

# The Key

SELECT DELUXE HOMES

大宅

Volume 155 | NOVEMBER/DECEMBER 2017

**Spotlight:**  
Exclusive properties  
with imperial living  
王者氣派

**Feature:** Sound Style



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## BRAND-NEW LOOK 重新出發

An occasional refurbishment is required for all properties, to make the living environment a more pleasant one, and to increase the value. This can be achieved through several measures, such as replacing the flooring, painting the walls or adding new furniture. Small changes do make big differences.

*The Key* is getting something of a make-over, too, with a new combined issue. We have given the magazine a fresh look, a cleaner design and a more focused content. Expect more combined issues to come.

At *The Key*, we are dedicated to bringing you the most comprehensive luxury-house listings from Hong Kong's most prestigious areas. We hope you will enjoy our new look and updated content.

我們不時有翻新家居的計劃，將安樂窩大變身，以締造更理想的居住環境或提升物業的升值潛力。要達到這個要求，可透過更換地板、添置家具或重新裝修，這就是小轉變大改善。

歡迎閱讀《大宅》的全新改版及合併號，我們為雜誌帶來全新面貌、更簡潔的設計及更豐富內容，感覺有如將家居大翻新般，同時保留原有的風格。敬請期待未來更多合併號和精彩內容。

我們致力為讀者帶來全港各區最全面的豪宅樓盤資訊，期望你會喜歡我們的新形象及全新內容。



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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."*

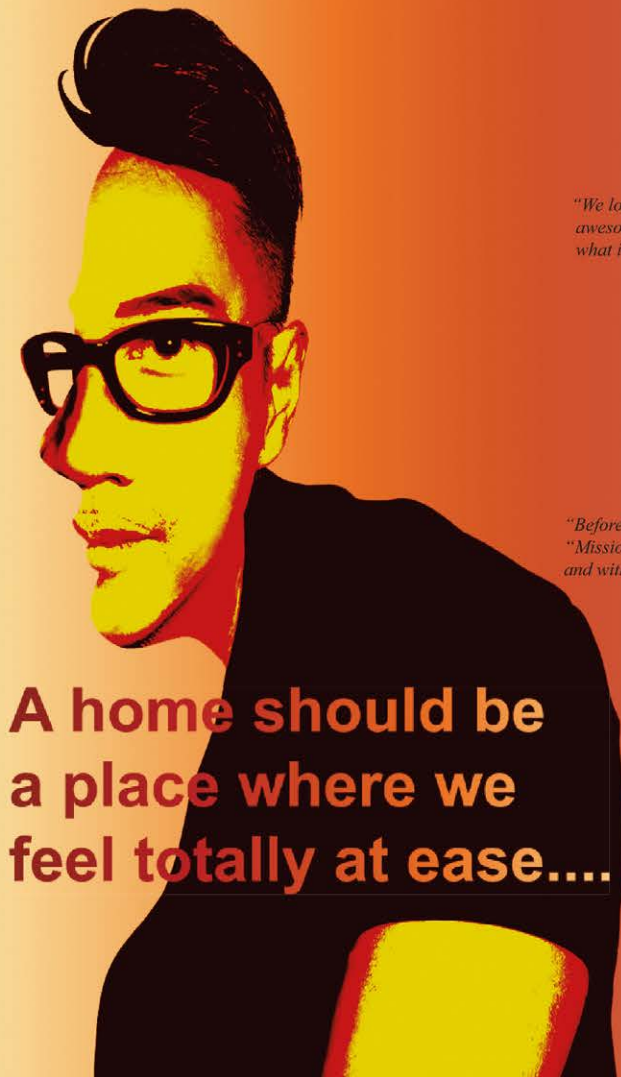
**Magazine Gap road -pure elegance**



Harry Đinh 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**



**A home should be  
 a place where we  
 feel totally at ease....**





## Serenity in the heart of the city 淳靜安逸



**58 Tai Hang Road,  
Midlevels East**

東半山 大坑道58號

**Saleable Area** 1,431 s.f.

**Inquiries** 9662 2199

David Lau 劉先生

Search Reference No.

120323

Situated between Causeway Bay and Jardine's Lookout, Tai Hang is conveniently located, with easy access to Causeway Bay, Tin Hau and Happy Valley, but is itself a peaceful neighbourhood. The area is home to a host of excellent restaurants and cafes. The century-old spectacular Tai Hang Fire Dragon Dance takes place in the streets of the district during the Mid-Autumn Festival.

Nestled in the prestigious Mid-Levels East area, this magnificent low-rise apartment at 58, Tai Hang Road is surrounded by lush greenery and offers extensive mountain views.

Occupying the entire floor, the apartment boasts a saleable area of 1,431 s.f. and is in a state of excellent internal upkeep, fitted with plenty of elegant wood details. It features two bedrooms (one en suite), two bathrooms, a combined living and dining room, a fully fitted kitchen, two bathrooms, a study, two balconies, a utility room and a maid's room. The high ceiling and floor-to-ceiling windows let ample daylight into the living area and help to create a sense of spaciousness.

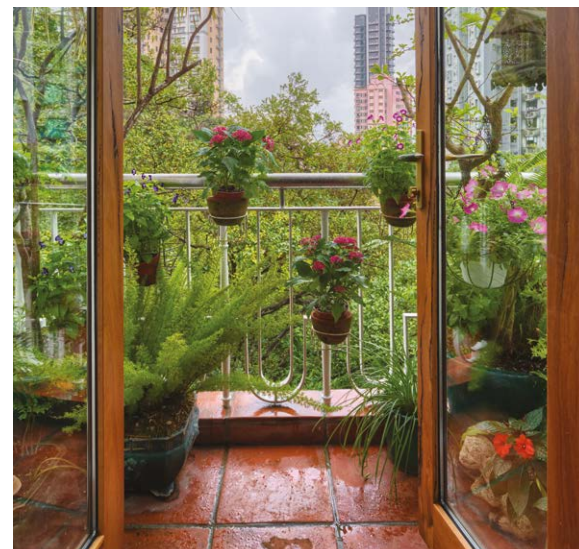
Available for purchase at HK\$28.8 million, this rare apartment is a real gem in a quiet neighbourhood.

大坑是位處銅鑼灣與渣甸山之間的社區，佔盡優越地利，毗鄰銅鑼灣及跑馬地，交通便捷，同時保留小區的寧靜，名副其實靜中帶旺。在這個獨特小區可找到不少特色餐廳和咖啡店，還有擁有超過一百年歷史、被列入國家級非物質文化遺產的中秋節傳統--大坑舞火籠。

這位於港島東半山大坑道58號的精品低密度住宅盡享該地段的優勢，住宅四周綠樹成蔭，坐擁遼闊開揚城市景色，恬靜舒泰。

這個全層單位的實用面積達1,431平方呎，內部裝潢簇新，室內設眾多雅致的木製裝飾配襯，散發古雅氣息，氣派儼然。單位提供兩間睡房，包括一間套房、兩個露台、兩間浴室、相連的客飯廳、設備齊全的廚房、一間書房、一間多用途房及一間家傭房。單位的高樓底及落地玻璃窗為室內引入不少自然光，大大擴闊空間感。

這位處幽靜大坑小區的矜罕珍貴物業，現以2,880萬港元出售。





### 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 3,434 s.f.

For Sale Open Offer

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 33464



### 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.

For sale \$39,800,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 169276



### Mountain Lodge

山頂 崑廬

44 Mount Kellett Road

4 bed, 3 bath, 1 carpark

Fully furnished 4-bedroom flat with practical layout enjoying spectacular sea and mountain views  
優質裝修四房單位，間隔實用，坐擁優美海景及山景



Saleable Area 2,222 s.f.

For sale \$68,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 26404



### 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.

For Sale \$110,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 38624



### May Tower 2

中半山 梅苑二座

5 May Road

3 bed, 3 bath, 1 carpark

Huge 3-bedroom apartment with a 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



Saleable Area 2,669 s.f.

For Sale \$130,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

9871 6828 Louis Wong 黃先生

Search Reference No. 1542



### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3 bed, 2 bath, 1 carpark

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



Saleable Area 1,886 s.f.

For Lease \$85,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 151123





## Sumptuous indulgence – Waterfront Type H 奢華極致— H型臨海洋房

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.

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.

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。

這間坐落於松柏徑的裝潢雅致臨海洋房，擁有懾人的山海相連景觀。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

**Saleable Area** 2,765 s.f.

(plus 1,761 s.f. garden and 100 s.f. roof)

**Price** 售 \$116,000,000

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 109179





### 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 9648 6082 Christine Chong 莊小姐

Search Reference No. 103323



### Pokfulam Court

薄扶林 碧林閣

94 Pok Fu Lam Road

2 bed, 2 bath, 1 carpark

Nicely decorated 2-bedroom older-style flat with open view of surrounding areas

雅致裝修兩房住宅，眺望開揚景

Saleable Area 1,590 s.f

Price \$30,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 153147



### 45 Island Road

深水灣 香島道45號

3 bed, 2.5 bath,

979 s.f. garden, 2 carparks

Rare find 3-bedroom low-rise garden apartment with 2 car parks at prestigious location

罕有三房低密度住宅，連花園及兩車位，地段尊貴顯赫

Saleable Area 1,315 s.f.

Price \$56,800,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 36737



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



### 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



### Peak Gardens

山頂 山頂花園

16-20 Mount Austin Road

2 bed, 1.5 bath,

1,200 s.f. roof, 1 carpark

2-bedroom Peak penthouse with roof top enjoys stunning harbour view

山頂兩房頂層單位，連天台，享壯麗海景，可租可售

Saleable Area 1,490 s.f.

Price \$70,000,000 (also for lease \$110,000 incl.)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 130864



### Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

3 bed, 2.5 bath, 2 carparks

Renovated luxury 3-bedroom mid-rise apartment with a study enjoying open view

豪華三房中密度單位，連書房，享開揚景色

Saleable Area 2,301 s.f.

Price \$76,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 91331





### Baguio Villa

薄扶林 碧瑤灣

550 & 555 Victoria Road

**4 bed, 2.5 bath,**  
**2,000 s.f. roof, 1 carpark**

Nicely decorated sea view penthouse with internal staircase to private roof terrace  
雅致裝修海景頂層單位，連室內內置樓梯往私家天台

**Saleable Area** 2,488 s.f.

**Price** \$82,000,000

**Inquiries** 9648 6082 Christine Chong 莊小姐

**Search Reference No.** 161022



### 37 Repulse Bay Road

淺水灣 淺水灣道37號

**4 bed, 4 bath, 2 carparks**

Unique duplex apartment with 2 car parks and breath-taking view of Deep Water Bay  
獨特複式單位，連兩車位，坐擁深水灣優美景致

**Saleable Area** 2,508 s.f.

**Price** \$100,000,000

**Inquiries** 9035 3732 Kitty Tam 譚小姐

**Search Reference No.** 31310



### 56 Repulse Bay Road

淺水灣 淺水灣道56號

**3 bed, 2 bath, 1 carpark**

Nicely renovated low-rise with sweeping Repulse Bay sea view  
雅致裝修低密度單位，享遼闊淺水灣海景，可租可售

**Saleable Area** 2,131 s.f.

**Price** \$125,000,000

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

**Inquiries** 9833 9509 Michelle Chung 鍾小姐

**Search Reference No.** 45061



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

### Villa Rosa 大潭 玫瑰園

88 Red Hill Road

**4 bed, 4.5 bath,**  
**904 s.f. garden, 4 carparks**

Rarely available hilltop garden townhouse with 4 car parks in exclusive location  
罕有花園排屋，地段尊貴，連四車位，可租可售

**Saleable Area** 3,314 s.f.

**Price** \$150,000,000 (also for lease \$230,000 incl.)

**Inquiries** 9093 3381 Stephen Chan 陳先生

**Search Reference No.** 1851



### Bayview

山頂 布力徑21-35號

21-35 Black's Link

**4 bed, 4.5 bath,**  
**532 s.f. terrace, 2 carparks**

Contemporary house with spectacular view over Deep Water Bay  
當代時尚洋房，飽覽深水灣壯麗景色

**Saleable Area** 3,018 s.f.

**Price** \$340,000,000

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 50249



### Shouson Peak

壽臣山 壽山村道9-19號

9-19 Shouson Hill Road

**5 bed, 5 bath,**  
**1,016 s.f. garden, 2 carparks**

Brand new townhouse with private lift and swimming pool in tranquil Shouson Hill  
壽臣山全新排屋，連私家升降機及游泳池，地段寧靜

**Saleable Area** 4,318 s.f.

**Price** \$398,000,000

**Inquiries** 9028 0147 Jenson Au 區先生

**Search Reference No.** 140567



**SALE**  
出售

**SOUTHSIDE & THE PEAK**  
南區及山頂

## 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.** 5624



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



## 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



## Scenic delight 開揚景觀

May Tower, with its triplex apartments, sits in a prominent spot in Mid-Levels Central and boasts ample living space as well as scenic views of the city. It also very close to Central.

With a saleable area of 2,277 s.f., this designer-decorated triplex includes three en-suite bedrooms, a separate living and dining room, 3.5 bathrooms, a maid's room, a utility room and a balcony. The apartment is well decorated and has an enormous fully equipped modern open kitchen with a large kitchen island.

中半山優越地段中最具代表性屋苑之一的梅苑，單位特色是三層複式設計，為住客提供充裕活動空間及廣闊的城市景色，往來中區更是咫尺之遙。

這個實用面積達2,277平方呎的三層複式設計師單位，提供三間套房、獨立的客飯廳、三間半浴室、一間家傭房、一間多用途房及一個露台。大宅裝潢雅致，開放式廚房設計時尚及設備齊全，附設偌大廚房中島。

### May Tower I 梅苑一座

**7 May Road, Mid-Levels Central**

中半山梅道7號

**Saleable Area** 2,277 s.f.

**Price** \$80,000,000 also for lease \$118,000 incl.

**Inquiries** 9011 5499 Yuky Chung 鍾小姐

**Search Reference No.** 107712





### Woodland Gardens

西半山 華翠園

62A-62F Conduit Road

**3 bed, 2 bath, 1 carpark**

Nicely decorated 3-bedroom flat with lush green view

雅致裝修三房單位，眺望翠綠景色



**Saleable Area** 1,234 s.f.

**Price** \$25,000,000

**Inquiries** 9011 5499 Yuky Chung 鍾小姐

**Search Reference No.** 159946



### Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

**2 bed, 2.5 bath, 1 carpark**

Lovely mid-rise with balcony at convenient location

精品中密度住宅，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



### Tregunter Tower 3

中半山 地利根德閣3座

14 Tregunter Path

**2 bed, 2 bath, 1 carpark**

Modern 2-bedroom apartment with a study in prime neighbourhood

時尚兩房單位，連書房，位處優越地段

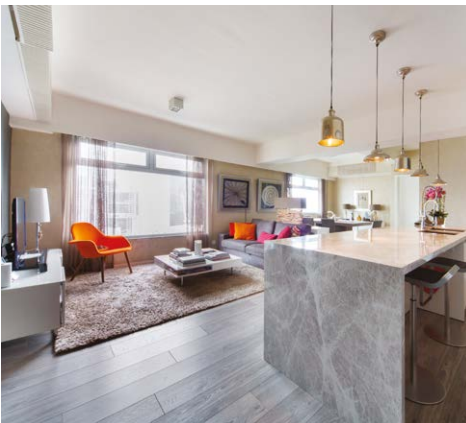


**Saleable Area** 1,547 s.f.

**Price** \$41,000,000

**Inquiries** 9662 2199 David Lau 劉先生

**Search Reference No.** 163726



### 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** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 135568



### Clovelly Court

中半山 嘉富麗苑

12 May Road

**3 bed, 2 bath, 1 carpark**

High efficiency and practical 3-bedroom apartment in sought after family development  
高實用率三房單位，位處受歡迎家庭式住宅項目

**Saleable Area** 1,587 s.f.

**Price** \$50,000,000

**Inquiries** 9011 5499 Yuky Chung 鍾小姐

**Search Reference No.** 109384



### 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



**SALE**  
出售

MIDLEVELS CENTRAL & WEST  
中半山及西半山



### Tregunter Tower 1

中半山 地利根德閣 1座

14 Tregunter Path

**4 bed, 3 bath, 1 carpark**

Spacious 4-bedroom apartment at prime location close to Central  
寬敞四房住宅，地段優越，毗鄰中環



**Saleable Area** 2,559 s.f.

**Price** \$70,000,000

**Inquiries** 9011 5499 Yuky Chung 鍾小姐

**Search Reference No.** 45882



### The Royal Court

中半山 帝景閣

3 Kennedy Road

**3 bed, 2 bath**

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



**Saleable Area** 1,758 s.f.

**Price** \$72,000,000

**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  
精品中密度單位，保養簇新，舉步可達中環



**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 2 car parks in refurbished development  
罕有四套房偌大單位，連兩車位，大廈剛翻新復修



**Saleable Area** 2,580 s.f.

**Price** \$85,000,000

**Inquiries** 9035 3732 Kitty Tam 譚小姐

**Search Reference No.** 163677



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

### 36-36A Kennedy Road

中半山 堅尼地道36-36A號

**5 bed, 4 bath, 3 carparks**

Tastefully decorated 5-bedroom apartment with green view situated at prime location  
品味裝修五房單位，享翠綠景色，地段優越，可租可售



**Saleable Area** 2,404 s.f.

**Price** \$98,000,000 (also for lease \$150,000 incl.)

**Inquiries** 9871 6828 Louis Wong 黃先生

**Search Reference No.** 99972



### Century Tower 1

中半山 世紀大廈1座

1 Tregunter Path

**3 bed, 4.5 bath, 3 carparks**

Unique 3-ensuite harbour view duplex with 3 car parks in distinctive building  
獨特三套房海景複式單位，別具一格，連三車位，位處尊貴住宅項目



**Saleable Area** 4,166 s.f.

**Price** Upon Request

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 161309

## Victoria Heights

東半山 威利閣

43A Stubbs Road

4 bed, 2 bath, 2 carparks

Rare 4-bedroom apartment with 2 car parks enjoying stunning racecourse view

罕有四房住宅，連兩車位，坐擁壯麗馬場景

Saleable Area 2,344 s.f.

Price \$80,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 12428



## 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 2,206 s.f.

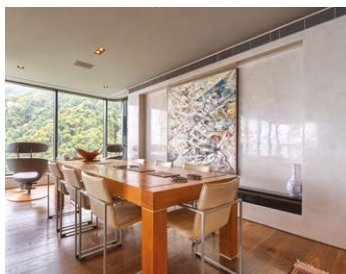
Price \$80,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 39655



View from the top  
居高臨下



Situated on the junction of May Road and Tregunter Path in the luxury residential area of Lower Peak/Mid-Levels Central, the beautifully maintained Century Tower 2 has easy access to the offices and restaurants and bars of Central. With one flat on each floor, all apartments enjoy views of Victoria Harbour, the mountains and the city, all enhanced by floor-to-ceiling windows.

Boasting a saleable area of 2,792 s.f., this spacious high-rise apartment features four bedrooms, including two en suite, a combined living and dining room, three bathrooms, a maid's room, a utility room, a fully equipped kitchen and a covered car park. Tastefully decorated with a contemporary vibe, the abode is undoubtedly a delight for those who appreciate fine design.

世紀大廈位於中半山尊貴住宅地段梅道及地利根德里的交界，鄰近中環商業區，交通便利。物業保養良好，採一梯一伙形式，每個單位均設落地玻璃，住戶可飽覽維港海景、翠綠山景及城際景色。

這個位於世紀大廈二座的高樓層闊落單位實用面積達2,792平方呎，提供四間睡房，其中兩間為套房，另有相連的客飯廳、三間浴室、一間家傭房、一間多用途房、一間設備齊全的廚房，以及一個有蓋車位。大宅的裝潢散發時尚格調，絕對適合熱愛藝術的人士。

## Century Tower 2 世紀大廈2座

1A Tregunter Path, Midlevels Central

中半山 地利根德里1A號

Saleable Area 2,792 s.f.

Price \$119,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 104563



## Dream home with enchanting views

### 夢想居停



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.

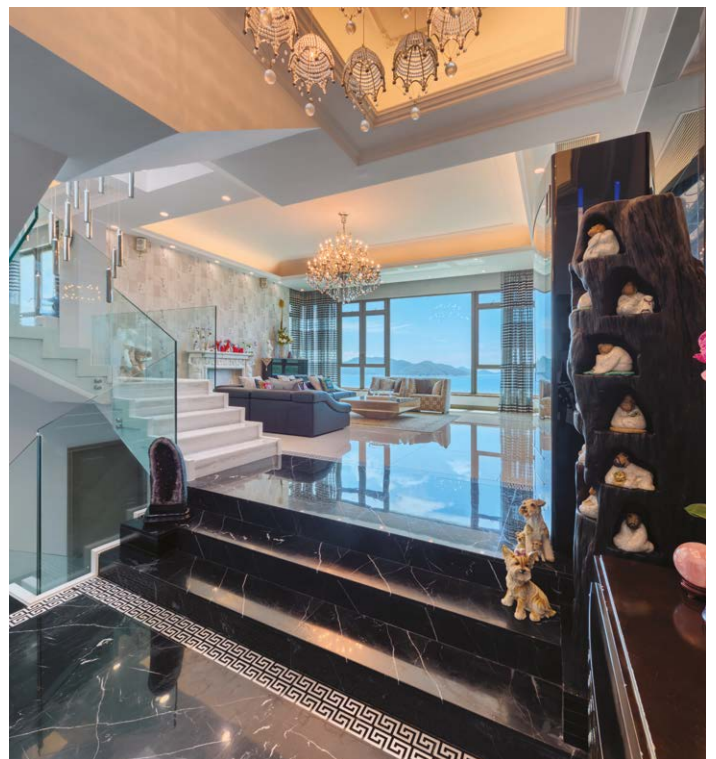
Situated in the sought-after Clear Water Bay area, the development boasts 52 houses and 20 apartments with a beautiful panoramic view inspired by the famous Italian Riviera.

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, 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. Other clubhouse facilities include a gym and tennis court and free shuttle bus service to the nearest MTR station.

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。

位於清水灣受歡迎地段的住宅項目，坐擁52座洋房別墅及20個住宅單位，其海天一色的佈局源自意大利著名的海邊小鎮。

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、兩間家備房。

洋房的實用率極高，戶外空間充裕，設有一個入契花園、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，其他會所設施包括健身室、網球場及連接港鐵站的免費穿梭巴士服務。洋房現以1億3,800萬港元出售。

## 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)

Inquiries 9484 5501 Mr. Lai 黎先生

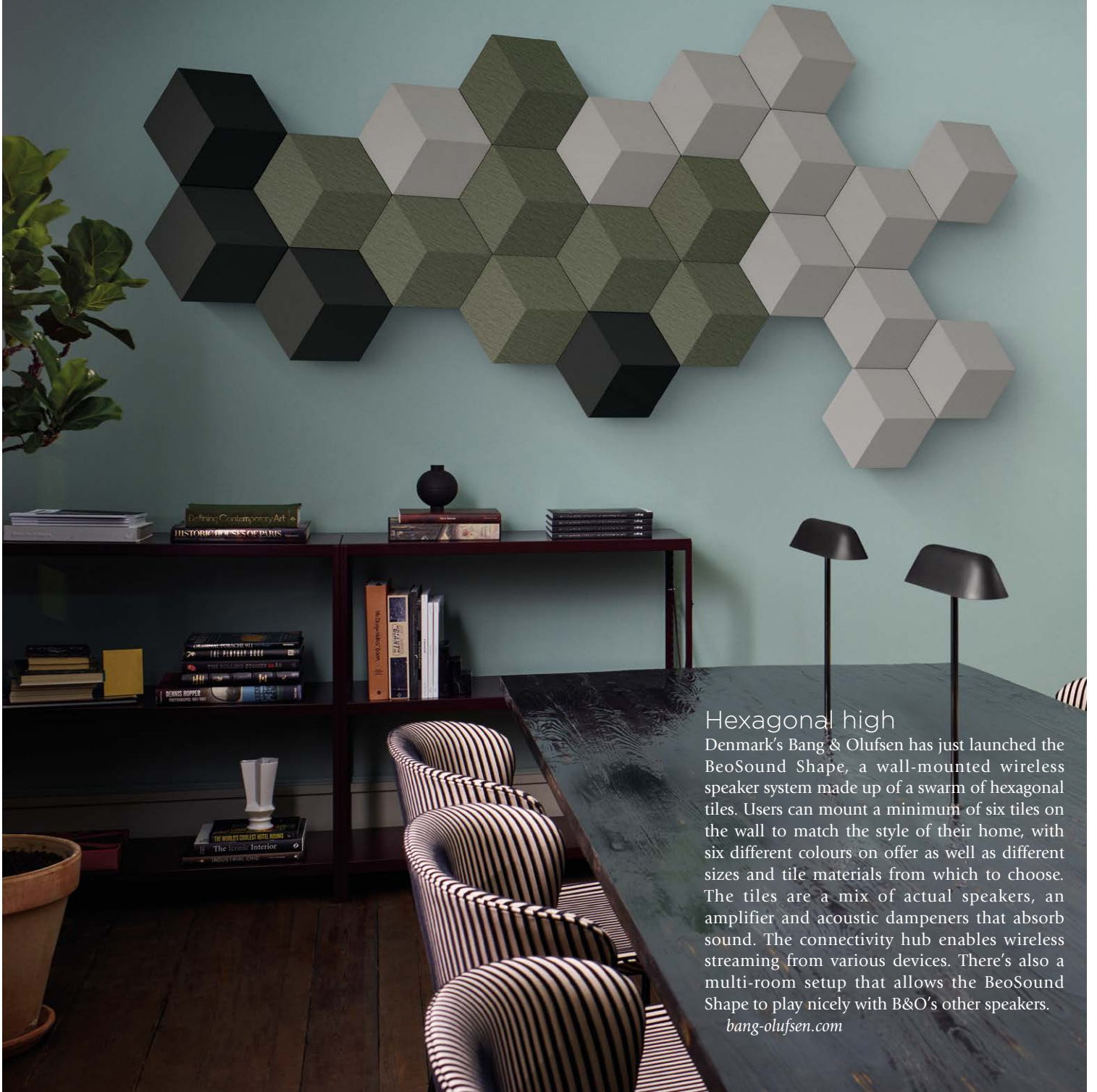
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Can be sold via company shares transfer  
可以公司轉讓股份形式買賣

# Sound style

These Bluetooth speakers and sound systems are engineered to bring you first-class audio experience and also add an elegant touch to your home



## Hexagonal high

Denmark's Bang & Olufsen has just launched the BeoSound Shape, a wall-mounted wireless speaker system made up of a swarm of hexagonal tiles. Users can mount a minimum of six tiles on the wall to match the style of their home, with six different colours on offer as well as different sizes and tile materials from which to choose. The tiles are a mix of actual speakers, an amplifier and acoustic dampeners that absorb sound. The connectivity hub enables wireless streaming from various devices. There's also a multi-room setup that allows the BeoSound Shape to play nicely with B&O's other speakers.

[bang-olufsen.com](http://bang-olufsen.com)



### Truly 360°

The SoundLink Revolve+ Bluetooth speaker by Bose adds a contemporary touch to one's home with its cylindrical, aluminium design. But there's more than meets the eye. The new acoustic design,

together with a "pressure trap" that eliminates distortion, spreads 360-degree sound for consistent, uniform coverage. The speaker is water-resistant, and its solid case is scratch- and shock-resistant, making it an ideal outdoor-

*bose.hk*



### Ear to the ground

American brand Submaterial is known for its stylish and smart home accessories. Its Acoustic Surfaces Collection, for example, features an acoustic substrate hidden beneath a thick layer of wool felt, which lends itself to some serious sound-softening. It comes in various geometric wall patterns and more than 60 colours.

*submaterial.com*

### Powerful beats

With its nifty looks and sleek lines, the Phantom isn't just a connected speaker, but also a work of art. Designed by Devialet, a high-end audio equipment brand from France, the Gold Phantom is the latest in the series, available with a 22K rose gold-plated finish. It's eight times more powerful than the Phantom, with 4,500W of power, 108dB of physical impact, and a 14Hz to 27kHz frequency range, complete with the brand's patented ADH Intelligence technology.

*devialet.com*



### Ceramic classic

Italian industrial designer Paolo Cappello's full-range Bluetooth table speaker Luciano is entirely handmade in Italy, using ceramic as the material. Combining sound technology with the art of ceramics, Luciano has a unique form that resembles a loudspeaker. The model comes in six colours.

*paolocappello.com*



### Practically minimal

Known for its colourful headphones, Swedish brand Urbanears has launched its wireless speakers system Connected. With six colour choices and a minimal design that is good for household decoration, the fabric-wrapped Bluetooth speakers are available in two models - the compact Stammen fits perfectly for bedroom and smaller space while Baggen comes with a more powerful subwoofer for wider and richer sound. Both models support streaming services such as Spotify and Chromecast and connectivity with multiple speakers.

*urbanears.com*



### ARCHITECTURE | DESIGN | PEOPLE PERSPECTIVE

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





### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3 bed, 3.5 bath, 1 carpark

3-ensuite mountain view apartment enjoys top notch clubhouse facilities

三套房山景住宅，享頂級會所設施

Saleable Area 2,049 s.f.

Rent \$96,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 135248



### La Mer 薄扶林 浪頤居

67-71 Bisney Road

4 bed, 2.5 bath,  
1,786 s.f. roof, 2 carparks

Unique 4-bedroom seaview apartment with internal staircase leading to private roof  
獨特四房海景單位，連室內內置樓梯往私家天台，可租可售

Saleable Area 1,821 s.f.

Rent \$120,000 incl. (also for sale \$65,000,000)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 22029



### 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

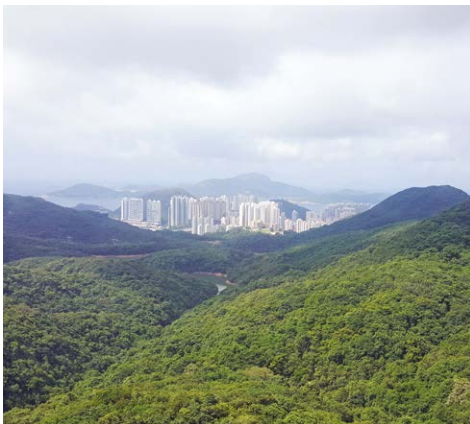
精品四房住宅，位處淺水灣道頭段，可租可售

Saleable Area 1,962 s.f.

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

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 31648



### Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

4 bed, 2 bath, 1 carpark

Spacious layout 4-bedroom colonial flat with sea and mountain views

寬敞四房英式住宅，享山景及海景

Saleable Area 2,448 s.f.

Rent \$130,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 32027



### Strawberry Hill

山頂 紅莓閣

8 Plunkett's Road

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

Colonial style townhouse with 2 car parks in prestigious location

山頂英式排屋，連兩車位，地段尊貴顯赫

Saleable Area 2,903 s.f.

Rent \$150,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 22136



### La Hacienda

山頂 加列山道27-33號

27-33 Mount Kellett Road

4 bed, 3.5 bath, 2 carparks

Nicely decorated townhouse with private roof and patio offering stunning Southside sea view  
雅致裝修排屋，連私家天台，享南區海景，可租可售

Saleable Area 2,756 s.f.

Rent \$150,000 incl. (also for sale \$200,000,000)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 40985





## Modern prestigious living 奢華之巔

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。

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

### 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)

**Price** HK\$490,000,000 or RMB 430,000,000

**Inquiries** 9662 2199 David Lau 劉先生

**Search Reference No.** 182750





**12 Shouson Hill Road**

壽臣山 壽山村道12號

**5 bed, 3.5 bath,**  
**820 s.f. terrace, 2 carparks**



Luxurious fully furnished townhouse in tree-lined neighborhood  
 壽臣山豪華排屋，環境綠樹成蔭

**Saleable Area** 3,560 s.f.

**Rent** \$160,000 excl.

**Inquiries** 9833 9509 Michelle Chung 鍾小姐

**Search Reference No.** 159672



**74 Mount Kellett Road**

山頂 加列山道74號

**4 bed, 4.5 bath,**  
**806 s.f. garden, 2 carparks**



Luxurious Peak 4-bedroom townhouse with ample open spaces and 2 covered car parks  
 山頂豪華四房排屋，戶外空間充裕，連兩車位

**Saleable Area** 2,713 s.f.

**Rent** \$160,000 incl.

**Inquiries** 9833 9509 Michelle Chung 鍾小姐

**Search Reference No.** 11702



**Circle Lodge** 淺水灣 環翠園

79 Repulse Bay Road

**4 bed, 4 bath,**  
**616 s.f. roof, 2 carparks**



Seaview house for rent with 2 car parks in Repulse Bay  
 淺水灣海景洋房，連兩車位

**Saleable Area** 2,622 s.f.

**Rent** \$190,000 incl.

**Inquiries** 9833 9509 Michelle Chung 鍾小姐

**Search Reference No.** 106215



**Shouson Peak**

壽臣山 壽山村道9-19號

9-19 Shouson Hill Road

**4 bed, 3.5 bath,**  
**551 s.f. roof, 1 garage**



Brand new 4-bedroom townhouse at prestigious location  
 全新四房排屋，地段尊貴顯赫，可租可售

**Saleable Area** 2,769 s.f.

**Rent** \$200,000 incl. (also for sale \$220,000,000)

**Inquiries** 9028 0147 Jenson Au 區先生

**Search Reference No.** 157407



**The Mount Austin**

山頂 柯士甸山道8號

**4 bed, 4.5 bath,**  
**991 s.f. garden, 2 carparks**



Large garden townhouse with high ceiling, large windows and swimming pool  
 寬敞花園排屋，樓底特高，窗戶偌大，連游泳池

**Saleable Area** 3,787 s.f.

**Rent** \$240,000 excl.

**Inquiries** 9035 3732 Kitty Tam 譚小姐

**Search Reference No.** 27924



**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** 9648 6082 Christine Chong 莊小姐

**Search Reference No.** 172612

# Rare Whole Floor Office 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

## 座落中環主要幹道

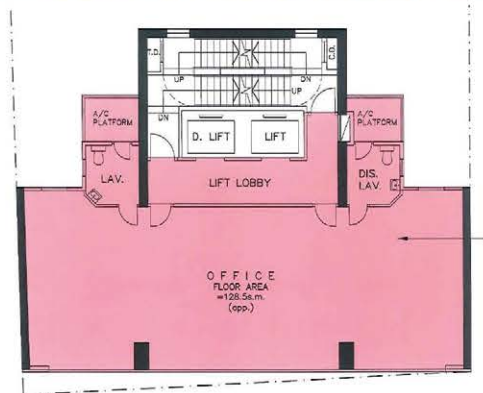
得天獨厚三鐵交匯, 佔據大都會核心優勢, 罕有核心區全層辦公樓交吉出售。



- 聚焦極罕中環CBD 全層面積約2,161' 平方尺(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

全層  
2,161' 平方尺(G)\*

每呎只售  
HK\$12,000餘



歡迎查詢:

**黎先生**

+852 9484 5501

\*未核實



### Cragside Mansion

山頂 白加道23號

23 Barker Road

4 bed, 4.5 bath, 1 carpark

Rare on market unique style 4-ensuite apartment at prestigious location  
 罕有四套房住宅，別樹一幟，地段尊貴

**Saleable Area** 3,796 s.f.

**Rent** \$260,000 incl.

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 33470



### 4 Peel Rise

山頂 貝璐道4號

4 bed, 4.5 bath,  
 1,147 s.f. garden, 1 garage

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

**Saleable Area** 3,436 s.f.

**Rent** \$285,000 incl. (also for sale \$300,000,000)

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 155745



### 42 Plantation Road

山頂 種植道42號

5 bed, 4.5 bath,  
 2,663 s.f. garden, 1 garage

Extravagant detached house with private pool and garden overlooking Southside seaview  
 山頂豪華洋房，連私家游泳池及花園，俯瞰南區海景

**Saleable Area** 3,537 s.f.

**Rent** \$330,000 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

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

Contemporary townhouse with spectacular view over Deep Water Bay  
 深水灣時尚排屋，眺望壯麗海景

**Saleable Area** 2,742 s.f.

**Rent** \$380,000 incl.

**Inquiries** 9035 3732 Kitty Tam 譚小姐

**Search Reference No.** 10204



### Severn Eight

山頂 倚巒

4 bed, 4.5 bath,  
 988 s.f. garden, 2 carparks

Rare on market full harbour view modern townhouse on the Peak  
 山頂罕有時尚排屋，眺望全海景

**Saleable Area** 3,092 s.f.

**Rent** \$380,000 incl.

**Inquiries** 9011 5499 Yuky Chung 鍾小姐

**Search Reference No.** 96958



### 70 Deep Water Bay Road

深水灣 深水灣道70號

4 bed, 4.5 bath,  
 2,225 s.f. garden, 2 carparks

Prestigious sea view 4-ensuite house in tranquil Deep Water Bay, brand new renovation  
 尊貴海景四套房大屋，位處寧靜深水灣，全新裝修

**Saleable Area** 3,980 s.f.

**Rent** \$390,000 excl.

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 21931







## Premiere Sydney Penthouse – A vantage point like no other

- Luxury development with high level of finishes
- 24/7 concierge and security
- Fully heated indoor swimming pool

Acclaimed New York architect Aya Maceda has transformed this 292m<sup>2</sup> penthouse within the prestigious tower, 'Highgate,' into a breathtaking contemporary showpiece. Commanding one of the most awe-inspiring Harbour and City panoramas, this magical penthouse apartment comes with 3 bedrooms (all en-suite) each of which capture these dramatic views.

## 澳洲悉尼頂層豪華複式住宅 – 設計別具匠心

- 豪華住宅項目，裝修用料上乘講究
- 全天候禮賓服務及保安系統
- 恆溫室內游泳池

位處尊貴顯赫 Highgate 的頂層複式住宅，面積廣達292平方米，由紐約著名建築師 Aya Maceda 設計，設計恢宏大度。豪宅飽覽迷人海港及城市全景，悉尼市內點滴盡收眼底。住宅的上層設三間套房，均飽覽獨特華麗景觀，氣派十足，散發豪華格調。

**Inquiries / 如欲垂詢，請聯絡：**

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

Martin Ross **+61 404 984 984**  
**martin@kenjacobs.com.au**

<http://2808.127kentstreet.cve.io/>

## Dynasty Court

中半山 帝景園

23 Old Peak Road

3 bed, 2 bath, 1 carpark

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

Saleable Area 1,530 s.f.

Rent \$90,000 incl. (also for sale \$54,000,000)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 150665



## Regent On The Park

中半山 御花園

9A Kennedy Road

3 bed, 2.5 bath, 1 carpark

Newly renovated 3-bedroom flat on high floor zone

全新裝修三房高層單位，可租可售

Saleable Area 2,072 s.f.

Rent \$108,000 incl. (also for sale \$90,000,000)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 35039



## Altamira

西半山 尚環

18 Po Shan Road

4 bed, 3 bath, 1 carpark

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.

Rent \$190,000 incl.

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 181877



## Aigburth

中半山 譽皇居

12 Tregunter Path

5 bed, 5 bath, 2 carparks

Rare full floor unit with huge living room and 5 bedrooms

罕有全層住宅，連偌大客廳及五睡房

Saleable Area 4,715 s.f.

Rent \$500,000 excl.

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 54176



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尖東兩大商業區帶樞紐



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黎先生

+852 9484 5501

\*未核實

## Cavendish Heights

渣甸山 嘉雲臺

27-37 Perkins Road

3 bed, 2 bath, 1 carpark

3-bedroom family apartment in sought after well planned estate  
三房家庭式住宅，位處受歡迎屋苑

Saleable Area 1,507 s.f.

Rent \$50,000 incl.

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 103656



## Trafalgar Court

東半山 大寶閣

70 Tai Hang Road

4 bed, 3 bath, 2 carparks

Commodious 5-bedroom apartment with pleasant decoration  
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



## Winfield Building

跑馬地 雲暉大廈

1-5 Ventris Road

4 bed, 2.5 bath, 1 carpark

Well decorated 4-bedroom apartment with balcony enjoying  
racecourse view

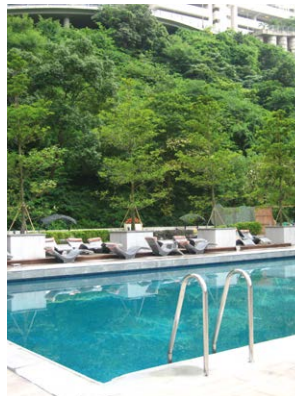
優質裝修四房單位，連露台，享馬場美景，可租可售

Saleable Area 1,953 s.f.

Rent \$123,000 incl. (also for sale \$67,800,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 165344



## The Summit

東半山 御峰

41C Stubbs Road

4 bed, 4.5 bath, 1 carpark

High floor zone 4-bedroom duplex with high ceiling enjoys  
stunning views

高層四房複式單位，樓底特高，眺望壯麗海景

Saleable Area 2,375 s.f.

Rent \$160,000 incl.

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 29081





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\*1 HKD = 4.5 THB



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PONG YANG *Vinght*  
 P.20

Chiang mai

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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 a charity organization, current passing rent is £63,500 p.a.
- 鄰近地鐵站，面向St. John's Wood High Street的小型首層零售商舖
- 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 mixed use investment with good yield

#### Kensington W8

- Subject property is an en bloc mixed use period bldg providing restaurant, office and residential accommodation
- Fully let to a reputable restaurant operator with guarantee from parent holding company of restaurant group with 13 years to expiry and break option in 2020
- Current passing rent is £165,000 p.a.
- 此混合物業提供餐廳、辦公室及住宅
- 由信譽良好的餐廳營運商承租，母公司為餐廳集團，擁13年長約，租戶可於2020年退租
- 年租金收入165,000英鎊



Freehold Title  
NIA of 4,610 s.f.  
NIY of 4.22%  
Guide Price  
£3.675M

### Super prime corner retail arcade and 1/F office unit with respectable yield

#### Kensington W8

- Subject property comprises a sizeable retail arcade on G/F and LG/F and an office unit leased as a gym on 1/F with 25 metre frontage along the main street and with return frontage
- LG/F entirely let to a nationwide supermarket chain and G/F entirely let to a reputable bank as banking hall. 1/F entirely let to a gym tenant
- 此物業的首層及地下一層是大型零售商場，1樓是辦公室，現在由一間健身室承租。大廈設25米的前後樓面
- 地下一層由全國性連鎖超市承租，首層由信譽良好的銀行承租，1樓租戶是健身室



Freehold Title  
NIA of 21,524 s.f.  
NIY of 4.0%  
Guide Price £29.6M

### Prime Midtown en bloc office bldg with very good immediate yield

#### Midtown, London EC4

- Subject property sits on a virtual island site of approx. 1,900 sq.m. and approx. 800 metres from the future Farringdon Cross Rail Station
- Closest Underground station is Chancery Lane on Central Line
- Entirely let to a reputable London based solicitors firm with 5.75 years to expiry
- 此物業地盤面積約1,900平方米，距離未來Farringdon Cross Rail車站僅800米
- 物業位處Fleet Street北面，毗鄰Chancery Lane地鐵站
- 由著名倫敦律師事務所承租，擁5.75年租約



Freehold title  
NIA is 84,836 s.f.  
NIY is 5.0%  
Guide price  
£74.9M



### High immediate yield river front restaurant unit

#### Vauxhall SW8

- Subject retail unit is located in the heart of Vauxhall along the River Thames. Nearest underground station is Vauxhall and Oval
- Subject retail unit occupies the G/f and part 1/F with outdoor seating, current passing rent is £150,000 p.a.
- 此零售商舖位處Vauxhall市中心沿泰晤士河的大型項目，鄰近Vauxhall及Oval地鐵站
- 零售商舖位於首層及部分1樓，設戶外座位，年租金收入150,000英鎊

999 year leasehold title (with 981 years unexpired)  
GIA is 4,713 s.f.  
NIY is 6.0%  
Guide price £2.35M

### Super prime corner en bloc bldg entirely let to big pub chain operator

#### Covent Garden WC2

- Subject property is an en bloc attractive corner bldg. with pub premises occupying G/F, basement level and 1/F. 2/F is trade kitchen and managers office and 3/F is managers accommodation
- Entirely let to reputable pub company which is wholly owned by UK third largest pub operator chain, current passing rent is £281,435 p.a.
- 此優質酒吧物業位處受歡迎單邊轉角位，首層、地庫及1樓是酒吧，2樓是廚房及辦公室，3樓是員工宿舍
- 由英國第三大酒吧營運商下屬公司承租，信譽良好，年租金收入281,435英鎊



Freehold title  
GIA of 8,112 s.f.  
NIY of 3.10%  
Guide price  
£8.5M



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### Ultra prime en bloc retail/office mixed use investment unit in West End's luxury retail quarter

#### MayFair W 1

- Subject en bloc retail/office mixed use investment is located just off New Bond Street
- Subject property comprises retail space over G/F & LG/F. Self-contained offices are on upper floors.
- Retail floors let to women's luxury fashion label with approx. 10 years to expiry, current passing rent is £677,645 p.a.
- 優越時尚零售區與New Bond Street近在咫尺的零售及辦公室大廈
- 首層及地下一層是零售商舖，上層是辦公室，零售商舖由高級女士時裝品牌承租，約10年租約，年租金收入677,645英鎊



Freehold title  
GIA of 8130 s.f.  
NIY of 2.89%  
Guide price £22M

### Prime mixed use investment in heart of Mayfair

#### Mayfair W1

- Prime mixed use retail/office investment is approx. 50m from Berkeley Square. It comprises offices arranged over 1F to 4/F and retail/restaurant arranged over G/F to LG/F
- Current passing rent is £732,523 p.a. with 4.57 years to expiry
- 毗鄰倫敦最獨特花園廣場Berkeley Square約50米的零售商舖及辦公室，一樓至四樓是辦公室，首層及地下一層是零售商店與及餐廳
- 年租金收入732,523英鎊，尚餘4.57年租約



Freehold title  
GIA of 10,053 s. f.  
NIY of 3.43%  
Guide Price £20M

### Rare en bloc red brick residential investment located just off Harrods Dept Store

#### Knightsbridge SW1

- Subject property is an en bloc residential investment within close proximity to Harrods department store
- Comprising six self-contained residential units arranged over basement to fourth floors
- Current passing rent is £319,540 p.a.
- Nearest tube station within 30 metres away.
- 位處Knightsbridge高級時尚購物區的住宅大廈，鄰近Harrods百貨公司
- 由地庫至四樓提供六個豪華住宅單位
- 年租金收入319,540英鎊



Freehold title  
NIA of 5,737 s.f.  
NIY of 1.93%  
Guide Price £16.5M

### Prime en bloc pub investment

#### Kensington W8

- Subject property located at the boundary of Notting Hill and Kensington within short walk to Notting Hill Gate underground station
- Subject property occupies a prominent corner position at the intersection between Kensington Mall and Palace Gardens in a predominantly residential area and is arranged over ground, basement and two upper floors, current passing rent is £110,000 p.a.
- 物業位處Notting Hill市中心，舉步可達Notting Hill Gate地鐵站
- 坐落於Kensington Mall及Palace Gardens交界優質住宅區的轉角位，設首層、地庫及兩層上層，年租金收入110,000英鎊



Freehold title  
GIA of 5,510 s.f.  
NIY 3.23%  
Guide Price  
£3.2M

### Prime en bloc retail/residential mixed use investment in Chelsea

#### Chelsea SW3

- Subject en bloc mixed use retail/residential investment is within close proximity to Natural History Museum and Fulham Road close to South Kensington underground station
- Ground and basement let to Michelin starred restaurant with 10 years to expiry, 3 bed self contained residential unit on 1/F to 3/F
- Current passing rent is £255,500 p.a.
- 毗鄰Natural History Museum及Fulham Road的零售商舖及住宅大廈，信步可達South Kensington地鐵站
- 首層及地庫由米芝蓮星級餐廳承租，擁10年的租約，一樓至三樓是三房住宅單位
- 年租金收入255,500英鎊



Freehold title  
GIA of 5,281 s.f.  
NIY 2.99% (overall)  
Guide Price £8M

### Attractive en bloc pub investment entirely let to single tenant

#### Chelsea SW3

- Located in prime Chelsea location close to Marlborough Primary School and Brompton Road
- Entirely let to reputable pub operator with 9 years to expiry, current passing rent is £162,000 p.a.
- G/F through to 1/F used a pub trading floor, cellar and storage rooms with external outdoor seating area. 2/F is a one bed flat for manager's use
- 物業位處優越Chelsea地段，毗鄰Marlborough Primary School及Brompton Road
- 由信譽良好的酒吧承租，尚餘9年租，年租金收入162,000英鎊
- 首層及一樓是酒吧樓層、酒窖及儲存室，連戶外休息區，二樓是供經理住宿的一房單位



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



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- 鄰近大型綠化休憩公園Santiphap Park，綠意盎然
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### En bloc retail/residential mixed use bldg with very high immediate yield

Kawaguchi-Shi, Saitama 埼玉縣 川口市

- Subject property is a mixed use retail/residential bldg of 7 storeys comprising 7 units in total
- Completed in February 1994
- Fully tenanted with current passing rent of 10,656,000 JPY p.a.
- 4 min walking distance to Nishi Kawaguchi Station of Keihin Tohoku and Negishi Lines
- 樓高七層零售及住宅大廈，共有七個單位
- 建於1994年2月
- 單位現已全部租出，年租金收入10,656,000日元
- 距離京濱東北線及根岸線的西川口站僅四分鐘步程

Freehold title

GIA of 442.15 sq.m.

Gross immediate yield is 8.88%

Guide Price JPY 120M (approx. HK\$8.28M)

### En bloc retail/office/residential bldg with very high immediate yield

Tohoku, Shinza-shi, Saitama 埼玉縣 新座市

- Subject property is an en bloc mixed use 6 storey bldg with a basement level with a bar on G/F, office and residential units on upper floors
- Subject property comprises a total of 6 units
- Completed in March 2001
- Fully tenanted with current passing rent of JPY 16,283,328 p.a.
- 4 min walking distance to Shiki Station of Tobu Tojo Line
- 樓高六層混合大廈，設地庫，首層是酒吧，上層是住宅單位
- 物業提供六個單位
- 建於2001年3月
- 單位現已全部租出，年租金收入16,283,328日元
- 距離東武東上線的志木站僅四分鐘步程

Freehold title

GIA of 353.66 sq.m.

Gross immediate yield of 7.40%

Guide Price JPY 220M (or approx. HK\$15.2M)



### Single detached house for owner occupiers

Ota-Ku, Tokyo 東京 大田區

- Subject property is a detached 2 storey house currently occupied by the owner
- Completed in March 1996 and sits on a registered site area of 1,691.50 sq.m.
- It comprises 6 rooms, a garage and a hobby room
- 5 min walk to Den-En-Chofu station of Tokyu Toyoko Line
- 樓高兩層的豪華洋房，現由業主自用
- 建於1996年3月，占地1,691.5平方米
- 洋房提供六間睡房、車庫及娛樂室
- 距離東急東橫線的田園調布站僅五分鐘步程



Freehold title

GIA of 525.16 sq.m.

Guide Price JPY 2,200M (approx. HK\$152M)

### En bloc multi tenanted residential bldg with good immediate yield

Toda-Shi, Saitama 埼玉縣 戶田市

- Subject property is an en bloc 4 storey residential bldg comprising a total of 29 units
- Completed in March 1991
- Current passing rent is JPY 13,352,760 p.a.
- 10 min walking distance to Toda Koen Station of JR Saikyo Line
- 樓高四層住宅大廈，共29個單位
- 建於1991年3月
- 年租金收入13,352,760日元
- 距離JR埼京線戶田公園站僅十分鐘步程

Freehold title

GIA of 499.66 sq.m.

GIY is 6.84%

Guide Price JPY 195M (or approx. HK\$13.45M)





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