

# The Key

# 大宅®

SELECT DELUXE HOMES



SPACE

Timothy Oulton  
Gough's on Gough

奢華極致  
Sumptuous  
indulgence

本期焦點：花園洋房  
Spotlight:  
Garden House

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

倫敦市中心優質商鋪  
Super Prime West End  
retail shops bonanza



# Rare Whole Floor Office For Sale in Central

## 中環矜罕全層辦公室出售

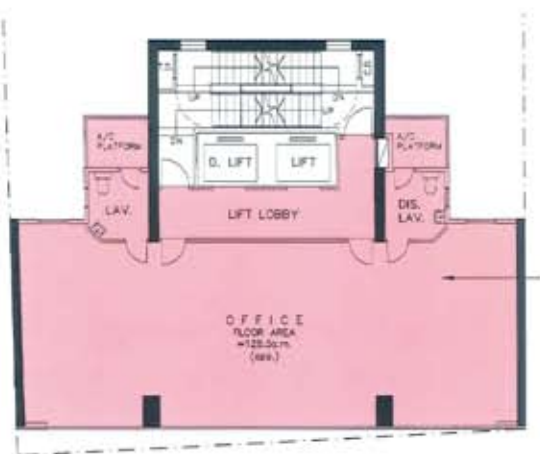
中晶商業大廈, 46 LYNDHURST



### 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, 得天獨厚三鐵交匯佔據大都會核心優勢

- 罕有中環CBD 全層 面積只約2,161' 平方公尺(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 分體冷氣獨立來去水洗手間



每呎只售  
HK\$20,500起

查詢: 黎先生  
☎ 9484 5501

Gross Area	2,161sq.ft per floor (approx.)
Efficiency	64% (approx.)
No. of Floors	26 Storeys
OP	1994

MVAC	Split Type Air Conditioner
Ceiling Height	3.15m
Provision	60A
Renovation	Est. Completion Oct 2017

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© Menu

## 自主空間 Personal retreat

Bathrooms have tended to take a backseat in home interior design but they get much-deserved attention now that people are more conscious about wellness and the need to unwind after a long day's work. It's time to turn your bathroom into a tranquil place for indulgent bathing with added functionality, aesthetics and comfort.

Create a sense of masculinity and moodiness by adopting dark and on-trend tones of grey and black when selecting vanities, bathtubs, washbasins, tiles and stones. Coupling the bathroom fixtures with brass, concrete and black-and-white motifs also stylishly highlights stark contrasts.

If space allows, make your bathroom a private retreat with spa and wellness elements. There is no shortage of choices of shower systems that integrate spa effects, chromotherapy, aromatherapy and steam baths. You can even install your own home sauna for ultimate relaxation.


對於一般家居，浴室的地位遠不及其他房間或廳堂。然而都市人愈來愈注重養生和享受，不妨將這個細小空間改頭換面，變成一個功能、舒適與充滿美感的自主空間。


想為浴室增添個性其實不難，換上深色如灰色甚至黑色的調子，為浴室營造剛強的氛圍，可選擇深色鏡櫃、浴缸、洗手盆、地磚和牆磚，搭配銅金色水龍頭、混凝土或與白色浴室用具營造對比效果，打造時尚設計。

空間容許的話，大可在浴室加入水療和養生元素，市面不少品牌均推出有水療作用，甚至結合光譜療法、香薰療法和蒸氣療法的花灑系統，以及獨立的家居桑拿浴室，令浴室更添實用性。

## 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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Address: Units 601-4, 6/F, Sino Plaza,  
255-257 Gloucester Road, Causeway Bay, Hong Kong

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

Email: info@perspectiveglobal.com

Website: www.perspectiveglobal.com

Address: Unit B, 1/F Cheung Wah Industrial Building  
10-12 Shipyard Lane, Quarry Bay, Hong Kong

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## Sumptuous indulgence – Type H

Tai Tam is one of the most exclusive and secluded areas of Hong Kong Island's Southern District, and its Red Hill Peninsula, situated right on the coast, offers sweeping sea views over Tai Tam Bay for most of the properties in the complex. With the Hong Kong International School, exclusive clubs and upscale shopping nearby, it is located just 10 minutes' drive from Stanley and half an hour from Central.

This superbly decorated waterfront townhouse on Cedar Drive boasts the best ocean view the complex has to offer. Floor-to-ceiling windows are installed throughout – bathroom included – which is equipped with a sizable freestanding bathtub. From here, sweeping sea views can be enjoyed over Tai Tam Bay, while the feeling of spaciousness is further enhanced by high ceilings.

Covering a total saleable area of 2,765 s.f., the house has five bedrooms with two ensuite, four bathrooms, a combined living and dining room, a lovely garden of 1,761 s.f., a spacious balcony big enough for family barbecues and outdoor furniture, two covered car parks, two maid's rooms, a utility room and a family room.

Available to purchase at HK\$116 million, this house is stylishly decorated and in a state of good internal upkeep, with a fully equipped kitchen; it also has a curved wooden staircase connecting its three floors.











## 奢華極致 — H型洋房

大潭是港島南區最恬靜和尊貴的地段之一，這位於白筆山的豪華住宅紅山半島臨海而建，屋苑大部分物業均可飽覽大潭灣的遼闊海景及翠綠青山，風景秀麗。屋苑毗鄰香港國際學校、私人俱樂部及高端購物商場，驅車前往赤柱及中環分別只需10分鐘及半小時，交通便利。

這間坐落於松柏徑的裝潢雅致臨海洋房，擁有儼人的山海相連景觀。全屋安裝了落地玻璃窗戶，包括設有偌大獨立式浴缸的浴室，配合高樓底營造的廣闊空間感，氣派十足，大潭灣海天一色的壯闊景色亦盡覽無遺。

洋房的實用面積達2,765平方呎，提供五間睡房，其中兩間為套房，另有四間浴室、相連的客廳及飯廳、面積廣達1,761平方呎的花園、足夠全家進行燒烤活動及配置戶外家具的寬闊露台、兩個有蓋車位、兩間家傭房、一間多用途房及一個家庭廳。

物業現以1億1千6百萬港元出售，洋房裝修時尚，室內裝修簇新，另有設備齊全的廚房，連接三個樓層的弧形木樓梯，與木地板及木牆身連成一體。

Can be sold via company shares transfer

可以公司轉讓股份形式買賣



### The Redhill Peninsula

紅山半島

18 Pak Pat Shan Road, Tai Tam

大潭 白筆山道18號

GROSS AREA 2,985 s.f.

SALEABLE AREA 2,765 s.f.

OFFERED AT \$116,000,000

INQUIRIES 6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 109179





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**



Harry Dinh Khoan

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

**Repulse Bay road -les Français**



Saleisha N. Boyd

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

**Mt Kellet road -deja vu**





20-20C Shek O Headland

石澳 石澳山仔 20-20號C

Rarely available sea view townhouse with ample open space at Shek O  
罕有海景排屋，戶外空間充裕

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,364 s.f. (plus 1,991 s.f. terrace)

OFFERED AT \$60,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 136653



Seascape 薄扶林 海日樓 42 Sassoon Road

A famous prize-winning bauhaus style house nestled in a stunning garden with mature trees, **can be sold via company shares transfer**  
著名包浩斯式大屋，擁壯麗花園，綠樹成蔭，**可以公司轉讓股份形式買賣**

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,371 s.f.

(plus 2,740 s.f. garden and 404 s.f. roof)

OFFERED AT \$110,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 38624



Stanley – Single House

赤柱獨立屋

Contemporary single garden house with private pool at secluded location, **can be sold via company shares transfer**

時尚獨立花園洋房，連私家游泳池，地段隱逸寧靜，**可以公司轉讓股份形式買賣**

SALEABLE AREA 2,060 s.f. (plus 500 s.f. garden)

OFFERED AT \$195,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 180485



Rosecliff 大潭 大潭道20號 20 Tai Tam Road

Rarely available townhouse at Tai Tam waterfront, **can be sold via company shares transfer**

大潭海濱罕有排屋，**可以公司轉讓股份形式買賣**

GROSS AREA 3,980 s.f.

SALEABLE AREA 3,209 s.f.

(plus 1,075 s.f. garden and 1,050 s.f. roof)

OFFERED AT \$200,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 108557



Severn Eight 山頂 倚巒

8 Severn Road

Harbour view townhouse with 2-ensuite and ample open space  
海景兩套房排屋，享偌大戶外空間

GROSS AREA 3,363 s.f.

SALEABLE AREA 2,379 s.f.

(plus 3,020 s.f. garden, 191 s.f. terrace and 845 s.f. roof)

OFFERED AT \$200,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 106601



Brand New Single House in The Peak

山頂全新獨立屋

Rare single lot with extravagant seaview and greenery, **can be sold via company shares transfer**

罕有獨立地段，飽覽華麗海景及翠綠景色，**可以公司轉讓股份形式買賣**

GROSS AREA Approx. 7,100 s.f.

OFFERED AT Price Upon Request

INQUIRIES 9871 6828 Louis Wong 黃先生





37 Repulse Bay Road

淺水灣 淺水灣道37號

Family 3-bedroom apartment with full facilities overlooking stunning views  
家庭式三房單位，連完善設施，俯瞰壯麗景色

GROSS AREA 1,745 s.f.

SALEABLE AREA 1,254 s.f.

OFFERED AT \$49,000,000

INQUIRIES 6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 19689



39A-C Tung Tau Wan Road

赤柱 東頭灣道39A-C號

Unique colonial low-rise apartment with private terrace and 2 car parks overlooking superb sea view  
獨特英式低密度單位，連私家平台及雙車位，俯瞰華麗海景

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,618 s.f. (plus 944 s.f. terrace)

OFFERED AT \$60,000,000

INQUIRIES 9662 2199 David Lau 劉先生



Bluewater

大潭 大潭道25號

25 Tai Tam Road

Spacious mid-rise apartment with superb sea view at prestigious Tai Tam  
大潭寬敞中密度住宅，眺望壯麗海景，地段尊貴顯赫

GROSS AREA 2,450 s.f.

SALEABLE AREA 1,786 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 144429



Mountain Lodge 山頂 崑廬

44 Mount Kellett Road

Fully furnished 4-bedroom flat with practical layout enjoying spectacular sea and mountain view

優質裝修四房單位，間隔實用，坐擁優美海景及山景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$68,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 26404



Woodbury Court 薄扶林 嘉林閣

137 Pok Fu Lam Road

4-bedroom duplex at upscale location with sweeping sea view and 6 car parks, can be sold via company shares transfer

四房複式單位，地段尊貴，享遼闊海景及六車位，可以公司轉讓股份形式買賣

GROSS AREA 2,895 s.f.

SALEABLE AREA 2,549 s.f.

OFFERED AT \$74,000,000 with 6 car parks

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 38823



Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Renovated luxury 4-bedroom mid-rise apartment enjoying open view

豪華四房中密度單位，享開揚景色

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,301 s.f.

OFFERED AT \$76,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 91331





Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

Bright and airy apartment with spacious layout in exclusive development

光猛通風住宅，間隔寬敞，位處尊貴項目

GROSS AREA 2,335 s.f.

SALEABLE AREA 2,113 s.f.

OFFERED AT \$88,000,000

INQUIRIES 9662 2199 David Lau 劉先生



The Somerset

淺水灣 怡峰

67 Repulse Bay Road

High floor zone 2-ensuite duplex enjoying stunning sea view

高層兩套房複式單位，坐擁優美景色



GROSS AREA 2,464 s.f.

SALEABLE AREA 1,939 s.f.

OFFERED AT \$89,000,000

INQUIRIES

6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 2981



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Show flat style 4-bedroom apartment with stunning Southside and harbour view

示範式單位四房住宅，眺望壯麗南區及海港景致



GROSS AREA 2,693 s.f.

SALEABLE AREA 2,188 s.f.

OFFERED AT Open Offer

INQUIRIES

6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 14659



Rare Peak Detached House

罕有山頂大屋

Superb house with private pool and garden enjoys stunning Southside sea view, can be sold via company shares transfer

山頂奢華大屋，連私家游泳池及花園，眺望優美南區海景，可以公司轉讓股份形式買賣

GROSS AREA 3,477 s.f.

SALEABLE AREA 3,425 s.f.

(plus 4,464 s.f. garden and car port)

OFFERED AT Open Offer

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 5624







### Woodland Gardens

西半山 華翠園

62A-62F Conduit Road

Nicely decorated 3-bedroom flat with lush green view

雅致裝修三房單位，眺望翠綠景色

GROSS AREA 1,500 s.f.

SALEABLE AREA 1,234 s.f.

OFFERED AT \$25,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 159946



### Medallion Heights

西半山 金徽閣

45 Conduit Road

Spacious and practical 3-bedroom flat at prime location of Midlevels West

寬敞實用三房住宅，地段優越

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,620 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 163659



### Dynasty Court 中半山 帝景園

23 Old Peak Road

3-bedroom city view apartment in upscale development with full clubhouse facilities

三房城市景單位，位處尊貴項目，享完善會所設施，可租可售

GROSS AREA 1,981 s.f.

SALEABLE AREA 1,530 s.f.

OFFERED AT \$54,000,000 also for lease \$90,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 150665



### Estoril Court 中半山 愛都大廈

55 Garden Road

Nicely renovated 4-bedroom apartment with spacious and high efficient layout

雅致裝修四房單位，間隔寬敞實用

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$64,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 33018



### The Royal Court

中半山 帝景閣

3 Kennedy Road

Unique modernly 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

GROSS AREA 2,334 s.f.

SALEABLE AREA 1,758 s.f.

OFFERED AT \$74,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 107109



### Yale Lodge 中半山 怡廬

30 Kennedy Road

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

精品中密度單位，保養簇新，舉步可達中環

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$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

Rare 4-ensuite large apartment in refurbished development  
罕有四套房偌大單位，大廈剛翻新復修

GROSS AREA 3,002 s.f.

SALEABLE AREA 2,580 s.f.

OFFERED AT \$85,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 163677



36-36A Kennedy Road

中半山 堅尼地道36-36A號

Tastefully decorated 5-bedroom apartment with green view situated at  
prime location, **can be sold via company shares transfer**

品味裝修五房單位，享翠綠景色，地段優越，可租可售，**可以公司轉讓股份形式買賣**

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,404 s.f.

OFFERED AT \$98,000,000 also for lease \$150,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 99972



Chung Tak Mansion

中半山 重德大廈  
2 Magazine Gap Road

Rare 4-bedroom (3-ensuite) apartment on high floor zone with harbour view  
罕有四房(連三套房)高層單位，享醉人海景

GROSS AREA 2,864 s.f.

SALEABLE AREA 2,550 s.f.

OFFERED AT \$110,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 155761



May Tower 2 中半山 梅苑二座 5 May Road

Huge 3-bedroom apartment with carpark at prestigious location with  
stunning city view

偌大三房單位，連車位，地段尊貴，眺望壯麗城市景

GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$130,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 1542



Grenville House 中半山 嘉慧園

1 & 3 Magazine Gap Road

Rare and large 4-ensuite penthouse flat with private roof top in prime  
Central Midlevels

罕有偌大四套房頂層單位，連私家天台，地段尊貴

GROSS AREA 3,700 s.f.

SALEABLE AREA 3,366 s.f. (plus 1,862 s.f. roof)

OFFERED AT \$167,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32115



Regent On The Park

中半山 御花園

9A Kennedy Road

Rare huge 6-bedroom duplex apartment with 2 car parks on fringe of CBD  
罕有偌大六房複式單位，連兩車位，毗鄰市中心

GROSS AREA 5,440 s.f.

SALEABLE AREA 4,144 s.f.

OFFERED AT \$180,000,000

INQUIRIES 6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 108297







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9-9A Wang Fung Terrace

東半山 宏豐臺9-9A號

Low-rise penthouse with view of Hong Kong Stadium  
低密度頂層單位，眺望香港大球場景致，可租可售

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,543 s.f.

OFFERED AT \$29,000,000 also for lease \$58,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 169274



58 Tai Hang Road

東半山 大坑道58號

Rarely available low-rise unit in excellent condition  
罕有低密度住宅，保養簇新

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,431 s.f.

OFFERED AT \$29,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 120323



Elm Tree Towers

渣甸山 愉富大廈

08-10 Chun Fai Road

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

GROSS AREA 2,028 s.f.

SALEABLE AREA 1,570 s.f.

OFFERED AT \$42,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 169276



Nicholson Tower 東半山 蔚豪苑

08 Wong Nai Chung Gap Road

Newly renovated 4-bedroom apartment with balcony and facilities  
overlooking open city view

全新裝修四房單位，連露台及設施，飽覽開揚城市景

GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$51,800,000

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 33867



Villa Monte Rosa 東半山 玫瑰新村

41A Stubbs Road

Large and practical renowned apartment with 4 generous bedrooms in  
prestigious address

偌大寬敞著名住宅，連四間寬闊睡房，地段尊貴顯赫

GROSS AREA 2,300 s.f.

SALEABLE AREA 2,000 s.f.

OFFERED AT \$54,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 38578



Trafalgar Court 東半山 大寶閣

70 Tai Hang Road

High efficiency large 5-bedroom flat with 2 covered car parks on  
Tai Hang Road

高實用率偌大五房單位，連兩車位

GROSS AREA 3,008 s.f.

SALEABLE AREA 2,465 s.f.

OFFERED AT \$89,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 21247







## 奢華之巔

# Modern prestigious living

While Macau is no longer the sleepy enclave it once was, there are still plenty of prestigious yet quiet residential areas in the city. One of them is atop Penha Hill: Estrada da Penha is a four-storey, six-bedroom detached house that offers a thoroughly modern living experience in grand colonial style, enhanced with sublime sea views that extend to up-and-coming Hengqin Island.

Spanning some 12,814 s.f. (floor area), the house boasts an expansive roof of about 2,778 s.f., private patios and two basement levels, greatly increasing options for flexible living. Last but not least, its sheltered car porch can accommodate up to four cars.

Detached houses are prevalent in this part of Macau traditionally the home of wealthy Macanese. It is only a few minutes' drive to the city centre, and while the land adjacent to the property is owned by the government, there are no plans for development. The location offers a high degree of both privacy and tranquillity.

Available to purchase at HK\$490 million or RMB 430 million, the property is to be sold with vacant possession on an "as is" basis.

澳門近來發展迅速，市面愈來愈繁華。不過，當地仍有不少寧靜而尊貴顯赫的住宅地段。這位處西望洋山西望洋馬路的獨立洋房，樓高四層，提供六間睡房，奢華極致。洋房富有澳葡時代殖民地特色，飽覽醉人海景及橫琴島的怡人美景。

這豪華獨立洋房樓面面積廣達12,814平方呎，另有一個面積達2,778平方呎的天台，以及兩層地庫，令家居配置倍添選擇，佈局設計井井有條。另外，獨立屋又提供四個有蓋車位。

西望洋山既是澳門傳統豪宅區，交通極為便利，距離市中心僅需數分鐘車程。此獨立屋的周圍是政府土地，暫未有發展計劃，區內私隱度極高，環境清幽恬靜。

這尊貴獨立屋目前以港幣4億9000萬元或人民幣4億3000萬元以「現狀」出售。

**The apartments can be sold via company shares transfer.**

單位可以轉讓公司股份形式買賣

Estrada da Penha,  
Penha Hill, Macau  
澳門主教山西望洋馬路



**GROSS AREA** 12,814 s.f.

(plus 1,790 s.f. terrace and 2,778 s.f. roof)

**OFFERED AT** HK\$490,000,000 or RMB 430,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 182750



# GOUGH'S *on Gough*



## Old-school dinners

BY LEONA LIU

Timothy Oulton's new Hong Kong dining outpost Gough's on Gough pays homage to art deco and vintage charm



Hidden on Gough Street in Central and next to Rare by Oulton – designer Timothy Oulton’s furniture boutique that houses antique Louis Vuitton trunks – Gough’s on Gough is a welcome addition to the local dining scene, in the vintage style for which the designer is known.

Designed by Oulton’s own TO Studio (which is also responsible for the practice’s quirky office in Aberdeen), the restaurant, according to the designer, has been created to be an assault on the senses.

Walking through the black-marble entrance into the two-storey restaurant, the geometric flooring and walls strike a retro note. The optical pattern is inspired by Roman motifs that have been reinterpreted over the centuries on the edifices of classical buildings, while precisely cut gleaming white Italian marble from Carrara forms a black-and-white contrast.

Faced with the challenges of limited room and restricted access, the designers extended the space to the second floor by means of a spiral staircase. Here, a decorative art deco bar featuring a moonstone top is made out of herringbone K9 glass, complemented by brass

detailing and elements from the brand’s Rex furniture range that is inspired by 1920s Hollywood.

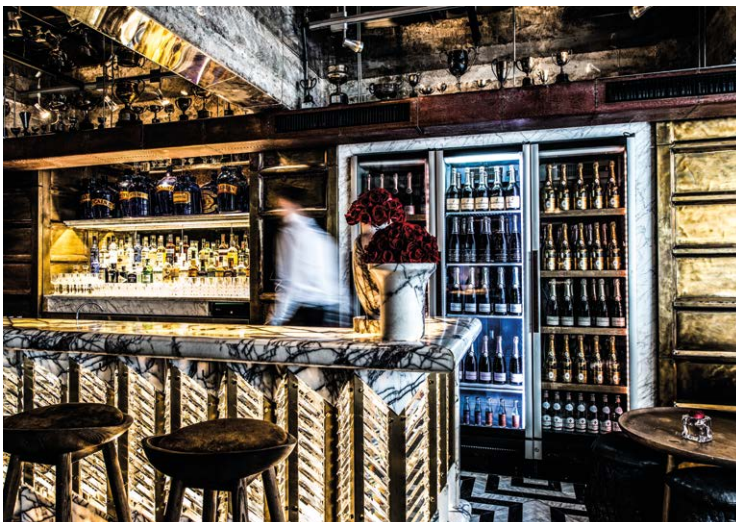
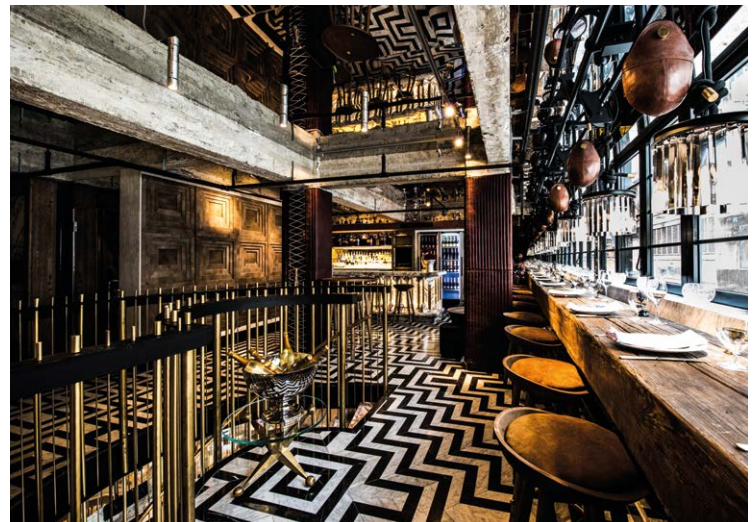
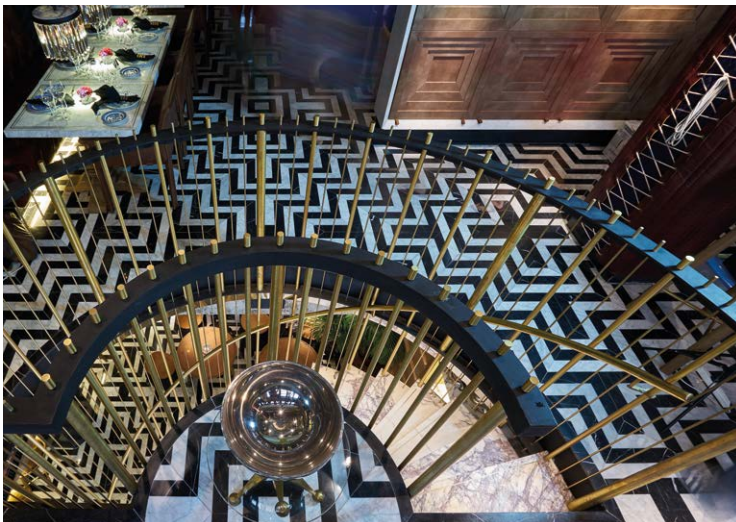
The space is further embellished with rich details, from rugged beams crafted from centuries-old reclaimed English timber, to air-conditioning units clad in riveted metal that whispers of the past, and tufted leather and brass that exudes a warm, old-school ambience.

After creating Blue Room at the Los Angeles Athletic Club, and Glazebrook House Hotel in England, the diner is the studio’s first turnkey restaurant project. “F&B has a major role in building a hosted experience with an interior design angle, and Gough’s on Gough is the perfect expression of who we are,” says Oulton.

*timothyoulton.com*

## PERSPECTIVE

For more features on design and architecture, don’t miss the Oct issue of *Perspective* magazine, and check out our website at [perspectiveglobal.com](http://perspectiveglobal.com)







**Hong Kong Parkview** 淺水灣 陽明山莊  
88 Tai Tam Reservoir Road  
Practical 3-bedroom apartment with full range of excellent clubhouse facilities

實用三房單位，享優質完善會所設施，可租可售

GROSS AREA 2,366 s.f.

SALEABLE AREA 1,886 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 151123



**12-14 Shouson Hill Road West**

壽臣山 壽臣山道西12至14號

Highly sought after 3-ensuite low-rise flat in tranquil location  
受歡迎三套房低密度單位，地段清幽恬靜，可租可售

GROSS AREA 2,200 s.f.

SALEABLE AREA 1,722 s.f.

OFFERED AT \$90,000 incl. also for sale \$48,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 106071



**Hong Kong Parkview**

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Nicely renovated 3-ensuite apartment enjoys excellent clubhouse facilities

雅致裝修三套房單位，享優質會所設施

GROSS AREA 2,672 s.f.

SALEABLE AREA 2,157 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 3247



**29-31 Bisney Road**

薄扶林 碧荔道29-31號

Lovely Low-rise unit with large private garden and terrace at Pokfulam

精品低密度單位，連偌大私家花園及平台

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,096 s.f.

(plus 1,000 s.f. garden and 578 s.f. terrace)

OFFERED AT \$108,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 51254



**Belgravia**

淺水灣 南灣道57號

57 South Bay Road

Luxurious apartment in quiet enclave enjoys peaceful sea view

淺水灣豪華住宅，環境恬靜，飽覽怡人海景，可租可售

GROSS AREA 2,390 s.f.

SALEABLE AREA 1,875 s.f.

OFFERED AT \$110,000 incl. also for sale \$74,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 118350



**Celestial Garden** 淺水灣 詩禮花園

05 Repulse Bay Road

Lovely 4-bedroom apartment with balcony and swimming pool on upper Repulse Bay Road

精品四房露台豪宅，設游泳池設施，位處淺水灣道頭段，可租可售

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$120,000 incl. also for sale \$83,000,000

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 31648







### Stanley Court

赤柱 海灣園

9 Stanley Mound Road

3-bedroom townhouse with greenery view and facilities in Stanley

赤柱三房排屋，享翠綠景色，連設施

GROSS AREA 2,669 s.f.

SALEABLE AREA 2,049 s.f. (plus 732 s.f. garden and 517 s.f. roof)

OFFERED AT \$140,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 127957



### Sunshine Villa

山頂 陽光花園

48 Mount Kellett Road

Bright and airy 3-bedroom townhouse on the Peak with ample open space

山頂光猛通風三房排屋，戶外空間充裕，可租可售

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,690 s.f. (plus 929 s.f. garden)

OFFERED AT \$140,000 incl. also for sale \$130,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 1708



### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Unique 3-ensuite duplex unit with mountain view in Southside

獨特三套房複式單位，眺望壯麗山巒景，可租可售

GROSS AREA 4,210 s.f.

SALEABLE AREA 3,244 s.f.

OFFERED AT \$148,000 incl. also for sale \$120,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 174904



### Coral Villas

春坎角 珊瑚小築

27 Horizon Drive

Sea view townhouse in serene Chung Hom Kok with upgraded kitchen

春坎角海景排屋，連簇新廚房，環境清幽

SALEABLE AREA 3,379 s.f.

OFFERED AT \$149,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 17450



### Jade Crest

壽臣山 翠峰園

35A-H Shouson Hill Road

Well maintained 3-bedroom garden townhouse in tranquil neighborhood

保養簇新三房花園排屋，地段寧靜

GROSS AREA 3,000 s.f.

SALEABLE AREA 2,528 s.f. (plus 752 s.f. garden)

OFFERED AT \$155,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 26050



### Chelsea Court 山頂 賽詩閣

63 Mount Kellett Road

Large 4-ensuite duplex with private garden terrace overlooking superb sea view

偌大四套房複式單位，罕有私家平台花園，俯瞰壯麗海景

GROSS AREA 3,100 s.f.

SALEABLE AREA 2,378 s.f. (plus 802 s.f. garden)

OFFERED AT \$170,000 incl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 20229





**Shouson Peak**

壽臣山 壽山村道9-19號

9-19 Shouson Hill Road

Brand new 4-bedroom townhouse at prestigious location

全新四房排屋，地段尊貴顯赫，可租可售



**GROSS AREA** 4,100 s.f.  
**SALEABLE AREA** 2,769 s.f.  
 (plus 492 s.f. garden and 551 s.f. roof)  
**OFFERED AT \$200,000 incl.**  
**also for sale \$220,000,000**  
**INQUIRIES**  
 9028 0147 Jenson Au 區先生  
**SEARCH REFERENCE NO. 157407**



**56 Plantation Road**

山頂 種植道56號

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

山頂四套房排屋，鳥瞰維港迷人景色



**GROSS AREA** 4,500 s.f.  
**SALEABLE AREA** 4,021 s.f.  
 (plus 442 s.f. garden, 409 s.f. terrace and 849 s.f. roof)  
**OFFERED AT \$255,000 incl.**  
**INQUIRIES**  
 9648 6082 Christine Chong 莊小姐  
**SEARCH REFERENCE NO. 172612**



**4 Peel Rise 山頂 貝璐道4號**

Prestigious Peak house with ample alfresco spaces enjoying spectacular views

尊貴山頂大屋，戶外空間充裕，飽覽怡人美景，可租可售



**GROSS AREA** 4,307 s.f.  
**SALEABLE AREA** 3,436 s.f.  
 (plus 1,147 s.f. garden, 298 s.f. terrace and 1,066 s.f. roof)  
**OFFERED AT \$285,000 incl.**  
**also for sale \$300,000,000**  
**INQUIRIES**  
 6188 1398 Josephine Yuen 阮小姐  
**SEARCH REFERENCE NO. 155745**



**Kadoorie Avenue, Kowloon**

九龍 嘉道理道

A gorgeous property, centre of The Kadoorie Estate, garden city enclave in Kowloon

位處加多利山中心地段的華麗洋房，連罕有園林花園，城外逍遙

**SALEABLE AREA** 3,109 s.f.  
 with 3,700 s.f. Outdoor Area  
**OFFERED AT \$280,000 excl.**  
**INQUIRIES** 9871 6828 Louis Wong 黃先生





### 110 Repulse Bay Road

淺水灣 淺水灣道110號

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

淺水灣海濱獨特排屋，連私家游泳池，眺望怡人海景，可租可售



**GROSS AREA** 6,150 s.f.  
**SALEABLE AREA** 4,101 s.f. (plus 1,173 s.f. garden and 934 s.f. roof)  
**OFFERED AT \$350,000 incl. also for sale \$680,000,000**  
**INQUIRIES** 9035 3732 Kitty Tam 譚小姐  
**SEARCH REFERENCE NO.** 104464



### 42 Plantation Road

山頂 種植道42號

Extravagant detached 5-bedroom house with private pool and garden overlooking Southside seaview

豪華五房大屋，連私家游泳池及花園，俯瞰南區海景



**GROSS AREA** 4,761 s.f.  
**SALEABLE AREA** 3,537 s.f. (plus 2,663 s.f. garden)  
**OFFERED AT \$350,000 excl.**  
**INQUIRIES**  
**9833 9509 Michelle Chung 鍾小姐**  
**SEARCH REFERENCE NO.** 161040



### 66 Deep Water Bay Road

深水灣 深水灣道66號

Contemporary townhouse with spectacular view over Deep Water Bay

深水灣時尚排屋，眺望壯麗海景



**GROSS AREA** 4,200 s.f.  
**SALEABLE AREA** 2,742 s.f. (plus 569 s.f. terrace and 282 s.f. roof)  
**OFFERED AT \$380,000 incl.**  
**INQUIRIES**  
**9833 9509 Michelle Chung 鍾小姐**  
**SEARCH REFERENCE NO.** 10204



### 70 Deep Water Bay Road

深水灣 深水灣道70號

Prestigious sea view 4-bedroom house in tranquil Deep Water Bay

尊貴海景四房大屋，位處寧靜深水灣



**GROSS AREA** 4,000 s.f.  
**SALEABLE AREA** 3,980 s.f. (plus 2,225 s.f. garden and 1,000 s.f. roof)  
**OFFERED AT \$390,000 excl.**  
**INQUIRIES**  
**9833 9509 Michelle Chung 鍾小姐**  
**SEARCH REFERENCE NO.** 21931







### Skyline Mansion

中半山 年豐園

51 Conduit Road

Penthouse flat with 3-bedroom and private roof enjoys partial harbour view

頂層三房單位，連私家天台，享部分海景，可租可售

GROSS AREA 1,733 s.f.

SALEABLE AREA 1,548 s.f.

OFFERED AT \$78,000 incl. also for sale \$48,000,000

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 72741



### Kennedy Apartment 中半山 堅尼地大廈

34A Kennedy Road

Full floor apartment with upgraded kitchen enjoys beautiful view of Hong Kong Park

中半山全層住宅，連簇新廚房，坐擁香港公園美景

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 99978



### May Tower 1

中半山 梅苑一座

07 May Road

Designer decorated duplex apartment in iconic building

設計師裝修複式單位，位處地標大廈，可租可售

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,277 s.f.

OFFERED AT \$120,000 incl. also for sale \$70,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 107712



### Grenville House

中半山 嘉慧園

1 & 3 Magazine Gap Road

Huge 4-bedroom apartment with large balcony at prime location

特大四房單位，連寬闊露台，地段優越

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,073 s.f.

OFFERED AT \$140,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 9667



### Century Tower 2

中半山 世紀大廈 2座

1A Tregunter Path

Renowned spacious apartment at prime location with easy access to CBD

著名寬敞住宅，地段優越，毗鄰商業中心區，可租可售

GROSS AREA 3,638 s.f.

SALEABLE AREA 2,855 s.f.

OFFERED AT \$180,000 incl. also for sale \$104,000,000

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 160819



### Po Shan Road New Apartment

寶珊道新廈

Brand new luxurious apartment with bright and airy layout enjoys splendid harbour view

全新豪華住宅，室內光猛通爽，飽覽維港美景

SALEABLE AREA 2,098 s.f.

OFFERED AT \$190,000 incl.

INQUIRIES 6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 181877







**The Legend**

東半山 名門  
23 Tai Hang Drive  
5-bedroom harbour view flat with comprehensive facilities  
海景五房單位，享完善會所設施，可租可售



GROSS AREA 2,372 s.f.  
SALEABLE AREA 1,752 s.f.  
OFFERED AT \$98,000 incl.  
also for sale \$45,000,000  
INQUIRIES 9662 2199 David Lau 劉先生  
SEARCH REFERENCE NO. 42655



**Highcliff**

東半山 曉廬  
41D Stubbs Road  
Large and spacious 4-bedroom apartment with great facilities  
偌大實用四房單位，連優質設施



GROSS AREA 3,676 s.f.  
SALEABLE AREA 2,592 s.f.  
OFFERED AT \$136,000 incl.  
INQUIRIES 9035 3732 Kitty Tam 譚小姐  
SEARCH REFERENCE NO. 81567



寧靜方便  
Serenity and accessibility

58 Tai Hang Road, Midlevels East  
東半山 大坑道58號  
GROSS AREA 2,000 s.f.  
SALEABLE AREA 1,431 s.f.  
OFFERED AT \$32,800,000 \$30,000,000  
INQUIRIES 9662 2199 David Lau 劉先生  
SEARCH REFERENCE NO. 120323



Boasting a saleable area of 1,431 s.f., this magnificent low-rise apartment at 58 Tai Hang Road is complemented with greenery and mountain views as well as being situated in peaceful surroundings. Nestled in the prestigious Mid-Levels East area, the conveniently located unit is within easy reach of Happy Valley, Causeway Bay and Tin Hau, and just a 10-minute drive from Central.

Occupying the entire floor, the apartment's interior is in excellent condition, and equipped with two bedrooms, including one en suite, two bathrooms, a combined living and dining room, a fully fitted kitchen, two bathrooms, a study, a utility room and a maid's room.

這位於大坑道58號的低密度府第，實用面積達1,431平方呎，四周環境幽靜，被茂密綠林和山景環繞，住戶可享頃刻恬靜。單位位於東半山的尊貴顯赫地段，同時盡享地利之便，距離跑馬地、銅鑼灣和天后僅咫尺之遙，駕車前往中環亦只需10分鐘。

該全層單位的裝潢簇新，設有兩間睡房、包括一間套房、兩間浴室、相連的客飯廳、全套廚櫃的廚房、一間書房、一間多用途室及一間家傭房。







## 南區港鐵 直達都會 Direct access to the city

can be sold via company shares transfer  
可以轉讓公司股份形式買賣

### Marinella

深灣9號  
9 Welfare Road, Wong Chuk Hang  
黃竹坑惠福道9號

GROSS AREA 1,755 s.f. (1 unit), 3,510 s.f. (2 units)

SALEABLE AREA 1,388 s.f. (1 unit), 2,776 s.f. (2 units)

OFFERED AT \$41,000,000 (1 unit)

\$82,000,000 (2 units)

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 152367



The two apartments on two levels in Marinella, facing Aberdeen Marina Club, offer great potential for major renovation, as they can be converted into a combined residence.

With four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a balcony and one covered carpark each, the apartments are available at HK\$41 million for one unit and HK\$82 million for both.

The MTR South Island Line has been operating since last December, which greatly enhance the accessibility of Marinella, as it is close to Wong Chuk Hang Station.

這坐落深灣9號的兩個單位位於上下兩層，面向香港仔深灣遊艇俱樂部，具改建成一個相連單位的潛力。

每個單位提供四間睡房，其中兩間為套房，各自提供三間浴室、相連的客廳、家傭房、露台及一個有蓋車位，兩個單位合共兩個車位。每個單位以4,100萬港元出售，兩個單位合計8,200萬港元。

港鐵南港島線現已通車。深灣9號鄰近黃竹坑站，新線通車後可大大減低交通時間。



## 品味之選 Classy Call

### Skyline Mansion

年豐園  
51 Conduit Road, Midlevels West  
西半山 干德道51號

GROSS AREA 1,445 s.f.

SALEABLE AREA 1,258 s.f.

OFFERED AT \$26,500,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 137219



This 1,258 s.f. (saleable area) apartment contains two bedrooms, a study room, a fully equipped modern open kitchen and a spacious combined living and dining room which highlights a brick wall with gigantic stylish artworks on it. The playful red brick wall marks a sharp contrast with the beige-hued contemporary décor throughout. Another 'wow' is the stage-like limpid bathroom in the middle of the master ensuite boasting intimacy of the owners.

Situated on Conduit Road, Midlevels West, Skyline Mansion is in the vicinity of Hong Kong's financial hub Central, offering an ideal residence for middle class urban elite. Classy and edgy, this apartment reflects the attitude of stylish living.

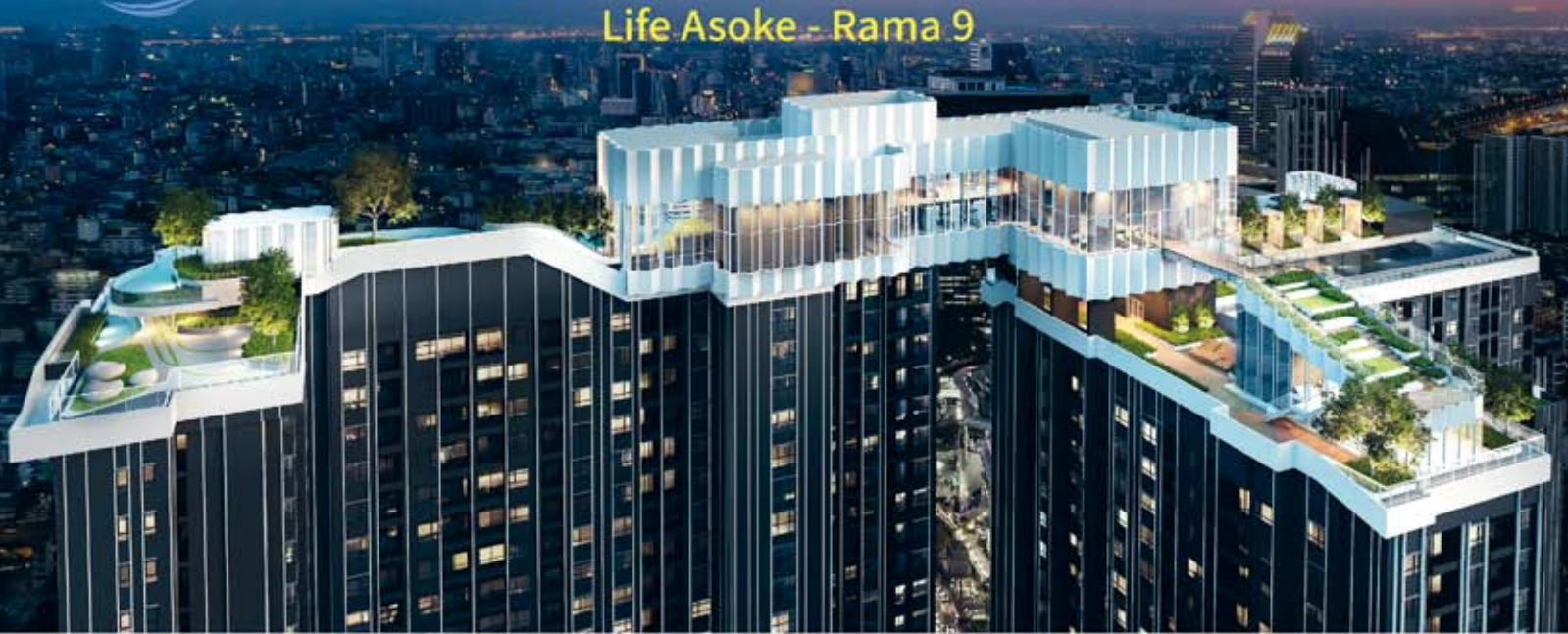
這住宅實用面積達1,258平方呎，共有兩間睡房，一個書房，設備齊全的開放式廚房及寬敞的相連客廳。客廳的牆壁掛着品味時尚的畫作，那道紅磚牆更為屋內增添一絲原始玩味的感覺，這恰好與全屋米白色的現代裝潢形成強烈的對比。其中一個房間被改裝成半透明的書房，只要拉開趟門便能進入寬闊的私人工作間。全屋最令人讚嘆的當然是主人套房中央的全透明玻璃浴室，仿如戶主的私人舞台。

年豐園坐落西半山干德道，毗鄰中環金融中心；加上室內的裝潢設計時尚優雅，流露着一派高格調的生活品味，絕對是中產知識分子的理想居所。



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ASOKE - RAMA9

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泰國5大發展商AP  
曼谷新 CBD Rama 9區矚目新盤  
Life Asoke - Rama 9



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1房由**97萬起**

2 距離Rama 9 MRT站 300米  
Makkasan機場鐵路站 600米

3 位於新舊商貿區匯聚點，  
潛力看高一線

4 合共11萬呎住客會所及綠化園林，  
3個天際泳池，同區罕有

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**Super prime retail multi storey retail shop within 50 metres of Covent Garden tube station**

Covent Garden WC2

- Subject property is a retail unit comprising G/F, LG/F and Mezz floor and is within 50 metres from Covent Garden underground station with 44 Million exits per year
- Entirely let to one retailer with strong covenant with 6.5 years unexpired
- Current passing rent is £240,000 p.a.
- 此零售舖設首層、地下一層及閣樓層，距離Covent Garden地鐵站僅50米，每年人流達44百萬
- 由一個租戶獨立承租，尚餘6.5年租約
- 年租金收入240,000英鎊



Virtual freehold title  
(with 956 years unexpired)  
NIA of 1,504 s.f.  
NIY 3.25%  
Guide price £6.925M

**Prime en bloc retail bldg entirely let to restaurant group**

Mayfair W1

- Subject property is an en bloc retail/office/residential bldg. comprising retail on G/F and Basement level, office on 1/F and 2 self contained flats on 2/F to 4/F.
- Retail floors entirely let to an award winning reputable restaurant with approx. 12 years to expiry
- Current passing rent of £116,048 p.a.
- 此商住混合物業的首層及地庫是零售商舖、一樓是辦公室、二樓至四樓是2個住宅單位
- 零售樓層由著名獲獎餐廳獨立承租，約12年租約
- 年租金收入116,048英鎊



Virtual freehold title  
(with 722 years unexpired)  
NIA of 2,305 s.f.  
NIY of 2.73%  
Guide price £4.25M

**Super Prime en bloc retail/office investment entirely let to famous designer close to Claridges Hotel**

Mayfair W1

- Subject property is an en bloc retail/office investment at the intersection with South Moulton Street and just steps from Claridges Hotel
- Subject property comprises LG/F, G/F and 4/F all entirely let to world famous international fashion designer group and in process of fitting out
- New 15 year unexpired lease to fashion designer company from completion
- 位處South Moulton Street交匯處的零售及辦公室大廈，毗鄰Claridges Hotel
- 大廈設地下一層、首層至四樓，由世界知名的國際時裝設計師團隊承租，現正進行裝修
- 裝修竣工後，設計公司擁15年長約



Virtual freehold title  
(with 988 years unexpired)  
GIA of 3,490 s.f.  
NIY of 2.5%  
Guide price £15.5M

**Super prime en bloc retail/office bldg just 1km from Charing Cross, Leicester Square and Covent Garden**

Temple WC2

- Subject retail/office mixed use property is located in the heart of Temple, within 1km of Charing Cross, Leicester Square and Covent Garden and is just off The Strand
- Whole bldg. entirely let to renowned pub operator with approx. 20 years unexpired
- Total current passing rent is £170,000 p.a.
- 位處Temple市中心，距離Charing Cross、Leicester Square及Covent Garden僅1公里的零售辦公室大廈
- 整幢大廈由著名酒吧營運商獨立承租，約20年租約
- 年租金收入170,000英鎊



Freehold title  
GIA of 3,310 s.f.  
NIY of 4.0%  
Guide price £4.0M

**Super prime en bloc retail/residential investment in heart of Covent Garden**

Covent Garden WC2

- Subject property is an en bloc retail/residential investment located on probably one of the busiest street of Covent Garden
- Retail accommodation entirely let to greeting card company with 4 years unexpired
- Upper floors comprise 3 self contained residential units let to 3 individuals
- Current passing rent is £187,480 p.a.
- 位處Covent Garden其中一條最繁華大道的零售及住宅大廈
- 零售商舖由賀卡公司承租，擁4年租約
- 上層提供3個住宅單位，分別由3個租戶承租
- 年租金收入187,480英鎊



Freehold title  
GIA and NSA of 2,154 s.f.  
NIY is 2.51%  
Guide price £7.0M

**Super Prime en bloc commercial investment close to Buckingham Palace with planning consent to convert to residential use**

St James's SW1

- Subject property is a Grade II en bloc office bldg. entirely let on FRI basis to London Metropolitan Police Authority with expiry date in Feb 2020 ie 2.5 years to expiry
- Planning consent in place to convert the entire bldg to provide 11 self contained apartments with additional accommodation in the basement and the creation of a new sub basement
- Current passing rent is £1,035,000 p.a.
- 此二級文物辦公室大廈由倫敦首都警察局以FRI形式承租，租約於2020年2月到期，尚餘2.5年租約
- 已通過城規批准，可改建整幢大廈至11個住宅單位，原地庫可建成住宅，並加建新地庫層
- 年租金收入1,035,000英鎊



Freehold title  
NIY is 3.23% or 3.39% based on acquisition of the SPV  
Guide price £30M



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Prime en bloc office bldg with good immediate yield  
Covent Garden WC2

- Subject property is a prominent grade A office building located in the heart of Covent Garden
- Location will benefit from Crossrail opening in 2018 at Tottenham Court Road, further enhancing the area's connectivity
- Multi let to five tenants with current passing rent at £1.65M
- 位處Covent Garden市中心的甲級辦公室大廈
- 2018年Tottenham Crossrail車站將落成，地段優越
- Court Road進一步加強區內的連貫性
- 由5個租戶獨立承租，年租金收入1.65百萬英鎊



Freehold title  
NIA is 28,501 s.f.  
NIY is 4.22%  
Guide price £39M

Corner retail unit let to famous pub chain operator in affluent residential suburb  
Chelsea SW3

- Subject corner retail unit is close to the bustling King's Road in the heart of Chelsea and is entirely let to leading London pub operator Geronimo Inns, Part of Young & Co Brewery
- Subject unit comprising G/F and basement level only with upper floors sold off on long leasehold basis and generating ground rent of £1,180 p.a. with next rent review due in September 2017
- Current passing rent is £104,180 p.a.
- 位處Chelsea市中心繁華King's Road的轉角位零售商舖，由倫敦著名酒吧營運商Geronimo Inns獨立承租
- 酒吧位於首層及地庫，上層單位擁長租約，年地租為1,180英鎊，2017年9月租金可向上調整
- 年租金收入104,180英鎊



Freehold title  
GIA of 2,913 s.f.  
NIY 3.60%  
Guide price £2.72M

Prime corner retail unit close to Shaftsbury Avenue  
Soho W1

- Subject corner retail shop is close to Shaftsbury Avenue and Archer Street and comprises G/F and basement level and is entirely let to a well known cocktail bar operator
- This prominent corner bldg was originally built as a public house with 3 residential upper floors sold off on long leasehold basis. Ground rent is £1,500 p.a.
- Current passing rent is £116,500 p.a. with the next rent review fall due in January 2018
- 鄰近Shaftsbury Avenue及Archer Street的轉角位單邊零售商舖，位於首層及地庫，由著名酒吧營運商獨立承租
- 此優質轉角大廈原建為公共房屋，上層設三個擁長租約的住宅單位，年地租1,500英鎊
- 年租金收入116,500英鎊，2018年1月租金可向上調整



Freehold title  
GIA is 2,237 s.f.  
NIY is 2.95%  
Guide price £3.71M

Corner retail unit let to successful and well known restaurant  
Notting Hill W11

- Subject retail unit is a corner unit close to Holland Park and Ladbrooke Grove comprising G/F, basement and partial 1/F. Other floors held on long leases generating ground rent of £200 p.a.
- RPI linked rent review in August 2018 offering guaranteed rental growth
- Lease still has approx. 17 years to expiry
- 毗鄰Holland Park及Ladbrooke Grove的轉角位單邊零售商舖，設首層、地庫及一樓，其他樓層擁長約，地租每年200英鎊
- 2018年8月租金可向上調整，保證租金增長
- 擁17年租約



Freehold title  
GIA 3,293 s.f.  
NIY 4.25%  
Guide price £1.89M

Corner retail unit let to well known local bakery close to Brompton Road  
Chelsea SW3

- Subject retail unit is close to Marlborough Primary School and Brompton Road and single let to multiple bakery and food retailer
- Subject retail unit comprises G/F and basement level. Upper floors sold off on long leasehold basis and generates ground rent of £590 p.a.
- Current passing rent is £117,590 p.a. with next rent review due in September 2017
- 毗鄰Marlborough Primary School及Brompton Road的零售商舖，現有糕餅食品零售商獨立承租
- 零售商舖位於首層及地庫，上層擁長租約，年地租590英鎊
- 年租金收入117,590英鎊，2017年9月租金可向上調整



Freehold title  
GIA 2,859 s.f.  
NIY is 4.0%  
Guide price £2.76M

Prime retail unit entirely let to cocktail bar operator in heart of The City  
The City EC3

- Subject retail unit comprises G/F and basement level and is close to The Tower of London and Fenchurch Street Station
- It is entirely let to Fuller Smith and Turner PLC with approx. 15.5 years to expiry
- Current passing rent is £185,000 p.a. with the next rent review due in June 2018
- 鄰近The Tower of London及Fenchurch Street車站的零售商舖，位於首層及地庫
- 由Fuller Smith及Turner PLC獨立承租，擁約15年半租約
- 年租金收入185,000英鎊，2018年6月租金可向上調整



Freehold title  
GIA is 7,922 s.f.  
NIY is 3.75%  
Guide price £4.63M



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**Super prime en bloc Commercial bldg in heart of Ginza which is fully let**

Ginza, Chuo-Ku, Tokyo 東京 中央區 銀座

- Subject property is a 5 storey en bloc commercial bldg for retail and office use which are all leased up
- Completed in March 1972
- Current passing rent is JPY 19,171,680 p.a.
- 2 min walking distance to Higashi Ginza Station of Toei Asakusa Line, 6 min walking distance to Ginza Station of Ginza Line mins walking distance to Shirokanedai station of Mita Line
- 樓高五層的零售及辦公室大廈，全部單位現已出租
- 建於1972年3月
- 年租金收入19,171,680日元
- 距離都營地下鐵淺草線東銀座站2分鐘步程，東京地下鐵銀座線銀座站6分鐘步程



Freehold title  
GIA is 393.81 sq.m.  
Gross immediate yield is 4.14%  
Guide Price 458 Million JPY  
(approx. HK\$32.7M)

**Prime en bloc commercial bldg for sale**

Chuo-Ku, Tokyo 東京 中央區

- Subject property is a ten storey office/residential mixed use bldg where 1/F to 8/F are all fully leased, 9/F is vacant and the 10/F is occupied by current owner
- Completed in April 1992
- Current passing rent is 22,242,744 JPY p.a.
- 3 min walking distance to Hamacho Station of Toei Shinjuku Line, 4 min walking distance to Ningyocho Station of Toei Asakusa Line and 5 min walking distance to Higashi Nihonbashi Station of Toei Asakusa Line
- 樓高10層的辦公室及住宅混合大廈，一樓至八樓現已租出，九樓現正交吉，十樓由業主自用
- 建於1992年4月
- 年租金收入22,242,744日元
- 距離都營地下鐵新宿線的濱町站3分鐘步程，都營地下鐵淺草線的人形町站4分鐘步程、東日本橋站5分鐘步程



Freehold title  
GIA is 702.46 sq.m.  
Gross immediate yield is 4.044%  
Guide price 550 Million JPY  
(approx. HK\$39.28 M)

**Pre-sale of a still to be completed residential bldg.**

Shinagawa-Ku, Tokyo 東京 品川區

- Subject property is an en bloc 8 storey reinforced concrete residential bldg which is still to be completed. It comprised a total of 19 residential units
- Completion expected in March 2018 ie approx. 6 months to completion
- Projected reversionary rental when bldg is fully leased up is 27,324,000 p.a.
- 6 min walking distance walk to Fudomae Station of Tokyu Meguro Line and 10 min walking distance to Musashi Koyama Station of Tokyu Meguro Line
- 樓高8層的鋼筋混凝土住宅大廈，大廈即將竣工，提供共19個住宅單位
- 大廈將於2018年3月竣工
- 如果滿租，年租金收入達27,324,000日元
- 距離東急目黑線的不動前站6分鐘步程、武藏小山站10分鐘步程



Freehold title  
GIA is 608.77 sq.m.  
Projected rental yield (when fully leased up) will be 27,324,000 JPY p.a.  
(or approx. HK\$1,951,700 p.a.)  
Guide Price 598 Million JPY  
(approx. HK\$42.7M)

**En bloc residential bldg with good immediate yield**

Ota-Ku, Tokyo 東京 大田區

- Subject property is an 8 storey en bloc residential bldg comprising a total of 67 units (with one basement level)
- Completed in February 1991
- Current passing rent is 59,778,000 JPY per year
- 6 mins walking distance to Kamata Station of JR Keihin Tohoku and Negishi Line
- 樓高8層住宅大廈，共67個單位(其中一個位於地庫層)
- 建於1991年2月
- 年租金收入59,778,000日元
- 距離JR京濱東北線及根岸線的蒲田站6分鐘步程



Freehold title  
GIA is 1,642.64 sq.m.  
GIY is 5.0%  
Guide price 1.195 Billion JPY (incl tax) (approx. HK\$85.4M incl tax)





## 夢想居停

# Dream home with enchanting views

With vast areas of greenery and pristine beaches, the Sai Kung/Clear Water Bay area has always been regarded as Hong Kong's backyard, with panoramic ocean views and mountains behind.

Tucked away in the tranquil location with hidden privacy, this three-storey waterfront townhouse is a dream house for all. Featuring a clean, stylish interior design with stunning ocean views, as well as those of the surrounding greenery, this coastal villa has five en-suite bedrooms, a separated living and dining room, a family room, a study, a fully equipped kitchen with a unique kitchen island, a utility room and two maid's rooms, spanning a total of 3,708 s.f. saleable area.

With a high efficiency ratio of 87 per cent, the townhouse also offers abundant space for leisure activities, including a generous garden, a rooftop, a private swimming pool and a garage with four car parks.

The townhouse is on sale for HK138 million.

西貢及清水灣擁有連綿綠化環境及水清沙幼的海灘，前臨一望無際的海景，背靠翠綠山巒，有「香港後花園」的美譽。

這座樓高三層的尊貴臨海花園洋房地理位置優越，實用面積廣達3,708平方呎，位處靜謐隱逸的地帶，私穩度高，是夢寐以求的安樂窩。洋房結合簡約時尚的室內設計，遠眺遼闊海景，四周被翠綠環抱，室內設有五間套房、獨立的客飯廳及家庭廳、一間書房、設備齊全的廚房及設計獨特的廚房中島、一間多用途室、兩間家傭房。

洋房的實用率高達87%，戶外空間充裕，設有一個花園、天台及戶外私人游泳池，適合進行各種消閒活動，另有一個可泊四輛車的車庫。洋房現以1億3,800萬港元出售。

**The apartments can be sold via company shares transfer.**

單位可以轉讓公司股份形式買賣

Clear Water Bay  
panoramic sea view townhouse  
清水灣無敵海景洋房



SALEABLE AREA 3,708 s.f.

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

OFFERED AT \$138,000,000

INQUIRIES 9484 5501 Watford Lai 黎先生

SEARCH REFERENCE NO. 54083







## 倫敦市中心金融區地標豪宅

- 外牆設有智能燈光效果，將成為倫敦地標之一
- 坐落金融區 City of London，聚集全球跨國企業總部
- 50 層摩天大廈，落地玻璃，坐擁倫敦無敵景觀
- 步行 3 分鐘到 Liverpool Street Station，連結地鐵，火車及 Crossrail
- 著名設計師 Foster+Partners 首次由內到外設計的住宅項目



### Concord Pacific 展銷廳

時間：上午 11:00 - 下午 7:00

地點：香港中環雲咸街 8 號 7 樓全層

電話：(852) 2334 0000

Brookfield

CONCORD  
PACIFIC

