

# The Key

# 大宅®

SELECT DELUXE HOMES

**INTERVIEW**

Omar Khan

夢想居停  
Dream home  
with enchanting views

本期焦點：城中綠洲  
**Spotlight:**  
Magnificent residences  
with private alfresco spaces

LANDSCOPE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

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

# 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

Inquiries 查詢:

☎ **9011 5499** (Mobile)

[yuky.chung@landscape-christies.com](mailto:yuky.chung@landscape-christies.com)

- |    |   |    |  |
|----|---|----|--|
| 02 | <b>MONTHLY HIGHLIGHT</b><br>Clear Water Bay panoramic sea view townhouse<br>清水灣無敵海景洋房 | 13 | <b>HIGHLIGHT</b><br>Tai Hang Road, Midlevels East<br>東半山 大坑道 |
| 06 | <b>SPOTLIGHT</b><br>Magnificent residences with private alfresco spaces<br>城中綠洲       | 14 | <b>INTERVIEW</b><br>Omar Khan                                |
| 07 | Southside & the Peak sale<br>南區及山頂 出售   | 16 | Southside & the Peak lease<br>南區及山頂 出租                       |
| 09 | <b>HIGHLIGHT</b><br>Braga Circuit, Kowloon<br>九龍 布力架街                                 | 22 | Mid-levels Central & West lease<br>中半山及西半山 出租                |
| 10 | Mid-levels Central & West sale<br>中半山及西半山 出售  | 26 | Mid-levels East & Happy Valley lease<br>東半山及跑馬地 出租           |
| 12 | Mid-levels East & Happy Valley sale<br>東半山及跑馬地 出售                                     | 28 | U.K. Properties<br>英國物業                                      |
|    |   | 32 | Japanese Properties<br>日本物業                                  |



## 對抗熱浪 Beat the heat

For any given hot summer day, a cold shower or a dip in the pool is all we need to drive away the heat and humid weather.

Taking a shower is never a boring routine any longer with advanced technological innovation nowadays. Many shower systems and products are equipped with smart control, intuitive design and water-saving technology that allow us to personalise our shower-time experience such as controlling the rhythm or jet power. With some latest ceiling shower systems that come with large water outlets, we can even enjoy a home-spa experience like never before.

在炎炎夏日，沒有什麼比一個花灑浴或跳進泳池碧波暢泳更能驅走熱浪和潮濕的天氣。

時至今日，先進的科技和發明，令花灑浴變得不再單調。不少花灑設備及淋浴產品均配備智能控制系統、方便易用的設計，以及節省用水的技術等，讓用家自訂個人化的淋浴體驗，例如控制噴水的韻律或水力。一些新穎的天花淋浴系統甚至配備大型花灑頭，用家可以享受家中香薰浴的體驗。

## 5 EASY WAYS TO LIST YOUR PROPERTY WITH THE KEY: 5個簡單方法在《大宅》刊登您的出售 / 出租物業：

-  **3102 4818**
-  **2866 0015 Fax**
-  **6891 3639 WhatsApp**
-  **info@landscape-christies.com**
-  **www.landscape-christies.com/sell-to-let**

## Did you know?

We list your homes as videos online for **FREE** on our page?

See it on Facebook at

Landscape Christie's International Real Estate



Published and distributed by



Find us on:  
facebook.

Designed by

INSPIRING ARCHITECTURE & DESIGN

**perspective**

Landscape Christie's International Real Estate

領域佳士得國際地產

C-018733

Tel: +852 2866 0022 Fax: +852 2866 0015

Email: info@landscape-christies.com

Website: www.landscape-christies.com

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

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

Email: info@perspectiveglobal.com

Website: www.perspectiveglobal.com

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

SCAN HERE  
TO SUBSCRIBE  
ONLINE



The information, text, photos, analyses and projections contained herein are provided solely for the convenience of prospective clients and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape Christie's International Real Estate, Landscape Surveyors Limited, Landscape Realty Limited or the owners, none of whom shall have any liability or obligation with respect thereto. Interested parties should rely on their own investigations, interpretations and analyses in connection with the purchase or letting thereof.

Information has been provided to us by sources deemed reliable, but no warranty or representation is made as to its accuracy, correctness or completeness. These offerings are made subject to contract, correction of errors, omissions, prior sale or lease, change of price or terms or withdrawal from the market without notice. The contents of The Key are for reference only and do not constitute all or any part of a contract. Copyright 2017

Each Office is Independently Owned and Operated



## Dream home with enchanting views

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

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

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

With a high efficiency ratio of 87 per cent, the townhouse also offers abundant space for leisure activities, including a generous garden, a rooftop, a private swimming pool and a garage with four car parks. Other clubhouse facilities include a gym and tennis court and shuttle bus service to the nearest MTR station.

The townhouse is on sale for HK138 million.







## 夢想居停

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

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

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

洋房的實用率高達87%，戶外空間充裕，設有一個花園、天台及戶外私人游泳池，適合進行各種消閒活動，另有一個可泊四輛車的車庫，其他會所設施包括健身室、網球場及連接港鐵站的穿梭巴士服務。洋房現以1億3,800萬港元出售。

Can be sold via company shares transfer

可以公司轉讓股份形式買賣



Clear Water Bay panoramic sea view townhouse

清水灣無敵海景洋房



GROSS AREA 4,264 s.f.

SALEABLE AREA 3,708 s.f.

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

OFFERED AT \$138,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 54083



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**



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





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，**可以公司轉讓股份形式買賣**



**GROSS AREA** 2,588 s.f.  
**SALEABLE AREA** 2,371 s.f. (plus 2,740 s.f. garden and 404 s.f. roof)  
**OFFERED AT** \$118,000,000  
 \$110,000,000

**INQUIRIES**

9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 38624



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**

9093 3381 Stephen Chan 陳先生

**SEARCH REFERENCE NO.** 108989



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

Rare huge 5-bedroom sea view penthouse with 2 car parks and full clubhouse facilities, **can be sold via company shares transfer**

罕有偌大海景頂層單位，五房間隔，連兩車位及完善會所設施，**可以轉讓公司股份形式買賣**



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

**INQUIRIES**

9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 108831



Rare Peak Detached House

罕有山頂大屋

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

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



**GROSS AREA** 3,477 s.f.  
**SALEABLE AREA** 3,425 s.f.  
 (plus 4,464 s.f. garden and car port)

**OFFERED AT** Open Offer

**INQUIRIES** 9871 6828 Louis Wong 黃先生

**SEARCH REFERENCE NO.** 5624





**Regent Palisades**

薄扶林 帝柏園

43 Bisney Road

Nicely renovated 3-bedroom low-rise apartment with private roof

雅致裝修三房低密度單位，連私家天台

**GROSS AREA** 1,619 s.f.

**SALEABLE AREA** 1,215 s.f. (plus 1,099 s.f. roof)

**OFFERED AT** \$26,000,000

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 118742



**Scenic Villas**

薄扶林 美景臺

02-28 Scenic Villa Drive

Large 4-bedroom apartment with balcony enjoying green view at Pokfulam

特大四房單位連露台，享翠綠景致

**GROSS AREA** 2,194 s.f.

**SALEABLE AREA** 1,963 s.f.

**OFFERED AT** \$32,500,000

**INQUIRIES** 9648 6082 Christine Chong 莊小姐

**SEARCH REFERENCE NO.** 50107



**Vista Mount Davis**

薄扶林 華亭閣

52-54 Mount Davis Road

Nicely decorated 3-bedroom apartment with full sea view in Pokfulam

雅致裝修三房單位，眺望全海景

**GROSS AREA** 2,200 s.f.

**SALEABLE AREA** 1,882 s.f.

**OFFERED AT** \$39,000,000

**INQUIRIES** 9250 0300 Randy Chan 陳先生

**SEARCH REFERENCE NO.** 112287



**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



**Repulse Bay Garden** 淺水灣 麗景園

18-40 Belleview Drive

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

迷人寬敞三房住宅，飽覽淺水灣泳灘美景

**GROSS AREA** 2,288 s.f.

**SALEABLE AREA** 2,049 s.f.

**OFFERED AT** \$58,000,000

**INQUIRIES** 9209 9988 Alan Wong 王先生

**SEARCH REFERENCE NO.** 24315



**Repulse Bay Garden**

淺水灣 麗景園

18-40 Belleview 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



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，連遼闊海景

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



Pacific View 大潭 浪琴園

38 Tai Tam Road

One of a kind 5-bedroom duplex apartment with 2 car parks enjoying superb sea view

獨特五房複式單位，連兩車位，坐擁優美海景

GROSS AREA 4,108 s.f.

SALEABLE AREA 3,434 s.f.

OFFERED AT \$88,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 33464



The Somerset

淺水灣 怡峰

67 Repulse Bay Road

High floor zone 2-ensuite duplex enjoying stunning sea view

高層兩套房複式單位，眺望壯麗海景

GROSS AREA 2,464 s.f.

SALEABLE AREA 1,939 s.f.

OFFERED AT \$89,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 2981



Vivian Court

山頂 瑞燕大廈

18-22 Mount Kellett Road

Prestigious 4-bedroom apartment with 2 car parks and a spacious rooftop

尊貴四房單位，連兩車位及偌大天台

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,301 s.f. (plus 4,800 s.f. roof)

OFFERED AT \$120,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 40249



The Beachfront 淺水灣 壁池

07 Belleview Drive

Exquisite 3-bedroom townhouse at exclusive location with stunning view of Repulse Bay

獨特三房排屋，地段尊貴，坐擁壯麗淺水灣美景

GROSS AREA 3,691 s.f.

SALEABLE AREA 2,821 s.f. (plus 1,306 s.f. garden)

OFFERED AT \$200,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 106059





### 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



### Severn Eight

山頂 倚巒  
08 Severn Road

Luxury 4-bedroom townhouse with private lift enjoys panoramic harbour view

豪華四房排屋，連私家升降機，飽覽全景



**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



## 校網完善 Tranquility with best school network

Braga Circuit, Kowloon

九龍 布力架街

**SALEABLE AREA** 4,384 s.f.

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

**INQUIRIES** 9871 6828 Louis Wong 黃先生



The luxurious semi-detached house at Braga Circuit offers both a secluded living environment and convenient access to the heart of Kowloon.

The brand new decorated 4,384 s.f.(saleable area) three-storey semi-detached house boasts four spacious ensuite bedrooms, living and dining areas, a sophisticated custom kitchen, a spacious garden with water feature and ample private parking with air-conditioned garage. While surrounded by a tranquil living environment, Ho Man Tin also has one of the best school networks in Hong Kong that adds to the value of the house.

這間位於何文田布力架街的全新豪華半獨立式洋房設備完備，設有四間套房、裝修雅致的客廳、設備齊全的廚房、附水池的花園，私人車庫還設有空氣調節。

何文田居住環境清幽恬靜，更擁有全港最完善的學校網，為這洋房更添價值。



### 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



### Manly Mansion

西半山 文麗苑  
69B Robinson Road

Older-style 3-bedroom flat with spacious practical layout on Robinson Road  
英式三房單位，間隔寬敞實用，可租可售

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,015 s.f.

OFFERED AT \$37,000,000 also for lease \$78,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 96827



### Tregunter Tower 3

中半山 地利根德閣3座  
14 Tregunter Path

Modern 2-bedroom apartment with a study in prime neighbourhood

時尚兩房單位，連書房，位處優越地段

GROSS AREA 2,020 s.f.

SALEABLE AREA 1,547 s.f.

OFFERED AT \$41,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 163726



### Horizon Mansion 中半山 崇華大廈

102-104 MacDonnell Road

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

品味裝修偌大住宅，連露台及車位，鄰近商業中心區

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,864 s.f.

OFFERED AT \$43,800,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 148423



### Tregunter Tower 1 中半山 地利根德閣 1座

14 Tregunter Path

Large 4-bedroom apartment with balcony and full clubhouse facilities at  
Midlevels Central

偌大四房單位連露台，享完善會所設施

GROSS AREA 3,052 s.f.

SALEABLE AREA 2,330 s.f.

OFFERED AT \$53,800,000

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 49065



### Estoril Court

中半山 愛都大廈

55 Garden Road

Huge 4-bedroom apartment with spacious and high efficient layout

偌大四房單位，間隔寬敞實用

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$64,500,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 33018





**Clovelly Court**

中半山 嘉富麗苑  
12 May Road

Spacious 3-bedroom apartment with private roof and clubhouse facilities  
寬敞三房單位，連私家天台，享會所設施

GROSS AREA 2,115 s.f.

SALEABLE AREA 1,784 s.f.

OFFERED AT \$79,800,000

INQUIRIES 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  
罕有四套房偌大單位，大廈剛完成翻新保養

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



**Rose Gardens**

中半山 玫瑰別墅  
09 Magazine Gap Road

Rarely available 3-bedroom practical apartment at lower Peak  
罕有三房住宅，間隔實用

GROSS AREA 2,600 s.f.

SALEABLE AREA 2,161 s.f.

OFFERED AT \$100,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 36375



**Century Tower 2 中半山 世紀大廈 2座**  
1A Tregunter Path

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

品味裝修時尚高層單位，私隱度高，眺望壯麗翠綠景及海景

GROSS AREA 3,638 s.f.

SALEABLE AREA 2,792 s.f.

OFFERED AT \$119,000,000

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 104563



**May Tower 2 中半山 梅苑二座 5 May Road**

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

偌大三房單位，連車位，地段尊貴，眺望壯麗城市景

GROSS AREA 3,393 s.f.

SALEABLE AREA 2,669 s.f.

OFFERED AT \$130,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 1542



**Grenville House 中半山 嘉慧園**

01 & 03 Magazine Gap Road

Large 4-ensuite penthouse flat with private roof top in prime Central  
Midlevels

偌大四套房頂層單位，連私家天台，地段優越

GROSS AREA 3,700 s.f.

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

OFFERED AT \$167,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 32115





Greenville Gardens 東半山 嘉苑  
16-17 Shiu Fai Terrace

High efficiency apartment with balcony and a carpark in tranquil and convenient location

高實用率住宅，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 \$32,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 131125



12 Boyce Road

渣甸山 布思道12號

Rare colonial low-rise apartment with private roof top overlooking Jardine's Lookout

罕有英式低密度住宅，連私家天台，環境怡人

GROSS AREA 1,600 s.f.

SALEABLE AREA 1,217 s.f. (plus 900 s.f. roof)

OFFERED AT \$41,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 38183



Elm Tree Towers

渣甸山 愉富大廈

08-10 Chun Fai Road

Efficient 3-bedroom apartment with full facilities for sale with tenancy

實用三房單位，連完善設施，連租約出售

GROSS AREA 2,028 s.f.

SALEABLE AREA 1,570 s.f.

OFFERED AT \$42,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 169276



Nicholson Tower

東半山 蔚豪苑

08 Wong Nai Chung Gap Road

Newly renovating building with 4-bedroom apartment and open city view

翻新大廈四房單位，坐擁開揚城市景致

GROSS AREA 1,993 s.f.

SALEABLE AREA 1,638 s.f.

OFFERED AT \$51,800,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 33867



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 \$140,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 131038



Bellevue Court

東半山 碧蕙園

41 Stubbs Road

Spacious 3-bedroom (2-ensuite) apartment in luxury location

寬敞三房(連兩套房)單位，地段尊貴

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,257 s.f.

OFFERED AT Open Offer

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 48066





## 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。



## 寧靜方便 Serenity and accessibility

### 58 Tai Hang Road, Midlevels East

東半山 大坑道58號

**GROSS AREA** 2,000 s.f.

**SALEABLE AREA** 1,431 s.f.

**OFFERED AT \$32,800,000**

**INQUIRIES 9662 2199 David Lau 劉先生**

**SEARCH REFERENCE NO. 120323**



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

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

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

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





Dream weaver: Omar Khan infuses a graphic sense of storytelling into his striking rug designs

## Weft of centre

*Omar Khan's approach to rug design makes his products works of beauty in their own right*

TEXT: Michele Koh Morollo  
PHOTOGRAPHY: Lane Crawford

**Setting eyes – and foot – on an Omar Khan rug is an almost surreal experience, yet a thoroughly pleasurable one.** Khan's rugs are richly textured, often with vivid colours and an almost hallucinogenic, three-dimensional quality. They are a lot more than mere floor coverings: they bring as much personality into a space as a painting purchased from a fine-art gallery.

A globetrotting Singaporean of Dutch, Chinese, Egyptian, Pakistani, and German ancestry, Khan was educated in New York, lived in Hong Kong for a while, and is now based in Kuala Lumpur with production facilities in Bangkok.

"As a kid, I was always very bad at math. The only way I could express myself was through art and craft," says Khan, who studied animation and graphic design at Parsons School of Design in New York before joining On Pedder in Hong Kong as a visual merchandiser, then establishing his own brand Omar Khan Rugs in 2014.

"When I was in Parsons, I thought I was going to be a Pixar guy and develop the next Finding Nemo, but there was too much technology involved and I just wanted to draw beautiful things," says Khan, who

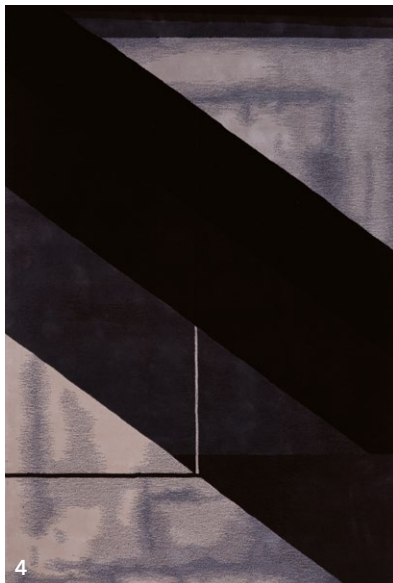
did, however, learn the art of storytelling through his animation education, something that he now applies to his design process. "My training in graphic design was very useful for what I do now. Graphic design taught me about space, topography and composition, which all come together in my work. A good rug should be like a movie poster that tells a story."

Khan's rugs are largely inspired by his dreams, which he immediately jots down in a journal upon waking each morning. "I dream in colour, and the images I see linger in my mind's eye for some time after I wake. Slowly, I'll flesh them out, like a story that needs to be told. I use texture and dimension to further illustrate the narrative," he says.

While his inner life proffers many ideas, Khan understands that designing for the interiors of homes requires the input of others. Each day, he makes a point of creating 20 new designs. Then, to find out which have the greatest appeal, he holds what he calls "dinner party focus groups" for three consecutive evenings. Before the party begins, Khan pins up A4-size drawings of his latest designs on a wall. He then invites his guests to anonymously indicate which designs they like and which



1. Geometric illusions feature in the Panos area rug
2. Subtle shades of grey and brown lend an industrial feel to the Richter area rug
3. In the Bilquis area rug, leaves swirl with abandon in a symmetrical tableau on worsted wool
4. A bold dark diagonal is the central feature of the Oscar area rug
5. The Sofia rug's rippling pattern is the perfect backdrop for minimalist interiors
6. The Aura area rug has an organic theme that makes use of striking contrasts



they don't by putting a coloured sticker at the bottom of each drawing.

"A white sticker means the husband and wife both like it, a green sticker means one partner's decision trumped the other's, and red means they both didn't like it," says Khan, who believes family dynamics are an important aspect of rug selection, because design decisions should be about getting everyone on board. The designs that get the highest number of white stickers are usually the first he sends to his factory to have samples made.

Bamboo silk and New Zealand semi-worsted wool are Khan's favourite materials, though he also sometimes uses corn Sorona – a material that is both stain resistant and hypoallergenic. His methods of construction are either cut pile, loop or a combination of both. "My choice of material and weaving method depends on the design. If there is an extraordinary amount of carving work, then I like to use full wool, which has a more sculptural quality and holds those details better," he says. "But if the client is interested in a more visceral experience, then we will play with textures and interweave bamboo into the mix so the feel is super-soft. Often, I mix materials and

construction methods to create contrast and depth. This enhances dimension and texture for a couture feel."

According to Khan, a rug is "a big statement of who you are" and a single good couture rug, even if combined with simple loose furniture from Ikea, can transform a space, adding a unique narrative to one's home.

"A rug creates a breathing space in between the walls and the floor, and can make or break a space. A thoughtfully designed rug tells a lot about its owner: what they stand for, what they want to hide and what they want to show the world. When you get your first glimpse into someone's home, the rug sets the scene; there is something magical and highly personal about them," he says. ●

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





Dor Fook Mansion 薄扶林 多福大廈  
126 Pok Fu Lam Road

Spacious 3-bedroom apartment with unblocked sea view with easy access to Central

寬敞三房住宅，坐擁遼闊海景，毗鄰中環

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,578 s.f.

OFFERED AT \$49,000 incl.

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 183372



The Brentwood 淺水灣 蔚峰園  
11 Repulse Bay Road

Popular 3-bedroom apartment with balcony and spectacular sea view in quite location

受歡迎三房單位，連露台，飽覽壯麗海景，位處寧靜地段

GROSS AREA 1,556 s.f.

SALEABLE AREA 1,113 s.f.

OFFERED AT \$60,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 35662



30 Cape Road

春坎角 環角道30號

3-bedroom sea view duplex with large balcony at tranquil location  
三房海景複式單位，連大露台，地段寧靜

GROSS AREA 1,400 s.f.

SALEABLE AREA 1,104 s.f.

OFFERED AT \$67,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 36411



37 Repulse Bay Road

淺水灣 淺水灣道37號

Large 4-bedroom apartment with peaceful sea view and clubhouse facilities  
偌大四房住宅，享怡人海景，連會所設施

GROSS AREA 1,745 s.f.

SALEABLE AREA 1,254 s.f.

OFFERED AT \$72,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 34194



Hong Kong Parkview 淺水灣 陽明山莊

88 Tai Tam Reservoir Road

Practical 3-bedroom apartment with full range of excellent clubhouse facilities

實用三房單位，享優質完善會所設施

GROSS AREA 2,366 s.f.

SALEABLE AREA 1,886 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 151123



26 Magazine Gap Road

山頂 馬己仙峽道26號

Spacious 3-bedroom harbour view flat at lower Peak area  
三房寬敞住宅，享優美海景

GROSS AREA 2,400 s.f.

SALEABLE AREA 2,072 s.f.

OFFERED AT \$95,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 38984





### Carolina Garden

山頂 嘉樂園  
20-34 Coombe Road

Spacious 4-bedroom apartment with greenery view  
寬敞四房單位，連翠綠景色

GROSS AREA 2,350 s.f.

SALEABLE AREA 2,145 s.f.

OFFERED AT \$98,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 20664



### 3 Repulse Bay Road

淺水灣 淺水灣道3號

4-bedroom flat commanding magnificent views of Island South  
淺水灣四房住宅，眺望南區壯麗海景

GROSS AREA 2,161 s.f.

SALEABLE AREA 1,741 s.f.

OFFERED AT \$100,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 152109



### 16-18 South Bay Road

淺水灣 南灣道16-18號

Rare colonial waterfront low-rise apartment with 3 bedrooms in South Bay  
罕有英式海濱低密度單位，三房間隔

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,809 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 126699



### Marina South

鴨洲 南區左岸

08 Ap Lei Chau Drive

Brand new 4-bedroom with 2-ensuite apartment overlooking beautiful marina view

全新四房（連兩套房）單位，飽覽優美遊艇海景

SALEABLE AREA 1,870 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 181349



### Banyan Villas 赤柱 榕蔭園

09 Stanley Village Road

Highly sought after 3-bedroom townhouse with lush green view close to Stanley Beach

受歡迎三房排屋，眺望茂綠景致，毗鄰赤柱正灘

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,235 s.f.

OFFERED AT \$106,000 incl.

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 7221



### The Carmina

深水灣 嘉名苑

07-09 Deep Water Bay Drive

4-bedroom flat in tranquil location with shuttle bus service

深水灣四房住宅，地段寧靜，享穿梭巴士服務

GROSS AREA 2,628 s.f.

SALEABLE AREA 2,075 s.f.

OFFERED AT \$107,000 incl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 100147





### Belgravia

淺水灣 南灣道57號

57 South Bay Road

Luxurious 3-bedroom sea view flat on tranquil South Bay Road

豪華三房海景住宅，位處恬靜南灣道，可租可售

GROSS AREA 2,390 s.f.

SALEABLE AREA 1,875 s.f.

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

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 118350



### Celestial Garden

淺水灣 詩禮花園

05 Repulse Bay Road

Spacious layout 3-bedroom apartment with lush green surroundings

間隔寬敞三房單位，環境翠綠怡人

GROSS AREA 2,375 s.f.

SALEABLE AREA 1,970 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 22426



### Seascape 薄扶林 海日樓

42 Sassoon Road

Newly upgraded 4-bedroom colonial townhouse with spacious garden and terraces and 2 car parks in tranquil area

全新裝修英式四房排屋，連寬敞花園及平台，雙車位，地段寧靜，可租可售

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,415 s.f. (plus 522 s.f. roof)

OFFERED AT \$118,000 incl. also for sale \$98,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 38627



### La Mer 薄扶林 浪頤居

67-71 Bisney Road

Unique 4-bedroom seaview apartment with internal staircase leading to private roof

獨特四房海景單位，連室內內置樓梯往私家天台，可租可售

GROSS AREA 2,567 s.f.

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

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

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 22029



### 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 excl.

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 167307



### 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 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 32027





**Twin Brook 淺水灣 雙溪**

43 Repulse Bay Road

Spacious 4-bedroom apartment at prestigious location overlooking golf course and Deep Water Bay

寬敞四房單位，俯瞰高爾夫球場及深水灣美景，地段尊貴顯赫，可租可售

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,423 s.f.

OFFERED AT \$135,000 incl. also for sale \$118,000,000

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 32624



**Belgravia**

淺水灣 南灣道57號

57 South Bay Road

Luxurious 4-bedroom sea view flat at quiet end of South Bay Road

豪華四房海景住宅，位處南灣道恬靜地段

GROSS AREA 2,790 s.f.

SALEABLE AREA 2,196 s.f.

OFFERED AT \$139,000 incl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 117842



**The Redhill Peninsula 大潭 紅山半島**

18 Pak Pat Shan Road

Waterfront 4-bedroom townhouse in good layout with clubhouse facilities

海濱四房排屋，間隔實用，連會所設施，可租可售

GROSS AREA 2,588 s.f.

SALEABLE AREA 2,583 s.f.

(plus 857 s.f. garden and 493 s.f. terrace)

OFFERED AT \$150,000 incl. also for sale \$80,000,000

INQUIRIES 9011 5499 Yuky Chung 鍾小姐

SEARCH REFERENCE NO. 10202



**Watford Villa**

山頂 和福別墅

18-28 Watford Road

High privacy 4-bedroom townhouse with peaceful view of Island South

私隱度高四房排屋，享南區和諧恬靜景色，可租可售

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,640 s.f. (plus 728 s.f. roof)

OFFERED AT \$158,000 incl. also for sale \$200,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 104174



**12 Shouson Hill Road**

壽臣山 壽山村道12號

Luxurious garden townhouse with 5 bedrooms nestled in quiet enclave

豪華花園五房排屋，位處恬靜地段

GROSS AREA 3,918 s.f.

SALEABLE AREA 3,560 s.f. (plus 820 s.f. terrace)

OFFERED AT \$160,000 excl.

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 159672



**La Hacienda**

山頂 加列山道27-33 號

27-33 Mount Kellett Road

Newly decorated 4-bedroom house with facilities in the Peak

全新裝修四房大屋，連設施，可租可售

GROSS AREA 3,200 s.f.

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

OFFERED AT \$175,000 incl. also for sale Open Offer

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 4568





### Burnside Villa

淺水灣 濱景園

09 South Bay Road

Unique 4-bedroom townhouse with private garden and 2 covered car parks  
獨特四房排屋，連私家花園及兩車位

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,784 s.f.

OFFERED AT \$185,000 incl.

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 20202



### 66 Deep Water Bay Road

深水灣 深水灣道66號

Rarely available 4-bedroom townhouse in exclusive boutique development

罕有四房排屋，位處尊貴精品住宅項目

GROSS AREA 4,200 s.f.

SALEABLE AREA 2,742 s.f. (plus 569 s.f. roof)

OFFERED AT \$200,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 100123



### 51-55 Deep Water Bay Road

深水灣 深水灣道51-55號

Exclusive 5-bedroom garden townhouse with tranquil area of Deep Water Bay

獨特五房花園排屋，位處深水灣清幽恬靜地段

GROSS AREA 3,713 s.f.

SALEABLE AREA 3,498 s.f.

OFFERED AT \$200,000 excl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 100195



### 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



### 39 Deep Water Bay Road

深水灣 深水灣道39號

Prestigious 3-ensuite townhouse with view of Deep Water Bay

尊貴三套房排屋，飽覽深水灣美景

GROSS AREA 4,502 s.f.

SALEABLE AREA 3,750 s.f.

(plus 1,012 s.f. garden and 449 s.f. roof)

OFFERED AT \$280,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 30818



### 4 Peel Rise 山頂 貝璐道4號

Prestigious 4-ensuite Peak house with ample alfresco spaces enjoying spectacular views

尊貴山頂四套房大屋，戶外空間充裕，眺望優美景色，可租可售

GROSS AREA 4,307 s.f.

SALEABLE AREA 3,436 s.f.

(plus 1,147 s.f. garden, 298 s.f. terrace and 1,066 s.f. roof)

OFFERED AT \$285,000 incl. also for sale \$300,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 155745



# AURA

## 銅鑼灣 CAUSEWAY BAY

### 全新銀座式多用途熱租 (罕有全層 專享私隱)

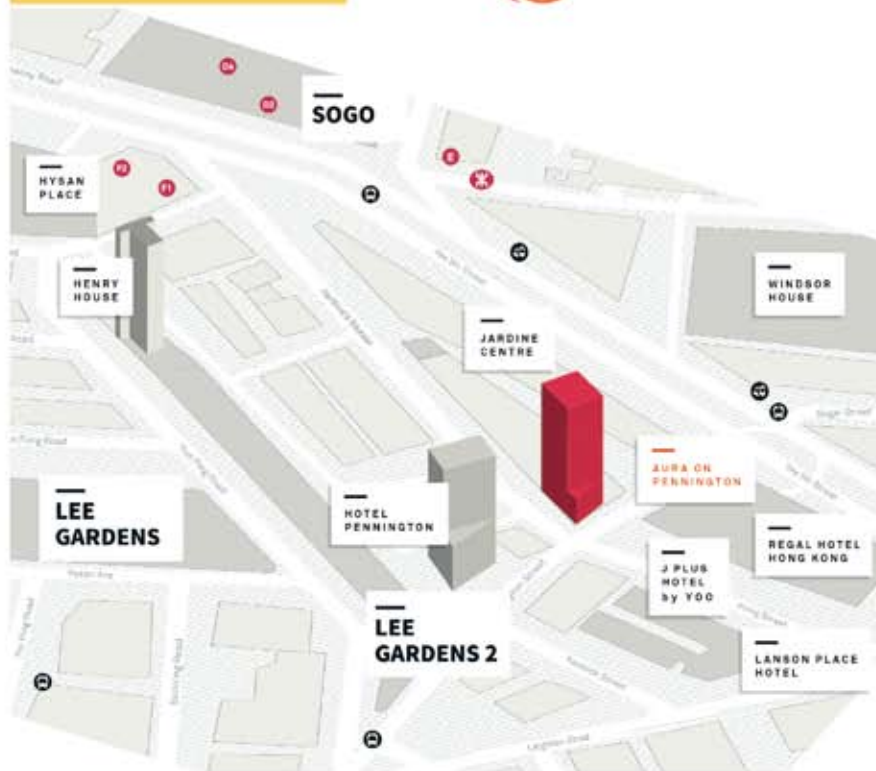
# 招租

## 進佔銅鑼灣全新熱點

- 1 港島消費娛樂核心熱點 - 銅鑼灣
- 2 罕有全幢矚目新時尚地標 - AURA
- 3 SOGO、利園、時代廣場等著名消費聚點包圍
- 4 智慧型格建築、配套及承重合各新穎行業進駐
- 5 咫尺港鐵出口;多線小巴總站匯點
- 6 罕有銀座多用途消費樓層;面積約2000呎

每呎只需  
@60呎起

周邊著名  
消費熱點



現代化開放式設計, 適合具生活品味的創意零售商舖、個人護理、共用工作空間及時尚辦公室選址。

### 特約代理

查詢:

黎先生

☎ 9484 5501

地產代理個人牌照: E147180





### Mirror Marina

西半山 鑑波樓

47 Conduit Road

Spacious 3-bedroom apartment with greenery view in tranquil location

寬敞三房單位，享翠綠景色，地段寧靜，可租可售

GROSS AREA 1,900 s.f.

SALEABLE AREA 1,662 s.f.

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

INQUIRIES 9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 94649



### Cliffview Mansions 中半山 康苑

17-19 Conduit Road

Excellent value large 3-bedroom apartment with spacious layout at prime location

優質偌大三房單位，間隔寬敞，地段優越，可租可售

GROSS AREA 3,200 s.f.

SALEABLE AREA 2,780 s.f.

OFFERED AT \$80,000 incl. also for sale \$53,000,000

INQUIRIES 9035 3732 Kitty Tam 譚小姐

SEARCH REFERENCE NO. 37808



### Botanic Terrace

西半山 芝蘭台

03-05 Conduit Road

Spacious and practical 4-bedroom flat ideal for large family

寬敞實用四房單位，適合大家庭

GROSS AREA 2,072 s.f.

SALEABLE AREA 1,893 s.f.

OFFERED AT \$80,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 182465



### Po Garden

中半山 寶園

09 Brewin Path

4-bedroom apartment at exclusive location close to CBD

中半山四房住宅，地段尊貴顯赫，鄰近市中心

GROSS AREA 2,586 s.f.

SALEABLE AREA 1,942 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 181903



### 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







**Kennedy Park at Central**  
中半山 君珀  
04 Kennedy Road  
Deluxe 4-bedroom modern flat with sweeping city view  
豪華四房時尚住宅，眺望遠闊城市景，可租可售



GROSS AREA 2,478 s.f.  
SALEABLE AREA 1,753 s.f.  
OFFERED AT \$130,000 incl.  
also for sale \$92,500,000  
INQUIRIES 9035 3732 Kitty Tam 譚小姐  
SEARCH REFERENCE NO. 157928



**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



**Queen's Garden**  
中半山 裕景花園  
09 Old Peak Road  
Luxury 3-bedroom apartment with stunning harbour view and prestigious clubhouse facilities  
豪華三房單位，享壯麗海景及尊貴會所設施



GROSS AREA 2,830 s.f.  
SALEABLE AREA 2,141 s.f.  
OFFERED AT \$135,000 excl.  
INQUIRIES 9035 3732 Kitty Tam 譚小姐  
SEARCH REFERENCE NO. 12905



**Eva Court**  
中半山 惠園  
36 MacDonnell Road  
Huge 4-bedroom full floor apartment on MacDonnell Road with easy access to CBD  
偌大四房全層單位，連平台，地段優越



GROSS AREA 4,500 s.f.  
SALEABLE AREA 4,017 s.f.  
OFFERED AT \$215,000 incl.  
INQUIRIES  
9209 9988 Alan Wong 王先生  
SEARCH REFERENCE NO. 96353





### Regence Royale

中半山 富匯豪庭  
02 Bowen Road

Luxurious apartment with spacious living room in high quality modern development

豪華住宅連偌大客廳，位處高質素時尚住宅項目



GROSS AREA 5,219 s.f.  
SALEABLE AREA 3,738 s.f.  
OFFERED AT \$260,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 108704



### Bowen's Lookout

中半山 寶雲道13號  
13 Bowen Road

One of a kind penthouse duplex in prestigious development at tranquil location

獨特頂層複式單位，位處尊貴項目，地段寧靜



GROSS AREA 4,050 s.f.  
SALEABLE AREA 2,739 s.f. (plus 324 s.f. terrace and 203 s.f. roof)

OFFERED AT \$268,000 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 33936



### Resiglow

寶品  
7A Shan Kwong Road, Happy Valley  
跑馬地 山光道7A號

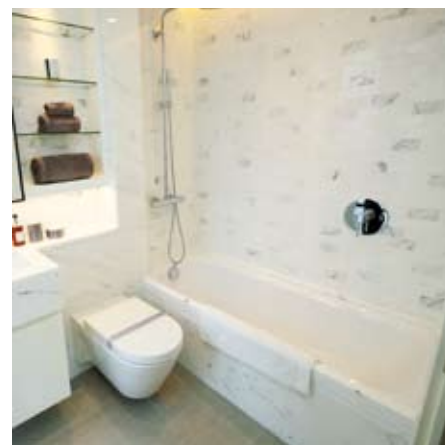


SALEABLE AREA 619 s.f.

2-bedroom from \$29,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 183542



- Brand new boutique style residential development with luxury clubhouse facilities
- Wall and Ceiling finished with emulsion paint in living/dining room and bedrooms
- Floor finished with oak engineering timber floorings with oak skirting in living/dining room and bedrooms
- Convenient and prime location, close to Causeway Bay Shopping Centre
- 全新精品住宅項目，尊享豪華會所設施
- 客飯廳及睡房牆身天花髹乳膠漆
- 客飯廳及睡房地台鋪砌橡木複合地板配橡木飾面腳線
- 優越便利地段，毗鄰銅鑼灣購物中心



泰國曼谷  
Bangkok



BTS  
Ekamai



Gateway  
Ekamai

RHYTHM

SUKHUMVIT 42

現樓發售



## 投資租務首選 - 曼谷 Ekamai

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



呎價港幣3,650元起\*

歡迎查詢

☎ 9010 7621

✉ [projects@landscape.com](mailto:projects@landscape.com)

在此廣告的所有資料包括文字、相片、影像、圖則、圖表、意見及一切敘述只供參考及私人使用。領城國際地產有限公司、領城佳士得國際地產、領城房地產顧問有限公司及領城測量師行有限公司(以下統稱領城)及物業發展商並不擔保及負責資料之準確性、正確性及完整性，本廣告所提供之物業叫價以最後合約為準，並不排除有任何更改、遺漏、期限前預售和預租、價格或租務條款之改變又或取消放盤等等，上述情況一概恕不提前通知。所有資料只供參考，並不構成亦不能被視為任何合約的全部或部份。我們的海外銷售人員代理香港以外之海外物業，故不受香港物業之「地產代理條例」規管。\*詳情請與我們聯絡



領城國際地產有限公司



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



Happy View Court

跑馬地 華景閣

02-08A Happy View Terrace  
Colonial style 3-bedroom low-rise apartment in serene location  
英式三房低密度單位，位處寧謐地段，可租可售



GROSS AREA 1,340 s.f.  
SALEABLE AREA 1,187 s.f.  
OFFERED AT \$53,000 incl.  
also for sale \$28,000,000

INQUIRIES

6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 134750



Woodland Heights

東半山 怡園

02A-02F Wong Nai Chung Gap Road

Practical 3-bedroom apartment with huge balcony overlooking stunning city view

實用三房單位，連大露台，俯瞰壯麗城市景致



GROSS AREA 2,800 s.f.  
SALEABLE AREA 2,547 s.f.  
OFFERED AT \$90,000 incl.

INQUIRIES

9551 1077 Walker Lam 林先生

SEARCH REFERENCE NO. 14958



The Summit

東半山 御峰

41C Stubbs Road

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

高層四房複式單位，享城市壯麗景色



GROSS AREA 3,272 s.f.  
SALEABLE AREA 2,390 s.f.  
OFFERED AT \$170,000 incl.

INQUIRIES

9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29087



# Rare Whole Floor Office For Sale in Central

## 中環矜罕全層辦公室出售

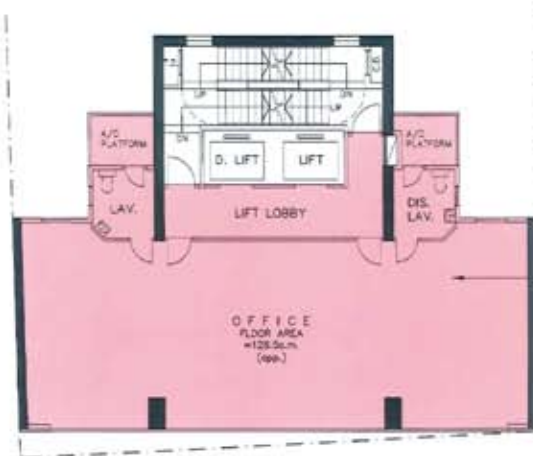
中晶商業大廈, 46 LYNDHURST



### 昂然進駐 中環核心據點 全層2,161'平方尺(G)

戰略要塞 - 緊貼中環至半山自動扶手電梯系統, 距中環港鐵站僅7分鐘步程, 8分鐘步程到達機場鐵路中環站, 得天獨厚三鐵交匯, 佔據大都會核心優勢, 罕有核心區全層辦公樓交吉出售。

- 罕有中環CBD全層 面積只約2,161'平方尺(G)
- 全新華麗優雅大堂 同區最優質多用途核心商廈
- 區內供應持續短缺 天價商業地皇見證世紀時代
- 全層享極高私隱度 高消費群集中盡佔都會脈搏
- 單位間格四正無柱 分體冷氣獨立來去水洗手間



每呎只售  
HK\$20,500起

查詢:  
黎先生 ☎ 9484 5501

Gross Area 2,161sq.ft per floor (approx.)

Efficiency 64% (approx.)

No. of Floors 26 Storeys

OP 1994

MVAC Split Type Air Conditioner

Ceiling Height 3.15m

Provision 60A

Renovation Est. Completion Oct 2017

### Super prime en bloc commercial investment along fashionable street in Knightsbridge

Knightsbridge SW3

- Subject property is an attractive period bldg with prominent double frontage along one of the most fashionable streets in the West End
- Entirely let to a restaurant operator on FRI basis with approx. 24 years unexpired
- Current passing rent of £400,000 p.a. plus rental deposit of £240,000
- Restaurant operator is investing huge capital in renovating the interiors to a very high standard
- 位處West End最時尚街道的受歡迎商業大廈
- 由俄羅斯餐廳營運商以FRI形式獨立承租，擁約24年租約
- 年租金收入400,000英鎊，連租金押金240,000英鎊
- 室內裝修達高質素水平



Freehold title  
NIA 4,122 s.f.  
Guide price £10M

### Corner restaurant unit in fashionable heart of South Kensington

South Kensington SW3

- Subject retail unit is situated on the posh and fashionable Fulham Road and entirely let to a Thai restaurant operator and occupies G/F and basement of this corner bldg. Upper floors are sold off on long leasehold basis
- Current passing rent is £84,600 p.a. with next rent review due in December 2017
- Current lease still has over 4 years to expiry
- 位處優雅時尚的Fulham Road的轉角位單邊零售商舖，首層及地庫由泰國餐廳營運商獨立承租，上層已售出長租約
- 年租金收入達84,600英鎊，2017年12月租金可向上調整，擁4年租約



Freehold title  
GIA 1,414 s.f.  
Guide price £1.85M

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

Chelsea SW3

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



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

### Corner retail unit let to successful and well known restaurant

Notting Hill W11

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



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

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

Chelsea SW3

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



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

### Super prime corner retail unit close to Shaftsbury Avenue

Soho W1

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



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

曼谷Udomsuk區矚目全新大型項目

售價由港幣58萬起\*  
首期兩成



ELIO  
DEL-NEST



位於Sukhumvit 103, 距離 BTS站僅  
9分鐘步程



距離全東南亞最大商場The Bangkok Mall  
僅4分鐘車程



鄰近多所國際學校及外資總部,  
大量優質公司租客

### 超高性價比, 豪華大型會所設施



50x14米  
室外無邊際  
泳池



360度  
全景健身室



桑拿室及  
蒸氣房



Co-working  
Space

歡迎查詢

☎ 9010 7621

✉ projects@landscape.com



在此廣告的所有資料包括文字、相片、影像、圖則、圖表、意見及一切敘述只供參考及私人使用。領城國際地產有限公司、領城住士得國際地產、領城房地產顧問有限公司及領城測量師行有限公司(以下統稱領城)及物業發展商並不擔保及負責資料之準確性、正確性及完整性, 本廣告所提供之物業叫價以最後合約為準, 並不排除有任何更改、遺漏、期限前預售和預租、價格或租務條款之改變又或取消放盤等等, 上述情況一概恕不提前通知。所有資料只供參考, 並不構成亦不能被視為任何合約的全部或部份。我們的海外銷售人員代理香港以外之海外物業, 故不受香港物業之<地產代理條例>規管。\*詳情請與我們聯絡



**Super prime retail shop located within London's most exclusive residence, One Hyde Park**

Knightsbridge SW1

- Super prime retail location providing an unrivalled level of exposure in a very upmarket presence
- A fully glazed stand alone retail unit in the heart of Knightsbridge
- Entirely let to ADIB with approx. around 8.5 years to expiry
- Current passing rent is £899,265 p.a.
- 超優質零售地段的零售商舖
- 位處Knightsbridge市中心的落地大玻璃樓面零售商舖
- 現由ADIB獨立承租，擁約8.5年租約
- 年租金收入899,265英鎊

Virtual Freehold title  
(approx. 988 years unexpired)  
GIA 2,982 s.f.  
NIY 3.06%  
Guide price £27.5M  
5326 3344 Timothy Chan 陳先生



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

The City EC3

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

Freehold title  
GIA is 7,922 s.f.  
NIY is 3.75%  
Guide price £4.63M  
5326 3344 Timothy Chan 陳先生



**Retail shop in busy Midtown location entirely let to Asian chain restaurant operator**

Holborn EC4

- Subject retail unit is entirely let to Asian chain restaurant operator with Chancery Lane being the closest Underground station with Farringdon Station just a short 5 minute walk away (where the future Farringdon Cross Rail station which is scheduled to commence operations in 2018-19)
- Subject unit occupies G/F and basement level and the upper floors are residential units sold off on long leasehold basis
- Current passing rent is £75,100 p.a.
- 此零售商舖由亞洲連鎖餐廳獨立承租，鄰近Chancery lane地鐵站，距離Farringdon車站僅5分鐘路程（未來Farringdon Cross Rail車站將於2018-19年開通）
- 餐廳位於首層及地庫，上層是住宅單位，並已長租約售出
- 年租金收入75,100英鎊

Freehold title  
GIA is 2,024 s.f.  
NIY is 4.53%  
Guide price £1.55M  
5326 3344 Timothy Chan 陳先生



**Two double fronted adjoining retail unit investment close to Holborn tube station**

Fringe of Covent Garden WC2

- Subject properties are entirely let to A rated Bill's Restaurants Ltd. and PAUL UK Ltd.
- As for No.38, December 2016 rent review is still outstanding and in process of being settled. As for No.42, the next rent review will fall due imminently in August 2017
- No 38 still has 5 years unexpired lease term. No. 42 still has a 14.5 years unexpired lease term
- 此兩個物業分別由Bill's Restaurants Ltd及PAUL UK Ltd獨立承租
- 38號物業於2016年12月向上調整租金之新租金尚未擬定，42號物業將於2017年8月向上調整租金
- 38號物業尚餘5年租約，42號物業則擁14年半租約

Virtual freehold title  
(with approx. 996 years unexpired)  
Total combined GIA of 5,603 s.f.  
GIY of 3.57%  
Guide price £7.0M for both units to be sold as a package  
5662 8660 Sabella Poon 潘小姐



**Prime en bloc corner residential block in affluent London residential suburb**

South Kensington SW7

- Subject bldg is a striking double fronted end of terrace period bldg comprising 3 lateral apartments and 2 duplex apartments
- Bldg was renovated to a very high specifications in 2009 and has a passenger lift serving all floors with direct access to each apartment
- 4 of the 5 apartments are currently let on Assured shorthold tenancies with current passing rent at £297,700 p.a.
- 此住宅物業設兩道出入口大門，提供3個平層單位及2個複式單位
- 大廈於2009年翻新，設升降機穿梭各層，直達各單位
- 共有5個單位，其中4個已租出，一個由業主保留自用，年租金收入297,000英鎊

Freehold title  
NIA of 8,274 s.f.  
Guide price £19M  
5662 8660 Sabella Poon 潘小姐



**En bloc Retail/Residential mixed use investment in West London**

Chiswick London W4

- Subject en bloc mixed use retail/residential investment comprises a good size retail unit on G/F and basement level and 2 self contained residential units on upper floors
- G/F and basement retail shop is entirely let on FRI basis with 9.75 years unexpired to a national charity organization
- The 2 flats on upper floors are left vacant
- Current passing rent is £65,000 p.a.
- 此零售住宅混合物業的首層及地庫是零售商舖，上層則是兩個住宅單位
- 首層及地庫的商舖以FRI形式租予慈善機構，尚餘9.75年租約
- 上層兩個住宅現正交吉
- 年租金收入65,000英鎊

Freehold title  
NIA 3,070 s.f.  
NIY of 5.0% for the retail shop assuming a value of £1.42 M attributed to the 2 flats  
Guide price £2.65M  
5662 8660 Sabella Poon 潘小姐





# 曼谷Rama9區新焦點 Ashton Asoke-Rama9



## 前迎新地標 Super Tower 及 G Tower

- 坐享百億基建如 Rama 9新商貿區<sup>1</sup>及 Makkasan大型發展項目
- 距離MRT Rama 9 站僅230米<sup>2</sup>, 接通2條主要幹道 Asoke-Ratchada 及 Rama 9
- 泰國上市發展商 Ananda 最高級住宅系列, 頂級設計及用料
- 主打1-2房單位, 面積由32.5 - 114平方米

**呎價由港幣4,330元起\***



歡迎查詢

☎ **9010 7621**

✉ [projects@landscape.com](mailto:projects@landscape.com)

The information, text and photos contained herein are provided solely for the convenience of interested parties and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape International Properties Ltd., Landscape Christie's International Real Estate, Landscape Realty Ltd., Landscape Surveyors Ltd. (collectively "Landscape") or the sellers, none of whom shall have any liability or obligation with respect thereto. These offerings are made subject to contract, correction of errors, omissions, prior sale, change of price or terms or withdrawal from the market without notice. Information provided is for reference only and does not constitute all or any part of a contract. Our sales representatives for overseas properties work exclusively in relation to properties outside Hong Kong and are not therefore licensed under the Estate Agents Ordinance to deal with Hong Kong properties. \*Price correct at time of printing. <sup>1</sup>Future Project, ANANDA does not have control over other developers project plan in the future. <sup>2</sup>Measure the distance from the land to the stairs to MRT-Rama9 Station, up to the nearest land lot

**ANANDA**  
DEVELOPMENT

The Specialists in Luxury Properties 31

LANDSCAPE  
INTERNATIONAL PROPERTIES LTD.

Fully let en bloc commercial bldg in affluent area

Shibuya-Ku, Tokyo 東京 涉谷區

- Subject property is an en bloc 3 storey light steel frame commercial bldg entirely let to one tenant
- Completed in Sept 2003
- 9 min walking distance to Kitasando Station of Fukutoshin Line, 10 min walking distance to Gaien-mae Station of Ginza Line and 10 min walking distance to Meijijingu-mae Station of Chiyoda Line
- 樓高三層的輕鋼框架商業大廈，由一個租戶獨立承租
- 建於2003年9月
- 距離副都心線的北參道站僅9分鐘步程，銀座線的外苑前站僅10分鐘步程，千代田線的明治神宮前站10分鐘步程



Freehold title  
GIA is 53.52 sq.m.  
Gross immediate yield is 3.46%  
Guide price 128 Million JPY (approx. HK\$ 9.15M)  
Inclusive of consumption tax

En bloc retail/office mixed use commercial bldg east of Ginza

Chuo-Ku, Tokyo 東京 中央區

- Subject property is an en bloc retail/office mixed use 5 storey reinforced concrete commercial bldg where the 1/F is used for retail purposes and 2/F to 5/F are used as office purposes
- Completed in September 1986 and subject unit have been renovated in mid July 2017
- 1 min walking distance to Hatcho-buri Station of Hibiya Line and JR Keiyo Line, 7 min walking distance to Shintomi-Cho Station of Yurakucho Line, 8 min walking distance to Takara-Cho Station of Asakusa Line, Kayabacho station of Tozai Line and Kyobashi station of Ginza Line
- 樓高五層的鋼筋混凝土零售及辦公室混合大廈，一樓是零售商舖，二樓至五樓是辦公室
- 建於1986年9月，單位剛於2017年7月中翻新
- 距離JR京葉線及日比谷線的八丁堀站僅1分鐘步程，有樂町線的新富町站僅7分鐘步程，淺草線的寶町站、東西線的茅場町站及銀座線的京橋站僅8分鐘步程



Freehold title  
GIA is 754.20 sq.m.  
Gross reversionary yield upon full occupancy will be 4.20%  
Guide price 370 Million JPY (approx. HK\$26.5M)

Modern high rise 3 bed condominium unit with panoramic views

Minato-Ku, Tokyo 東京 港區

- Subject Condo unit is on a mid floor of a high rise condominium bldg. comprising 190 units in total
- Unit commands panoramic views of Tokyo Tower and also overlooking the immediate neighbourhood
- Completed in May 2014
- 6 min walking distance to Hiroo station of Hibaya Line and 12 min walking distance from Roppongi Station of Toei Oedo Line
- 位於住宅高樓的中層住宅單位，大廈共有190個單位
- 單位可俯瞰東京鐵塔及附近社區的全景
- 建於2014年5月
- 距離日比谷線的廣尾站僅6分鐘步程，都營地下鐵大江戶線的六本木站僅12分鐘步程



Freehold title  
GIA is 99.77 sq.m.  
Status: Vacant  
Total outgoings per month (incl management and repairing fee etc) 61,524 JPY per month  
Guide price 189 Million JPY (approx. HK\$13.5M)

Relatively new 2 bedroom condominium on top floor in low rise condo development close to Omotomado Station and with SW facing open views

Minami-Aoyama, Shibuya-Ku, Tokyo 東京 涉谷區 南青山

- Subject condo unit is on the top floor of a 7 storey low rise bldg located close to Omotesando Station of Hanzomon Line, Chiyoda Line and Ginza Line
- Unit commands open views overlooking the immediate neighbourhood
- Completed in August 2016
- 4 mins walking distance to Omotesando Station of Hanzomon Line, 4 min walking distance to Omotesando Station of Chiyoda line and 4 mins to Omotesando Station of Ginza Line
- 毗鄰半藏門線、千代田線及銀座線表參道站的樓高七層低密度住宅大廈，此單位位處頂層
- 單位可俯瞰附近社區的全景
- 建於2016年8月
- 距離半藏門線、千代田線及銀座線的表參道站僅4分鐘步程



Freehold title  
GIA is 173.42 sq.m.  
Status: Vacant  
Total outgoings per month (incl. management and repairing fees etc) 136,767 JPY per month  
Guide price 662 Million JPY (approx. HK\$47.3 M)



RHYTHM

ASOKE II

APTHAI.COM

# 曼谷 Rhythm Asoke II 全新住宅項目

由港幣  
**90餘萬起\***

## 永久 業權



## 全新現樓發售

MRT Rama 9站僅300米步程  
完善住客會所, 戶外游泳池及健身室等



LANDSCOPE

領域國際地產有限公司  
www.landscape-international.com



AP (Thailand)  
PCL

歡迎查詢

+852 9010 7621

projects@landscape.com

在此廣告的所有資料包括文字、相片、影像、圖則、圖表、意見及一切敘述只供參考及私人使用。領域國際地產有限公司、領域佳士得國際地產、領域房地產顧問有限公司及領域測量師行有限公司(以下統稱領域)及物業發展商並不擔保及負責資料之準確性、正確性及完整性。本廣告所提供之物業叫價以最後合約為準, 並不排除有任何更改。遺漏、期限前預售和預租、價格或租售條款之改變又或取消放盤等等, 上述情況一概恕不提前通知。所有資料只供參考, 並不構成亦不能被視為任何合約的全部或部份。我們的海外銷售人員代理香港以外之海外物業, 故不受香港物業之<地產代理條例>規管。 \*詳情請與我們聯絡

Available for immediate delivery in Hong Kong

# Welcome Home.

The MC6. Built around you.



When you enter on board the new MC6 you accept being captivated by a harmony you can identify with and that inspires you. The unmatched size of the living spaces, with a layout combining privacy and interaction, and the incredible subtlety of the materials and finishes, make this the yacht of a lifetime. From the unusually large flybridge terrace, embrace the horizon as far as the eye can see. This 60 foot yacht, a marvel of design, technology and excellence, is designed for you.

A remarkable discovery awaits you.



MONTECARLO

Classic, Forward.



Asia's Leading New Yacht Sales, Brokerage, Service, Management and Charter Company

[www.simpsonmarine.com](http://www.simpsonmarine.com) [hongkong@simpsonmarine.com](mailto:hongkong@simpsonmarine.com)  
Aberdeen Marina Tower, Hong Kong +852 2555 8377  
China Hong Kong Indonesia Malaysia Singapore Taiwan Thailand