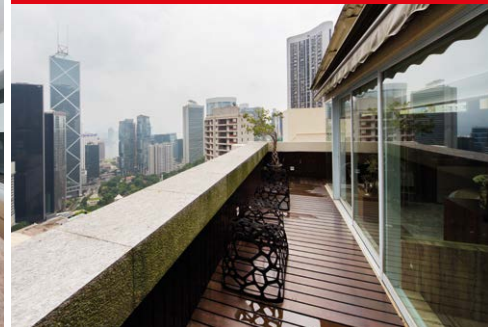
Price \$49,800,000 (also for lease \$100,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 135568



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



Splendour Villa

淺水灣 雅景閣

10 South Bay Road

3 bed, 3 bath, 861 s.f. roof, 2 carparks

Nicely decorated duplex with private rooftop enjoys stunning sea view

雅致裝修複式單位，連私家天台，坐擁壯麗海景

Saleable Area 2,188 s.f.

Price \$78,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 107977



Sea Cliff Mansions

淺水灣 海峰園

19A-19D Repulse Bay Road

4 bed, 2.5 bath, 2,600 s.f. roof, 1 carpark

Rare 4-bedroom penthouse with roof top enjoying Southside sea view

罕有四房頂層單位，連天台，俯瞰南中國海優美景色

Saleable Area 1,961 s.f.

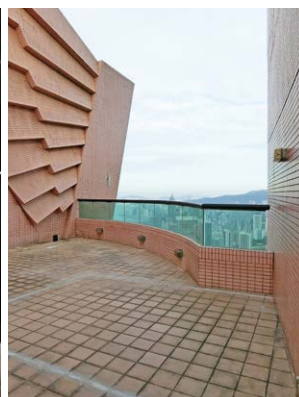
Price \$90,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 16797



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Dynasty Court

中半山 帝景園

23 Old Peak Road

4 bed, 2.5 bath, 684 s.f. terrace, 3 carparks

One of a kind penthouse duplex in Midlevels Central

獨特頂層複式單位，別樹一幟

Saleable Area 2,287 s.f.

Price \$138,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 2034



Greenery Garden

薄扶林 怡林閣

2A Mount Davis Road

3 bed, 2 bath, 1 carpark

Boutique 3-bedroom apartment with lush green view and facilities

精品三房住宅，享翠綠景色及完善設施

Saleable Area 1,024 s.f

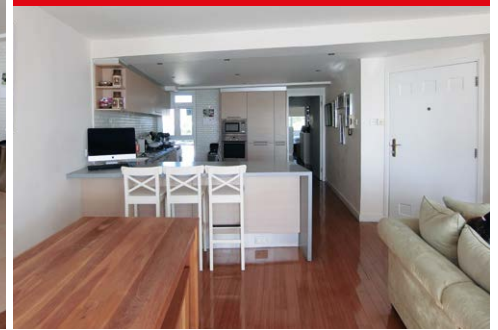
Price \$18,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 103323



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可以公司轉讓股份形式買賣



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

3 bed, 2 bath, 1 carpark

Nicely decorated 3-bedroom flat with balcony enjoys unobstructed sea view

雅致裝修三房單位，連露台，享遼闊海景

Saleable Area 1,707 s.f.

Price \$37,500,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 126976



39A-C Tung Tau Wan Road

赤柱 東頭灣道39A-C號

2 bed, 2 bath, 944 s.f. terrace, 2 carparks

Rare unique seashore apartment with private terrace overlooking sweeping sea view

罕有海濱住宅，連私家平台，俯瞰遼闊海景

Saleable Area 1,618 s.f.

Price \$60,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 30890



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Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3 bed, 2 bath, 1 carpark

Designer decorated 3-bedroom apartment with spacious balcony and full clubhouse facilities overlooking open mountain views
設計師裝修三房住宅，連偌大露台及完善會所設施，眺望開揚山景

Saleable Area 2,308 s.f.

Price \$65,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 33866



Pacific View

大潭 浪琴園

38 Tai Tam Road

5 bed, 4 bath, 2 carparks

One of a kind 5-bedroom duplex apartment with 2 car parks enjoying superb sea view

獨特五房複式住宅，連兩車位，眺望壯麗海景

Saleable Area 3,348 s.f.

Price \$80,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 33464



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



Regalia Bay

赤柱 富豪海灣

88 Wong Ma Kok Road

5 bed, 5.5 bath, 817 s.f. roof, 2 carparks

Huge 5-bedroom townhouse with garden in prestigious location
偌大五房排屋，連花園，地段尊貴

Saleable Area 3,034 s.f.

Price \$85,000,000

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 146970



Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

3 bed, 2.5 bath, 2 carparks

Spacious apartment at exclusive location with easy access to both
CBD and Island South

淺水灣寬敞住宅，地段尊貴，舉步可達市中心及南區

Saleable Area 2,113 s.f.

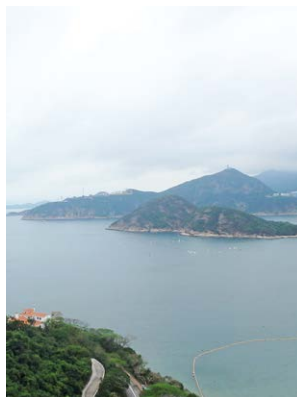
Price \$88,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 108291



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Belgravia

淺水灣 南灣道57號

57 South Bay Road

4 bed, 3 bath, 2 carparks

Luxurious 4-bedroom sea view apartment at quiet enclave of
Repulse Bay

裝修豪華四房海景住宅，位處淺水灣寧靜地段，可租可售

Saleable Area 2,197 s.f.

Price \$105,000,000 (also for lease \$160,000 incl.)

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 150264





Pine Crest

淺水灣 松苑

65 Repulse Bay Road

4 bed, 3 bath,

2,020 s.f. garden, 1 carpark

Rare find spacious apartment with huge private garden in Repulse Bay

淺水灣罕有寬敞住宅，連偌大私家花園

Saleable Area 1,917 s.f.

Price \$88,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 171237



Stanley Knoll

赤柱 赤柱村道42號

42 Stanley Village Road

3 bed, 2 bath,

1,347 s.f. terrace, 2 carparks

Commodious sea view duplex with private terrace in tranquil location

偌大寬敞海景複式單位，連私家平台，地段寧靜

Saleable Area 2,595 s.f.

Price \$105,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 35883



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可以公司轉讓股份形式買賣

Seascape

薄扶林 海日樓

42 Sassoon Road

4 bed, 2.5 bath,

2,740 s.f. garden, 2 carparks

A famous prize-winning bauhaus style house nestled in a stunning garden with mature trees

著名包浩斯式大屋，擁壯麗花園，綠樹成蔭

Saleable Area 2,371 s.f.

Price \$110,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 38624



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可以公司轉讓股份形式買賣



Bauhinia Gardens

春坎角 紫荊園

42 Chung Hom Kok Road

6 bed, 4.5 bath,

1,000 s.f. garden, 2 carparks

Spacious 6-bedroom townhouse with large garden in tranquil and verdant location

寬敞六房排屋，連偌大花園，地段清幽，綠意盎然

Saleable Area 2,730 s.f.

Price \$118,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 98987



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可以公司轉讓股份形式買賣



Twin Brook 淺水灣 雙溪

43 Repulse Bay Road

4 bed, 3 bath, 1 carpark

Spacious 4-bedroom apartment at prestigious location overlooking golf course and Deep Water Bay

寬敞四房住宅，地段尊貴，俯瞰高爾夫球場及深水灣美景，可租可售

Saleable Area 2,423 s.f.

Price \$138,000,000 (also for lease \$135,000 incl.)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 32624



Manderly Garden

深水灣 文禮苑

48 Deep Water Bay Road

4 bed, 3.5 bath,

607 s.f. garden, 2 carparks

Spacious garden townhouse in tranquil Deep Water Bay

寬敞花園排屋，位處寧靜深水灣

Saleable Area 3,160 s.f.

Price \$176,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 6529



Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

3 bed, 2.5 bath, 400 s.f. garden, 2 carparks

Colonial deluxe townhouse in well managed estate at the Peak

英式豪華排屋，位處山頂完善住宅項目

Saleable Area 2,945 s.f.

Price \$195,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 5733



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



Stanley

赤柱

2 bed, 4 bath, 500 s.f. garden, 1 garage

Contemporary single garden house with private pool at secluded location

當代時尚獨立屋，連私家游泳池，地段隱逸寧靜

Saleable Area 2,060 s.f.

Price \$195,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 180485



Watford Villa

山頂 和福別墅

18-28 Watford Road

4 bed, 3 bath, 728 s.f. roof, 1 garage

High privacy 4-bedroom townhouse with peaceful view of Island South

私隱度高四房排屋，眺望怡人南區美景，可租可售

Saleable Area 2,640 s.f.

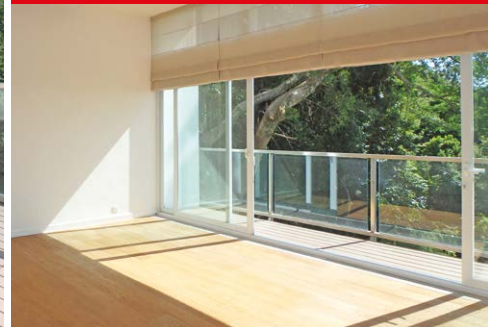
Price \$205,000,000 (also for lease \$150,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

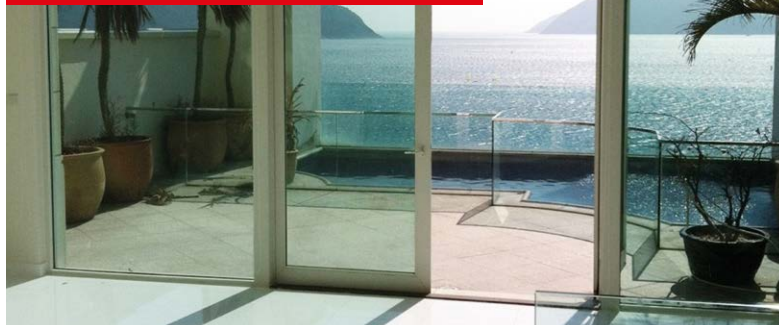
Search Reference No. 104174



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



12-16 Tai Tam Road

大潭 大潭道12-16號

5 bed, 4.5 bath, 933 s.f. roof, 2 carparks

Contemporary waterfront garden house with private pool

當代時尚海濱花園洋房，連私家游泳池

Saleable Area 3,350 s.f.

Price \$218,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 127174



Severn Eight

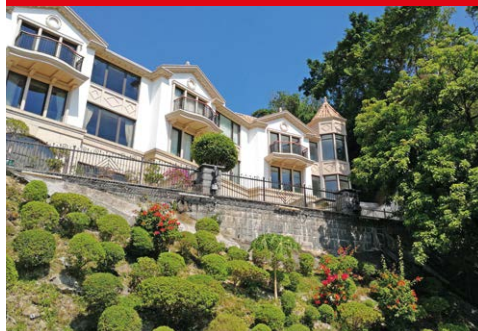
山頂 倚巒

8 Severn Road

2 bed, 2 bath, 794 s.f. roof, 2 carparks

Harbour view townhouse with 2-ensuite and ample open space

兩套房海景排屋，享充裕戶外空間

Saleable Area 2,379 s.f.**Price** \$240,000,000**Inquiries** 9093 3381 Stephen Chan 陳先生**Search Reference No.** 106601Can 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**Bay Villas**

壽臣山 南源

57-71 Shouson Hill Road

4 bed, 4.5 bath, 603 s.f. terrace, 2 carparks

Brand new decorated townhouse overlooking magnificent Deep

Water Bay

壽臣山全新裝修排屋，俯瞰壯麗深水灣

Saleable Area 3,680 s.f.**Price** \$400,000,000 **NEGOTIABLE****Inquiries** 9871 6828 Louis Wong 黃先生**Search Reference No.** 135517**Rare Peak Detached House**

罕有山頂大屋

4 bed, 4.5 bath, 4,464 s.f. garden, 1 garage

Superb house with private pool and garden enjoys stunning

Southside sea view

山頂奢華大屋，連私家游泳池及花園，眺望優美南區海景

Saleable Area 3,425 s.f.**Price** Open Offer**Inquiries** 9871 6828 Louis Wong 黃先生**Search Reference No.** 5624Can 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**Brand New Single House in The Peak**

山頂全新獨立屋

Rare single lot with extravagant seaview and greenery

罕有獨立地段，飽覽華麗海景及翠綠景色

Gross Area Approx. 7,100 s.f.**Price** Upon Request**Inquiries** 9871 6828 Louis Wong 黃先生

Splendid Ocean Views

良辰美景



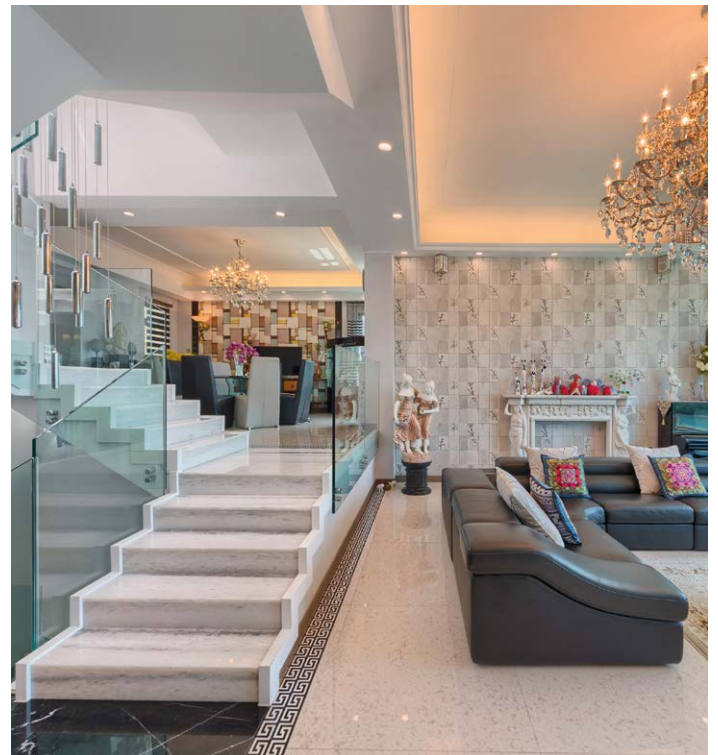
Set within beautiful natural surroundings, this classy, elegant 3,708 s.f.(saleable area) beautiful house is perched on a prominent location between Clear Water Bay Golf & Country Club and Silverstrand, boasting tremendous, uninterrupted views of the sea.

Featuring a luxurious, stylish design, the interiors of this townhouse offer unprecedented grandeur as well as homey cosiness. With perfect privacy and tranquility in the area, this 3-storey coastal villa includes five comfortable en-suite bedrooms, a separated living and dining room, a family room, a study, a fully equipped kitchen, a utility room, two maid's rooms and a garage with four car parks.

With floor-to-ceiling windows overlooking 270 degree panoramic sea views, all bedrooms and living and dining room enjoy ample natural lighting and full sea views. The generous family room provides access to the private indeed garden and swimming pool, surrounded by mature trees and greenery.

Providing maximum security and quality management services, the development boasts 52 houses and 20 apartments. Residents can also take advantage of various recreational facilities such as a gym and tennis court and free shuttle bus service to the nearest MTR station is in 7 minutes.

The townhouse is on sale for HK138 million.



這位處優越清水灣地段的優雅大度洋房，環境茂綠寧靜，坐落毗鄰清水灣鄉村俱樂部及銀線灣之間，洋房實用面積廣達3,708平方呎，坐擁懾人遼闊的全海景。

洋房設計豪華時尚，室內氣派十足之餘，亦予人親切愜意之感。這樓高三層的海濱洋房自成一隅，是屋苑內私隱度最高並罕有的董事級洋房，大宅提供五間舒適的睡房，全部為套房、獨立的客飯廳、一間家庭廳、一間書房、設備齊全的廚房、一間多用途房、兩間家傭房及一個可容納四輛車的車庫。

客飯廳設有落地玻璃窗，俯瞰270度全海景。所有睡房及客飯廳全享有充裕自然光及全海景，偌大的家庭廳可通往四周綠樹環抱的私家入契花園及游泳池。

這尊貴住宅項目設有52座洋房別墅及20個住宅單位，提供最嚴密的保安設施，管理服務一絲不苟。住戶可專享各種豪華會所設施，包括健身室及網球場，亦設連接附近港鐵站的免費穿梭巴士服務，車程僅7分鐘。

洋房現以1億3,800萬港元出售。

Clear Water Bay panoramic sea view beautiful house

清水灣無敵海景洋房

5 bed, 5.5 bath, 1 garage

Saleable Area 3,708 s.f.

(plus a garden, a roof and a garage with 4 car parks)

Inquiries 9484 5501 Mr. Lai 黎先生

Search Reference No. 54083



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

Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

2 bed, 2.5 bath, 1 carpark

Lovely 2-bedroom mid-rise with balcony at convenient location

精品兩房中密度住宅，連露台，交通便利，可租可售

Saleable Area 1,880 s.f.

Price \$38,000,000 (also for lease \$85,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 37753



Estoril Court

中半山 愛都大廈

55 Garden Road

4 bed, 3 bath, 1 carpark

Huge 4-bedroom apartment with spacious and high efficient layout

偌大四房住宅，間隔寬敞實用

Saleable Area 2,888 s.f.

Price \$62,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 33018



Park Rise

中半山 嘉苑

17 MacDonnell Road

3 bed, 3.5 bath, 372 s.f. roof

Penthouse triplex in the heart of Midlevels Central enjoys

open city views

頂層複式單位，坐擁開揚城市景

Saleable Area 1,780 s.f.

Price \$63,070,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 12656



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



Cliffview Mansions

西半山 康苑

21-25 Conduit Road

3 bed, 2 bath, 1 carpark

Spacious 3-bedroom apartment close to Mid-levels escalators

寬敞三房住宅，毗鄰半山行人扶手電梯

Saleable Area 2,872 s.f.

Price \$65,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 98748





Kenne Mansion

中半山 堅尼地台

20 Kennedy Road

3 bed, 3 bath, 1 carpark

Rare colonial style mid-rise with balcony overlooking Hong Kong Park

罕有英式中密度住宅，連露台，俯瞰香港公園景色

Saleable Area 2,240 s.f.

Price \$68,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 150605



The Royal Court

中半山 帝景閣

3 Kennedy Road

3 bed, 2 bath

Unique modern designed duplex enjoys peaceful view of Hong Kong Park

獨特時尚複式單位，坐擁香港公園怡人景致

Saleable Area 1,758 s.f.

Price \$70,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 107109



Yale Lodge

中半山 怡廬

30 Kennedy Road

4 bed, 3 bath, 1 carpark

Lovely mid-rise apartment in mint condition within walking distance to Central

精品中密度住宅，裝修簇新，信步可達中環

Saleable Area 2,669 s.f.

Price \$76,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 157546



Garden Terrace 2 & 3

中半山 花園臺2&3座

8A Old Peak Road

4 bed, 4 bath, 2 carparks

Rare 4-ensuite large apartment with facilities

罕有四套房偌大住宅，享會所設施

Saleable Area 2,580 s.f.

Price \$85,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 163677



The Royal Court

中半山 帝景閣

3 Kennedy Road

3 bed, 2 bath

Unique Manhattan-style duplex with 3 bedrooms and huge balcony enjoying city view

獨特曼哈頓風格複式單位，三房間隔，連大露台，享城市景，可租可售

Saleable Area 2,217 s.f.

Price \$89,800,000 (also for lease \$138,000 incl.)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 129115



Rose Gardens

中半山 玫瑰別墅

9 Magazine Gap Road

3 bed, 2 bath, 1 carpark

Rare harbour view spacious mid-rise with balcony at Lower Peak

罕有維港海景住宅，連露台，地段優越

Saleable Area 2,235 s.f.

Price \$100,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 36375



Regent On The Park

中半山 御花園

9A Kennedy Road

6 bed, 6 bath, 2 carparks

Rare huge duplex apartment in prestigious location
罕有偌大複式單位，地段顯赫尊貴

Saleable Area 4,144 s.f.

Price \$180,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 108297



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



Kennedy Park at Central

中半山 君珀

4 Kennedy Road

4 bed, 3 bath, 594 s.f. roof, 3 carparks

Deluxe 4-bedroom duplex unit with balcony on fringe of CBD
豪華四房複式單位，連露台，鄰近商業中心區

Saleable Area 2,715 s.f.

Price \$210,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 159106

Green serenity 綠意盎然



Green Villa takes advantage of its serene surroundings in Pokfulam: its spacious balcony boasts ample and unobstructed green views. In excellent condition and with high efficiency, the flat has a saleable area of 1,313 s.f. and has two bedrooms, including one ensuite, a combined living and dining room, two bathrooms and two car parks. Its open kitchen is stylishly decorated – fully fitted and equipped with a combined kitchen island and dining table.

翠林苑佔盡薄扶林環境清靜的優點，偌大的露台可盡享茂密和無盡的翠綠景致。單位內部保養簇新，且實用率高，實用面積達1,313平方呎，提供兩間睡房，其中一間為套房、相連的客飯廳、兩間浴室和兩個車位。開放式廚房設計摩登時尚，設備齊全，並有一個可作為飯枱的廚房中島。

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

Green Villa 薄扶林 翠林苑

90 Pok Fu Lam Road

2 bed, 2 bath, 2 carparks

Saleable Area 1,313 s.f.

Price \$22,800,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 153023



Oxford Road townhouse, Kowloon Tong

九龍塘 牛津道洋房

10 bed

One of a kind 3-storey townhouse with private lift situated at prestigious location and renowned school network number 41 樓高三層獨特洋房，設私家升降機，地段尊貴顯赫，位處享負盛名41校網

Saleable Area 7,232 s.f.

Price \$238,000,000

Inquiries 9319 0605 May Lee 李小姐



Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

3 bed, 2 bath, 1 carpark

Efficient 3-bedroom apartment with full facilities for sale with tenancy

實用三房單位，連完善設施，連租約出售

Saleable Area 1,570 s.f.

Price \$39,800,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 169276



Bellevue Court

東半山 碧蕙園

41 Stubbs Road

3 bed, 3 bath, 1 carpark

High efficiency 3-bedroom flat on prestigious Stubbs Road 高實用率三房單位，地段尊貴顯赫，可租可售

Saleable Area 2,257 s.f.

Price \$55,000,000 (also for lease \$93,000 incl.)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 40521



Jade House

東半山 寶璧大廈

47C Stubbs Road

4 bed, 2 bath, 1 carpark

Rarely available mid-rise apartment with spacious practical layout 罕有中密度單位，間隔寬敞實用

Saleable Area 2,218 s.f.

Price \$78,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 39655



Waterfront living

Bangkok's upscale Four Seasons branded residences represent a good return for investors – as well as a great place to live

By Dennis Lee





The shores of the Chao Phraya River, Bangkok's River of Kings, have become highly prized for development in recent years, with grand-scale shopping malls, residential properties and serviced apartments lining both sides of the waterway.

The Chao Phraya Estate is the latest and one of the largest developments on this waterfront, occupying a site of 5.7ha, the result of investment totalling THB 32 billion. It comprises Four Seasons Private Residences Bangkok at Chao Phraya River (a 73-storey tower), in addition to two high-end, low-rise hotels – Four Seasons Hotel Bangkok at Chao Phraya River and Capella Hotel Bangkok.

“When we had a unique opportunity in Bangkok, we knew we wanted to do waterfront residences, an urban resort concept with

physical qualities, layering it with service,” says Ben Taechaubol, CEO and Director of Thai-based Country Group Development (CGD). “It’s logical to connect with Four Seasons and Capella.”

Hong Kong investors

According to Taechaubol, 45 per cent of buyers are from overseas. Investors from Hong Kong high on the list, with Taiwan, Germany, the United Kingdom and the United States rounding up the top five. CGD, which is behind this innovative mixed-use development, held a showcase event in Hong Kong in September 2017 and achieved an astounding THB 530 million in luxury units sold, in the process creating more interests from Hong Kong investors.





Ben Taechaubol



Branded residences

Generally speaking, branded residences are more expensive than their unbranded counterparts, but often yield a more impressive rental yield. "Average residential rental return in Thailand is between 6 and 6.5 per cent," says Taechaubol. "Branded residences can be more expensive; what is unique for investors is, historically, we're next to the top three international schools in Thailand, so rental is above average. Secondly, branded residences rent for more with a good quality product, sometimes up to 30 per cent."

Beyond rental return, capital gains are another consideration for foreign investors. With high-end property prices in Hong Kong already 10 times higher than in Bangkok, Taechaubol says that though it's difficult to make comparisons as there are no branded residences on sale in Hong Kong, foreign investors can expect 100 per cent of their investment to be repatriated.

Tallest in Thailand

More than 60 per cent of Four Seasons Private Residences Bangkok have been sold. The biggest units are four-bedroom and 1,050 s.m., while the smallest 115 s.m. two-bedroom units are, so far, the most popular. The largest units sell for approximately US\$3 million and the smallest for about US\$1 million.

Slated to be the tallest residential complex in Thailand upon completion during the fourth quarter of this year, Four Seasons Private Residences Bangkok will house 355 residences. Each is a corner unit, allowing residents for unobstructed dual panoramic views of the city and the river.

Residents will be able to enjoy a host of amenities including a lounge, infinity pool, private cabanas, fitness centre, yoga and Pilates studios, and a barbeque area on a deck. There's also a private screening room, golf simulator, cigar room and the highest infinity swimming pool in Bangkok at Four Seasons Club, which is located on the 64th to 66th floors. Owners can also enjoy services and facilities offered at the two five-star hotels, including room service and housekeeping.

residences.fourseasons.com/private_residences/bangkok



ARCHITECTURE | DESIGN | PEOPLE PERSPECTIVE

For more details about the design of the Four Seasons Private Residences Bangkok, check out our website at www.perspectiveglobal.com





CENTRAL

中環矜罕全層 多用途辦公樓出售

中晶商業大廈,
46 LYNDHURST

昂然進駐 中環核心據點

戰略要塞 –

緊貼中環至半山自動扶手電梯系統，
距中環港鐵站僅7分鐘步程，
8分鐘步程到達機場鐵路中環站

全層 2,161' 平方呎 (G)*
每呎只售 HK\$24,000 餘

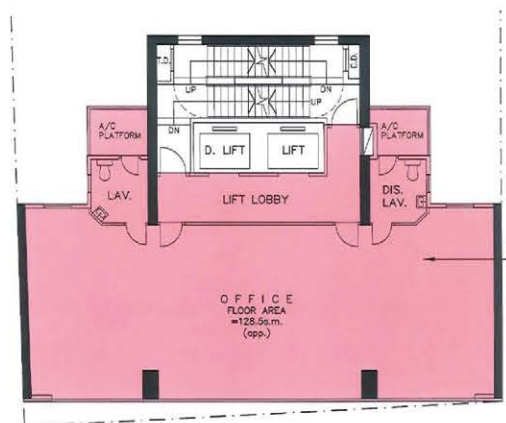
Can be sold via company shares transfer
可公司股份轉讓出售

*未核實



座落中環主要幹道

得天獨厚三鐵交匯，佔據大都會核心優勢，罕有
核心區全層辦公樓交吉出售。



商業地屢創新高:

- 聚焦極罕中環CBD 全層面積約2,161' 平方呎(G)*
- 全新華麗優雅大堂 同區最優質多用途核心商廈
- 區內供應持續短缺 天價商業地皇見證世紀時代
- 全層享極高私隱度 高消費群集中盡佔都會脈搏
- 單位間格四正無柱 分體冷氣獨立洗手間來去水

Inquiries:

Mr. Lai

☎ +852 9484 5501



Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

4 bed, 2.5 bath, 1 carpark

Lovely 4-bedroom apartment on upper Repulse Bay Road

精品四房單位，位處淺水灣道頭段，可租可售

Saleable Area 1,962 s.f.

Rent \$120,000 incl. (also for sale \$83,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 31648



Seascape

薄扶林 海日樓

42 Sassoon Road

5 bed, 4.5 bath,

871 s.f. roof, 2 carparks

Large 5-bedroom garden house with ample open space enjoying unobstructed sea view

偌大花園五房排屋，享偌大戶外空間，眺望遼闊海景

Saleable Area 2,457 s.f.

Rent \$150,000 incl.

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 38628



Magnolia

春坎角 靜修里29-31號

29-31 Ching Sau Lane

4 bed, 4.5 bath,

799 s.f. roof, 1 garage

Lovely garden townhouse with private garage in cul-de-sac location

精品花園排屋，連私家車庫，地段尊貴顯赫

Saleable Area 2,468 s.f.

Rent \$168,000 excl.

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 124008



Hillgrove 春坎角 壁如花園

18 Cape Drive

5 bed, 3.5 bath,

1,152 s.f. garden, 1 garage

Bright and airy spacious 5-bedroom townhouse enjoys peaceful views

光猛通風五房排屋，間隔寬敞，眺望怡人景色，可租可售

Saleable Area 3,004 s.f.

Rent \$180,000 incl. (also for sale \$120,000,000)

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 129580



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

4 bed, 4.5 bath,

2,234 s.f. garden, 1 garage

Hill top sea view townhouse with large private garden and roof terrace

大潭海景排屋，連偌大私家花園及天台，可租可售

Saleable Area 3,314 s.f.

Rent \$220,000 incl. (also for sale \$180,000,000)

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 1782



56 Plantation Road

山頂 種植道56號

4 bed, 4.5 bath,

849 s.f. roof, 2 carparks

4-ensuite townhouse on the Peak with private garden overlooking bird's eye view of Victoria Harbour

山頂四套房排屋，連私家花園，鳥瞰維港美景

Saleable Area 4,021 s.f.

Rent \$240,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 172612





56 Peak Road

山頂 山頂道56號

4 bed, 3.5 bath,
2,465 s.f. garden, 2 carparks

Exclusive Peak townhouse with private garden overlooking Southside sea view

獨特山頂排屋，連私家花園，俯瞰南區海景

Saleable Area 2,928 s.f.

Rent \$270,000 incl.

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 30165



32 Repulse Bay Road

淺水灣 淺水灣道32號

4 bed, 4 bath, 3 carparks

Contemporary house with spectacular view over Deep Water Bay

當代時尚排屋，享壯麗深水灣美景

Saleable Area 2,490 s.f.

Rent \$280,000 incl.

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 6276



40 Peak Road

山頂 山頂道40號

5 bed, 4 bath,
1,747 s.f. garden, 2 carparks

5-bedroom garden townhouse with harbour view at exclusive location

五房花園海景排屋，地段尊貴優越

Saleable Area 4,123 s.f.

Rent \$340,000 excl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 31371



110 Repulse Bay Road

淺水灣 淺水灣道110號

4 bed, 4.5 bath,
1,173 s.f. garden, 2 carparks

Exclusive detached house at Repulse Bay waterfront with private swimming pool taking in beautiful sea view

淺水灣海濱排屋，別樹一幟，連私家游泳池，眺望優美海景

Saleable Area 4,101 s.f. **Rent** \$350,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 104464



The Nautilus

淺水灣 南灣道16A號

16A South Bay Road

5 bed, 4 bath, 2 carparks

Stunning sea view 5-bedroom house in South Bay

南灣五房排屋，享壯麗海景

Saleable Area 3,513 s.f.

Rent \$380,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 27209



66 Deep Water Bay Road

深水灣 深水灣道66號

4 bed, 4.5 bath,
569 s.f. roof, 2 carparks

Contemporary townhouse with spectacular view over Deep Water Bay

當代時尚排屋，坐擁深水灣華麗景色

Saleable Area 2,742 s.f.

Rent \$380,000 incl.

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 10204



Pearl Gardens

西半山 明珠臺

7 Conduit Road

4 bed, 2 bath, 1 carpark

Practical and high efficiency apartment in great condition at prime location

高實用率優質住宅，裝修簇新，地段優越

Saleable Area 2,100 s.f.

Rent \$83,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 183696



8 Kennedy Road

中半山 堅尼地道8號

4 bed, 3.5 bath

4-bedroom flat on Kennedy Road enjoys peaceful view over Hong Kong Park

堅尼地道四房住宅，眺望香港公園怡人景色

Saleable Area 2,889 s.f.

Rent \$200,000 excl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 184938



View from the top 居高臨下

Conveniently located in Jardine's Lookout, Flora Garden is just five minutes away from the busy shopping and entertainment district of Causeway Bay. The penthouse flat spans a saleable area of 1,193 s.f. and a roof terrace of 978 s.f., boasting impressive city and harbour views. The apartment comprises three bedrooms (one ensuite), a combined living and dining room, a balcony, two bathrooms, a maid's room and a covered car park. The flat is beautifully appointed with marble floors and walls and also equipped with a fitted kitchen.

位於渣甸山的慧景園，前往銅鑼灣購物和娛樂熱點只需五分鐘車程，交通便利。這頂層單位實用面積達1,193平方呎，天台面積亦達978平方呎，可飽覽一望無際的城市和維港美景。單位設有三間睡房，一間為套房、相連的客飯廳、一個露台、兩間浴室、一間家傭房和一個有蓋車位。全屋鋪上大理石地板和牆身，華麗高尚，並有一個設備齊全的廚房。

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

Flora Garden 渣甸山 慧景園

7 Chun Fai Road

3 bed, 2 bath, 978 s.f. roof, 1 carpark

Saleable Area 1,193 s.f.

Price \$36,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 54633





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*1 HKD = 4.25 THB

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Well decorated 4-bedroom apartment with balcony enjoying racecourse view

優質裝修四房單位，連露台，享馬場美景，可租可售

Saleable Area 1,953 s.f.

Rent \$123,000 incl. (also for sale \$68,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 165344



Trafalgar Court

東半山 大寶閣

70 Tai Hang Road

5 bed, 3 bath, 2 carparks

Commodious 5-bedroom apartment with pleasant decorations enjoying spectacular harbour view

寬敞五房單位，裝修雅致，享壯麗海景

Saleable Area 2,465 s.f.

Rent \$120,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 11521



Broadwood Park

跑馬地 柏樂苑

38 Broadwood Road

5 bed, 3 bath, 1 carpark

High efficiency apartment with balcony in prime location
高實用率住宅，連露台，地段優越，可租可售

Saleable Area 2,414 s.f.

Rent \$150,000 excl. (also for sale \$95,000,000)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 125421



Chantilly

東半山 璧輝台6號

6 Shiu Fai Terrace

5 bed, 4.5 bath, 4,124 s.f. terrace

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Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 160342



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Please read this legal information carefully. Project: Sunplay Heights, Moo 6 Bangsaray, Sattahip, Chonburi, Thailand. Construction Permit: In process of submitting. Construction Start: 04/2017 Expected Completion: 01/2019 Land Title Deed Nos.: 59966. Project Area: Approx. 5 Rai, 0 Ngan, 53.6 Sq.Wah. The residential condominium project consists of three 6-Storey buildings and 1 basement floor with approximately 44 residential units. The project will be registered and expenses and taxes will be paid by unit owners under the condominium law after construction is completed. Mortgage: a mortgage will be registered on Land and Building. Developer: Bangsaray Heights Registered Capital THB 100,000,000. Paid up Capital: THB 100,000,000. Authorized Directors: Ms. Jutamart and Ms. Viparwan Smanattanon

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Freehold small retail shop with immediate yield

St. John's Wood NW8

- Subject retail is a small G/F retail shop with direct frontage onto St. John's Wood High Street and within close proximity to underground station
- Entirely let to the strong covenant of a charity organisation
- Current passing rent is £63,500 p.a. Tenant is holding over and seller is proposing new rent of £79,500 p.a.
- 此小型零售地舖面向St. John's Wood High Street, 鄰近地鐵站
- 由慈善組織獨立承租
- 年租金收入63,500英鎊, 賣方提議調整新租金至年租金79,500英鎊
- 現由慈善組織承租, 年租金收入63,500英鎊

Freehold title
NIA of 765 s.f.
NIY of 3.74%
(reversionary gross yield of 4.96% if proposed new rent approved)
Guide Price
£1.60M



Super prime en bloc retail investment single let to famous chain restaurant Soho W1

- Subject property is an en bloc retail bldg within 100 metres south of the bustling Oxford Street and within 80 metres from Dean Street entrance of Tottenham Court Road Cross Rail station
- Entirely let to a world famous restaurant operator with 3.2 years to expiry on FRI basis
- Current passing rent is £157,500 p.a. with reversionary rental expected to be £180,000 p.a.
- 距離繁華Oxford Street以南僅100米及80米可抵達Dean Street Tottenham Court Road火車站入口
- 由世界知名餐廳營運商承租, 擁3.2年租約
- 年租金收入157,500英鎊, 未來年租金收入可調整至180,000英鎊

Freehold title
NIA of 2,647 s.f.
NIY of 2.96% and reversionary yield is 3.38%
Guide Price £5.0M



Highly sought after retail shop with respectable immediate yield Chelsea SW3

- Subject property comprises a G/F and basement level retail unit and two secure parking spaces
- All retail areas and 2 car parks entirely let to a reputable estate agency on FRI basis with approx. 15 years to expiry. All 3 self contained flats of upper floors sold off on long leasehold title basis
- Current passing rent is £52,500 p.a., approx. 8 min walking distance from Sloane Square underground station
- 此物業首層及地庫是零售單位, 連兩個車位
- 零售單位及兩個車位由信譽良好的房地產中介公司以FRI形式承租, 約15年租約, 上層三個單位已分層出售
- 年租金收入52,500英鎊, 距離Sloane Square地鐵站僅8分鐘步程

Freehold Title
NIA of 840 s.f.
NIY of 4.56%
Guide Price £1.10M



Prime en bloc office bldg with development potential

The City, London EC3

- Subject property sits in the heart of the central core of The City
- It is approx 200 metres south of Liverpool Street Station where the future Cross Rail Station will become operational in 2018/19, potential to add an additional 3,434 s.f. of extra floor area (subject to all necessary planning consents)
- Current net passing rent is £670,581M p.a.
- 位處倫敦金融城市中心的物業
- 距離Liverpool Street地鐵站約200米, 未來機鐵火車站將於2018至19年通車, 若取得城規批准, 可增加面積3,434平方呎的額外樓層
- 年租金淨收入670,581英鎊

Long Leasehold title with approx. 133 years unexpired
NIA is 23,986 s.f.
NIY is 5.75%
Guide Price
£18M



Pre-sale of 4 attractive continuous retail parade with very high immediate net yield Victoria SW1

- Subject property comprises 4 continuous retail unit which are located on G/F of a comprehensive development
- 3 out of 4 of the retail unit had been pre-let with the final unit currently used as sales office by the developer. Developer will provide top up rental for 2 years post completion
- Passing rent will be £184,278 p.a.
- 此物業的首層是四個相鄰的零售商舖
- 其中三個舖位現已由發展商作為銷售處, 物業竣工後, 發展商會承租多兩年
- 租金收入達184,278英鎊

999 year leasehold title
GIA is 3,741 s.f.
NIY is 7.79%
Guide Price
£2.225M



Super prime corner en bloc bldg entirely let

The City EC2

- Subject property is an en bloc attractive mixed use retail/office bldg within close proximity to Fenchurch Street, Liverpool Street, Monument, Bank and Cannon Street underground station are all within close proximity
- Multi let to 5 offices and one retail tenant with WAULT of approx. 7 years
- Current passing rent is approx. £802,098 p.a.
- 受歡迎零售辦公室大廈, 毗鄰Fenchurch Street、Monument、Bank及Cannon Street地鐵站
- 由5個辦公室及1個零售租戶承租, 尚餘約7年租約
- 年租金收入802,098英鎊

Freehold title
GIA of 13,485 s.f.
NIY of 4.20%
Guide Price
£18.0M





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PONG YANG *Vinght*
 P.20

Chiang mai

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Prime retail investment with good immediate yield

Fulham SW6

- Subject retail unit is located at a prime junction of Broughton Wandsworth Bridge Road in the affluent residential area of Fulham
- Subject property comprises retail space over G/F and basement floors with residential on 1/F and 2/F sold off on long leases. Retail floors let to famous kitchen appliance supplier on FRI basis with approx. 19 years to expiry
- Current total net passing rent is £121,200 p.a.
- 位處Fulham富裕住宅區的Broughton Wandsworth Bridge Road優越地段的零售旺舖，門庭若市
- 零售舖位於首層及地庫，一樓及二樓是住宅，已作分層出售。零售舖位由著名廚房設備供應商以FRI形式承租，擁19年長約
- 年租金收入
121,200英鎊

Freehold title
GIA of 8130 s.f.
NIY of 5.00%
Guide Price
£2.4252M



Prime mixed use investment in heart of Mayfair

Mayfair W1

- Prime mixed use Gallery/office investment moments from New Bond Street, London's most exclusive luxury retail location
- Subject building comprises two spectacular galleries arranged over LG/F, G/F and 1/F and three offices arranged from 2/F to 4/F.
- Current passing rent is £499,988 p.a.
- 倫敦最尊貴顯赫零售地段，位處New Bond Street的優質畫廊及辦公室大廈
- 地下一層、首層及一樓是兩個精品畫廊，二樓至四樓則是辦公室
- 年租金收入499,988英鎊

Freehold title
GIA of 6,284 s.f.
NIY of 2.39%
Guide Price £19.6 M



Stylish corner en bloc Bar investment Chelsea SW3

- Subject property is an en bloc corner bar investment located in the heart of Chelsea close to both Brompton Road and Sloane Avenue, in one of London's most affluent districts
- Comprising a stylish public house with central bar servery arranged over basement, G/F and 1/F
- Current passing rent is £162,000 p.a. with approximately 8 years unexpired, subjected to five yearly upwards only rent reviews
- 位處倫敦最富裕區域，座落Chelsea市中心，毗鄰Brompton Road及Sloane Avenue的轉角位單邊酒吧
- 地庫、首層及一樓是酒吧，設有中央酒吧備餐檯
- 年租金收入162,000英鎊，擁約8年租約，租金每五年可向上調整

Freehold title
NIA of 5,189 s.f.
NIY of 3.21%
Guide Price £4.75M



Prime river front retail unit let to famous bar (with outdoor seating area)

London SE1 2AS

- Subject property is located in the heart of London's South Bank and immediately abuts the River Thames
- It occupies the G/F and basement level of an eight storey comprehensive residential building where the residential units have been sold off on long leases
- Current passing rent is approx. £335,000 p.a.
- 位處倫敦South Bank，毗鄰泰晤士河的物業
- 樓高八層住宅大廈，設首層及地庫，住宅單位擁長租約
- 年租金收入335,000英鎊

999 years leasehold from 2003
GIA of 14,724 s.f.
NIY of 4.52%
Guide Price
£6.95M



Prime corner bar with outdoor seating area close to Royal Brompton Hospital Chelsea SW3

- Subject property occupies a prominent end of terrace building with accommodation arranged over G/F, basement and two upper floors
- The entire property is let on a 35 year lease to the largest pub operators in the UK, with over 4,700 properties. Next rent review will fall due in August 2020 and is upward only
- Current passing rent is approx. £150,000 p.a.
- 此優質物業設首層、地庫及兩層上層
- 由英國最大型的酒吧運商承租，擁35年租約，超過4,700個物業，2020年8月租金可能調整（只可向上調）
- 年租金收入150,000英鎊

Freehold title
GIA of 4,688 s.f.
NIY of 3.27%
Guide Price £4.3M



Prime High Street retail unit in desirable location Clapham SW11

Clapham SW11

- Subject property is situated in 100% prime pitch between Debenhams and Marks & Spencer
- Property comprises a G/F shop with 1st floor ancillary accommodation, prime retail unit let to one of the largest bakery chain in UK
- Current passing rent is approx. £89,350 p.a.
- 位處Debenhams及Marks & Spencer的優質物業
- 物業的首層是商舖，一樓是住宿單位
- 年租金收入89,350英鎊

Freehold title
NIY of 4.2%
Guide Price
£2M





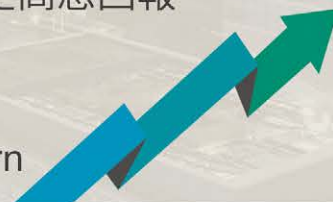
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En bloc residential bldg in affluent residential district of Shibuya Shibuya-Ku, Tokyo 東京 涉谷區

- Subject property is a 3 storey residential bldg comprising 6 units in total, Completed in December 1990
- Fully tenanted with current passing rent of 12,789,600 JPY p.a.
- 7 min walking distance to Shinsen Station of Keio Inokashira Line, 11 min walking distance to Tokyu/Tokyo Metro Shibuya Station and 14 min walking distance to JR Shibuya station
- 1 min walk to Kuritsu Nabeshima Shoto Park
- 樓高三層住宅大廈，提供六個單位，建於1990年12月
- 所有單位現已租出，年租金收入12,789,600日元
- 距離京王電鐵井之頭線的泉站僅七分鐘步程，東京地鐵涉谷站十一分鐘步程，JR涉谷站十四分鐘步程
- 距離鋼島松濤公園一分鐘步程

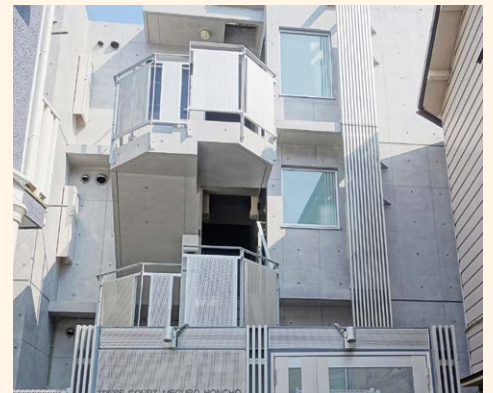
Freehold title
GIA of 381.54 sq.m.
Gross immediate yield is 2.50%
Guide Price JPY 510 M (approx. HK\$35.2M)

En bloc residential bldg with good immediate yield

Meguro-Ku, Tokyo 東京 目黒區

- Subject property is an en bloc 3 storey bldg with a basement level and has a total of 12 studio units, 11 out of 12 studio flats are currently leased out
- Completed in Feb 2016
- Current passing rent of JPY 10,920,000 p.a.
- 11 min walking distance to Gakugei-Daigaku Station of Tokyo Toyoko Line
- 樓高三層住宅大廈，連地庫，共十二個開放式單位，其中十一個已經租出
- 建於2016年2月
- 年租金收入10,920,000日元
- 距離東急東橫線的學藝大學站十一分鐘步程

Freehold title
GIA of 239.16 sq.m.
Gross immediate yield of 4.16%
Guide Price JPY 262M (approx. HK\$18M)



En bloc multi tenanted residential bldg with good immediate yield Ota-Ku, Tokyo 東京 大田區

- Subject property is an en bloc 5 storey residential bldg. with one basement level
- Completed in August 2016
- Comprises 13 self contained flats, 12 out of 13 flats are currently leased out
- 4 min walking distance to Omori station of JR Keihin Tohoku Line
- 樓高五層住宅大廈，設地庫層
- 建於2016年8月
- 共有13個單位，其中12個已經租出
- 距離JR京濱東北線的大森站4分鐘步程

Freehold title
GIA of 351.09 sq.m.
Guide Price JPY 304.8M (approx. HK\$21.0M)

En bloc multi tenanted residential bldg with good immediate yield

Naka-Ku, Nagoya- Shi, Aichi Prefecture 愛知縣 名古屋市 中區

- Subject property is an en bloc 9 storey residential bldg comprising a total of 38 self contained units
- Completed in February 2006
- Current passing rent is JPY 29,586,720 p.a.
- 10 min walking distance to Shinsakae-Machi Station, Nagoya Higashiyama Line and 11 min walking distance to Yabacho Station, Nagoya Meijyo Line
- 樓高九層住宅大廈，並有38個單位
- 建於2006年2月
- 年租金收入29,586,720日元
- 距離名古屋市東山線新榮車站僅十分鐘步程，名古屋市矢場町站僅十一分鐘步程

Freehold title
GIA of 983.23 sq.m.
GIY is 5.94%
Guide Price JPY 498M (approx. HK\$34.3M)





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PRICE FROM HKD 17.65 M*

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