

VOLUME 151 | July 2017

# The Key

# 大宅®

SELECT DELUXE HOMES



INTERVIEW

Designer Q&A:  
Anita Lopez

奢華之巔

## Modern prestigious living

本期焦點：花園洋房  
Spotlight: Garden House

LANDSCOPE

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# 香港 布力徑38號

38 Black's Link, Hong Kong

Rarely available townhouse in  
exclusive boutique development



## Rental:

\$418,000 per month (Exclusive)

Management Fee:  
HK\$ 8,820 per month

Government Rates:  
HK\$11,765 per month

**S**tunning views of Deep Water Bay golf club,  
the beach and rolling hills

- Private terrace and well manicured landscaped garden
- Private Lift
- Outdoor swimming pool and tennis court



## Layout

Saleable Area 4,780 sq. ft

5 Bedrooms including 3 Ensuites

4.5 Bathrooms

2 Family Rooms

Separated Living and Dining Rooms

3 Maid's Rooms

1 Utility Room

Lock-up Store Room

2 Covered Car Parks

Sole Agent 獨家代理

鍾小姐 Yuky Chung

Director (Hong Kong Market)

EA license no.: E-091742

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## 夏日新貌 Summer makeover

As summer reaches its full crescendo in Hong Kong, thoughts turn to outdoor living, though the reality is that because of the heat, there won't be much sitting outdoors until later in the year, unless you're lucky enough to have a swimming or plunge pool. But now is a good time to for a rooftop revamp or spot of patio pampering, and that requires a good degree of planning. First on the agenda is what's needed. Semi-formal tables and chairs, or laid-back sofas and loungers. How many people do you normally have round for drinks and dinner. Do the plants need a make-over? Another thing to bear in mind is typhoons – whatever's placed on the roof may need to come in before a storm, or be tied down. And all items of furniture will need to be waterproof and durable, and cushions removable.


Summer's also a good opportunity to take a fresh look at shades, blinds and air conditioning systems – this is the season to put them to the test. It's also the time to be making plans for renewing interiors later in the year, when the humidity drops.


香港踏入仲夏，是享受陽光及戶外的好時機。不過，除非有私人泳池，否則天氣酷熱下，只有少量人願意逗留室外。如果在家中享受室外，可以考慮重新裝修天台或平台，並加入適當的傢具，例如室外專用的桌椅、梳化及躺椅等。


重新裝修前，需要考慮不少問題，例如使用天台及平台的次數、需要的植物等。更重要的是，香港夏季常受颱風吹襲，購買時需要注意產品是否耐用防水，以及可否拆除坐墊等等。另外，颱風來臨前亦要將傢具搬到室內，或者將它們縛好，以免被強風吹走。

居室的冷氣、卷簾及窗簾等，都是夏季常用的東西，需要多加保養。秋季來臨時，更是重新裝修單位的好時機。

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## 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.





## 奢華之巔

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

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

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

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

**Can be sold via company shares transfer**

可以公司轉讓股份形式買賣



Estrada da Penha, Penha Hill, Macau

澳門 主教山 西望洋馬路



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

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

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

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 182750



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# 誠信 · 準時完工 · 不超支

Integrity · Punctuality · Budget control



項目：(1)



項目：(2)



項目：(3)

不良設計公司常常超支、不準時完工！令業主感到氣憤！

香港業主常常遇到室內設計公司 --- 濫收費用，工程延誤，不準時完工，令業主無法準時入伙，不能安居樂業！

因此香港業主們最需要一間誠信、專業、準時的設計公司

- 朗科建藝室內設計 Zchron Design Group -  
朗科建藝提供了以下4個專業服務：

- (1) 獨立屋專業組別
- (2) 相連及複式單位專業組別
- (3) 分層單位專業組別
- (4) 商業項目專業組別

根據香港法例362章《商品說明條例》，以下「準時完工」項目全為屬實，客戶均樂意推薦本公司！

以下是獨立屋專業組別的準時完工項目

準時完工項目 (1)：  
九龍塘牛津道獨立屋 - 業主 嚴先生

客戶嚴先生的九龍塘牛津道獨立屋，於2013年選擇Zchron作新屋的設計及工程，結果只用了7個月的時間便完成所有項目，準時完工！嚴先生至今已入伙兩年多，相比起鄰近同時期動工的另一間獨立屋，工程期一拖再拖！結果，兩年時

間過去，仍然無法入伙，業主身心疲累！由於嚴先生非常滿意Zchron的「專業、誠信」所以他更推薦給好朋友石小姐為其畢架山一號的新居進行設計及裝修工程，結果，3個月之內，Zchron同樣地做到對客戶的承諾：「準時完工、不超預算」，令客戶非常滿意。

準時完工項目 (2)：  
畢架山峰獨立屋 - 業主 劉先生

十年前劉先生的又一村花園的設計工程，正是委託Zchron，結果「準時完工，安居樂業」！所以，劉先生最近新購置的畢架山峰獨立屋，也再



次委託Zchron進行設計工程，結果，也是準時完工，沒有超支！非常滿意！所以劉先生更推薦Zchron給他的朋友，黃先生，中半山世紀大廈複式單位業主。而且更做到：「準時完工，沒有超支！」

以下是相連及複式單位專業組別的準時完工項目

準時完工項目 (3)：布思道複式單位 - 前Gucci亞太區行政總裁 - Ms. Mimi Tang

作為全球時尚界最具影響力的25個華人之一的前Gucci亞太區總裁Ms. Mimi Tang，她對室內設計的品質要求是極之嚴格！由於Zchron能夠做到「準時完工，不超預算」，細心聆聽客戶的喜好及需求，設計優異，所以Ms. Mimi Tang 在眾多設計公司之中選擇了Zchron設計她的完美理想家居！

以下是分層單位專業組別的準時完工項目

準時完工項目4：  
畢架山一號分層單位 - 業主 石小姐

客戶石小姐得到牛津道獨立屋業主嚴先生的介紹，於2016年選擇了Zchron作她九龍塘畢架山一號的新居設計及工程，Zchron設計團隊結果在3個月時間內準時完成石小姐委託的工程，

而且更做到：「準時完工，沒有超支！」所以她更高興地說：「終於在香港找到一間真正可以準時完工的設計公司！」

準時完工項目5：  
名鑄分層單位 - 業主 廖太太

廖太太從朋友介紹中知道Zchron是一間「專業、誠信」的設計公司，於是委託Zchron為她的新居進行室內設計及工程，結果Zchron不但可以準時完工，更沒有超支！廖太太非常滿意！



連續45個工程都可以  
---「準時完工」(\*註1)

市面上的室內設計及工程公司良莠不齊，當中很多公司濫收費用，工程延誤甚至爛尾，不能準時完工，貨不對辦等等，最終客戶飽受折磨，無法安居樂業！相反，Zchron在最近連續3年，超過45個工程項目都能做到「誠信、準時完工，不超支」，並獲得客戶的推薦和再次委託，在室內設計及工程界實屬難能可貴。

專業設計團隊及資格

Zchron一向以「誠信、專業」作為整間公司的營運方向及核心價值。擁有經驗豐富且專業的設計團隊，而每一位項目經理都是以「誠信、專業」的企業文化、專業守則及運作系統工作。結果，最近連續45個工程項目都能做到「準時完工及不超支」，在工程設計界實屬難能可貴。

Zchron擁有23年專業設計經驗及專業資格，並已註冊為香港政府屋宇署的合資格工程承建商(屋宇署註冊號碼MC 2299/2013)，是香港專業的設計公司，可確保每項工程合乎政府的安全標準。

\*註1：請參考本公司網頁，工程準時完工紀錄



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傑出室內設計獎 2006-2017

Outstanding Interior Design Award 2006-2017



Best of the Best Award  
全港最佳室內設計公司  
CAPITAL 資本雜誌



Super Interior Design Award  
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CarPlus 車王雜誌



香港 • 跑馬地  
Happy Valley • Hong Kong



Seascope 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 \$118,000,000 \$110,000,000**

**INQUIRIES 9871 6828 Louis Wong 黃先生**

**SEARCH REFERENCE NO. 38624**



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Exclusive hill top townhouse with garden and rooftop enjoys sweeping views

大潭尊貴洋房，連花園及天台，眺望遠闊景色

**GROSS AREA 3,960 s.f.**

**SALEABLE AREA 3,314 s.f.** (plus 414 s.f. garden and 481 s.f. roof)

**OFFERED AT \$130,000,000**

**INQUIRIES 9209 9988 Alan Wong 王先生**

**SEARCH REFERENCE NO. 107188**



The Beachfront 淺水灣 壁池

07 Belleview Drive

Sought after 3-bedroom townhouse with bird's eye view of Repulse Bay Beach

受歡迎三房排屋，鳥瞰淺水灣泳灘

**GROSS AREA 3,000 s.f.**

**SALEABLE AREA 2,111 s.f.**

**OFFERED AT \$150,000,000**

**INQUIRIES 9035 3732 Kitty Tam 譚小姐**

**SEARCH REFERENCE NO. 12202**



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 \$238,000,000**

**INQUIRIES 9871 6828 Louis Wong 黃先生**

**SEARCH REFERENCE NO. 127174**



Bayview 山頂 布力徑21-35號

21-35 Black's Link

Contemporary house with spectacular view over Deep Water Bay

深水灣時尚大屋，坐擁壯麗景色

**GROSS AREA 3,350 s.f.**

**SALEABLE AREA 3,018 s.f.**

(plus 67 s.f. garden, 532 s.f. terrace and 394 s.f. roof)

**OFFERED AT \$340,000,000**

**INQUIRIES 9871 6828 Louis Wong 黃先生**

**SEARCH REFERENCE NO. 50249**



Deep Water Bay

深水灣

Extravagant house with private garden overlooking Deep Water Bay

深水灣豪華洋房，連私家花園

**GROSS AREA 6,389 s.f.**

**SALEABLE AREA 4,720 s.f.**

(plus 1,938 s.f. garden, 157 s.f. terrace and 240 s.f. roof)

**OFFERED AT Open Offer**

**INQUIRIES 9871 6828 Louis Wong 黃先生**

**SEARCH REFERENCE NO. 41617**





18-24 Bisney Road

薄扶林 碧荔道 18-24號

Lovely 3-bedroom low-rise with roof terrace in quiet greenery enclave  
精品三房低密度單位，連天台，位處寧靜翠綠地段

GROSS AREA 1,640 s.f.

SALEABLE AREA 1,259 s.f. (plus 1,200 s.f. roof)

OFFERED AT \$26,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 131523



The Brentwood 淺水灣 蔚峰園

11 Repulse Bay Road

Rare 3-bedroom apartment with breathtaking Southside sea view at upper Repulse Bay Road

罕有三房住宅，飽覽壯麗南區海景

GROSS AREA 1,556 s.f.

SALEABLE AREA 1,113 s.f.

OFFERED AT \$34,500,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 156439



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



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 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 40245



Repulse Bay Garden

淺水灣 麗景園

18-40 Bellevue Drive

Designer decorated spacious apartment with big balcony and 5 car parks  
設計師裝修寬敞住宅，連大露台及五車位

GROSS AREA 2,288 s.f.

SALEABLE AREA 2,049 s.f.

OFFERED AT \$62,000,000 with 5 car parks

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 109475



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





### The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

Family 4-bedroom townhouse with private garage at Tai Tam waterfront  
大潭海濱家庭式四房排屋，連私家車庫，可租可售

GROSS AREA 2,672 s.f.

SALEABLE AREA 2,584 s.f. (plus 681 s.f. garden and 108 s.f. roof)

OFFERED AT \$71,000,000 also for lease \$105,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 4450



### Woodbury Court

薄扶林 嘉林閣

137 Pok Fu Lam Road

4-bedroom duplex at upscale location with sweeping sea view  
四房複式單位，地段尊貴，享遼闊海景

GROSS AREA 2,895 s.f.

SALEABLE AREA 2,549 s.f.

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

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 38823



### Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Renovated luxury 4-bedroom mid-rise apartment enjoying open view  
豪華四房中密度單位，享開揚景色

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,301 s.f.

OFFERED AT \$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

High efficiency apartment with balcony overlooking stunning sea and mountain view  
高實用率單位連露台，俯瞰壯麗海景及山巒景

GROSS AREA 2,363 s.f.

SALEABLE AREA 1,962 s.f.

OFFERED AT \$80,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 4327



### The Redhill Peninsula 大潭 紅山半島

18 Pak Pat Shan Road

Nicely decorated and fitted 5-bedroom townhouse with private garden  
雅致裝修五房排屋，連私家花園

GROSS AREA 3,339 s.f.

SALEABLE AREA 3,136 s.f.

(plus 1,326 s.f. garden and 1,108 s.f. roof)

OFFERED AT \$125,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 108989



### Severn Eight

山頂 倚巒

08 Severn Road

Luxury townhouse with private lift enjoys panoramic harbour view  
豪華排屋連私家升降機，眺望全海景

GROSS AREA 4,650 s.f.

SALEABLE AREA 3,581 s.f. (plus 753 s.f. garden)

OFFERED AT \$580,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 159489





Hillsborough Court 中半山 曉峰閣  
18 Old Peak Road

Cozy apartment with tasteful decorations and a carpark enjoys comprehensive facilities

品味裝修舒適住宅，連車位，享完善設施

GROSS AREA 841 s.f.

SALEABLE AREA 657 s.f.

OFFERED AT \$17,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 163656



Starcrest

灣仔 星域軒

09 Star Street

Conveniently located 2-bedroom flat in highly sought after development

交通便利兩房單位，位處受歡迎住宅項目

GROSS AREA 1,016 s.f.

SALEABLE AREA 801 s.f.

OFFERED AT \$22,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 137365



Fujiya Mansion

中半山 富士屋

21-23A Kennedy Road

Nicely fitted 3-bedroom flat with practical layout next to Hopewell Centre

雅致裝修三房單位，間隔實用，毗鄰合和中心

GROSS AREA 1,600 s.f.

SALEABLE AREA 1,367 s.f.

OFFERED AT \$26,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 63082



Medallion Heights

西半山 金徽閣

45 Conduit Road

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

寬敞實用三房單位，地段優越

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,620 s.f.

OFFERED AT \$36,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 163659



Horizon Mansion 中半山 崇華大廈

102-104 MacDonnell Road

Colonial 3-bedroom mid-rise flat with high ceiling and huge balcony

英式三房中密度單位，樓底高，連大露台

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$36,500,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 37383



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 large apartment at prime location

雅致裝修大單位，地段優越

**GROSS AREA** 3,347 s.f.

**SALEABLE AREA** 2,888 s.f.

**OFFERED AT** \$68,800,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 15350



**Regent On The Park**

中半山 御花園

09A Kennedy Road

Spacious apartment in prime location enjoys magnificent city views

中半山寬敞住宅，地段優越，享壯麗城市景

**GROSS AREA** 2,720 s.f.

**SALEABLE AREA** 2,176 s.f.

**OFFERED AT** \$73,000,000

**INQUIRIES** 9028 0147 Jenson Au 區先生

**SEARCH REFERENCE NO.** 15718



**Yale Lodge** 中半山 怡處

30 Kennedy Road

Lovely mid-rise apartment in mint condition with Hong Kong Park view and excellent school network

雅致中密度單位，保養簇新，面向香港公園及位處名校網

**GROSS AREA** 3,300 s.f.

**SALEABLE AREA** 2,669 s.f.

**OFFERED AT** \$76,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 157546



**Clovelly Court**

中半山 嘉富麗苑

12 May Road

Spacious apartment with private roof and clubhouse facilities

中半山偌大住宅，連私家天台，享完善會所設施

**GROSS AREA** 2,115 s.f.

**SALEABLE AREA** 1,784 s.f. (plus 1,602 s.f. roof)

**OFFERED AT** \$79,800,000

**INQUIRIES** 9486 1566 Mira To 杜小姐

**SEARCH REFERENCE NO.** 14148



**Garden Terrace** 中半山 花園臺

08A Old Peak Road

Rare 4-ensuite large apartment in refurbished development with 2 combined carparks

罕有四套房偌大單位，大廈剛完成翻新保養，連兩相連單位

**GROSS AREA** 3,002 s.f.

**SALEABLE AREA** 2,580 s.f.

**OFFERED AT** \$85,000,000

**INQUIRIES** 9662 2199 David Lau 劉先生

**SEARCH REFERENCE NO.** 163677



**The Albany** 中半山 雅賓利大廈 01 Albany Road

Prestigious 3-bedroom apartment with brand new decorations enjoys stunning metropolitan view

尊貴三房住宅，連全新裝修，飽覽壯麗城市景

**GROSS AREA** 2,546 s.f.

**SALEABLE AREA** 1,948 s.f.

**OFFERED AT** \$90,000,000

**INQUIRIES** 9871 6828 Louis Wong 黃先生

9093 3381 Stephen Chan 陳先生

**SEARCH REFERENCE NO.** 39657





### 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 a carpark at prestigious location with stunning city view

偌大三房單位，連車位，地段尊貴，眺望壯麗城市景



**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



## 魅力十足 Charm and character

### Repulse Bay Garden

麗景園  
18-40 Bellevue Drive, Repulse Bay

淺水灣 麗景道18-40號

**GROSS AREA** 2,288 s.f.  
**SALEABLE AREA** 2,049 s.f.  
**OFFERED AT** \$58,000,000

**INQUIRIES** 9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 24315



The hillside apartments at Repulse Bay Garden enjoy unhindered sea views, an aspect with which many luxury homes in other districts cannot compete. This flat, spanning 2,049 s.f. (saleable area), boasts three bedrooms including one en suite, two bathrooms, a combined living and dining room, a maid's room, a utility room, a balcony and a car parks.

The balcony is spacious enough to accommodate an outdoor sofa for relaxation, the perfect spot to enjoy the views. Floor-to-ceiling sliding doors allow ample light to enter the space, making the apartment an ideal home in which to relax away from the city.

麗景園位於淺水灣，住戶可遠眺海景，是不少豪宅難以媲美之處。此單位實用面積達2,049平方呎，提供三間睡房，其中一間為套房。單位另有兩間浴室、一個相連的客飯廳、一間家傭房、一個多用途房、一個露台及一個車位。

露台非常寬敞，可以容納戶外梳化，絕對是住戶休息及欣賞景色的好地方。另外，大型落地趟門打開後，室外的光線及空氣不斷湧入，令室內更加舒適。





58 Tai Hang Road

東半山 大坑道58號

Rarely available 2-bedroom low-rise unit in excellent condition  
罕有兩房低密度單位，保養簇新



GROSS AREA 2,000 s.f.

SALEABLE AREA 1,431 s.f.

OFFERED AT \$32,800,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 120323



Shiu Fai Terrace Garden

東半山 肇輝台花園

3-4 Shiu Fai Terrace

3-bedroom penthouse apartment with private rooftop enjoying spectacular city and racecourse views  
三房頂層單位，連私家天台，享城市景



GROSS AREA 1,596 s.f.

SALEABLE AREA 1,232 s.f.

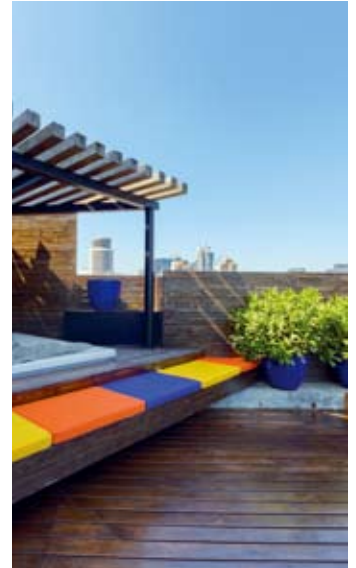
(plus 1,251 s.f. roof)

OFFERED AT \$39,800,000

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 130831



The Altitude

跑馬地 紀雲峰

20 Shan Kwong Road

Well maintained 3-bedroom apartment with balcony and lush green view

保養簇新三房單位，連露台，享翠綠景色，可租可售



GROSS AREA 1,885 s.f.

SALEABLE AREA 1,451 s.f.

OFFERED AT \$48,000,000

also for lease \$85,000 incl.

INQUIRIES

6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 156134



Leon Court

東半山 利安閣

12-14 Wong Nai Chung Gap Road

Rare 3-bedroom mid-rise apartment with panoramic view, can be sold via company shares transfer

罕有三房中密度單位，享優美景色，可以轉讓公司股份形式買賣，可租可售



GROSS AREA 2,800 s.f.

SALEABLE AREA 2,480 s.f.

OFFERED AT \$75,000,000

also for lease Open Offer

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 131038







Wan Chui Yuen

東半山 環翠園  
325-331 Tai Hang Road  
Huge 5-bedroom apartment with  
2 carparks in tranquil location  
偌大五房單位，連雙車位，地段寧靜



GROSS AREA 3,800 s.f.  
SALEABLE AREA 3,128 s.f.  
(plus 1,379 s.f. garden)  
OFFERED AT \$76,800,000  
INQUIRIES 9486 1566 Mira To 杜小姐  
SEARCH REFERENCE NO. 62546



Jade House

東半山 寶璧大廈  
47C Stubbs Road  
Tastefully decorated mid-rise  
apartment with harbour view in  
a prestigious location, can be sold  
via company shares transfer  
品味裝修中密度單位，享怡人海景，地段尊  
貴顯赫，可以轉讓公司股份形式買賣



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



Rare house in  
Jardine's Lookout

渣甸山罕有大屋  
Exclusive detached house in quiet  
Jardine's Lookout with garden and  
roof top, can be sold via company  
shares transfer  
渣甸山獨特大屋，地段清幽恬靜，連花園及  
天台，可以轉讓公司股份形式買賣



GROSS AREA 4,500 s.f.  
SALEABLE AREA 2,961 s.f.  
OFFERED AT \$250,000,000  
INQUIRIES  
9871 6828 Louis Wong 黃先生  
SEARCH REFERENCE NO. 12657



51-53 Blue Pool Road

跑馬地 藍塘道51-53號  
Colonial 3-bedroom low-rise with  
big balcony enjoying city and  
green views  
英式三房低密度單位，連大露台，飽覽城市  
景及翠綠景



GROSS AREA 2,800 s.f.  
SALEABLE AREA 2,359 s.f.  
OFFERED AT Open Offer  
INQUIRIES  
6183 8339 Carman Szeto 司徒小姐  
SEARCH REFERENCE NO. 96471





Tango Argentinian Steakhouse

## Food for thought

*Anita Lopez, design director of Hong Kong restaurant and bar giant Dining Concepts, shares her know-how in creating spaces that make food more appetising*

TEXT:  
Leona Liu  
PHOTOGRAPHY:  
© Dining Concepts

### **What's special about F&B space design compared to other interior projects?**

Hospitality design is very interesting because it has to do with entertaining people and creating spaces where people get to enjoy themselves, interact with others and be distracted [from daily life].

### **Why did you become a restaurant and bar space designer?**

I never thought of becoming a restaurant and bar designer! I studied architecture in Chile and moved to Hong Kong in 2008 along with my husband. My first job here, incidentally, was with an architectural studio that was mainly involved in F&B interior projects, and I ended up liking it a lot.

### **How would you describe your style?**

I wouldn't define my designs by a particular style. Overall, I like to design spaces that have a fun, warm, cosy and inviting feel.

### **What inspires you?**

Travelling is by far the single most contributing factor to inspiration. Experiencing different cuisines and cultures, but paying attention to unexpected moments, details, impressions, and the way people behave in spaces, gives one new ideas all the time.



Soho Spice in Central



BLT Steak at Harbour City, Tsim Sha Tsui

**Which of your projects are you most proud of?**

Bread Street Kitchen was very challenging, as we were dealing with Gordon Ramsay's team to make sure the restaurant and kitchen design was up to its standards. We bought and shipped items from different parts of Europe – antiques, vintage lamps, leather items, tiles, etc. We also had to adapt their BSK London design, which is three times bigger [than the Hong Kong venue], to our space.

**What's the relationship between food and design?**

Dining in a restaurant is much more than just eating out. It's a lifestyle experience, which includes the space, the food, the music, the smells, and the textures. It's all about providing memorable and timeless experiences. For example, at Tango, our Argentinian steakhouse, we have an open kitchen with an exposed grill so people can smell, see and feel the open-fire experience, and remember or imagine the feeling of being at a barbecue.

**Are you a foodie? What's your favourite cuisine?**

I would not call myself a foodie, but I do love to go out and try new foods every time I can. I love to cook, so when I try new dishes I get inspired to do new things at home. My favourite cuisine is Japanese; I love the way they use their ingredients, creating amazing dishes, which look simple but are very complex and meticulously prepared.

**What's the food you couldn't imagine yourself eating?**

Insects – no way...!

**Which do you take photos of: food, or the space?**

Both! ●

**perspective**

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





### Ming Wai Garden

淺水灣 明慧園

45 Repulse Bay Road

Full sea view 3-bedroom flat in good condition with modern kitchen

三房海景單位，保養簇新，連時尚廚房

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,520 s.f.

OFFERED AT \$75,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 34786



### Marina South 鴨脷洲 南區左岸

08 Ap Lei Chau Drive

Brand new apartment with balcony and clubhouse facilities enjoying stunning marina view

鴨脷洲全新住宅連露台，享完善會所設施，飽覽壯麗遊艇海景

SALEABLE AREA 1,787 s.f.

OFFERED AT \$83,000 incl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 181370



### Galesend

山頂 百祿徑6號

06 Bluff Path

Luxury 3-bedroom apartment with balcony and open view

豪華三房單位，連露台，享開揚景色

SALEABLE AREA 2,309 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 165610



### Mountain Lodge

山頂 崑廬

44 Mount Kellett Road

Spacious 4-bedroom Peak apartment enjoys stunning unobstructed sea view

寬敞四房山頂住宅，坐擁壯麗遼闊海景

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,222 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 11692



### Regalia Bay 赤柱 富豪海灣 88 Wong Ma Kok Road

Spacious 5-bedroom waterfront townhouse with private garage and ample open space

寬敞五房海濱排屋，連私家車庫，戶外空間充裕

GROSS AREA 4,083 s.f.

SALEABLE AREA 2,781 s.f.

(plus 113 s.f. garden and 1,167 s.f. roof)

OFFERED AT \$120,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 31412



### Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

Rare colonial apartment in tranquil area with greenery and sea view

罕有英式住宅，地段清幽恬靜，享翠綠景及海景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 32027





### Beach Road

淺水灣 海灘道

Beachside 4-bedroom detached house in Repulse Bay with luxurious decorations

淺水灣海濱四房大屋，享豪華裝修

GROSS AREA 3,500 s.f.

SALEABLE AREA 3,247 s.f. (plus 550 s.f. terrace)

OFFERED AT \$130,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 167307



### 84 Repulse Bay Road

淺水灣 淺水灣道84號

Rare 4-ensuite duplex with brand new decorations near Repulse Bay Beach  
罕有四套房複式單位，連全新裝修，毗鄰淺水灣泳灘

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,403 s.f. (plus 1,922 s.f. roof)

OFFERED AT \$148,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 27994



### Faber Villa

大潭 輝百苑

17 Tai Tam Road

Brand new decorated 4-bedroom apartment with panoramic sea view

全新裝修四房單位，享海港全景

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,631 s.f.

OFFERED AT \$150,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 176295



### Jade Crest

壽臣山 翠峰園

35A-H Shouson Hill Road

Rare 3-bedroom family suited townhouse at serene location

罕有三房家庭式排屋，地段寧靜

GROSS AREA 3,000 s.f.

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

OFFERED AT \$165,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 26050



### Chelsea Court

山頂 賽詩閣

63 Mount Kellett Road

Large 4-ensuite duplex with private terrace

偌大四套房複式單位，連私家平台花園

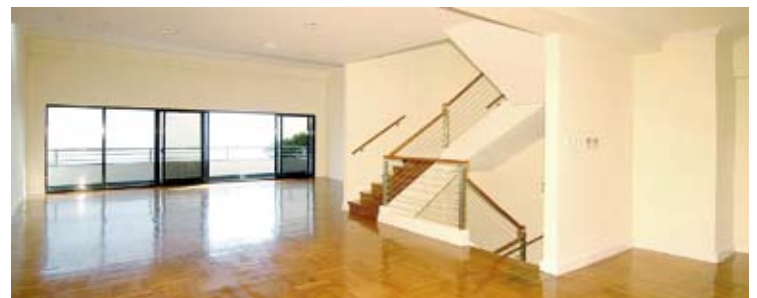
GROSS AREA 3,100 s.f.

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

OFFERED AT \$170,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 20229



### Orient Crest 山頂 山頂道76號 76 Peak Road

Perfect family 4-bedroom townhouse at prestigious location with lush green view

家庭式四房排屋，地段優越，享翠綠景致

GROSS AREA 3,300 s.f.

SALEABLE AREA 3,260 s.f.

(plus 1,133 s.f. garden, 315 s.f. terrace and 320 s.f. roof)

OFFERED AT \$170,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 7735





### 9 Coombe Road

山頂 甘道9號

Spacious townhouse surrounded in lush greenery on The Peak with beautiful views

山頂寬敞排屋，環境茂綠，享怡人景色



GROSS AREA 3,300 s.f.  
SALEABLE AREA 2,911 s.f. (plus 781 s.f. garden and 306 s.f. terrace)  
OFFERED AT \$190,000 incl.

INQUIRIES

9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 5570



### Circle Lodge

淺水灣 環翠園

79 Repulse Bay Road

Unique townhouse with nice decorations in Repulse Bay

淺水灣獨特排屋，配以雅致裝修



GROSS AREA 4,000 s.f.  
SALEABLE AREA 2,665 s.f.  
(plus 412 s.f. garden and 616 s.f. roof)  
OFFERED AT \$200,000 incl.

INQUIRIES

9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 17840



### 74 Mount Kellett Road

山頂 加列山道74號

Luxurious Peak townhouse with ample open space and 2 car parks

豪華山頂排屋，戶外空間充裕，連雙車位



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 \$200,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 11702



### Mount Austin Estate

山頂 山景花園別墅

05 Mount Austin Road

Spacious garden townhouse with 4 bedrooms on The Peak

寬敞花園排屋，四房間隔



GROSS AREA 3,757 s.f.  
SALEABLE AREA 2,724 s.f.  
OFFERED AT \$218,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 24079



Interior design  
 constructions  
 space planning  
 project management  
 tendering  
 landscaping  
 quantity survey



Lucy SY Teo

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

**Peak road -contemporary classic**



Behnaz & Idris

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

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



Behnaz & Idris

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

**Crown moldings, paneled walls & parquet floor = Timeless grace**



Jennifer & Mandan Fong

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

**Magazine Gap road -pure elegance**



Harry Dinh Khoan

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

**Repulse Bay road -les Français**



Saleisha N. Boyd

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

**Mt Kellet road -deja vu**





### Residence Bel-Air

薄扶林 貝沙灣

Cyberport Road

Rare waterfront townhouse with private garden in sought after Residence Bel-Air

罕有海濱排屋，連私家花園，極受歡迎，可租可售



**GROSS AREA** 5,834 s.f.

**SALEABLE AREA** 3,803 s.f.

(plus 590 s.f. garden, 343 s.f. terrace and 742 s.f. roof)

**OFFERED AT** \$350,000 incl.

also for sale \$250,000,000

**INQUIRIES**

9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 136541



### 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** 6,030 s.f.

**SALEABLE AREA** 3,943 s.f.

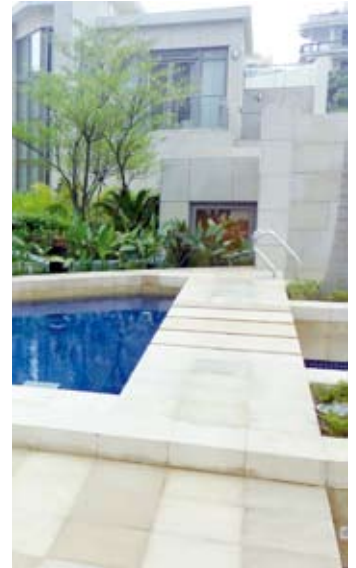
(plus 3,256 s.f. garden, 298 s.f. terrace and 1,313 s.f. roof)

**OFFERED AT** \$360,000 excl.

**INQUIRIES**

9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 31370



### Repulse Bay Road

淺水灣 淺水灣道

Extravagant detached house with private pool and garden overlooking Deep Water Bay

淺水灣豪華洋房，連私家游泳池及花園，俯瞰深水灣美景



**GROSS AREA** 6,820 s.f.

**SALEABLE AREA** 4,572 s.f.

(plus 1,864 s.f. garden, 242 s.f. terrace and 907 s.f. roof)

**OFFERED AT**

**Open Offer (For lease only)**

**INQUIRIES**

9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 165352



### Kadoorie Avenue, Kowloon

九龍 嘉道理道

Elegant 3-storey semi-detached House with spacious living and dining room, 4-ensuite bedrooms and ample private parking

樓高三層優雅洋房，連寬闊客廳，四套房間隔，私家偌大停車場

**SALEABLE AREA** 4,768 s.f.

**OFFERED AT** Open Offer (For lease only)

**INQUIRIES** 9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 77508







**Monticello 中半山 滿峰台**

48 Kennedy Road

Tastefully decorated 3-bedroom apartment with a carpark on the fringe of CBD

品味裝修三房單位，連車位，毗鄰商業中心區，可租可售

GROSS AREA 1,453 s.f.

SALEABLE AREA 1,232 s.f.

OFFERED AT \$62,000 incl. also for sale \$25,500,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 69904



**Dynasty Court**

中半山 帝景園

23 Old Peak Road

3-bedroom with modern style decorations enjoys full range of facilities

時尚三房住宅，連完善設施，可租可售

GROSS AREA 1,981 s.f.

SALEABLE AREA 1,530 s.f.

OFFERED AT \$80,000 incl. also for sale \$50,000,000

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 2362



**Tavistock 2**

中半山 騰皇居2座

10A Tregunter Path

Luxurious 3-bedroom apartment at prime location

豪華三房住宅，地段優越

GROSS AREA 1,730 s.f.

SALEABLE AREA 1,282 s.f.

OFFERED AT \$82,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 13083



**Brewin Court 中半山 明雅園**

5-7 Brewin Path

4-bedroom apartment with 2-ensuite and balcony at quiet yet easy access location

四房住宅連兩套房及露台，交通便利，環境幽靜

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 180458



**Estoril Court**

中半山 愛都大廈

55 Garden Road

Ideal 4-bedroom family flat with study and a carpark at city centre

優質四房家庭式單位，連書房及車位，毗鄰市中心，可租可售

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$100,000 incl. also for sale \$65,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 32123



**May Tower 1**

中半山 梅苑一座

07 May Road

Designer decorated duplex apartment in iconic building

設計師裝修複式單位，位處地標大廈，可租可售

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,277 s.f.

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

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 107712





**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，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,638 s.f.

OFFERED AT \$125,000 incl. also for sale Open Offer

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 15436



**May Tower 1** 中半山 梅苑一座  
7 May Road

Designer decorated 2-ensuite triplex unit with balcony and a car park enjoying sublime harbour View

設計師裝修三層複式住宅，兩套房間隔，連露台及車位，飽覽璀璨維港美景

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,278 s.f.

OFFERED AT \$130,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 163135



**Regent On The Park**

中半山 御花園

9A Kennedy Road

One of a kind 4-bedroom duplex with city view at Midlevels Central

獨特四房複式單位，享城市美景

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,187 s.f.

OFFERED AT \$145,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 38702



**Branksome Grande**

中半山 地利根德里3號

03 Tregunter Path

Nicely renovated luxurious 3-bedroom flat including 2-ensuite

全新裝修豪華三房住宅，連兩套房

GROSS AREA 3,030 s.f.

SALEABLE AREA 2,357 s.f.

OFFERED AT \$145,000 excl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 10890



**Regence Royale**

中半山 富匯豪庭

02 Bowen Road

Luxury 5-bedroom apartment in high quality modern development

豪華五房單位，位處優質時尚住宅項目

GROSS AREA 5,219 s.f.

SALEABLE AREA 3,738 s.f.

OFFERED AT \$260,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 108704



**Tavistock 1**

中半山 地里根德里10號

10-10A Tregunter Path

Huge apartment with 4 good-sized bedrooms in prestigious development

中半山偌大住宅，位處尊貴住宅項目

GROSS AREA 4,860 s.f.

SALEABLE AREA 3,838 s.f.

OFFERED AT \$268,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 10105





### 89 Blue Pool Road

跑馬地 藍塘道 89 號

Bright and airy 3-bedroom mid-rise in the heart of Happy Valley  
光猛通風三房中密度住宅，位處跑馬地市中心



GROSS AREA 1,300 s.f.  
SALEABLE AREA 1,117 s.f.  
OFFERED AT \$48,000 incl.  
INQUIRIES  
6277 1295 Henry Chan 陳先生  
SEARCH REFERENCE NO. 20696



### Greenville Gardens

東半山 嘉苑

16-17 Shiu Fai Terrace  
High efficiency 2-bedroom apartment with balcony and a carpark in tranquil and convenient location  
高實用率兩房住宅，連露台及車位，位處寧靜便利地段



GROSS AREA 1,462 s.f.  
SALEABLE AREA 1,315 s.f.  
OFFERED AT \$62,000 incl.  
INQUIRIES  
6183 8339 Carman Szeto 司徒小姐  
SEARCH REFERENCE NO. 131125



### Yuenita Villa

跑馬地 苑蘆

43A-B Blue Pool Road  
Huge 3-bedroom apartment with tasteful decorations in Happy Valley  
偌大三房單位，配以品味裝修，可租可售



GROSS AREA 2,300 s.f.  
SALEABLE AREA 1,873 s.f.  
OFFERED AT \$93,000 incl.  
also for sale \$43,000,000  
INQUIRIES  
9093 3381 Stephen Chan 陳先生  
SEARCH REFERENCE NO. 125350



### Victoria Heights

東半山 威利閣

43A Stubbs Road  
Spacious 4-bedroom apartment with balcony overlooking the harbour  
寬敞四房住宅，連露台，俯瞰怡人海景



GROSS AREA 2,553 s.f.  
SALEABLE AREA 2,344 s.f.  
OFFERED AT \$108,000 incl.  
INQUIRIES 9035 3732 Kitty Tam 譚小姐  
SEARCH REFERENCE NO. 35257





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

**GROSS AREA** 4,264 s.f.  
**SALEABLE AREA** 3,708 s.f.  
(plus a garden and a roof)

**ASKING \$138,000,000**

**INQUIRIES 6183 8339 Carman Szeto 司徒小姐**

**SEARCH REFERENCE NO. 54083**



- Located in the peaceful and tranquil location of Clear Water bay
- A beautifully appointed 3-storey townhouse featuring clean, stylish interior design with superb panoramic sea and green views
- A generous garden, rooftop and outdoor private swimming pool providing abundant space for leisure activities
- A separated living and dining room, a family room, 5 bedrooms with a study
- A fully-equipped kitchen, 2 maid's room and a garage (4 car parks)

- 位處清水灣絕密私隱地段
- 這樓高三層的尊貴洋房結合了簡約時尚的室內設計，飽覽開揚遼闊無遮擋全海景及茂綠園林景色
- 洋房設有花園、天台及戶外私人游泳池，戶外空間充裕，絕對是舉辦戶外派對的理想地點
- 洋房內提供獨立的客飯廳、家庭廳、五間睡房及一間書房，設計佈局井然有序
- 設備齊全的廚房、兩間家傭房及一個車庫（可泊四車）



## 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 \$39,500,000**

**INQUIRIES 6183 8339 Carman Szeto 司徒小姐**

**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\$39,500,000.

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、相連的客飯廳、家傭房、露台及一個有蓋車位。單位現以3,950萬港元出售。

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。



**Raceview Mansions**

東半山 眺馬閣

46 Stubbs Road

Unique 3-bedroom mid-rise apartment with huge balcony and open city view

獨特三房中密度單位，連大露台，享開揚城市景色



**GROSS AREA** 3,290 s.f.

**SALEABLE AREA** 3,139 s.f.

**OFFERED AT** \$110,000 excl.

**INQUIRIES**

9080 6686 Teresa Lau 劉小姐

**SEARCH REFERENCE NO.** 14312



**Villa Dorada**

跑馬地 金碧別墅

124-126 Blue Pool Road

Lovely 3-bedroom townhouse with a study at upper Happy Valley with easy access to local amenities

跑馬地頭段精品三房排屋，連書房，鄰近商店



**GROSS AREA** 3,000 s.f.

**SALEABLE AREA** 2,452 s.f.

**OFFERED AT** \$120,000 incl.

**INQUIRIES** 9486 1566 Mira To 杜小姐

**SEARCH REFERENCE NO.** 46359



**Elm Tree Towers**

愉富大廈

8-10 Chun Fai Road,

Jardine's Lookout

渣甸山春暉道8-10號

**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



- Situated in the convenient and tranquil neighbourhood of Jardine's Lookout
- Excellent internal upkeep with generous living and dining room, three good-sized bedrooms, a fully equipped kitchen with a maid's room and a utility room
- Full clubhouse facilities
- 1 covered car park
- For sale with tenancy
- 物業位處渣甸山清幽便利地段
- 單位保養簇新，連偌大客廳、三間實用睡房、設備齊全的廚房、家傭房及多用途房
- 完善會所設施
- 一個有蓋車位
- 連租約出售

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

The City EC4

- Subject property is located in the heart of The City close to St Paul's Cathedral
- Entirely let to a reputable legal firm with 9.4 years to expiry
- Current passing rent is £244,000 p.a.
- 毗鄰St Paul's Cathedral，位處The City市中心的物業
- 整幢寫字樓由著名律師事務所獨立承租，擁9.4年租約
- 年租金收入244,000英鎊

Freehold title  
GIA of 5,272 s.f.  
NIY 4.5%  
Guide Price £5.1M



### Rare freehold strata title office in heart of Fitzrovia

Fitzrovia W1

- Subject property is a G/F and LG/F strata title office unit which could be converted to retail A1 use (subject to all necessary planning consents) upon expiry of current lease
- Entirely let to corporate tenant with 13.5 years unexpired
- Current passing rent is £108,223 p.a.
- 此大廈的首層及地下一層現時是辦公室單位，若得到城規批准，可改變為零售A1用途
- 現由企業租戶承租，擁13.5年租約
- 年租金收入108,223英鎊

Freehold title  
NIA 1,695 s.f.  
NIY 4.24%  
Guide price £2.4M



### 202 room London budget hotel with good reversionary rental yield

Southwark SE1

- Subject hotel is located within 100 metres from Southwark tube station and 5 min walking distance from London Waterloo Station
- Subject budget hotel is managed by Travelodge hotel group on FRI basis with 31 years to expiry. It also has 3 street level retail shops with separate entrances
- Total current passing rent is £1.95 Million p.a.
- 此酒店距離Southwark地鐵站僅100米，5分鐘步程可抵達Waterloo站
- 由Travelodge酒店集團以FRI形式承租，擁31年租約，另提供3個零售地舖，設獨立出入口
- 年租金收入1.95百萬英鎊

Freehold title  
NIY of 3.94%  
By May 2018, reversionary rental yield projected at 4.33%  
Guide price £47M



### Corner retail unit let to Starbucks Coffee

Notting Hill W2

- Subject property is the G/F and basement level of a corner bldg located on Westbourne Grove
- Entirely let to internationally renowned coffee shop Starbucks Coffee with 5 years to expiry
- Upper floors comprise strata title residential units sold off on long leases
- 位處Westbourne Grove轉角位的大廈，設首層地舖及地庫
- 由著名國際咖啡店Starbucks獨立承租，擁5年租約

Freehold title  
NIA of 3,231 s.f.  
NIY of 4.0%  
Guide Price of £3.5M



### Prime luxurious mew house in central London with asset enhancement opportunities

Belgravia SW1

- Subject mew house sits in the middle of a row of period mew houses situated on a quiet cobbled mews entered from Eccleston Street and within 8 mins walking distance from Sloane Square and with daily amenities to be found on the fashionable King's Road
- It comes with 3 bedrooms, 2 bathrooms (1 en suite), shower room, 2 reception rooms and dining room with kitchen and laundry room. Off street secure parking for 1 car
- 坐落於Eccleston Street寧靜地段的相鄰大宅，8分鐘步程可抵達Sloane Square，日常用品可於時尚的King's Road找到
- 設有三間睡房連一套房、兩個浴室、淋浴間、兩個接待房間，連廚房及洗衣房，連一車位

Freehold title  
NIA of 1,861 s.f.  
To be sold with vacant possession  
Possible to effect transfer via sales of shares of SPV to avoid UK's high SDLT  
Guide price £3.8 M



### Sought after en bloc residential investment comprising 10 units

Ladbroke Grove W11

- Subject bldg comprises 8 self-contained studio flats and 2 one bedroom flats and the interiors and communal areas are in fair condition
- The LG flat has access to a private patio garden and the bldg has access to beautifully maintained communal gardens.
- Located within close proximity to fashionable shops and restaurants and cafes of Notting Hill and Holland Park
- 大廈設有8個設備齊全的開放式單位，2個一房單位
- 地下一層可連接至私家花園，大廈亦可使用華麗的公用花園
- 毗鄰Notting Hill及Holland Park的時尚商店，餐廳及咖啡廳

Freehold title  
GIA 3,539 s.f.  
Guide price £5.5 M



泰國 曼谷  
Bangkok

# Ananda 曼谷 全新大型住宅項目

由港幣62萬起\*，  
首期僅12餘萬起

IDEO  
NEW RAMA 9



- ◆ 兩鐵匯聚, 距離未來MRT 橙線 Rama 12站<sup>#</sup> 380米、舉步可達機場鐵路站



- ◆ Hybrid Living設計概念, 高層單位設4.5米特高樓底, 打造型格loft-style

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### Super prime en bloc office bldg close to Regent Street and Oxford Circus

Fitzrovia W1

- Subject property is a corner office bldg overlooking Cavendish Square. Located within 100 metres from Regent Street and within close proximity to London Langham Hotel, BBC HQ and Chinese Embassy
- Oxford Circus is the closest tube station
- Suitable for use as owner occupier office users, or change of use to hotel, member's club, medical or residential use (subject to all necessary planning consents)
- 距離Regent Street僅100米的轉角位辦公室大廈，毗鄰Langham Hotel，BBC總部大樓及中國大使館，大廈可俯瞰Cavendish Square
- 毗鄰Oxford Circus地鐵站
- 若透過城規批准，可轉換成辦公室，酒店，會員俱樂部，醫療或住宅用途

977 year leasehold title

NIA of 8,473 s.f.

To be sold with vacant possession

Guide Price £13 M



### Prime en bloc corner bldg next to Marylebone train station close to Regent's Park

Marylebone W1

- Subject property is a corner bldg. and was developed behind a period façade and completed in 2006 and has an entirely new extension to the rear. Located adjacent to Marylebone train station and close to Regent's Park
- Entirely let to a corporate tenant with expiry in 3.5 years on FRI basis
- Current passing rent is £1.35 Million p.a.
- 建於2006年，鄰近Marylebone火車站及Regent's Park的轉角位大廈
- 現由企業租戶以FRI形式承租，擁3.5年租約
- 年租金收入1.35百萬英鎊

Freehold title

NIA of 23,235 s.f.

NIY of 4.25%

(assuming acquisition of the SPV)

Guide price £31.2 M



### Striking modern Grade A office block with good immediate yield

Farringdon EC1

- Subject property is a striking modern Grade A office bldg comprehensively refurbished in 2011. Situated close to the junction of Goswell Road/Glasshouse Yard in the heart of the Farringdon/Clerkenwell area. Less than 400 metres from the future Farringdon Cross Rail station which is scheduled to commence operations in 2018-19)
- Current passing rent is £1.74 Million p.a.
- 於2011年全面翻新的時尚甲級辦公室大廈，坐落於Farringdon及Clerkenwell 市中心地段的Goswell Road及Glasshouse Yard，距離2018-19年落成的Farringdon Cross Rail 火車站
- 年租金收入1.74百萬英鎊



Freehold title

GIA 48,298 s.f.

NIY of 4.5%

Guide Price £38M

### Super prime en bloc retail/office/residential bldg

Mayfair W1

- Subject en bloc mixed use investment is located on a major shopping street that provides direct linkage between Regent Street and New Bond Street and is popular with international designer labels. Retail unit is arranged on basement, G/f and 1/F. Office is on 2/F and 2 residential flats on 3/F and 4/F
- 2/F currently has planning consent to convert to residential use
- Retail floors let to an internationally renowned luxury leather goods designer store with 14 years to expiry
- 此商住混合大廈位處主要購物大街，連接Regent Street及New Bond Street，極受國際設計品牌歡迎，地庫、首層及一樓是零售商舖，二樓是辦公室，三樓及四樓是兩個住宅單位
- 二樓已取得城規批准可改建成住宅用途
- 零售商舖由國際著名豪華皮革設計品牌承租，擁14年租約



Long leasehold title with 1,896 years unexpired

NIA of 4,704 s.f.

Guide price £17.75M

### Two adjoining freehold retail units located on fashionable and pop culture retail street

Notting Hill W11

- Subject property comprises two adjoining retail units on G/F and basement level in a highly desirable location in the 100% prime retail pitch on Notting Hill. The residential units on upper levels sold off on long leasehold basis
- Entirely let to famous fashion retail chain store with 8 years unexpired
- Current passing rent of £399,000 p.a.
- 此物業的首層及地庫是兩個相鄰的零售商舖，位處Notting Hill的零售黃金地段，上層的住宅單位已分別出售
- 現由著名時裝零售連鎖店獨立承租，擁8年租約
- 年租金收入399,000英鎊



Freehold title

NIA 4,330 s.f.

NIY of 3.12%

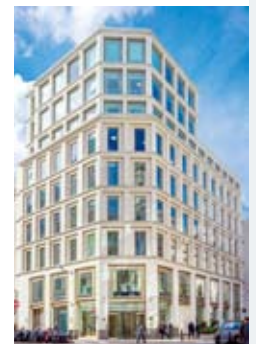
(assuming acquisition of the SPV)

Guide price £12.5 M

### Prime en bloc corner bldg. close to Bank of England and with good immediate yield

The City EC2

- Subject property is a corner bldg located at junction of Old Jewry and Ironmonger Lane and within 75 metres from Bank of England and Bank tube station
- Multi let to 7 office tenants and one retail tenant
- Current passing rent is £3.0M p.a.
- 位處Old Jewry及Ironmonger Lane的轉角位大廈，距離英倫銀行及Bank地鐵站僅75米
- 由七個辦公室租戶及一個零售租戶承租
- 年租金收入3百萬英鎊



Long leasehold title with 142 years unexpired

NIA 60,916 s.f.

NIY of 4.0%

Guide price £72M





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Well known private medical clinic en bloc bldg with good immediate yield

Moto-Azabu, Minato-Ku, Tokyo 東京 港區 元麻布

- Subject bldg is a 3 storey reinforced concrete medical clinic which is entirely let and is used as a well known gynecology centre
- Completed in March 2002
- 7 min walking distance to Roppongi Station of Hibiya Line and 10 min walking distance to Azabu-Juban Station of Toei Oedo Line and Namboku Line
- 樓高三層的鋼筋混凝土醫療診所，現已租出，是著名的婦科中心
- 建於2002年3月
- 距離日比谷線的六本木站僅7分鐘步程，都營地下鐵大江戶線及南北線的麻布十番站僅10分鐘步程



Freehold title  
GIA is 359.94 sq.m.  
Gross Immediate Yield 4.63%  
Guide price 518 Million JPY  
(approx. HK\$36 Million)

Recently renovated en bloc residential bldg in good residential area

Roppongi, Minato-Ku, Tokyo 東京 港區 六本木

- Subject bldg is a 3 storey reinforced concrete bldg which was fully renovated in November 2014. It comprised a total of 9 units of which 8 are fully let
- Completion date was May 1985
- 3 min walking distance to Roppongi Station of Oedo Line and Hibiya Line
- 樓高三層的鋼筋混凝土大廈，已於2014年11月全面翻新，共有9個單位，其中8個已經租出
- 建於1985年5月
- 距離都營地下鐵大江戶線及日比谷線的六本木站僅3分鐘步程



Freehold title  
Bldg Area is 412.59 sq.m.  
Gross reversionary Yield is 4.05% if all units fully leased  
Guide price 488 Million JPY  
(approx. HK\$43 Million)

Prime retail unit on street level in Roppongi

Roppongi, Minato-Ku, Tokyo 東京 港區 六本木

- Subject property is a strata title retail shop on street level of an 8 storey bldg. It is entirely let to a gym operator
- Completed in January 1981 and current passing rent is 17,496,000 JPY p.a.
- 8 min walking distance to Roppongi station of Hibiya Line and 6 min walking distance to Azabu-Juban Station of Namboku Line
- 樓高八層的大廈，設零售地舖，由健身營運商承租
- 建於1981年1月，年租金收入17,496,000日元
- 距離日比谷線的六本木站僅8分鐘步程，南北線的麻布十番站僅6分鐘步程



Freehold title  
Bldg area is 267.91 sq.m.  
Gross immediate yield is 3.80%  
Guide Price 460 Million JPY  
(approx. HK\$32M)

Pre-sale of en bloc commercial bldg with 2 retail units near Omotesando station

Jingu-mae, Shibuya-Ku, Tokyo 東京 涉谷區 神宮前

- Subject property involved the turn key sale of an en bloc 3 storey commercial bldg which will comprise two self contained retail units
- Expected completion time will be February 2018
- 4 min walking distance to Omote Sando Station of Hanzomon Line and Chiyoda Line and 5 min walking distance to Meiji-jingu-mae Station of Fukutoshin Line
- 樓高三層的商業大廈，提供兩個商舖
- 預計2018年2月落成
- 距離半藏門線及千代田線的表參道站僅4分鐘步程，副都心線的明治神宮前（原宿）站僅5分鐘步程



Freehold title  
GIA 447.58 sq.m.  
Gross reversionary yield is 4.63% (assuming 100% occupancy on completion)  
Guide price 1.8 Billion JPY  
(approx. HK\$126 Million)

Prime en bloc residential condominium bldg in centre of Tokyo

Shiba, Minato-Ku, Tokyo 東京 港區 芝

- Subject bldg is a 15 storey en bloc reinforced concrete condominium bldg with a total of 84 self contained residential units with 81 units fully leased.
- Completed in December 2015
- 6 mins walking distance to Mita Station of Mita Line and Asakusa Line and 7 min walking distance to Shiba-Koen Station of Mita Line
- 樓高十五層的鋼筋混凝土住宅大廈，提供84個設備齊全的單位，其中81個已經租出
- 建於2015年12月
- 距離都營地下鐵三田線及淺草線的三田站僅6分鐘步程，三田線的芝公園站僅7分鐘步程



Freehold title  
Bldg Area is 3,274.47 sq.m.  
Gross reversionary yield (if fully leased) will be 3.94%  
Guide Price 3.7 Billion JPY  
(approx. HK\$258 Million)

Prime en bloc commercial bldg in centre of Tokyo

Nihonbashi-Hisamatsu-cho, Chuo-Ku, Tokyo 東京 中央區 日本橋久松町

- Subject commercial property is an en bloc 10 storey steel reinforced concrete bldg comprising a total of 10 units
- Completed in April 1992
- 8 units out of 10 now let. 2 remaining units currently used by owner
- 3 mins walking distance to Hamacho station of Toei Shinjuku Line and 4 min walking distance to Ningyo-Cho Station of Toei Asakusa Line and Hibiya Line
- 樓高十層的鋼筋混凝土大廈，共有10個單位
- 建於1992年2月
- 現已租出8個單位，尚餘2個由業主自用
- 距離都營地下鐵新宿線的濱町站僅3分鐘步程，都營地下鐵淺草線及日比谷線的人形町站4分鐘步程



Freehold title  
GIA 702.46 sq.m.  
Gross reversionary yield will be 5.43% (upon 100% occupancy)  
Guide Price 500 Million JPY (approx. HK\$35M)

# Rare Whole Floor Office For Sale in Central

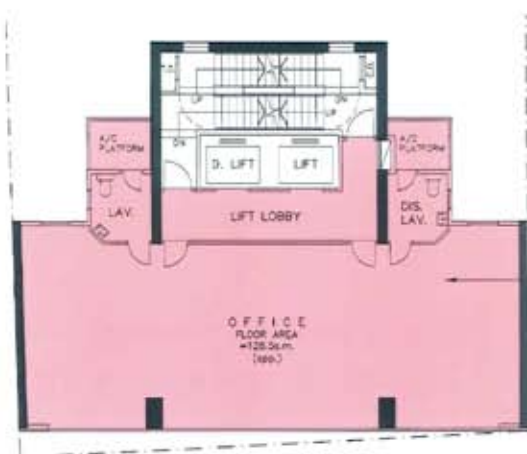
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