

The Key

大宅

SELECT DELUXE HOMES

INTERVIEW

Q&A: Lim + Lu

本期焦點：南海之尊
Spotlight:
Luxury coastal living

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

臨海風尚
Modern luxury
with panoramic
beach views

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



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



GROSS AREA 4,264 s.f.

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



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暗黑潮流 Back in black

In most kitchens, white and natural tones combined with wood finishes tend to dominate colour palettes. Two-tone schemes are also perennial favourites. Yet all-black kitchens have been a rarity.

That's all changing. The use of black is on the rise since, partly fuelled by a smart new opaque surface material called Fenix NTM. In contrast to many jet-black surfaces, this innovative nanotech material has a low reflectivity and is highly resistant to scratches. What's more, it possesses an ability to heal small blemishes through its thermal-healing property, making it a highly desirable option for kitchen tops and cabinets. The material also has anti-fingerprint and bacteria-fighting properties.


Today, an increasing number of top brands are embracing the all-black trend for both appliances and cabinets. Keeping this in mind means choosing a scheme for your own kitchen is no longer just a black-and-white issue.


提起現代廚房，大多數人也會選擇以全白色或天然木色為主調，或是搭配兩種色調，營造視覺對比效果，全黑廚房卻非很多人考慮或首選之列。


可是，自去年起，一股色調深邃的廚房潮流正逐漸蘊釀，這要多得名為Fenix NTM的新興超啞面實芯物料。與一般光面的黑色表面相反，此種納米技術製造的創意物料以低反光度見稱，且具有防指毛、抗菌、高度防刮，以及熱力修復花痕功能，令它成為廚房面料及廚櫃、以至其他室內設計和家具面料的理想選擇。

近日愈來愈多品牌和製造商乘著這股熱潮，推出黑色調的廚房電器和廚櫃組合，讓你可按自己心意打造一個時尚的暗黑廚房。

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：

 3102 4818

 2866 0015 Fax

 6891 3639 WhatsApp

 info@landscape-christies.com

 www.landscape-christies.com/sell-to-let

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Modern luxury with panoramic beach views

Stanley has long been one of Hong Kong's most desirable residential areas, offering seaside living, a colourful market, good restaurants and bars, and easy access to the business districts of Hong Kong Island's north coast – Central is just 25 minutes by car or public transport. The neighbourhood is also close to some of Hong Kong's best international schools.

This ocean-view stand-alone house on Stanley's Hoi Fung Path has the added prestige of possessing a single lot number, and offers a high degree of privacy and convenience. Spanning 2,060 sq-ft (saleable area), the two-storey single house has two en suite bedrooms, four bathrooms, a family room, a study room and a garage. With a separated living and dining room, the property boasts an impressively high ceiling that allows a full view of its exclusive private sq-ft 500 garden with swimming pool.

Available for purchase at HK\$195 million, the house's rooftop terrace overlooks Stanley Main Beach. This modern and stylish residence has been well maintained, with white walls and hardwood floors creating a modern and warm ambience. The sizable kitchen features a fully fitted island unit and a dining table. This exquisite house is only five minutes' walk from Stanley's restaurants, bars and shops and also within walking distance of the beach and the famous Stanley Market.







臨海風尚

赤柱屬港島南區尊貴顯赫的地段，居住環境清幽恬靜，坐擁海天一色及白晝沙灘的優美景致，附近優質餐廳和酒吧林立，亦可感受車水馬龍的市集文化。前往港島商業區亦是交通便利，由赤柱驅車或乘坐公共交通工具前往中環，只需約25分鐘車程，該地段更是南區優質的學校網絡範圍。

這位處赤柱海風徑的海景獨立屋，私隱度高，日常起居十分便利，且擁有獨立門號，屬同區罕見。大屋樓高兩層，實用面積達2,060平方呎，設有兩間套房、四個浴室、一個家庭廳、一間書房及一個車房。物業擁極高樓底，讓獨立客廳更見空間感，可飽覽500平方呎戶外私家花園及私家游泳池的獨有園林景色。

大屋的天台可俯瞰赤柱正灘的醉人景致。此外，室內佈局時尚和充滿現代感，且保養得宜，裝潢雅致，白色牆壁搭配硬木地板，營造溫暖的氛圍。廚房附設實用的廚房中島及一張餐桌，空間充裕。這獨立大屋的位置靜中帶旺，往來附近餐廳、酒吧、商店及超級市場僅5分鐘步程，舉步可達沙灘和遊客熱點赤柱市集。這大宅目前以1億9千5百萬港元出售。

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

Stanley
赤柱



SALEABLE AREA 2,060 s.f.
OFFERED AT \$195,000,000
INQUIRIES 9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 180485



HOME "MAKER"

he knew exactly my expectations for my home
 he understood exactly what I was looking for
 Joseph is clearly an expert in what he does
 the after services are absolutely impressive
 His passion clearly reflected from how he
 very easy to work with & a pragmatic pe

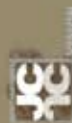
never overpromised but surpassing my
 he has been most patient with me and
 I would highly recommend Joseph to
 JC is totally patient & responsive to all
 we are totally happy with the end-result

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

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

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

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



Lucy SY Teo

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

Peak road -contemporary classic



Behnaz & Idris

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

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



Behnaz & Idris

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

Crown moldings, paneled walls & parquet floor = Timeless grace



Jennifer & Mandan Fong

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

Magazine Gap road -pure elegance



Stanford Villa 赤柱 旭逸居
07 Stanley Village Road

Low-rise flat with large private terrace within short walk to Stanley Beach and market

赤柱低密度住宅，連偌大私家平台，信步可達赤柱正灘及市場

GROSS AREA 758 s.f.

SALEABLE AREA 624 s.f. (plus 846 s.f. garden)

OFFERED AT \$23,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 105308



The Redhill Peninsula 大潭 紅山半島
18 Pak Pat Shan Road

Ideal family home with private terrace and garage at Tai Tam waterfront

大潭海濱家庭式住宅，連平台及車庫，可租可售

GROSS AREA 3,020 s.f.

SALEABLE AREA 3,013 s.f.

(plus 1,019 s.f. garden and 181 s.f. terrace)

OFFERED AT \$99,000,000 also for lease \$140,000 incl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 33842



The Redhill Peninsula 大潭 紅山半島 18 Pak Pat Shan Road
Sumptuous waterfront 4-bedroom townhouse with 2 covered car parks overlooking sublime sea view

豪華海濱四房排屋，連兩車位，俯瞰壯麗海景

GROSS AREA 2,985 s.f.

SALEABLE AREA 2,765 s.f.

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

OFFERED AT \$116,000,000

INQUIRIES 6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 109179



Royal Bay 春坎角 御瀟灣 82 Chung Hom Kok Road

Prestigious 4-ensuite townhouse tucked away at a quiet and verdant neighbourhood in Island South

尊貴四套房排屋，地段和諧恬靜

GROSS AREA 3,850 s.f.

SALEABLE AREA 2,724 s.f.

(plus 595 s.f. terrace and 522 s.f. roof)

OFFERED AT \$125,000,000

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 30954



12-16 Tai Tam Road

大潭 大潭道12-16號

Contemporary waterfront garden house with 2 carparks and private pool

時尚海濱花園大屋，連雙車位及私家游泳池

GROSS AREA 5,193 s.f.

SALEABLE AREA 3,350 s.f.

(plus 636 s.f. terrace and 933 s.f. roof)

OFFERED AT \$200,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 127174



Double Bay 深水灣 香島道46號 46 Island Road

Newly renovated 4-bedroom waterfront townhouse with full view of Deep Water Bay

全新裝修海濱四房排屋，眺望深水灣美景

GROSS AREA 4,180 s.f.

SALEABLE AREA 3,562 s.f.

(plus 1,087 s.f. garden and 1,382 s.f. roof)

OFFERED AT For Lease Open Offer

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 110814





Royalton II

薄扶林 豪峰 II

116 Pok Fu Lam Road

Renovated 3-bedroom apartment with nice sea view and a car park

新裝修三房住宅，享怡人海景，連車位

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,184 s.f.

OFFERED AT \$22,500,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 153767



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Practical 2-ensuite apartment in well planned development with excellent facilities

實用兩套房住宅，享優質設施，可租可售

GROSS AREA 1,295 s.f.

SALEABLE AREA 1,031 s.f.

OFFERED AT \$25,000,000 also for lease \$54,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159625



Pokfulam Court 薄扶林 碧林閣

94 Pok Fu Lam Road

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

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,590 s.f.

OFFERED AT \$30,000,000 (Negotiable)

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 153147



The Brentwood 淺水灣 蔚峰園

11 Repulse Bay Road

3-bedroom sea view flat at popular development on upper Repulse Bay Road

三房海景單位，位處受歡迎住宅項目

GROSS AREA 1,556 s.f.

SALEABLE AREA 1,113 s.f.

OFFERED AT \$38,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 144006



Cape Mansions

薄扶林 翠海別墅

56-62 Mount Davis Road

Nicely decorated sea view 3-bedroom apartment in Pokfulam

雅致裝修海景單位，三房間隔

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$38,500,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 159688



Bisney Cove 薄扶林 碧荔道33-35號 33-35 Bisney Road

Designer decorated 3-bedroom apartment with practical layout and large balcony enjoying peaceful green view, can be sold via company shares transfer

設計師裝修三房住宅，間隔實用，連寬闊露台，眺望怡人翠綠景色，可以轉讓公司股份形式買賣

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,154 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 41931





Scenic Villas 薄扶林 美景臺

02-28 Scenic Villa Drive

High efficiency 4-bedroom apartment with large balcony enjoying panoramic sea view

高實用率四房單位，連偌大露台，坐擁全海景

GROSS AREA 2,507 s.f.

SALEABLE AREA 2,311 s.f.

OFFERED AT \$50,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 123548



Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Colonial style apartment in desirable location

優質英式住宅，地段優越

GROSS AREA 2,100 s.f.

SALEABLE AREA 1,749 s.f.

OFFERED AT \$55,000,000

INQUIRIES 6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 40245



Repulse Bay Garden 淺水灣 麗景園

18-40 Belleview Drive

Charming 3-bedroom spacious apartment with full view of Repulse Bay Beach

迷人寬敞三房住宅，飽覽淺水灣泳灘美景

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 24315



La Mer 薄扶林 浪頤居

67-71 Bisney Road

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

GROSS AREA 2,567 s.f.

SALEABLE AREA 1,821 s.f. (plus 1,786 s.f. roof)

OFFERED AT \$65,000,000 also for lease \$120,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 22029



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，連遼闊海景及六車位，可以公司轉讓公司股份形式買賣

GROSS AREA 2,895 s.f.

SALEABLE AREA 2,549 s.f.

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

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 38823





Regalia Bay

赤柱 富豪海灣
88 Wong Ma Kok Road
Huge 5-bedroom townhouse with garden in prestigious location
偌大五房排屋，連花園，地段顯赫尊貴



GROSS AREA 4,212 s.f.
SALEABLE AREA 3,034 s.f.
(plus 255 s.f. garden and 817 s.f. roof)
OFFERED AT \$82,000,000

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 146970



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 \$82,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 91331



Celestial Garden

淺水灣 詩禮花園
05 Repulse Bay Road
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



GROSS AREA 2,363 s.f.
SALEABLE AREA 1,962 s.f.
OFFERED AT \$83,000,000

also for lease \$120,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 31648



Seascape 薄扶林 海日樓

42 Sassoon Road
Newly upgraded 4-bedroom colonial townhouse with spacious garden and terraces and 2 car parks in tranquil area
全新裝修英式四房排屋，連寬敞花園及平台，雙車位，地段寧靜，可租可售



GROSS AREA 2,588 s.f.
SALEABLE AREA 2,415 s.f.
(plus 522 s.f. roof)
OFFERED AT \$98,000,000

also for lease \$118,000 incl.

INQUIRIES
9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 38627





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，**可以轉讓公司股份形式買賣**



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



Residence Bel-Air 薄扶林 貝沙灣
68 Bel-Air Peak Rise

Rare huge 5-bedroom sea view penthouse with 2 car parks and full clubhouse facilities, **can be sold via company shares transfer** 罕有偌大海景頂層單位，五房間隔，連兩車位及完善會所設施，**可以轉讓公司股份形式買賣**



GROSS AREA 5,096 s.f.
SALEABLE AREA 3,946 s.f.
(plus 962 s.f. terrace and 1,447 s.f. roof)
OFFERED AT \$180,000,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 108831



Severn Eight

山頂 倚巒
08 Severn Road

Luxury 4-bedroom townhouse with private lift enjoys panoramic harbour view, **can be sold via company shares transfer**

豪華四房排屋，連私家升降機，飽覽全海景，**可以公司轉讓股份形式買賣**



GROSS AREA 4,650 s.f.
SALEABLE AREA 3,581 s.f.
(plus 753 s.f. garden)
OFFERED AT \$580,000,000

INQUIRIES

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 159489



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





南區港鐵 直達都會
Direct access
to the city

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.

SALEABLE AREA 1,388 s.f.

(with 1 covered car park)

OFFERED AT \$41,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 152345



The luxury apartment in Marinella, facing Aberdeen Marina Club, offer great marina view and sea view.

With four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a balcony and one covered carpark, the apartment is available at HK\$41,000,000.

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號的單位，面向香港仔深灣遊艇俱樂部，眺望壯麗遊艇海景景色。

這單位提供四間睡房，其中兩間為套房，設三間浴室、相連的客廳、家傭房、露台及一個有蓋車位。單位現以4,100萬港元出售。

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。



開揚便利
Spacious
and convenient

Grenville House

嘉慧園

01 & 03 Magazine Gap Road, Midlevels

Central 中半山 馬己仙峽道1&3號

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



This penthouse flat conveniently situated on Magazine Gap Road in the Mid-Levels (which has a total saleable area of 3,366 s.f.), only 10 minutes' drive from Central, comes with a sizable private rooftop of 1,862 s.f., and is perfect for gardening and for those who enjoy alfresco social gatherings. This simplex comprises four bedrooms, (two en suite), a combined living and dining room, a balcony, three bathrooms, two maid's rooms and a utility room. The property has a well-equipped and functional kitchen and a covered car park. The apartment in this well-managed building is has been lovingly maintained.

中半山是香港最豪華的住宅地段之一，交通亦相當便捷，距離中環僅需10分鐘車程，屬非常理想的居住地區。

位於馬己仙峽道的嘉慧園管理完善，此頂層單位實用面積3,366平方呎，另設一個1,862平方呎的偌大天台，適合園藝、舉辦派對和社交聚會。單位提供四間睡房，包括兩間套房、相連的客廳及飯廳、一個露台、三間浴室、兩間家傭房、一間多用途房及一個有蓋車位。單位內櫥保養得宜，廚房實用，設備齊全。





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



Mirror Marina

西半山 鑑波樓

47 Conduit Road

Spacious 3-bedroom apartment with greenery view in tranquil location

寬敞三房單位，享翠綠景色，地段寧靜，可租可售

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,662 s.f.

OFFERED AT \$26,800,000 also for lease \$55,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 94649



Starcrest 中半山 星域軒

09 Star Street

Popular 3-bedroom apartment with full clubhouse facilities in convenient location

受歡迎三房單位，連完善會所設施，交通便利，罕有放盤

GROSS AREA 1,158 s.f.

SALEABLE AREA 929 s.f.

OFFERED AT \$32,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 50444



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



Seaview Mansion

中半山 時和大廈

34 Kennedy Road

Nicely renovated 3-bedroom apartment with open green view over the city

雅致裝修三房單位，飽覽開揚翠綠景及城市景

GROSS AREA 1,678 s.f.

SALEABLE AREA 1,459 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 41295



Grosvenor House 中半山 高雲大廈

114-120 MacDonnell Road

Tastefully decorated mid-rise 3-bedroom apartment overlooking peaceful green view

品味裝修中密度住宅，三房間隔，俯瞰怡人翠綠景色

GROSS AREA 1,750 s.f.

SALEABLE AREA 1,347 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 37576





Wealthy Heights

中半山 威豪閣

35 MacDonnell Road

Nicely kept older-style flat with practical layout enjoys open city view

雅致裝修實用住宅，飽覽開揚城市景色



GROSS AREA 1,561 s.f.

SALEABLE AREA 1,392 s.f.

OFFERED AT \$42,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 111855



Horizon Mansion

中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony and a carpark on fringe of CBD

品味裝修偌大住宅，連露台及車位，鄰近商業中心區



GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$43,800,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 148423



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



Clovelly Court

中半山 嘉富麗苑

12 May Road

Spacious 3-bedroom apartment with private roof and clubhouse facilities

寬敞三房單位，連私家天台，享會所設施



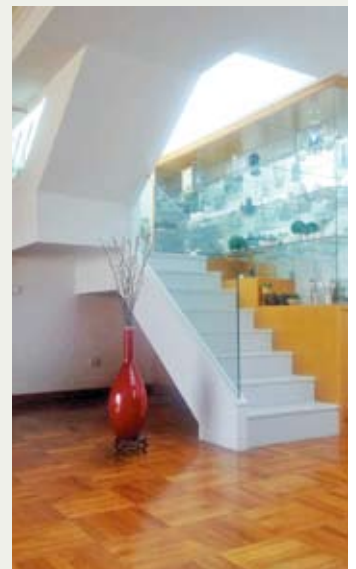
GROSS AREA 2,115 s.f.

SALEABLE AREA 1,784 s.f.

OFFERED AT \$79,800,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 14148





The Albany

中半山 雅賓利大廈

01 Albany Road

3 bedroom apartment at prime location with city view

三房城市景單位，地段優越



GROSS AREA 2,546 s.f.

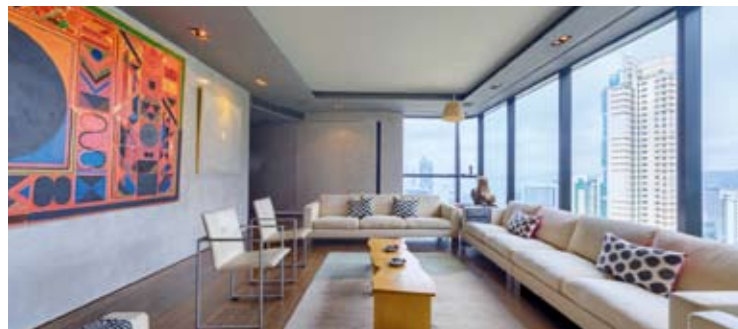
SALEABLE AREA 1,948 s.f.

OFFERED AT \$96,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 31537



Century Tower 2

中半山 世紀大廈 2座

1A Tregunter Path

Tastefully decorated contemporary apartment on a high floor enjoying perfect privacy with scenic green and harbour views

品味裝修時尚高層單位，私隱度高，眺望壯麗翠綠景及海景



GROSS AREA 3,638 s.f.

SALEABLE AREA 2,792 s.f.

OFFERED AT \$119,000,000

INQUIRIES

9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 104563



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



The Mayfair

中半山 梅道1號

01 May Road

Luxurious 4-bedroom apartment in prestigious location enjoys open city view

豪華四房住宅，地段顯赫尊貴，坐擁開揚城市景色



GROSS AREA 2,905 s.f.

SALEABLE AREA 2,215 s.f.

OFFERED AT \$140,000,000

INQUIRIES

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 157642



SALE
出售

Midlevels East & Happy Valley
東半山及跑馬地



Grand Court 跑馬地 嘉蘭閣
16 Shan Kwong Road
Unique 4-bedroom penthouse duplex with roof top for sale in Happy Valley

跑馬地獨特頂層複式單位，四房間隔，連天台

GROSS AREA 1,616 s.f.

SALEABLE AREA 1,321 s.f. (plus 547 s.f. roof)

OFFERED AT \$28,000,000

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 126886



Carnation Court

東半山 康馨園

43 Tai Hang Road

4-bedroom apartment with balcony and city view close to Causeway Bay
四房單位連露台，享城市景，毗鄰銅鑼灣，可租可售

GROSS AREA 2,126 s.f.

SALEABLE AREA 1,644 s.f.

OFFERED AT \$34,000,000 also for lease \$70,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 112640



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



Celeste Court

跑馬地 蔚雲閣

12 Fung Fai Terrace

Unique 3-bedroom penthouse with private terrace enjoys panoramic city view

獨特三房頂層單位，連私家平台，享城市全景

GROSS AREA 1,638 s.f.

SALEABLE AREA 1,300 s.f. (plus 260 s.f. terrace and 474 s.f. roof)

OFFERED AT \$46,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 108271



Fontana Gardens

東半山 豪園

01-25 Ka Ning Path

Spacious 5-bedroom apartment with city view at Happy Valley

寬敞五房單位，享城市景，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$61,000,000 also for lease \$100,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 4968



Jade House 東半山 寶璧大廈

47C Stubbs Road

Tastefully decorated mid-rise apartment with harbour view in a prestigious location

品味裝修中密度單位，眺望海景，地段尊貴

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,218 s.f.

OFFERED AT \$78,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 131610





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。



遼闊海景複式 Unparalleled sea views

Pacific View

浪琴園

38 Tai Tam Road, Tai Tam

大潭 大潭道38號

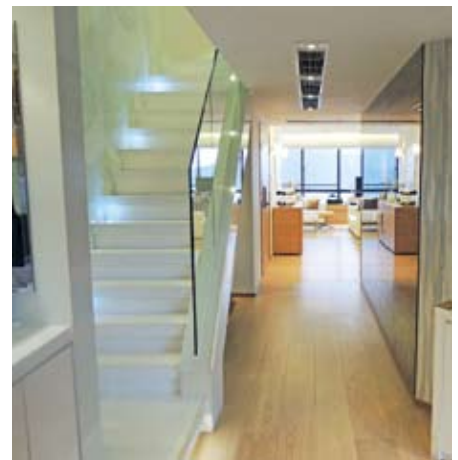
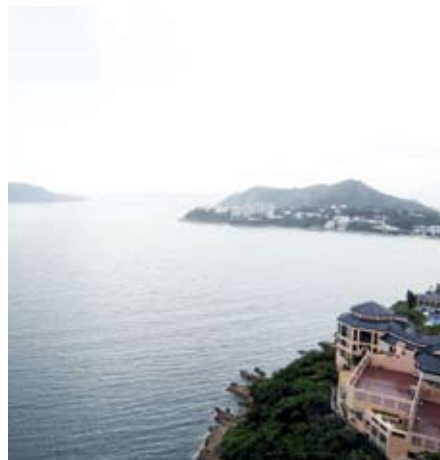
GROSS AREA 4,108 s.f.

SALEABLE AREA 3,434 s.f.

OFFERED AT \$88,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 33464



Situated in Tai Tam Bay and only a short distance from Stanley and its beaches, this one-of-a-kind duplex apartment in Pacific View offers – as the name suggests – unrivalled ocean views, which can be enjoyed at leisure from its two balconies and floor-to-ceiling windows.

Boasting a saleable area of 3,434 s.f., this duplex comprises five bedrooms (two en suite), a separated living and dining room, four bathrooms, a family room, a study room, two maid's rooms, a utility room and two covered car parking spaces. The apartment is excellent condition, while kitchen is of particular note, being fully fitted and well equipped.

這位於浪琴園的複式豪華府第屹立於大潭灣，信步可達赤柱市集及附近沙灘，物業臨海而建，配合單位的兩個露台及落地玻璃設計，可盡覽一望無際的壯麗海景。

這住宅實用面積3,434平方呎，提供五間睡房，包括兩間套房、獨立的客廳及飯廳、四間浴室、一個家庭廳、一間書房、兩間家傭房、一間多用途房，以及兩個有蓋車位。單位內部保養簇新，廚房實用及設備齊全。



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



Double take

BY LEONA LIU

Husband-and-wife design duo Elaine Lu and Vincent Lim, *Perspective 40 Under 40* winners, are making a name for themselves as Lim + Lu. We talk to them about their creative processes and what it's like to work as a couple

What inspired you to enter the industry?

Our parents all work in creative industries. Elaine's parents are artists; my parents are involved in interior design. From an early age, Elaine and I have been exposed to the world of art and design through growing up with creative parents. As a result, having a career in a creative profession came quite naturally to us.

What's the best thing about being a designer?

We never run out of things to talk about. Being opinionated is a prerequisite – and a professional hazard. Even on a lovely date, the

decor of the restaurant or the glazing of the ceramic ware would make its way into our conversation.

Where do you get your inspiration from? Does architect William Lim [Vincent's father] influence your designs?

Most ideas stem from daily life and everyday objects. We like to offer a new perspective on something seemingly dull and uninteresting: the Frame Table was inspired by bamboo scaffolding found in every corner of Hong Kong. William gives advice and suggestions and does influence our designs from time to time. As for Lim + Lu, we have our own voice, too.





Lim + Lu's pushcart furniture for their alma mater, Cornell University

How would you describe your style?

Lim + Lu's design aesthetics are 'clean', 'versatile', and 'playful'. We wouldn't say we have one distinct style; we like to be experimental and try different approaches. Yet when we look back, there is a consistency through all [our projects], although stylistically they might be quite different. What ties them is the thought process and our approach to design.

Are you working on anything exciting now?

We're designing a range of furniture for a Danish brand, set to launch in early 2018. We've been learning a lot through this collaboration and cannot wait for the official launch.

Do you always agree with each other's design ideas?

Generally, we have very similar aesthetics and design sensibilities. We both favour very structured geometric designs that embrace clean lines. Elaine tends to favour lightness and airiness; I prefer a sense of [something] being grounded and massive. As a result, our designs benefit by finding a middle ground and complement each other's ideas.

What are your design goals?

As we're still a relatively young firm, every project is a milestone. A goal this year and next would be to work on some retail projects and collaborate with furniture and product brands.

You set up your firm in New York, so why did you come back to Hong Kong?

To be closer to our families and the plethora of resources in and around Hong Kong. The design scenes in Hong Kong and China are in a good place now and it's great to be a part of the growth.

Congratulations on this year's *Perspective* 40 Under 40 win. What are your hopes for the future?

It is a great honour to win the 40 Under 40 award and we are so happy with what Lim + Lu has achieved. We'd like to see Lim + Lu grow and contribute to the dialogue on design. As we'll represent Hong Kong at Maison et Objet 2017, after winning the Rising Asian Talent award, we'd love to bring more attention to Hong Kong designers.

As newly-weds, how do you achieve a work-life balance?

It's something we promised we'd improve after we got married, but it hasn't been easy. Design is very much a lifestyle. It is so ingrained in the everyday that one cannot avoid it... it's in the things you see and feel. We set ground rules to help our work-life balance: we agreed that work happens in the office and talking about work stops at the front door of our home. ■

limandlu.com

PERSPECTIVE

For more features on design and architecture, don't miss the Sep issue of *Perspective* magazine, and check out our website at perspectiveglobal.com





South Bay Villas

淺水灣 南灣新村
04 South Bay Close

Low-rise apartment with high ceilings and private terrace
淺水灣低密度住宅，樓底高，連私家平台

GROSS AREA 2,200 s.f.

SALEABLE AREA 2,070 s.f. (plus 400 s.f. terrace)

OFFERED AT \$88,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 32159



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



26 Magazine Gap Road

山頂 馬己仙峽道26號

Spacious 3-bedroom apartment enjoys stunning harbour view
寬敞三房住宅，眺望壯麗海景

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6188 1398 Josephine Yuen 阮小姐

SEARCH REFERENCE NO. 38984



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Generous 4-bedroom apartment with greenery view

闊大四房單位，享翠綠景致

GROSS AREA 2,350 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 20664



28 Stanley Village Road

赤柱 赤柱村道28號

Low-rise 4-bedroom duplex with roof terrace close to Stanley Beach
低密度四房複式單位，連天台及平台，毗鄰赤柱泳灘

GROSS AREA 2,385 s.f.

SALEABLE AREA 1,857 s.f. (plus 85 s.f. terrace and 750 s.f. roof)

OFFERED AT \$100,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 33308



Park Place 淺水灣 雅柏苑

07 Tai Tam Reservoir Road

High efficiency 3-bedroom unit with generous living space in serene location

高實用率三房單位，空間闊大，地段寧靜

GROSS AREA 2,338 s.f.

SALEABLE AREA 2,070 s.f.

OFFERED AT \$108,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 11668





Villa Martini

赤柱 醇廬

08 Stanley Beach Road

Low-rise apartment with huge roof terrace for rent in Stanley

赤柱低密度住宅，連偌大天台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,095 s.f. (plus 1,963 s.f. roof)

OFFERED AT \$125,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 11912



L'Harmonie 赤柱 葆琳居

03 Stanley Mound Road

Exclusive 4-bedroom garden townhouse next to Stanley Main Beach

獨特四房花園排屋，鄰近赤柱泳灘

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,326 s.f.

(plus 1,162 s.f. garden and 600 s.f. roof)

OFFERED AT \$140,000 excl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 69628



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



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



La Hacienda

山頂 加列山道27-33號

27-33 Mount Kellett Road

Newly decorated 4-bedroom house with facilities in the Peak

全新裝修四房大屋，連設施，可租可售

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,756 s.f. (plus 100 s.f. terrace)

OFFERED AT \$160,000 incl. also for sale Open Offer

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 4568



Kelleteria 山頂 加列山道71號 71 Mount Kellett Road

Exclusive Peak townhouse with 4 bedrooms and private pool enjoys peaceful views

獨特山頂排屋，四房間隔，連私家游泳池，享怡人景色

GROSS AREA 3,198 s.f.

SALEABLE AREA 2,368 s.f.

(plus 1,370 s.f. garden, 169 s.f. terrace and 906 s.f. roof)

OFFERED AT \$160,000 incl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 181611





74 Mount Kellett Road 山頂 加列山道74號
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
GROSS AREA 3,800 s.f.
SALEABLE AREA 2,713 s.f.
(plus 806 s.f. garden, 203 s.f. terrace and 677 s.f. roof)
OFFERED AT \$165,000 incl.
INQUIRIES 9011 5499 Yuky Chung 鍾小姐
SEARCH REFERENCE NO. 11702



King's Court
山頂 龍庭
05 Mount Kellett Road
Deluxe 4-bedroom townhouse with a study and ample open space
豪華四房排屋，連書房及充裕戶外空間
GROSS AREA 3,165 s.f.
SALEABLE AREA 2,562 s.f. (plus 1,916 s.f. garden)
OFFERED AT \$172,000 excl.
INQUIRIES 9035 3732 Kitty Tam 譚小姐
SEARCH REFERENCE NO. 29488



Shouson Peak 壽臣山 壽山村道9-19號 09-19 Shouson Hill Road
Brand New 4-bedroom townhouse with private garden terrace in quiet neighbourhood
全新四房排屋，連私家花園及平台，地段清幽恬靜
GROSS AREA 4,045 s.f.
SALEABLE AREA 2,739 s.f.
(plus 457 s.f. garden and 580 s.f. terrace)
OFFERED AT \$200,000 excl.
INQUIRIES 9011 5499 Yuky Chung 鍾小姐
SEARCH REFERENCE NO. 140580



Magnolia
春坎角 靜修里29-31號
29-31 Ching Sau Lane
Contemporary garden house with private pool in secluded location
當代時尚花園大屋，連私家游泳池，地段隱逸寧靜
GROSS AREA 4,200 s.f.
SALEABLE AREA 2,468 s.f.
OFFERED AT \$200,000 excl.
INQUIRIES 9035 3732 Kitty Tam 譚小姐
SEARCH REFERENCE NO. 124010



40 Peak Road
山頂 山頂道40號
5-bedroom garden townhouse with harbour view at exclusive location
五房花園排屋，享海景，地段尊貴
GROSS AREA 6,671 s.f.
SALEABLE AREA 4,123 s.f.
(plus 1,747 s.f. garden, 294 s.f. terrace and 594 s.f. roof)
OFFERED AT \$340,000 excl.
INQUIRIES 9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 31371



Severn Eight
山頂 倚巒
08 Severn Road
Rare on market full harbour view modern townhouse on the Peak
山頂罕有時尚排屋，飽覽全海景
GROSS AREA 4,306 s.f.
SALEABLE AREA 3,092 s.f. (plus 988 s.f. garden and 553 s.f. roof)
OFFERED AT \$380,000 incl.
INQUIRIES 9662 2199 David Lau 劉先生
SEARCH REFERENCE NO. 96958





CentreStage

上環 聚賢居
108 Hollywood Road

Penthouse duplex with splendid harbour view at prime location

頂層複式住宅，坐擁壯麗海景，地段優越，可租可售

GROSS AREA 1,678 s.f.

SALEABLE AREA 1,266 s.f.

OFFERED AT \$95,000 incl. also for sale \$50,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 108470



Bowen Mansion 中半山 寶雲大廈

7C Bowen Road

Colonial style mid-rise flat with huge L-shaped balcony enjoys spectacular city view

高實用率四房單位，連大露台，可享無敵天際城市景

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,638 s.f.

OFFERED AT \$118,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15436



Clovelly Court

中半山 嘉富麗苑
12 May Road

Well decorated 4-bedroom apartment with clubhouse facilities

優質裝修四房單位，連會所設施

GROSS AREA 2,809 s.f.

SALEABLE AREA 2,348 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 29099



Grenville House

中半山 嘉慧園
01 & 03 Magazine Gap Road

Practical 4-bedroom apartment with large balcony at prestigious location

實用四房單位，連大露台，地段顯赫尊貴

GROSS AREA 3,400 s.f.

SALEABLE AREA 3,073 s.f.

OFFERED AT \$138,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 9667



Kennedy Heights

中半山 堅麗閣
10-18 Kennedy Road

Huge 5-bedroom apartment with city view close to Midlevels Central

偌大五房單位，享開揚城市景

GROSS AREA 3,400 s.f.

SALEABLE AREA 2,929 s.f.

OFFERED AT \$148,000 incl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 15766



Garden Terrace 1

中半山 花園臺1座
08 Old Peak Road

Huge 4-bedroom duplex apartment in prime location

偌大四房複式住宅，地段優越

GROSS AREA 3,726 s.f.

SALEABLE AREA 3,204 s.f.

OFFERED AT \$148,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 12927





39 Conduit Road
西半山 天匯

Luxurious apartment with practical layout in well managed development
間隔實用豪華住宅，位處優質住宅項目



GROSS AREA 2,808 s.f.
SALEABLE AREA 1,991 s.f.
OFFERED AT \$160,000 incl.
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 163740



Regence Royale
中半山 富匯豪庭
02 Bowen Road

Luxurious 5-bedroom apartment in high quality modern development
豪華五房單位，位處時尚高質素住宅項目



GROSS AREA 5,219 s.f.
SALEABLE AREA 3,738 s.f.
OFFERED AT \$260,000 incl.
INQUIRIES 9035 3732 Kitty Tam 譚小姐
SEARCH REFERENCE NO. 108704



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。

Rare Whole Floor Office For Sale in Central

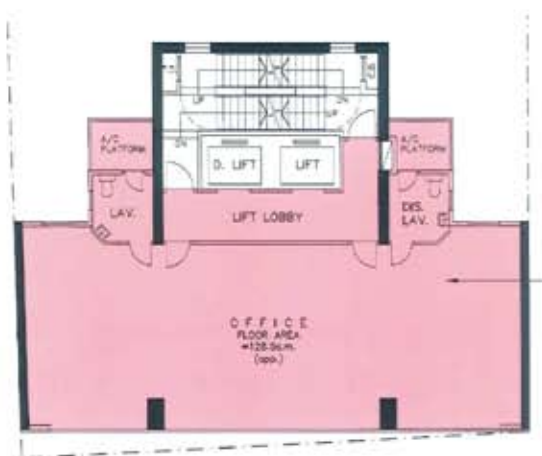
中環矜罕全層辦公室出售

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.)	MVAC	Split Type Air Conditioner
Efficiency	64% (approx.)	Ceiling Height	3.15m
No. of Floors	26 Storeys	Provision	60A
OP	1994	Renovation	Est. Completion Oct 2017



Bellevue Court

東半山 碧蕙園

41 Stubbs Road

Nicely renovated 3-ensuite apartment in prestigious neighborhood

雅致裝修三套房住宅，地段顯赫尊貴



GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 123430



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

9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 81567



The Summit

東半山 御峰

41C Stubbs Road

High floor 4-bedroom duplex apartment with stunning view of the city skyline

高層四房複式單位，享城市壯麗景色



GROSS AREA 3,272 s.f.

SALEABLE AREA 2,390 s.f.

OFFERED AT \$170,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29087



Chantilly

東半山 聲輝台6號

Unique modern mid-rise penthouse with sweeping city and racecourse views

獨特時尚中密度頂層單位，飽覽遼闊城市及馬場景色



GROSS AREA 3,650 s.f.

SALEABLE AREA 2,704 s.f.

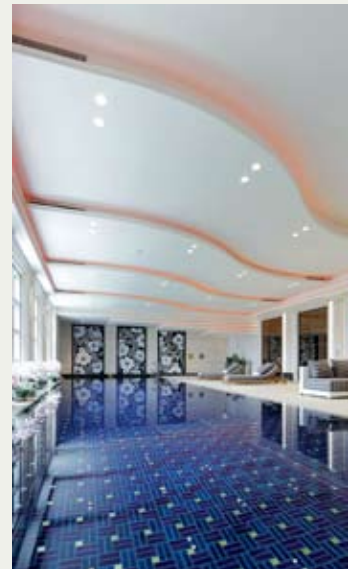
(plus 2,220 s.f. roof)

OFFERED AT \$250,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 136290



泰國曼谷
Bangkok



BTS
Ekamai



Gateway
Ekamai

RHYTHM

SUKHUMVIT 42

現樓發售



投資租務首選 - 曼谷 Ekamai

- 距離Ekamai(E6)BTS站120米,緊貼Gateway Ekamai 大型商場
- 傳統高級住宅區,連全屋傢俱,即買即收租



呎價港幣3,650元起*

歡迎查詢

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✉ projects@landscape.com

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AP
(Thailand)
PCL

LANDSCOPE
INTERNATIONAL
領城國際地產有限公司

Super prime panoramic 180 degree River Thames view restaurant premises

Chelsea SW3

- Subject property comprises a Grade II listing bldg arranged over basement level, G/f and 2 upper floors
- Tenant has operated the restaurant/bar for 15 years. On completion, a fresh 25 year FRI lease will be granted to the existing tenant
- Commencing rent will be £175,000 p.a.
- Self contained residential unit of 1,888 s.f. will be sold on a long leasehold title at completion to the seller for self use
- 此二級文物大廈設地庫、首層至二樓
- 現有的酒吧餐廳租客已於此地點經營超過15年，由成交日起算25年新租約
- 年租金收入175,000英鎊
- 樓上之1,888平方呎的住宅單位將會以長租約售予現賣方

Freehold title
GIA of 4,300 s.f.
NIY 3.75%
Guide price £4.38M



Prime en bloc retail bldg entirely let to restaurant group Fitzrovia W1

- Subject property is an en bloc retail bldg approx. 350 metres north of the bustling Oxford Street in the heart of Fitzrovia
- Entirely let to a reputable restaurant chain publicly listed on the London Stock Exchange with approx 2 years to expiry
- Current passing rent of 157,500 p.a.
- 位處Fitzrovia市中心，此零售大廈距離繁華Oxford Street約350米
- 現正租予倫敦證券交易所上市之著名餐廳，尚餘2年租約
- 年租金收入157,500英鎊

Freehold title
GIA of 4,011 s.f.
NIY of 3.1%
Guide price £4.75M



Prime theatre investment entirely let to famous theatre production company close to Buckingham Palace

Victoria SW1

- Subject property is within close proximity to Buckingham Palace, Victoria station and St. James's Park
- Subject property comprises LG/F, G/F and 1/F. Upper floors sold off on long leasehold basis
- 70 year unexpired occupation lease to famous theatre company
- Current passing rent is £100,000 p.a. Rent review every 5 years on open market review basis
- 毗鄰Buckingham Palace、Victoria station及St. Jame's Park的戲院大樓
- 大廈設地下一層、首層及一樓，上層住宅已出售長期租賃權
- 現劇院大樓租予著名劇院製作公司，擁70年長租約
- 年租金收入100,000英鎊，每5年租金可向上調整

Virtual freehold title
(with 988 years unexpired)
GIA of 14,761 s.f.
NIY of 5.0%
Guide price £5.0M



Super prime en bloc retail/office bldg on probably busiest street in Covent Garden

Covent Garden WC2

- Subject retail/office mixed use property is located on one of the busiest street in the heart of Covent Garden
- Retail floors entirely let to famous sports goods company (with approx. 6 years unexpired). Office accommodation on upper floors entirely let to Film School (vacant possession obtainable by March 2018)
- Total current passing rent is £536,500 p.a.
- Planning consent in hand to convert office floors to residential use comprising 2 x 1 bed room and 1 x 3 bedroom duplex unit
- 位處Covent Garden市中心其中一條繁華街的零售辦公室混合大廈
- 零售樓層由著名運動用品公司承租，尚餘6年租約，上層辦公室由電影學院承租，可於2018年3月交吉
- 已取得城規批准，可改建辦公室為住宅，提供2間一房及1間三房複式單位

Freehold title
GIA of 5,551 s.f.
NIY of 2.75%
Guide price £18.5M



Retail parade in affluent London suburb with good immediate yield

Hampstead Village, Belsize Park NW3

- Subject property comprises a broken parade consisting of 3 of the best retail units on a retail street just 1 mile SE of Hampstead Village close to Chalk Farm and Belsize Park
- Fully let to 3 established tenants with 12.1 years to expiry
- Current passing rent of £135,000 p.a.
- 鄰近Chalk Farm及Belsize Park，距離Hampstead Village僅1英里的3個優質零售商舖
- 由3個信譽良好租房獨立承租，擁12.1年長約
- 年租金收入135,000英鎊

115 year leasehold title
GIA of 2,661 s.f.
NIA of 4.61%
Guide price £2.75M

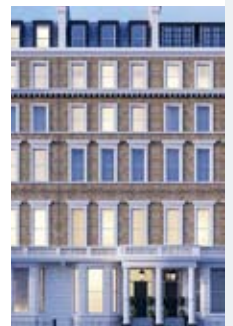


Super Prime en bloc residential investment with guaranteed high yield

South Kensington SW7

- Subject property is an en bloc residential investment comprising 23 self contained serviced apartments of approx. 300 s.f. per unit with a guaranteed high yield for the next 20 years from completion from a top end service provider
- Alternatively, the service apartment operator would be prepared to work under a management agreement with no guaranteed rental but the resulting projected yield will be 5.5%
- 此住宅大廈提供23個設備齊全的服務式住宅，每個單位約300平方呎，未來20年的投資回報優厚
- 服務式住宅經營者亦可草擬沒有保證租金的管理協議，預期租金收入為5.5%

Freehold title
GIA approx. 6,900 s.f.
Guaranteed rental of 4.2% or at a projected gross yield of 5.5% (service provider engaged as management consultant)
Guide price £11.6M (on "as is" basis) or £13.6M (on turn key basis)





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位於曼谷 MahaNakhon 項目內，全市最享負盛名之豪宅曼谷麗思卡爾頓公寓現已入伙。由泰國頂尖奢華房產商 PACE Development 傾城打造，單位精雕細琢，坐擁絢麗景觀，尊享麗思卡爾頓酒店式物管禮遇。少量兩房及三房單位提供額外優惠，罕有良機，萬勿錯過，詳情請與我們聯絡

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Name of Condominium: Mahanakorn Condominium, Developer: Pace Project One Co., Ltd. and/or Pace Project Two Co., Ltd. and/or Pace Project Three Co., Ltd., Chief Executive Officer: W. Sarany Terhak-ach, Registered Capital: 255,000,000 Baht, 255,000,000 Baht and 100,000,000 Baht respectively (100% paid up), Registered Address: The Ritz-Carlton, 255-257 Gloucester Road, 4th Floor, Wireless Road, Pathumwan, Lumpini, Bangkok, Construction Permit No. 431/2558 and Plan No. 100/1749, Construction Completion: July 2017, Construction Completion: December 2017, Maintenance/Condominium fee will be regulated under the Condominium Act and its regulations. The selling price is subject to market conditions. Bangkok, Mahanakorn Condominium is a part of the Mahanakorn Project which is located at the level 60-61 of 118, 7777 17th, 43/1, 43/2, 43/3, 43/4, 43/5, 43/6, 43/7, 43/8, 43/9, 43/10, Mahanakorn Condominium (Area 1) and (Area 2) (Naka) and will be sold under the Condominium Act. The apartment prices are indicated. Images and specifications might be subject to change, and the Developer reserves the right to make adjustments as a result of change in regulations or laws at time of construction and/or in compliance with laws and regulations which shall have only a general concept of the project.

The Ritz-Carlton Residences, Bangkok is a part of Mahanakorn Condominium which is being developed by the Developer: Pace Project One Co., Ltd. and/or Pace Project Two Co., Ltd. and/or Pace Project Three Co., Ltd. and is by The Ritz-Carlton Hotel Company, L.L.C. or its affiliates ("Ritz-Carlton"). Ritz-Carlton has not confirmed the accuracy of any of the statements or representations made herein, and Ritz-Carlton is not part of or an agent for the Developer and has not acted as broker, finder or agent in connection with the sale of The Ritz-Carlton Residences, Bangkok.



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
5662 8660 Sabella Poon 潘小姐

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
5662 8660 Sabella Poon 潘小姐

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
5662 8660 Sabella Poon 潘小姐

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
5326 3344 Timothy Chan 陳先生

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
5326 3344 Timothy Chan 陳先生

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
5326 3344 Timothy Chan 陳先生

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Fully let super prime high rise condominium tower unit

Minato-Ku, Tokyo 東京 港區

- Subject condominium is a two bedroom unit and is located on a mid floor of a mid rise condominium tower comprising a total of 55 units. Subject condominium and is fully let
- Completed in January 2004
- 2 mins walking distance to Shirokanedai station of Namboku line and 2 mins walking distance to Shirokanedai station of Mita Line
- 此兩房單位位處大廈中層，大廈提供55個單位，已全部租出
- 大廈建於2004年1月
- 距離地下鐵南北線白金台站僅2分鐘步程，都營地下鐵三田線白金台站僅2分鐘步程



Freehold title

GIA is 118.94 sq.m.

Guide price 229.8 Million JPY
(approx. HK\$15.90M)

Fully let super luxury condominium unit in high rise luxury condominium tower

Akasaka, Minato-Ku 港區 赤坂

- Subject 2 bedroom condominium unit is located on a very high floor of a 43 storey condominium bldg and comprised 2 bedroom and one living and dining room
- Completed in June 2009
- 8 mins walking distance from Akasaka Station of Chiyoda Line, 9 min walking distance from Aoyama 1 chome station of Ginza line, Hanzomen line and Toei Oedo Line
- 樓高43層住宅大廈，此兩房單位位處極高層，連偌大客廳
- 大廈建於2009年6月
- 距離千代田線的赤坂站僅8分鐘步程，銀座線、半藏門線及都營地下鐵大江戶線的青山一丁目站僅9分鐘步程



Freehold title

GIA is 108.11 sq.m.

Guide price 219 Million JPY
(approx. HK\$15.5M)

Fully let en bloc commercial bldg with good yield

Shibuya-Ku, Tokyo 東京 涉谷區

- Subject property is a 4 storey office bldg with one basement level comprising a total of 5 units
- Completed in April 1991
- Current passing rent is 56.7 million yen p.a.
- 7 mins walking distance to Yoyogi Hachiman Station of Odakyu Odawara Line and 7 mins walking distance to Yoyogi Koen Station of Chiyoda Line
- 樓高四層的大廈，連地庫層，共5個單位
- 大廈建於1991年4月
- 年租金收入56.7百萬日元
- 距離小田急小田原線的代代木八幡站僅7分鐘步程，千代田線的代代木公園站僅7分鐘步程



Freehold title

GIA is 1414.74 sq.m.

Gross immediate yield is 5.40%
Guide price 105 Million JPY
(approx. HK\$7.45M)

En bloc retail/office mixed use commercial bldg just west of Ginza

Chuo-Ku, Tokyo 東京 中央區

- Subject property is an en bloc retail/office mixed use 5 storey reinforced concrete commercial bldg where the 1/F is used for retail purposes and 2/F to 5/F are used as office purposes
- Completed in September 1986
- 1 min walking distance to Hatcho-buri Station of Hibiya Line and JR Keiyo Line, 7 min walking distance to Shintomi-Cho Station of Yurakucho Line, 8 min walking distance to Takara-Cho Station of Asakusa Line, Kayabacho station of Tozai Line and Kyobashi station of Ginza Line
- 樓高五層的鋼筋混凝土零售及辦公室混合大廈，一樓是零售商舖，二樓至五樓是辦公室
- 建於1986年9月
- 距離JR京葉線及日比谷線的八丁堀站僅1分鐘步程，有樂町線的新富町站僅7分鐘步程，淺草線的寶町站、東西線的茅場町站及銀座線的京橋站僅8分鐘步程



Freehold title

GIA is 754.20 sq.m.

Gross reversionary yield upon full occupancy will be 4.20%
Guide price 370 Million JPY (approx. HK\$26.5M)



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