

The Key 大宅

THE KEY TO YOUR IDEAL HOME

Vol.168 | April 2019



Spotlight:
Mid-levels Convenience
優越半山

Highlight:
Kennedy Road, Mid-levels Central
中半山 堅尼地道

Feature:
Wooden Furniture
木製傢具



L SHOUSON HILL 壽臣山
Luxurious Residence For Lease



- Unique Opportunity at Prestigious Location
- 3 Spacious Houses size from approximate 6,528 s.f. to 22,151 s.f. saleable area
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Natural yet sustainable choices 簡約清新

Adding a natural touch in interiors is not uncommon in design and furniture arrangement, but the question should be how to do it in a sustainable way.

Solid wood is valued for its renewable qualities while also being a timeless material, which has resulted in designers from every generation adopting it in their projects. A natural colour scheme allows more creativity in patterns and it also creates a tranquil effect in an apartment – there is nothing more soothing than staying in a cosy bedroom.

There are also easy ways to make indoor living pleasant – for example, decorating with small handwoven accessories can enhance the natural ambience. In spring and even the entire year, you can mimic nature in your lovingly decorated bedroom!

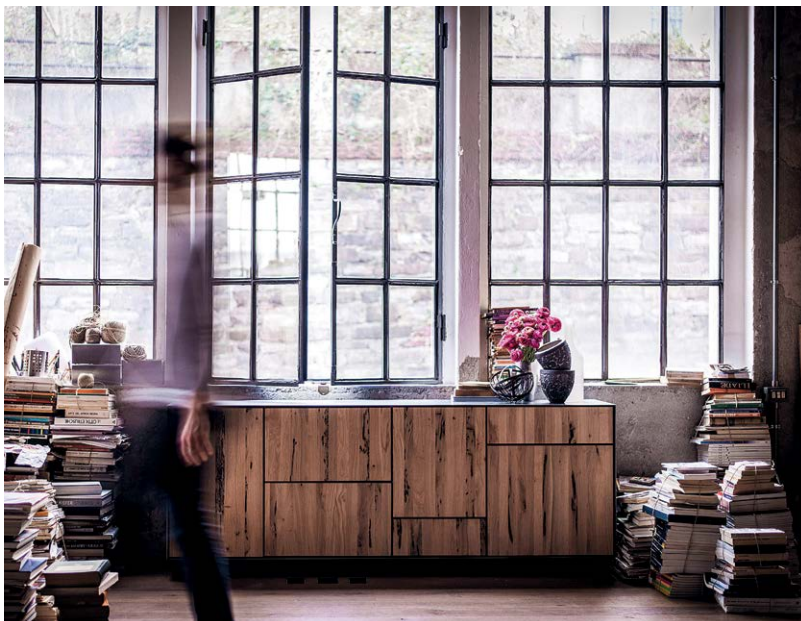
在室內加添大自然元素，是近年愈來愈流行的設計方式，不過如何選材卻難到不少人。

實木傢具不但歷久常新，而且十分實用，廣受不同年代的設計師歡迎。這些傢具的自然色調，可配合不同的設計方式，令室內配置更具創意，而且帶寧靜恬逸的感覺——相信世界上沒有其他事情，比待在舒適的睡房更怡人。

要令室內環境更稱心如意，可添置細小的手工編織飾物，大大增加單位的柔和感覺。不僅是春天，甚至是全年任何日子，都可把自然素材融入美侖美奐的睡房設計。



Nature Evolution



- 04** Monthly highlight
Kennedy Road,
Midlevels Central
中半山 堅尼地道
- 06** Spotlight
Mid-levels Convenience
優越半山
- 07** Southside & The Peak sale
南區及山頂 出售

5 Easy ways to list your property with The Key:

5個簡單方法在《大宅》刊登您的出售 / 出租物業：



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REA INTERIOR DESIGN AWARDS 2018
REAGroup





Unrivalled cityscape 都會絕色

Mid-levels Central is undoubtedly one of the best residential areas in the city, where residents can enjoy easy access to business districts, yet relax amidst tranquility and stunning city views. Here at Kennedy Road, this spacious apartment offers unblocked views of the city's landscape.

Spanning 2,240 s.f. (saleable area), the greatest attraction of the residence is its roomy balcony, on which residents can enjoy their time with a view of the Central district. By opening the sliding door, the

combined living and dining room can be made even more pleasant and spacious, bringing more fresh air into the interior. The spacious balcony can accommodate a variety of plants, even allowing for a little garden in the residence.

Thanks to its high efficiency ratio of 88 per cent, the apartment provides more usable space compared to plenty of developments of the city. The vast kitchen, bedrooms, dining and living space ensure that the home never feels cluttered.



Kennedy Road, Midlevels Central
中半山 堅尼地道

3 bed, 3 bath, 1 car park

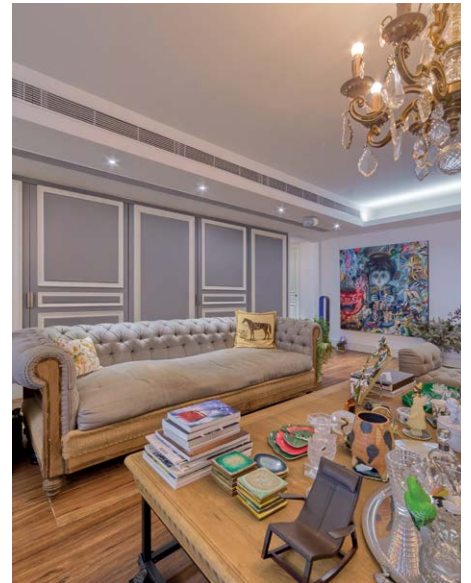
Saleable 實用 2,240 s.f.

Sale 售 Open Offer

Inquiries 查詢

6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 150605



The warm wood flooring in the living and dining room offers a welcoming feel, and a touch of luxury is added with the beautiful marble floor and a number of tailor-made pieces of furniture across the residence.

Overall, the residence encompasses three bedrooms (including two ensembles), three bathrooms, a combined living and dining room, a maid's room, a balcony, and a covered car park. It also has good internal upkeep and a fully fitted and equipped kitchen.

The owner is open to purchase by open offer. The building is well-served by minibuses and buses, offering easy access to the city.

中半山絕對是香港其中一個最頂尖的住宅區，居民不僅可利用便捷交通，前往主要的商業區，更可享受寧靜生活及明媚風光。這位於堅尼地道的寬敞單位，坐享遼闊的都市美景。

單位實用面積達2,240平方呎，最大的優點是寬闊的露台。露台可以遠望市中心璀璨景色。打開連接客飯廳及露台的敞門後，清新空氣源源不斷地湧入，令室內環境怡人舒適，更可加強空間感。偌大的露台擺放了許多盆栽植

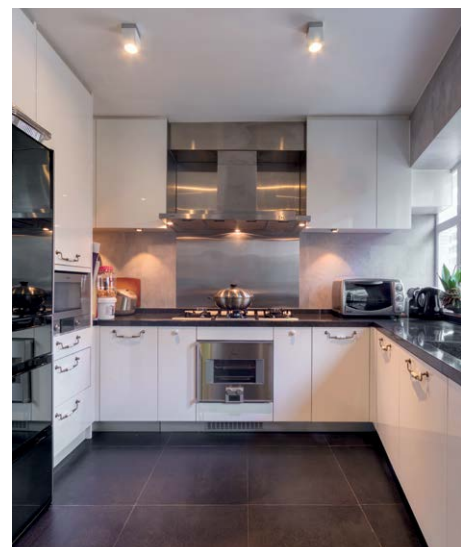
物，儼如一個園藝花園，賞心悅目。

另外，單位的實用率達百分之88，比不少區內物業提供更多空間。廚房、睡房、客飯廳空間充足，絕無侷促之感。

客飯廳的暖色木地板，洋溢溫暖熱情感覺。部分空間鋪設了尊貴的大理石地板，加上度身訂造的傢具陳設，增添單位的奢華感覺，貴氣迫人。

單位提供三間睡房，其中兩間為套房，另有三間浴室，相連的客飯廳、家傭房、露台及一個有蓋車位。單位內櫥保養簇新，廚房亦設備齊全。

單位目前以自由出價形式出售。大廈附近有小巴及巴士連接市區，兩分鐘直達中環，交通方便。





Skyline Mansion

西半山 年豐園

51 Conduit Road

3 bed, 2 bath., 1 car park

Greenery view 3-bedroom flat at quiet end of Conduit Road

翠綠景三房單位，位處寧靜干德道，可租可售

Saleable 實用 1,368 s.f.

Sale 售 \$30,800,000 / Lease 租 \$58,000 incl.

Inquiries 查詢 9662 2199 David Lau 劉先生

Webpage No. 網頁編號 46377



Man Yuen Garden

中半山 文苑花園

52A-52B Kennedy Road

3 bed, 2 bath., 1 car park

Lovely 3-bedroom apartment in a convenient Kennedy Road

精品三房住宅，位處便利堅尼地道

Saleable 實用 1,669 s.f.

Sale 售 \$38,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 64947





21 Shek O Headland

石澳 石澳山仔21號

3 bed, 3 bath, 1 car park

Stunning townhouse, beautifully renovated with dramatic sea views

雅致裝修洋房，享迷人海景

Gross 建築 2,000 s.f.

Saleable 實用 1,204 s.f.

Sale 售 \$40,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Webpage No. 網頁編號 44338



Bisney Cove

薄扶林 碧荔道33-35號

33-35 Bisney Road

3 bed, 2 bath, 2,500 s.f., 1 car park

Lovely low-rise apartment with private roof enjoying green view

精品低密度住宅，連私家天台，享怡人翠綠景色

Saleable 實用 2,154 s.f.

Sale 售 \$47,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 94590



Chung Hom Kok House

春坎角洋房

Cape Road

4 bed, 2.5 bath, 519 s.f. garden, 1 garage (2 car parks)

Modern 4-bedroom garden townhouse with greenery view

時尚裝修四房花園洋房，享翠綠景色

Saleable 實用 2,403 s.f.

Sale 售 \$80,000,000

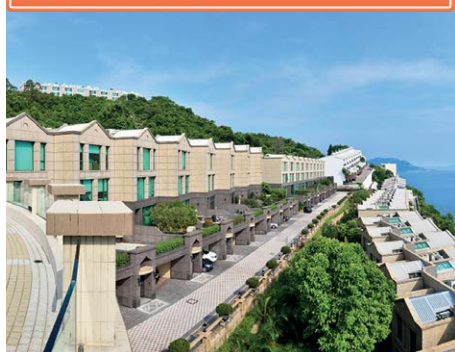
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Can be sold via company shares transfer

可以公司轉讓股份形式買賣



Le Palais

大潭 皇府灣

8 Pak Pat Shan Road

4 bed, 3.5 bath, 741 s.f. garden, 2 car parks

Quality waterfront townhouse in serene Tai Tam

優質海濱洋房，位處寧靜大潭

Saleable 實用 2,546 s.f.

Sale 售 \$98,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 112386



Coombe Road

山頂 甘道

4 bed, 2 bath, 1 car park

Colonial style apartment with large balcony enjoys panoramic views

英式住宅連偌大天台，享優美景色

Saleable 實用 2,448 s.f.

Sale 售 Open Offer

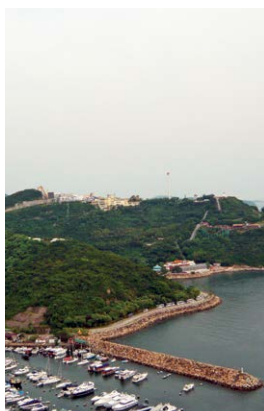
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Larvotto

淺水灣 南灣

8 Ap Lei Chau Praya Road

3 bed, 2 bath, 368 s.f. terrace, 1 car park

One of a kind marina view modern flat with private terrace

別具一格遊艇海景單位，裝修時尚，連平台

Saleable 實用 1,866 s.f.

Sale 售 \$72,000,000

Inquiries 查詢 9662 2199 David Lau 劉先生

Webpage No. 網頁編號 165369



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

4 bed, 3.5 bath, 756 s.f. garden, 2 car parks

Bright and airy 4-bedroom townhouse with spacious layout and ample open space

光猛通風洋房，間隔寬敞，戶外空間充裕

Saleable 實用 2,836 s.f.

Sale 售 \$75,000,000

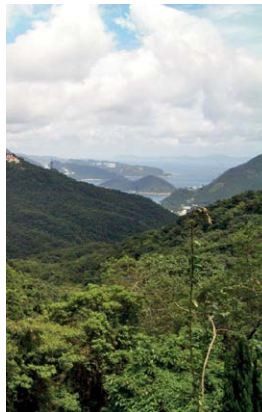
Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 33832



Can be sold via company shares transfer

可以公司轉讓股份形式買賣



Guildford Court

山頂 僑福道5號

5 Guildford Road

2 bed, 2 bath, 1 car park

Highly sought after flat with stunning mountain view

山頂受歡迎住宅，眺望山巒美景

Saleable 實用 2,053 s.f.

Sale 售 \$86,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 32685



Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

1 bed, 2.5 bath, 1 car park

Rare on market "C-unit" for sale with well designed and huge master bedroom

罕有C型單位出售，單位裝修簇新，主人睡房偌大寬敞

Saleable 實用 1,962 s.f.

Sale 售 \$89,000,000

Inquiries 查詢 9662 2199 David Lau 劉先生

Webpage No. 網頁編號 7296



House in Tai Tam

大潭上行屋

4 bed, 4.5 bath, 481 s.f. roof &

414 s.f. garden, 2 car parks

Excellent value hilltop garden house with breathtaking sea views

優質花園洋房，飽覽優美海景

Saleable 實用 3,314 s.f.

Sale 售 \$120,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 107188



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Grand Garden

淺水灣 華景園

61 South Bay Road

4 bed, 2.5 bath, 2 car parks

Newly refurbished building with sea view and excellent facilities

全新翻新住宅大廈，享優美海景及完善設施

Saleable 實用 2,491 s.f.

Sale 售 \$98,000,000

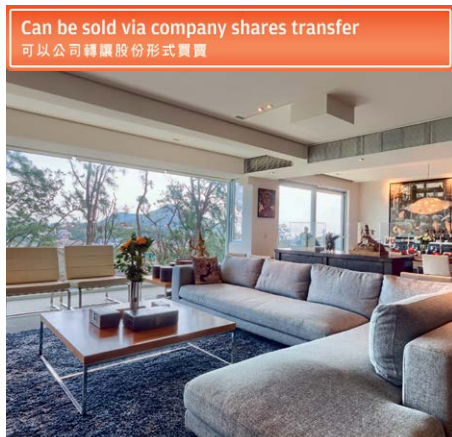
Inquiries 查詢 9803 2216 Annie Lee 李小姐

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Grosse Pointe Villa

赤柱 赤柱村道4號

4 Stanley Village Road

4 bed, 3 bath, 2,267 s.f. roof, 2 car parks

Meticulously designer's decorated low-rise penthouse with private roof terrace enjoys

peaceful sea view

設計師別緻裝修低密度頂層單位，連私家天台，眺望怡人海景

Saleable 實用 2,451 s.f.

Sale 售 \$115,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Webpage No. 網頁編號 51384





Penthouse in Repulse Bay

淺水灣複式連天台

4 bed, 2 bath, 1,269 s.f. terrace, 2 car parks

Elegant 4-bedroom penthouse apartment with a large 1269 s.f. terrace and private internal staircase to roof top (831 s.f.) enjoys sweeping Deep Water Bay view
優雅四房頂層複式單位，特大平台1269呎及內置樓梯連天台831呎，眺望遼闊深水灣美景，可租可售

Saleable 實用 2,267 s.f.

Sale 售 \$198,000,000 / Lease 租 \$250,000 incl.

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 14281



Shouson Hill Road

壽山村道

5 bed, 5 bath, 2,733 s.f. garden, 4 car parks

Nicely designed house in move-in condition with private lift
雅致裝修洋房，裝修簇新，可即時入住，連私家升降機

Saleable 實用 4,240 s.f.

Sale 售 \$488,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 179392



Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

3 bed, 2 bath, 1 car park

High efficiency sea view flat in sought after estate

高實用率海景單位，位處受歡迎住宅屋苑

Saleable 實用 2,110 s.f.

Sale 售 \$52,800,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Webpage No. 網頁編號 40179



Chung Hom Kok waterfront house

春坎角臨海洋房

Horizon Drive

4 bed, 4 bath, 1,000 s.f. roof, 2 car parks

Rarely available 4-bedroom townhouse in verdant and serene area

罕有四房洋房，環境和諧恬靜

Saleable 實用 3,379 s.f.

Sale 售 \$175,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 35801



Severn Eight

山頂 倚巒

8 Severn Road

4 bed, 4.5 bath, 753 s.f. roof, 2 car parks

Extravagant modern house with private garden and garage

enjoys bird's eye view of Victoria Harbour

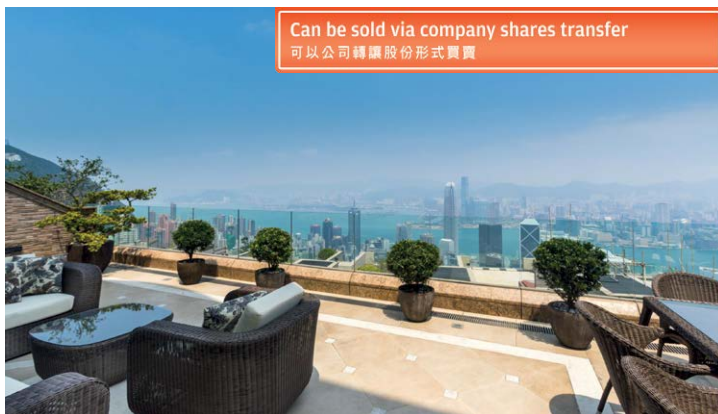
奢華時尚洋房，連私家花園及車庫，鳥瞰維港美景，可租可售

Saleable 實用 3,581 s.f.

Sale 售 Open Offer / Lease 租 \$530,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Webpage No. 網頁編號 159489



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



Baguio Villa

薄扶林 碧瑤灣

550 & 555 Victoria Road

4 bed, 3 bath, 1 car park

Practical apartment in good condition with full facilities

裝修簇新實用住宅，設施完善

Saleable 實用 2,119 s.f.

Sale 售 \$43,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 130801





Carmelia

赤柱 赤柱村道60號

60 Stanley Village Road

4 bed, 4.5 bath, 753 s.f. garden, 2 car parks

Rare colonial 4-bedroom townhouse in tranquil area with spacious garden and terraces

罕有英式四房洋房，地段寧靜，連寬敞花園及平台，可租可售

Saleable 實用 4,158 s.f.

Sale 售 \$210,000,000 / Lease 租 \$195,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Webpage No. 網頁編號 84478



Masterpiece at Repulse Bay

淺水灣王者風範

4 bed, 4.5 bath, 976 s.f. flat roof & 291 s.f. garden

Contemporary house with Victorian style and a private lift overlooking full Repulse Bay view, living and dining room featuring 4.5m high ceilings

維多利亞式設計洋房，俯瞰全淺水灣景觀，洋房設私人電梯，客飯廳樓高4.5米，極具恢宏氣派

Saleable 實用 5,678 s.f.

Sale 售 Open Offer

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 185450



Camelot Height

中半山 金鑾閣

66 Kennedy Road

3 bed, 2 bath, 1 car park

Spacious city view 3-bedroom flat at convenient location

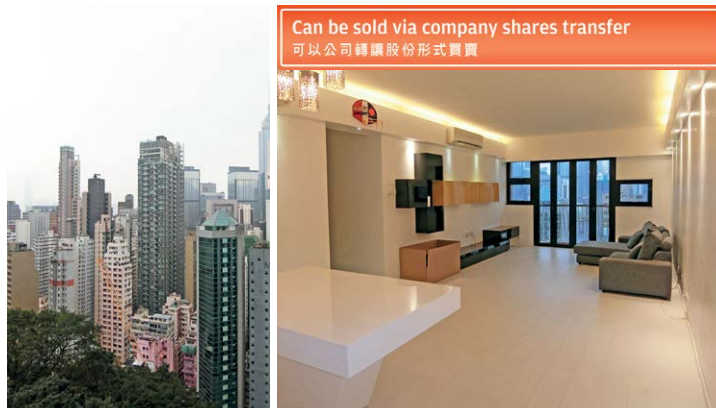
寬敞城市景三房單位，交通便利

Saleable 實用 1,198 s.f.

Sale 售 \$28,380,000

Inquiries 查詢 9662 2199 David Lau 劉先生

Webpage No. 網頁編號 156761



Grosvenor House

中半山 高雲大廈

114-120 Macdonnell Road

3 bed, 2 bath

Colonial style 3-bedroom mid-rise with balcony and lofty

ceilings in tranquil location

英式三房中密度單位，連露台及高樓底，地段寧靜

Saleable 實用 1,347 s.f.

Sale 售 \$36,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 37577



Grenville House

中半山 嘉慧園

1 & 3 Magazine Gap Road

4 bed, 3 bath, 1 car park

Rare on market huge 4-bedroom apartment with generous

balcony in a prestigious location

偌大四房單位，露台實用寬敞，地段顯赫尊貴

Saleable 實用 3,280 s.f.

Sale 售 \$120,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Webpage No. 網頁編號 36439



Hoover Court

中半山 豪華閣

7-9 Macdonnell Road

4 bed, 2 bath, 1 car park

Large and spacious 4-bedroom apartment at

convenient location

偌大寬敞四房單位，交通便利，可租可售

Saleable 實用 2,320 s.f.

Sale 售 \$60,000,000 / Lease 租 \$98,000 incl.

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Webpage No. 網頁編號 165632





Villa Veneto

西半山 威都閣

3 Kotewall Road

4 bed, 3 bath, 2 car parks

Newly renovated 4-bedroom harbour view flat at quiet yet easy access location

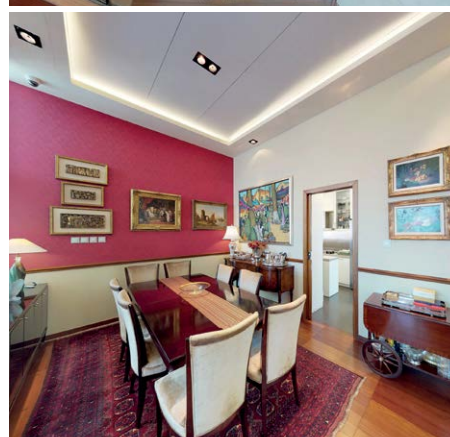
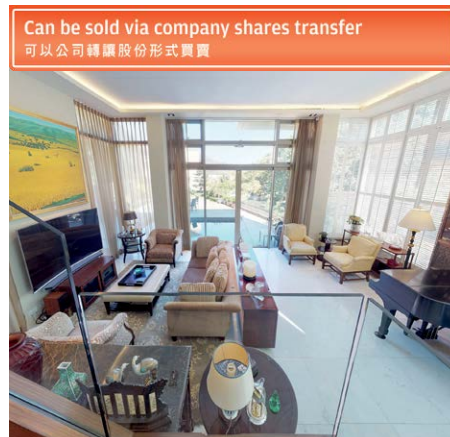
全新裝修四房海景單位，地段寧靜，交通便利

Saleable 實用 2,320 s.f.

Sale 售 \$81,000,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 189086



Colour By The River

西貢 采堤

500 Nam Wai

3 bed, 2.5 bath, 734 s.f. roof & 2,181 s.f. garden, 1 garage (2 car parks)

Nicely decorated 3-bedroom detached house with private swimming pool in tranquil location

雅致裝修三房洋房，連私家游泳池，地段寧靜

Saleable 實用 2,140 s.f.

Sale 售 \$68,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Webpage No. 網頁編號 190395



Po Shan Road

寶珊道

4 bed, 3 bath, 1 car park

Large and spacious 4-bedroom harbour view flat on quiet Po Shan Road

偌大寬敞四房海景單位，地段清幽恬靜

Saleable 實用 2,691 s.f.

Sale 售 \$70,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 28182



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



Dragon View

中半山 龍景樓

39 Macdonnell Road

3 bed, 2 bath, 1 car park

Spacious 3-bedroom apartment at convenient location with city view

寬敞三房單位，交通便利，享城市景

Saleable 實用 2,351 s.f.

Sale 售 \$70,000,000

Inquiries 查詢 9662 2199 David Lau 劉先生

Webpage No. 網頁編號 127346



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



Top-notch lifestyle 優雅生活

Perched on Island Road at Deep Water Bay, this detached house is an ideal example of a modern top-notch lifestyle.

The house boasts a 2,306 s.f. garden, where residents can gaze at an unblocked view of Deep Water Bay. Also in the garden is a rectangular swimming pool which serves as the perfect place to enjoy outdoor living.

Spanning 5,276 s.f. (saleable area), the house boasts four bedrooms (including four ensembles), five-and-a-half bathrooms, a combined living and dining room, a maid's room, a utility room, two family rooms, a balcony, and a covered car park. The house has good internal upkeep and a fully fitted and equipped kitchen.

這位於深水灣香島道的洋房呈現了高尚優雅的當代生活品味。

洋房設有一個2,306平方呎的花園，這裡可以遠眺深水灣景色，而且有一個長方形的游泳池，是享受戶外活動的理想選擇。

洋房的實用面積達5,276平方呎，提供四間套房，另有五間半睡房，一個相連的客飯廳，家傭房、多用途房、兩個家庭廳、露台及一個有蓋車位。洋房保養良好，廚房設備亦十分齊全。

Island Road 香島道

4 bed, 5.5 bath, 2,306 s.f. garden, 1 car park

Saleable 實用 5,276 s.f.

Sale 售 \$1,800,000,000 / Lease 租 \$1,200,000 incl.

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Webpage No. 網頁編號 122816





Prestigious Masterpiece

傲視同儕

For those who seek an idiosyncratic living environment, this rare gem hidden in the city is impossible to miss. Measuring a total saleable area of 3,601 s.f., the four-storey single house consists of six bedrooms with five en suites, a combined living and dining room separated by a sculptural screen, three balconies, five bathrooms, a powder room, a lush garden of 1,143 s.f. replete with mature trees, a roof, three maid's rooms, a utility room, a family room and a double garage. Highlights of the living area are panelled ceilings, floor-to-ceiling black lattice windows, luscious marble and opulent textures. The dining area is equally magnificent - complete with skylight and a palatial crystal chandelier hung above the dining table.

想尋找有個性的生活空間，這間城中難求的特色單位不容錯過。這間坐落在薄扶林罕有特色的四層高獨立屋，實用面積高達3,601平方呎，設有六間睡房，當中五間均為套房、以雕塑風格屏風區分的相連客飯廳、三個露台、五間浴室、一間化妝間、1,143平方呎翠綠私家花園、天台、三間家傭房、一間多用途室、一間家庭廳及兩個車庫。單位特色包括精緻修飾的天花、黑框格子落地玻璃窗、高貴的雲石和華麗質感的用料。飯廳上方更以大型天窗和巨型水晶吊燈點綴，貴氣十足。

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

Extravagant single house in Pokfulam
薄扶林奢華獨立洋房

6 bed, 5 bath, 1 powder room,
1,143 s.f. garden, 1 garage

Saleable 實用 3,601 s.f.

Sale 售 \$268,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生
9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 128324





May Tower 2
中半山 梅苑二座

5 May Road

3 bed, 3 bath, 1 car park

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

偌大三房單位，地段尊貴顯赫，坐享壯麗城市景，可租可售

Saleable 實用 2,669 s.f.

Sale 售 \$120,000,000 / Lease 租 \$120,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Webpage No. 網頁編號 1542



The Morgan

西半山 敦皓

31 Conduit Road

2 bed, 2 bath, 1,022 s.f. terraces, 2 car parks

Brand new designer decorated apartment with 2 private terraces, a sauna room, an open-air bath and plenty of built-in storage

全新設計師裝修豪華住宅，連兩個平台花園、桑拿浴室、露天浴池及大量入牆式儲物空間，可租可售

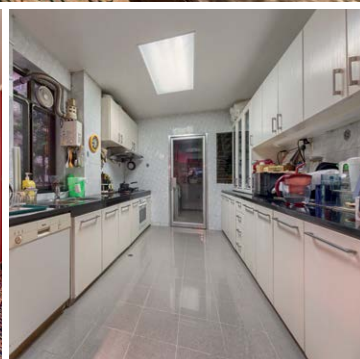
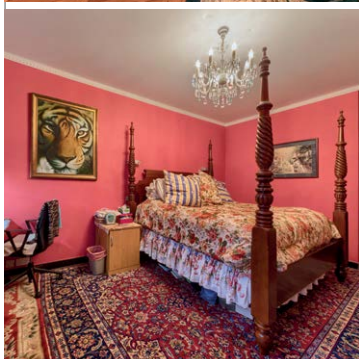
Saleable 實用 1,236 s.f.

Sale 售 \$98,000,000 / Lease 租 \$168,000 incl.

Inquiries 查詢 9662 2199 David Lau 劉先生

Webpage No. 網頁編號 176428





Classic beauty 古典奢華

Nestled in a quiet enclave off Tai Hang Road and in close proximity to Causeway Bay, Fontana Gardens is known for its spaciousness with a high efficiency ratio. Offering expansive city view, this colonial-style apartment is meticulously decorated with crown moldings across all rooms each highlighted with a lavish chandelier. With a saleable area of 2,690 s.f., it consists of four bedrooms with one ensuite, three bathrooms, separated living and dining room, a balcony, two maid's rooms and a covered car park. The kitchen and bathrooms are furnished with granite tops and the bathroom are equipped newly installed shower and shower doors.

豪園隱密於大坑道的幽靜地段，毗鄰銅鑼灣，往來市區交通便捷。物業以單位闊落及實用率高見稱，這個偌大單位眺望廣闊都市景色，並以殖民地色彩裝潢，每個房間和大廳均飾以皇宮式的風格及不同的水晶吊燈，散發華麗雅致的格調。單位設有四間睡房，其中一間為套房、三間浴室、獨立客飯廳、露台、兩間家傭房及一個有蓋車位。廚房及浴室均鋪設花崗石枱面，浴室更更換了全新的淋浴設備及趟門。

Fontana Garden 豪園

1-25 Ka Ning Path, Midlevels East

東半山 嘉寧徑1-25號

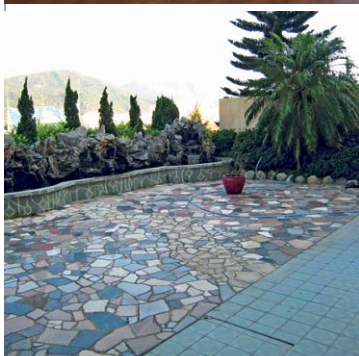
4 bed, 3 bath, 1 car park

Saleable 實用 2,690 s.f.

Sale 售 \$88,880,000

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 83498



Seafront delight 蔚藍海岸

Situated in the tranquil setting of Redhill Peninsula, this lavish 2,876 s.f. (saleable area) townhouse offers glorious sea and mountain views, as well as four bedrooms (two ensuite), three-and-a-half bathrooms, a separate living and dining room, a family room, a balcony, a maid's room, a utility room and a garage with three car parks.

One of the greatest attractions is the lush private garden, where residents can host outdoor parties and gatherings. Kitchen is also fully-fitted and equipped. The townhouse is in move-in condition.

位於寧靜的紅山半島，這座寬敞洋房實用面積廣達2,876平方呎，坐享優美海景及山巒景。洋房設四間睡房(兩間套房)、三間半浴室、分層客廳、家庭廳、露台、家傭房、多用途房及可容納三輛車的車庫。

其中最引人入勝的賣點是鬱鬱蔥蔥的私家花園，住戶可舉辦戶外派對及聚會，盡享奢閒之樂。廚房設備亦相當齊全。洋房裝修簇新，可即時入住。

The Redhill Peninsula 紅山半島

18 Pak Pat Shan Road, Tai Tam

大潭 白筆山道18號

4 bed, 3.5 bath, 2,002 s.f. garden, 1 garage (3 car parks)

Saleable 實用 2,876 s.f.

Lease 租 \$138,000 incl.

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 187638





The Royal Court

中半山 帝景閣

3 Kennedy Road

3 bed, 3 bath

Unique modern designed duplex enjoys peaceful view of Hong Kong Park

時尚複式單位，設計別具一格，享香港公園怡人景色

Saleable 實用 1,758 s.f.

Sale 售 \$65,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 107109



Borrett Mansions

中半山 寶德臺

8A-9B Bowen Road

4 bed, 2 bath, 3 car parks

Practical 4-bedroom apartment with generous balcony in

newly refurbished building

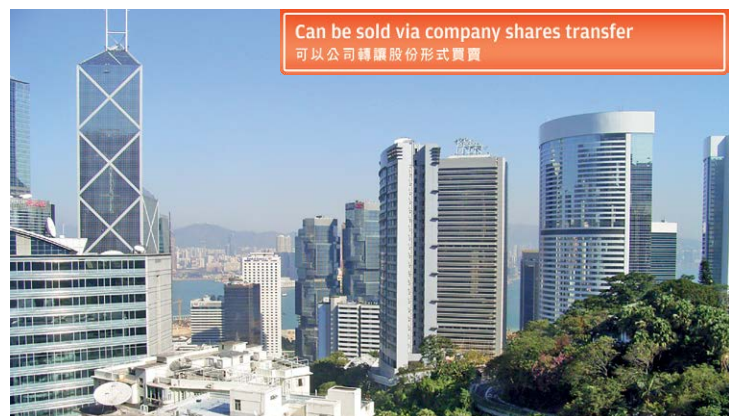
實用四房單位，連寬闊露台，大廈剛完成翻新

Saleable 實用 2,449 s.f.

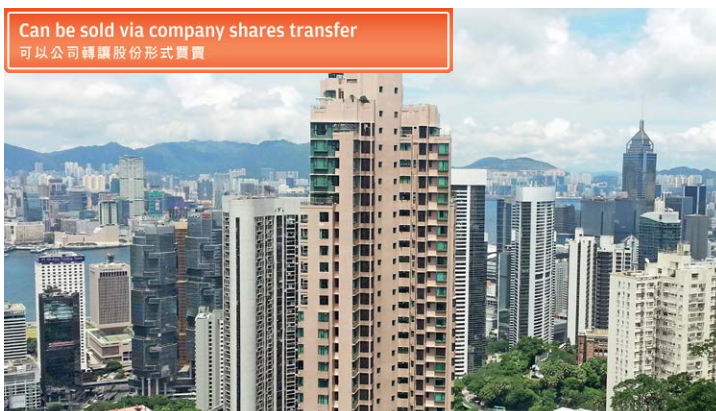
Sale 售 \$108,000,000

Inquiries 查詢 6188 1398 Josephine Yuen 阮小姐

Webpage No. 網頁編號 17216



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



Rose Gardens

中半山 玫瑰別墅

9 Magazine Gap Road

3 bed, 2 bath, 1 car park

3-bedroom city view apartment at quiet yet easy access location

三房城市景住宅，環境清靜，交通便利，連車位

Saleable 實用 2,235 s.f.

Sale 售 \$92,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 34940





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



Flora Garden

渣甸山 慧景園

7 Chun Fai Road

3 bed, 2 bath, 978 s.f. roof, 1 car park

Nicely decorated penthouse flat with roof terrace in sought after neighborhood

雅致裝修頂層單位，連天台，位處受歡迎社區

Saleable 實用 1,193 s.f.

Sale 售 \$33,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Webpage No. 網頁編號 54633



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

3 bed, 2 bath, 1 car park

Large and spacious older-style flat on high floor zone

偌大寬敞傳統豪宅，位處高層

Saleable 實用 2,150 s.f.

Sale 售 \$54,500,000

Inquiries 查詢 9662 2199 David Lau 劉先生

Webpage No. 網頁編號 38444



The Legend

東半山 名門

23 Tai Hang Drive

6 bed, 4 bath, 2 car parks

High floor zone 6-bedroom apartment with fantastic harbour view and full clubhouse facilities

高層六房單位，眺望迷人海景，會所設施完善，連兩車位

Saleable 實用 1,870 s.f.

Sale 售 \$56,000,000

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 174313



Craigmount

東半山 紀園

34 Stubbs Road

3 bed, 2 bath, 1 car park

Spacious apartment in refurbished mid-rise building in exclusive location

寬敞住宅，大廈經已全面翻新，地段顯赫尊貴

Saleable 實用 1,790 s.f.

Sale 售 \$72,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Webpage No. 網頁編號 137218



Villa Monte Rosa

東半山 玫瑰新村

41A Stubbs Road

3 bed, 2 bath, 1 car park

Large 3-bedroom flat in sought after estate at prestigious location

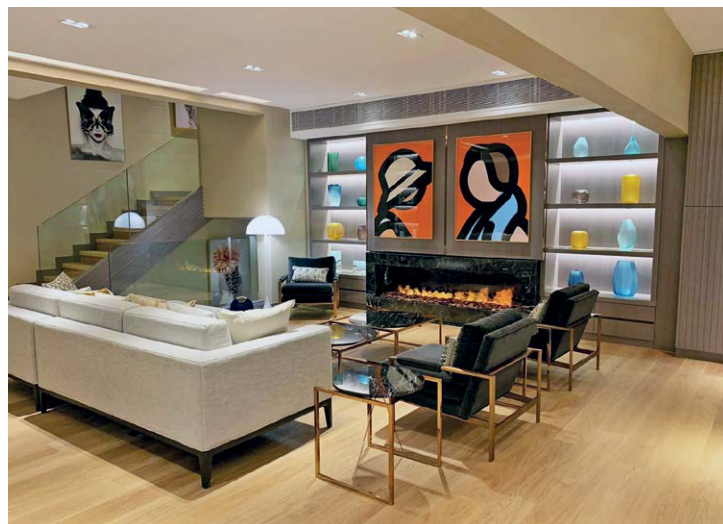
偌大三房單位，位處受歡迎屋苑，地段顯赫

Saleable 實用 2,090 s.f.

Sale 售 \$60,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Webpage No. 網頁編號 38430



Elegance upon the hill 半山佳作

Set on Wong Nai Chung Gap Road, this tastefully decorated house offers a modern living experience enhanced with unblocked city view.

Spanning 3,189 s.f. (saleable area), the residence boasts four bedrooms including one ensuite, two-and-a-half bathrooms, a separated living and dining room, a maid's room, a utility room, and a covered car park.

Woodland Heights is in close proximity to Happy Valley which is just a five-minute drive away. Ample public transport is also available.

怡園位於東半山黃泥涌峽道，此單位具品味時尚的裝修，可眺望無阻擋的城市美景。

物業有四間睡房，其中一間為套房，兩間半浴室、獨立的客飯廳，家傭房、多用途房及一個有蓋車位。

怡園鄰近跑馬地，車程只需五分鐘，附近亦有不少公共交通工具選擇。

Woodland Heights 怡園

2A-2F Wong Nai Chung Gap Road, Midlevels East

東半山黃泥涌峽道2A-2F號

4 bed, 2.5 bath, 1 car park

Saleable 實用 3,189 s.f.

Sale 售 \$135,000,000

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Webpage No. 網頁編號 161475





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



Fontana Gardens

東半山 豪園

1-25 Ka Ning Path

4 bed, 2 bath, 1 car park

Older-style large apartment in exclusive location with easy access to Causeway Bay

東半山傳統偌大住宅，舉步可達銅鑼灣

Saleable 實用 2,560 s.f.

Sale 售 \$74,000,000

Inquiries 查詢 9803 2216 Annie Lee 李小姐

Webpage No. 網頁編號 46004



Midlevels East

東半山

Extravagant two duplex penthouses with private roof terraces overlooking

Victoria Harbour (Two adjoining penthouse duplex units possible to convert into one generous duplex penthouse, subject to approval)

兩間奢華頂層複式住宅，連私家天台，俯瞰維港美景（兩個頂層複式可合併成一個偌大複式，需經批准為實）

Saleable 實用 Flat A: 2,599 s.f. Flat B: 2,599 s.f.

Sale 售 \$221,000,000 \$221,000,000

Inquiries 查詢 9871 6828 Louis Wong 黃先生

Webpage No. 網頁編號 37068, 32776



A wooden touch 木材質感



Wooden furniture is one of the best choices to create a soothing experience in bedrooms and living rooms, as its sleek yet timeless design allows for easy arrangement and maintenance. The increasing awareness of environmental protection has also made wooden furniture more popular – it is sustainable and provides us with a connection with nature.

木製傢具予人柔和感覺，絕對是佈置家居的上佳選擇，其簡約及永不過時的特色，十分便利室內設計。目前環保意識日漸提高，對木製傢具的需求愈來愈大，特別是採用可持續生產的木材所製作的傢具，更予人聯繫大自然之感。

Founded in 2014, furniture boutique Nature Evolution offers furniture with contemporary design from the world's fine craftsmen to the Hong Kong market, allowing homeowners to enjoy comfort and relaxation at home.

Nature Evolution introduced Bosnian furniture manufacturer Artisan to the local market three years ago. Based in Tešanj, Artisan specialises in manual production of high-quality furniture made of solid wood.

"We introduced the Neva Chair with several options for customers. For example, they can choose a wooden seat, leather seat and a fabric seat," says Armin Huremović, Sales Manager of Artisan.

"Our furniture such as sideboards and coffee tables can be tailor-made, just tell us the size or preferred shapes and we will make it. Our flexibility and client-oriented approach are suitable for the Hong Kong market as space is always a concern here."

Nature Evolution also introduced

Artisan's Neva collection. Launched in 2013, the Neva collection has been one of the brand's best selling collections including the signature product the Neva Chair.

Artisan selects solid wood from renewable resources in the production process and applies environmentally-friendly materials to

handle the components, while harmful chemical substances for treatment are avoided.

Italian wooded furniture manufacturer RIVA1920 shares the same vision of environmental protection and authorised Nature Evolution to be their sole distributor in Hong Kong in 2018.

Rialto Modulo is a dresser made of Briccola oak designed by architect and designer Giuliano Cappelletti





Artisan sources renewable materials to produce furniture as a means to minimise environmental impact

The Italian brand, in collaboration with major architects and designers, has produced a series of furniture made of Kauri, a sought after coniferous tree renowned for its quality and durability.

Available in the store is RIVA1920 Kauri Beam table. Its surface, made of solid Kauri, is supported by a geometric iron base with visible welding joints.

The Briccola series aims to pay tribute to Venice as RIVA1920 wants to give new life to oak stakes - they were used to reveal the waterways and tides to incoming vessels in the lagoon and have to be replaced periodically due to decay.

Designed by Giuliano Cappelletti, Rialto Modulo is a dresser made of Briccola oak. It has asymmetrical lines for the doors and drawers and is assembled with dovetail joints and has a push-pull opening system.

“Wooden furniture with minimalist design can be applied to various interiors. The idea of natural living has become popular in recent years, and this furniture can really offer us a soothing experience at home,” concludes Patrick Chiu, co-founder of Nature Evolution.



The surface of the Kauri Beam table is made of Kauri, a sought after coniferous tree renowned for its durability and quality

Nature Evolution成立於2014年，是一家售賣富時代感傢俱的精品店舖。創辦人於世界各地搜羅品質上乘的傢俱，為買家提升家居生活享受。

Nature Evolution三年前引入波斯尼亞傢俱生產商Artisan的作品。Artisan廠房位於小鎮Tešanj，專門生產人手製作的實木高級傢俱。

Artisan銷售經理Armin Huremović表示：「顧客購買Neva Chair時，可按喜好選擇不同材料，例如木製、皮製或由紡織物製成的坐椅。」

「我們的餐椅及咖啡椅都可為顧客度身訂造。顧客只需提供傢俱的大小及形狀，我們就能造出令他們稱心如意的作品。另外，香港的住宅單位不算寬敞，我們靈活多變的製作方式，十分適合本地市場。」

Nature Evolution也提供了Artisan的Neva collection。此系列於2013年推出，是Artisan其中一個最受歡迎的系列，包括重點產品Neva Chair。

Artisan採用可持續生產的實木作材料，以及利用環保物料處理各組成部分。同時避免使用有害的化學物質。

另外，Nature Evolution去年也引入了意大利木製傢俱商RIVA1920。此品牌同樣以重視環保聞名，Nature Evolution獲選為香港的獨家代理。

RIVA1920與知名的建築師及設計師合作，製作一系列以考里松為原料的傢俱。考里松極富經濟價值，其品質及耐用程度更是一絕。

Nature Evolution售賣的RIVA1920 Kauri Beam餐桌，其表面以考里松製成，並由焊接而成的鐵架支撐。

Briccola series的誕生，源於品牌希望以傢俱向水都威尼斯致敬。此系列採用像木樁柱製作，它們曾經置於威尼斯的航道上，指引船隻前往潟湖。經過不多年月洗禮，這木材遭受腐蝕，最終需要更換，而設計師則為木樁柱重獲新生。

Rialto Modulo出自設計師Giuliano Cappelletti之手，是個供船隻停泊的繫纜柱所製成的餐椅櫥櫃。櫥櫃及抽屜上有不規則線條及推拉開門設計，並以楔形榫組合而成。

Nature Evolution的聯合創辦人Patrick Chiu表示：「木製傢俱的簡約風格適用於不同的室內設計。近年興起自然生活方式，這些傢俱真正帶來柔和舒適的感覺。」

The Neva Chair a signature product of Artisan





Chelsea Court

山頂 賽詩閣

63 Mount Kellett Road

2 bed, 2.5 bath, 1 car park

Nicely renovated mid-rise flat in prestigious location

雅致裝修中密度單位，地段顯赫尊貴

Saleable 實用 1,215 s.f.

Lease 租 \$85,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 20222



Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3 bed, 2.5 bath, 1 car park

Practical 3-bedroom flat with upgraded kitchen and

bathrooms enjoys full range of facilities

實用三房住宅，廚房及浴室簇新，享完善設施

Saleable 實用 1,505 s.f.

Lease 租 \$85,000 incl.

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Webpage No. 網頁編號 4427



Deepdene

深水灣 蒲苑

55 Island Road

4 bed, 2 bath, 1 car park

Cozy 4-bedroom apartment with fantastic sea view

舒適四房單位，坐擁迷人海景

Saleable 實用 2,319 s.f.

Lease 租 \$115,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 8843



Clovelly Court
中半山 嘉富麗苑
12 May Road

3 bed, 3 bath, 1 car park

Spacious 3-bedroom apartment with full clubhouse facilities

寬敞三房單位，連完善會所設施

Saleable 實用 2,348 s.f.

Lease 租 \$115,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 32763



Eredine

山頂 加列山道38號

38 Mount Kellett Road

4 bed, 3 bath, 1 car park

Huge 4-bedroom apartment with practical layout enjoying

spectacular Southside sea view

偌大四房單位，間隔實用，飽覽遼闊海景

Saleable 實用 2,786 s.f.

Lease 租 \$130,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 1624



Garden Terrace 2 & 3

中半山 花園臺2 & 3座

8A Old Peak Road

4 bed, 3.5 bath, 2 car parks

Family 4-bedroom city apartment with balcony at prime location

家庭式四房城市景住宅，連露台，地段優越

Saleable 實用 2,828 s.f.

Lease 租 \$128,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 36595





The Leighton Hill

跑馬地 禮頓山

2B Broadwood Road

3 bed, 2 bath, 1 car park

3-bedroom racecourse view flat with comprehensive clubhouse facilities in convenient location

三房馬場景住宅，連完善會所設施，交通便利

Saleable 實用 1,240 s.f.

Lease 租 \$85,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 101577



Harmony

東半山 逸園

44 Stubbs Road

4 bed, 4.5 bath, 949 s.f. terrace

Extravagant 4-ensuite apartment with private terrace at brand new building

奢華四房住宅，連私家平台，位處全新住宅項目

Saleable 實用 2,019 s.f.

Lease 租 \$224,000 excl.

Inquiries 查詢 9093 3381 Stephen Chan 陳先生

Webpage No. 網頁編號 182004



Peak House with Harbour View

山頂維港景洋房

4 bed, 4 bath, 500 s.f. garden, 2 car parks

Harbour view garden townhouse in exclusive location

維港景花園洋房，地段顯赫尊貴，可租可售

Saleable 實用 1,817 s.f.

Lease 租 \$250,000 incl. / Sale 售 \$380,000,000

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 4394



HOME "MAKER"

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

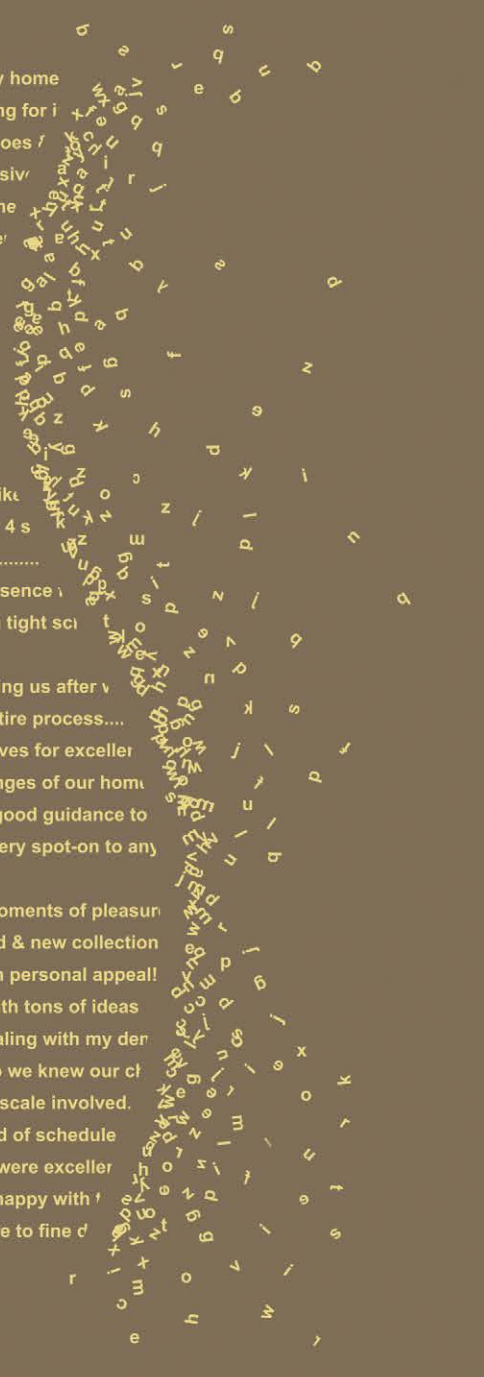
never overpromised but surpassing my
 he has been most patient with me and
 I would highly recommend Joseph to a
 JC is totally patient & responsive to all
 we are totally happy with the end-result

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

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

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

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



t/ 2524 9988 e/ jvision@biznetvigator.com a/ 11/f, leeloong building, 4 queen victoria st., central, hong kong



 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

Repulse Bay Road

淺水灣道

3 bed, 3.5 bath, 1 car park

Superb sea view 3-bedroom duplex in serene and verdant location

優質三房海景複式住宅，位處翠綠寧謐地段

Saleable 實用 3,463 s.f.

Lease 租 \$188,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 44023



Three Bays

赤柱 赤柱村道7號

7 Stanley Beach Road

4 bed, 4.5 bath, 1,548 s.f. garden, 2 car parks

Luxurious 4-ensuite townhouse with private garden at Stanley waterfront

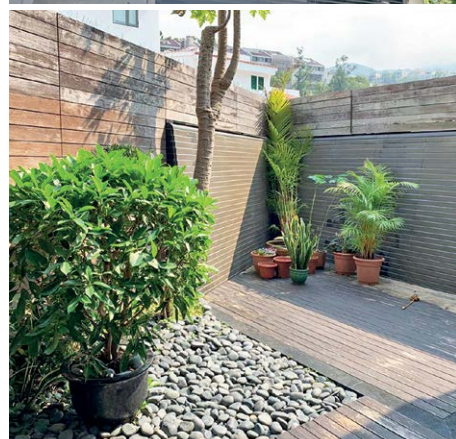
豪華四套房海濱洋房，連私家花園

Saleable 實用 3,021 s.f.

Lease 租 \$268,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 33108



Shouson Hill House

壽臣山洋房

6 bed, 3.5 bath, 400 s.f. garden, 1 garage

Prestigious 6-bedroom townhouse in tranquil location

顯赫尊貴六房洋房，地段寧靜

Saleable 實用 3,042 s.f.

Lease 租 \$220,000 incl.

Inquiries 查詢 9011 5499 Yuky Chung 鍾小姐

Webpage No. 網頁編號 113635





South Bay Road

淺水灣 南灣道

3 bed, 2 bath, 2 car parks

Beautiful 3-bedroom low-rise apartment with private roof at tranquil location

精品三房低密度住宅，連私家天台，地段寧靜

Saleable 實用 2,542 s.f.

Lease 租 \$160,000 incl.

Inquiries 查詢 9648 6082 Christine Chong 莊小姐

Webpage No. 網頁編號 9855



Residence Bel-Air

薄扶林 貝沙灣

Cyberport Road

4 bed, 4.5 bath, 670 s.f. terrace, 1 garage

Sumptuous townhouse with ample alfresco space overlooking fantastic sea view

豪華洋房，戶外空間充裕，俯瞰迷人海景

Saleable 實用 3,792 s.f.

Lease 租 \$250,000 incl.

Inquiries 查詢 9026 2912 Michelle Chung 鍾小姐

Webpage No. 網頁編號 188848





Rare Whole Office Floor In Central 中環核心罕有 全層全新辦公樓

- Brand new office floor in Central
- High zone with open view
- Close to "Central to Mid-Levels Escalator"
- Only one - **Last Call**
- 區內唯一全新，型格辦公樓
- 罕見極高樓層，享開揚景致
- 半山自動電梯，佔戰略地利
- 中區罕有全層，抓最後機會

Location 位置	Central - Shelley Street 中環 些利街
Investment Type 投資類型	Office Floor 辦公樓
Gross Floor Area 建築面積	Approx. 2,327 sq.ft.* 約 2,327 平方呎*
States 狀況	Sale with Vacant Possession 交吉出售
Guide Price 指標價	HK\$ @30,000 psf 港幣 \$30,000 平方呎

Property No. CM/CTLs1903

* 未核實



Central - Bank Of American Tower 中環 - 美國銀行中心

- Chronic Shortage - Core Central & Admiralty CBD
- Rare On Market - Full Sea View of Victoria Harbour
- Strategic Locality - Waking distance to MTR & Chater Garden
- Prestigious Building - High Floor Office unit for sale
- 世界級CBD，極罕供應收藏品
- 彌足珍貴，享維港全海景
- 戰略地段，信步接駁港鐵站
- 地標名廈，極高層最佳位置

Location 位置	Central 中環
Building 物業	Bank Of American Tower 美國銀行中心
Investment Type 投資類型	Office Floor 辦公樓
Gross Floor Area 建築面積	Approx. 1,361 sq.ft.* 約 1,361 平方呎*
States 狀況	Sale with Vacant Possession 交吉出售
Guide Price 指標價	HK\$ 78.9 M
Remark 備註	Sold via company shares transfer 可以公司股份轉讓交易

Property No. CM/CTLba12

* 未核實



ENQUIRIES 查詢
9484 5501 Watford Lai 黎先生
watford.lai@landscape.com

We also have other commercial properties available. Please contact us for more information.
除以上投資機會外我們還有其他商廈等投資機會。如欲了解更多詳情，歡迎聯絡我們。



Iconic Mixed-use Restaurant and Office Investment in Covent Garden

科文特花園的地標性餐廳及辦公室投資

- Adjacent to Leicester Square Underground station, and within a short walk to London's most famous landmarks including Leicester Square, Trafalgar Square and Covent Garden Piazza
- Anchored by an iconic flagship restaurant operated by Browns (Mitchells & Butlers), this rare opportunity comprises of 3 distinct properties, and providing 3 restaurants and 6 office suites
- 毗鄰萊斯特廣場地鐵站，舉步可達倫敦最著名的地標，包括萊斯特廣場、特拉法加廣場及科文特花園廣場
- 由標誌性旗艦餐廳Browns (Mitchells & Butlers)坐陣，三個矜罕物業合共由三間餐廳及六個辦公室承租

Net Initial Yield 淨租金回報	4.43%
Guide Price 指標價	£37,000,000
Net Rent p.a. 淨每年租金	£1,748,372
Ownership 所有權	Long Leasehold 長租賃權
Asset Class 資產類別	Restaurant, Office 餐廳、辦公室
WAULT 加權平均尚餘租賃期	3.78 years 3.78年
Tenancy 租客	Multi-let 多個租客

Property No. UK12456



Prime Retail and Residential Investment in Brighton

布萊頓優質零售及住宅投資

- Brighton is one of the largest and most affluent commercial centres in the South East of England, benefiting from 11+ million of tourists per annum
- Property occupies a prominent and prime junction, and comprises of a 7,769 sq ft restaurant /retail unit and 10 residential dwellings above
- 布萊頓是英國東南部其中一個最大及最富裕的商業中心之一，每年吸引超過1100萬遊客到當地遊覽
- 物業位處優越單邊轉角位，人流如鯽，提供一個7,769平方呎的餐廳/零售地舖及樓上10個住宅單位

Net Initial Yield 淨租金回報	6.5%
Guide Price 指標價	£7,500,000
Net Rent p.a. 淨每年租金	£396,640
Ownership 所有權	Freehold 永久業權
Asset Class 資產類別	Restaurant / Retail, Residential 餐廳/零售及辦公室
Years to Lease Expiry 尚餘租賃期	18 years 18年
Tenancy 租客	Oaxaca Ltd. and 10 residential tenancy Oaxaca Ltd. 及10個住宅租客

Property No. UK12902



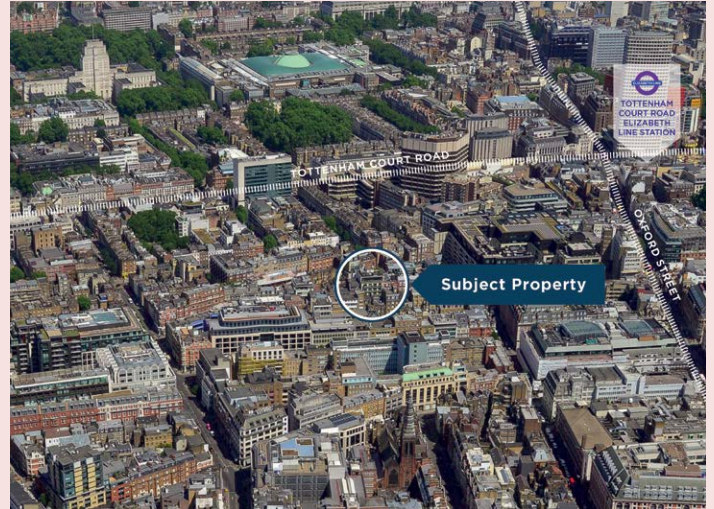
Prime High Yield Office Investment Opportunity at EC2

在 EC2 金融城的高租金回報寫字樓投資機會

- 7 minutes' walk to the Moorgate and Liverpool Street Crossrail Station
- **Grade A Office with high quality refurbishment finalised in 2017**
- 20% of rental income subject to RPI linked cap (4% p.a.) & collar (2% p.a.) rent review in February 2020; net yield can increase to c. 5.4% in less than a year
- 7分鐘步程伊莉莎白線的Moorgate和利物浦街車站
- **2017年完成了高品質翻新工程的甲級寫字樓**
- 2020年2月，20%的租金收入受到通脹掛鉤上限（按年4%）和下限（按年2%）的租金調整；淨收益率因此可以在不到一年內增加到約5.4%

Net Initial Yield 淨初始收益率	5.25%
Reversionary Yield (Feb 2020) 回歸收益率（2020年2月）	5.40%
Rent psf p.a. 每年呎租	£54.67
CV psf 呎價	£960.34
Ownership 所有權	Freehold 永久業權
Asset Class 資產類別	Office 寫字樓
Years to Lease Expiry 尚餘租賃期	8.0 years 8年
Tenancy 租客	Fully let to 6 MNCs office tenants

Property No. UK11135



Single-let Office at Fitzrovia near Oxford Street

牛津街旁單一承租寫字樓物業

- Proximity to Oxford Street and the new Tottenham Court Road Crossrail Station
- High reversionary potential with the lease being outside the LTA 1954
- **Similar Assets at Fitzrovia only achieved a NIY of 3.5%-4.0%**
- 鄰近牛津街以及新的伊莉莎白線托特納姆法院路車站
- 租約不屬於業主租客法1954範圍，具高加租潛力
- **區內類似物業一般成交價只達3.5%-4.0%的淨初始收益率**

Net Initial Yield 淨初始收益率	4.30%
Reversionary Yield 回歸收益率	4.80%
Guide Price 指標價	£5,200,000
Ownership 所有權	Freehold 永久業權
Rent psf p.a. (ERV) 每年呎租（市值租金）	£45.02 (£50.36)
Asset Class 資產類別	Office 寫字樓
CV psf 呎價	£982
Completion Year 落成年份	2011
Tenancy 租客	A Media Company 傳媒公司

Property No. UK11128



We also have other UK en-bloc office buildings, high street retail, shopping arcades, industrial warehouse, hotel, redevelopment sites available. For more information, please contact:
除以上投資機會外我們還有其他在售的英國全棟寫字樓，街舖，商場，物流物業，酒店，重建地盤等的資訊。如欲了解詳情歡迎聯絡：

ENQUIRIES 查詢

6215 1618 Kelvin Wong 黃先生
kelvin.wong@landscape.com



Secure Long Single Let Office Investment with Fixed Rental Uplift

帶長期及穩定收入和固定加租條款的寫字樓投資機會

- 7 minutes' walk to the Crossrail Station
- A fixed uplift of 10% or Open Market Rent on the next rent review, whichever is higher, guaranteeing a minimum of 6.37% net yield
- 伊莉莎伯線車站只有7分鐘路程
- 下次租金調整將固定提升10%或調整至公開市場租金，以較高者為準，因此保證淨收益率最低為6.37%

Net Initial Yield 5.80%
淨初始收益率

Reversionary Yield 6.37%
回歸收益率

Guide Price £21,690,000
指標價

Ownership Virtual Freehold
所有權 近乎永久業權

Asset Class Office
資產類別 寫字樓

Years to Lease Expiry 12 years
尚餘租賃期 12年

Tenancy Prudential
租客 英國保誠

Property No. UK11208



City Centre En-Bloc M&S Flagship Store

市中心全棟馬莎旗艦店

- Securely let on an FRI lease to M&S until 2028
- Subject to an upward only rent review in March 2023 based on 2% p.a. compounded over the previous 5-year period
- 馬莎全面維修保險 (FRI) 租約單一承租至2028年
- 租金調整幅度固定於每年2%的升幅並複合增長5年

Net Initial Yield 7.00%
淨初始收益率

Reversionary Yield 7.73%
回歸收益率

Guide Price £17,398,000
指標價

Passing Rent p.a. £1,300,000
現有每年租金

Ownership Freehold
所有權 永久業權

Asset Class Retail
資產類別 零售

Years to Lease Expiry 9.4 years
尚餘租賃期 9.4年

Tenancy Marks & Spencer Plc.
租客 馬莎

Property No. UK13501






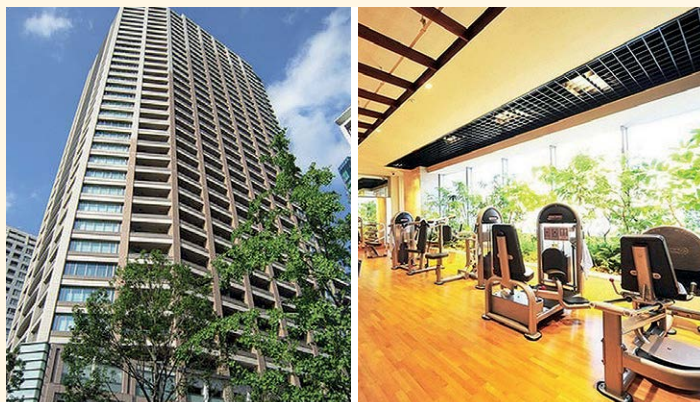
We also have other UK en-bloc office buildings, high street retail, shopping arcades, industrial warehouse, hotel, redevelopment sites available. For more information, please contact:
除以上投資機會外我們還有其他在英國全棟寫字樓，街舖，商場，物流物業，酒店，重建地盤等的資訊。如欲了解詳情歡迎聯絡：

ENQUIRIES 查詢

6215 1618 Kelvin Wong 黃先生
kelvin.wong@landscape.com

Recent Notable Transaction 近期主要成交

Property 物業	Address 地址	Price 價錢	Net Initial Yield 淨租金回報	CV psf 呎價	Tenure 業權	Buyer(s) 買家	Seller(s) 賣家
Euston House 	Eversholt Street, London NW1	£95M	4.64%	£844	Freehold 永久業權	Eurazeo, Arax Properties	Stenprop
Eastcheap Estate 	25, 33, 39 Eastcheap, London EC3	£45.5M	4.52%	£1,429	Freehold 永久業權	HK institutional investor 香港機構投資者	The Thackeray Estate
Standbrook House 	2-5 Old Bond Street, London W1	£152.5M	3.07%	£6,555	Freehold 永久業權	HK private individual investor 香港個人投資者	NFU



Park Court Azabu Jyuban The Tower 麻布十番住宅大廈

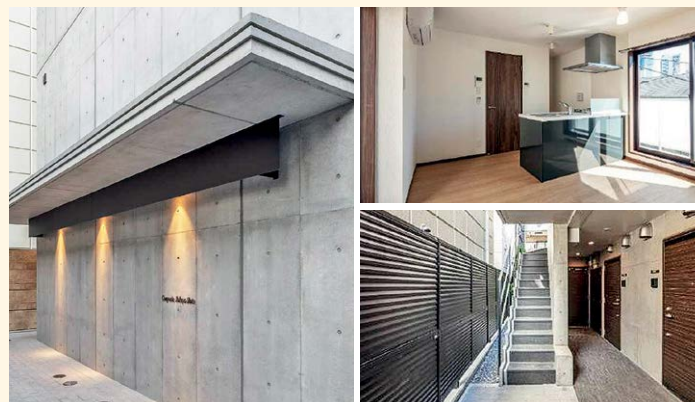
In contrast with its international neighbor Roppongi, Azabu Jyuban is well known for its quiet elegance character. Very expat-dense area, with lots of international influences while keeping its noble Edo-period appeal, it is home to numerous embassies, excellent public and international schools, as well as some of Tokyo's best bars and restaurants, including Michelin-starred ones. Highly desirable by celebrities.

與夜生活而聞名的六本木相比，麻布十番環境清幽恬靜。區內極為國際化，但仍保存著江戶時代的文化氛圍，各國大使館、優秀的公立和國際學校林立。東京首屈一指的酒吧和餐廳，包括米芝蓮星級餐廳亦位於這裡，絕對是名人嚮往的尊貴地段。

Guide Price JPY 153,800,000

Location 位置	Minato-ku, Tokyo 東京港區
Investment Type 投資類型	Residential 住宅
Gross Floor Area 建築面積	85.68 m ² (平方米)
Size 間隔	3LDK 三房
Floor 樓層	5/F of 36-storey 5樓(樓高36層)
Developer 發展商	Mitsui Fudosan 三井不動產
Completion 竣工日期	May 2010 2010年5月
Distance 距離	3 min walk to Azabu Jyuban Station of Namboku line & Oedo line 南北線及大江戶線的麻布十番站3分鐘步程

Property No. JP1013



Contemporary Minimalist Gem - Composite Shibuya Shoto 澀谷松濤 — 從簡極樂的當代住宅

Shoto is an upscale residential district of Shibuya, Tokyo, and this new built is just 8 minutes walk from the famous Shibuya Crossing. Stylishly crafted with concrete finishing, it is B&B operator ready, which has the flexibility to add extra yields especially for the 2020 Olympic, where accommodation demand in prime location will be expectedly sky-high.

松濤是東京澀谷區的高尚住宅區，這幢全新住宅大廈距離著名的澀谷十字路口僅8分鐘步程。大廈裝潢品味時尚，飾有別樹一幟的混凝土裝修。這投資大廈已取得B&B的管理營運權，加上2020年東京奧運會將為這黃金地段帶來巨大的住宿需求，屆時租金回報將更加優厚。

Guide Price JPY 495,000,000

Initial Yield 租金回報	7.00%
Gross Floor Area 建築面積	283.91 m ² (平方米)
No. of En-Suite Bedrooms 套睡房數目	12
Ownership 所有權	Freehold 永久業權
Asset Class 資產類別	Residential 住宅
Status 現狀	Vacant Possession 交吉
Completion 竣工日期	Nov 2018 2018年11月
Distance 距離	2 Stations 9 Routes - 8 min walk to Shibuya Station of Metro Ginza line, Hanzoumon line & fukutoshin line 可以利用2個車站，共9條路線 - 銀座線、半藏門線及副都心線的澀谷站8分鐘步程

Property No. JP1015

ENQUIRIES 查詢
6011 1706 Simon Ng 吳先生 simon.ng@landscape.com
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We also have other Japanese en-bloc office buildings, residence, retail, hotel, redevelopment sites available. Please contact us for more information. 除以上投資機會外我們還有其他在售的日本全棟寫字樓、住宅、街舖、酒店及重建地盤等投資機會。如欲了解更多詳情，歡迎聯絡我們。



Private Beach House in Tateyama, Japan 日本館山私人臨海別墅

Tateyama is the largest city in the southern half of the Boso Peninsula in Chiba Prefecture. The city is known as the town of sushi, where the freshest catches are being sourced directly from the various fishing ports nearby. Enjoy all year round fishing, as well surfing and scuba diving.

Located within the protected area of the Minami-Boso National Park, this iconic vacation home enjoys an unparalleled ocean-front view, along with an exclusive direct access to a private beach. Neighbored with presidents from MNCs.

館山是千葉縣房總半島南部的最大城市，這城市被讚譽為壽司之鄉，附近的各個漁港為這裡帶來最新鮮的漁獲，全年可享受釣魚、衝浪及水肺潛水等奢閒活動。

別墅位於南房總國定公園保護區內，這臨海別墅可遠眺攝人神魄的海景，專屬通道可直接通往私人沙灘。與多家跨國公司的高層為鄰，地段顯赫。

Guide Price JPY 465,000,000

Gross Internal Area 建築面積	476.74 m ² (平方米)
Rooms 房間數目	11 Rooms
Story 樓層	3 Story with home elevator for each floor 設升降機穿樓3層
Ownership 所有權	Freehold 永久業權
Asset Class 資產類別	Residential 住宅
Status 現狀	Vacant Possession 交吉
Completion 竣工日期	Jan 2011 2011年1月
Location 地點	Tateyama-Shi, Chiba Japan 日本千葉 館山市

Property No. JP1699



ENQUIRIES 查詢

6011 1706 Simon Ng 吳先生 simon.ng@landscape.com

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