

The Key

SELECT DELUXE HOMES

大宅®

居高臨下
Lofty views

INTERVIEW

Antonie Besseyre
Des Horts

本期焦點：高瞻遠矚
Spotlight:
On top of the world

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產

倫敦市中心優質全幢商業投資
Super Prime en bloc
commercial investments
in Central London

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

Stunning 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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節能調溫 Smart temperature control

When it's hot outside, all that matters is getting cool inside, but making this cost effective is not always easy.

Homeowners who don't want to get hot under the collar should consider energy-saving air-conditioners. Finding the right one requires checking the energy label for its efficiency. However, there are numerous options when it comes to technology. One of these is reverse-cycle air conditioning, which heats the home during the cool winter months yet cools it in the summer.

豔陽高照，炎熱的夏季已經到來。開冷氣可保持室內氣溫舒適。不過要節省金錢，就要花點心思。

用家可以選擇節能冷氣系統，購買前宜先查看能源標籤。另外，除了冷氣機，市面上仍有不少選擇。冷暖空調機是適合全年使用的產品，夏天時可以帶來涼風，冬季則可保暖，是控制室內溫度的不俗之選。

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

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居高臨下 Lofty views

The Peak is undoubtedly Hong Kong's most prestigious address. Set in that district's Coombe Road, Carolina Garden offers residents stunning views of a country park, South China Sea and the Outlying Islands.

The generous apartment, at 2,448 sq-ft (saleable area), boasts three bedrooms (one en suite), two-and-a-half bathrooms, a separated living and dining room, a family room, a study, a balcony, a maid's room, a utility room and a covered carpark.

One of the chief attractions of the property is its proximity to Aberdeen Country Park, which is just to the south of the building. Residents can enjoy wonderful views of the park from the apartment – a real luxury in such a densely populated city.

The designer-decorated residence is in excellent condition, and has a fully equipped kitchen. It features white walls and dark hardwood floors creating a warm and restful atmosphere. The sizable balcony faces the country park, providing tranquil and serene views.

Available to purchase at HK\$140 million, the apartment also enjoys easy access to Central, just 7 to 10 minutes' drive.





山頂是香港頂級住宅區，尊貴顯赫。嘉樂園位處甘道，住戶可飽覽郊野公園、南中國海及周邊島嶼的怡人景色。

這實用面積2,448平方呎的偌大住宅，提供三間睡房，其中一間為套房，另有兩間半浴室、獨立的客廳及飯廳、一個家庭廳、一間書房、一個露台、一間家傭房、一間多用途房以及一個有蓋車位。

物業的南邊是香港仔郊野公園，壯麗山景一覽無遺，散發極奢華的風尚。此單位設計匠心獨具，配有設備齊全的廚房。全屋以白色牆壁搭配深色硬木地板，營造出溫馨寧靜的氛圍。寬闊露台面向郊野公園，盡享和諧恬靜的景色。

單位現以1億4000萬出售，7至10分鐘車程可往來中環。

Carolina Garden

嘉樂園

20-34 Coombe Road, The Peak

山頂甘道20-34號

GROSS AREA 2,700 s.f.

SALEABLE AREA 2,448 s.f.

OFFERED AT \$140,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 53687



誠信 · 準時完工 · 不超支
Integrity · Punctuality · Budget control



項目:(1)



項目:(2)



項目:(3)

誠信、可靠才為致勝之道

朗科建藝設計有限公司Zchron Design擁有23年設計經驗及專業資格的设计團隊。憑著「誠信、準時完工、不超支」作為宗旨去完成大大小小的住宅工程及商業設計項目。

Zchron Design擁有專業的工程管理團隊，能夠做到連續三年，超過45個工程都是「準時完工，不超預算」深受客戶欣賞。（*註1）

朗科建藝提供了以下4個專業服務：

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

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！

以下是獨立屋專組的準時完工項目

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，劉先生最近新購買的畢架山峰獨立屋，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組的準時完工項目

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！

以下是分層單位專組的準時完工項目

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

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40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



Zchron

Interior Design • Architecture
朗科 • 建築藝術 • 室內設計 • 工程管理

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連續十二年榮獲 HONG KONG BUSINESS 頒發

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
全港最佳型格室內設計公司
CarPlus 車王雜誌



香港 • 跑馬地
Happy Valley • Hong Kong



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 for sale \$55,000,000
INQUIRIES
9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 40245



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 for sale \$340,000,000
INQUIRIES
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 50249



Galesend

山頂 百祿徑6號
6 Bluff Path
Nicely decorated low-rise apartment
enjoying open view
雅致裝修低密度單位，享開揚景色



SALEABLE AREA 2,309 s.f.
OFFERED AT for lease \$93,000 incl.
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 165605



2 Barker Road

山頂 白加道2號
4-bedroom townhouse with
spectacular harbour view at Lower
Peak area
山頂四房排屋，坐擁壯麗海景



GROSS AREA 4,082 s.f.
SALEABLE AREA 3,097 s.f. (plus 1,184
s.f. terrace and 526 s.f. roof)
OFFERED AT for lease \$240,000 excl.
INQUIRIES
9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 46182





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 spacious apartment with full view of Repulse Bay Beach
迷人寬敞住宅，眺望淺水灣全景
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 ~~\$65,000,000~~ \$62,000,000 with 5 car parks
INQUIRIES 6183 8339 Carman Szeto 司徒小姐
SEARCH REFERENCE NO. 109475



3 Repulse Bay Road
淺水灣 淺水灣道3號
Luxurious apartment at exclusive location enjoys beautiful Southside sea view
淺水灣豪華住宅，地段尊貴，坐擁怡人南區海景
GROSS AREA 2,161 s.f.
SALEABLE AREA 1,741 s.f.
OFFERED AT \$88,000,000
INQUIRIES 9093 3381 Stephen Chan 陳先生
SEARCH REFERENCE NO. 42593



12-16 Tai Tam Road 大潭 大潭道12-16號
Contemporary waterfront garden house with private pool, **can be sold via company shares transfer**
時尚海濱花園大屋，連私家游泳池，**可以轉讓公司股份形式買賣**
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



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





Estella Court

中半山 香海大廈

70 MacDonnell Road

Charming low-rise with high ceilings and 3 balconies

迷人低密度單位，高樓底，連三露台

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,707 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 46219



Glory Mansion

中半山 輝煌大廈

106-108 MacDonnell Road

3-bedroom apartment with green and city view at Midlevels Central

中半山三房單位，享翠綠景及城市美景

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,880 s.f.

OFFERED AT \$36,800,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 29619



Catalina Mansion 中半山 嘉年大廈

98-100 MacDonnell Road

Conveniently located 2-bedroom flat with spacious layout in sought after development

受歡迎兩房單位，間隔寬敞，交通便利，可租可售

GROSS AREA 2,300 s.f.

SALEABLE AREA 1,697 s.f.

OFFERED AT \$42,000,000 also for lease \$79,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 15953



Horizon Mansion

中半山 崇華大廈

102-104 MacDonnell Road

Tastefully decorated large apartment with nice balcony on fringe of CBD

品味裝修偌大住宅，連露台，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

雅致裝修偌大單位，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



Garden Terrace

中半山 花園臺

8A Old Peak Road

Rare 4-ensuite large apartment in refurbished development

罕有四套房偌大住宅，大廈剛翻新

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 Harbourview 中半山 港景別墅
11 Magazine Gap Road

Highly sought after harbour view apartment in new decor with 2 carparks on popular Magazine Gap Road, **can be sold via company shares transfer**

受歡迎海景住宅，全新裝修，連兩車位，物業可以轉讓公司股份形式買賣



GROSS AREA 2,350 s.f.
SALEABLE AREA 1,963 s.f.
OFFERED AT \$125,000,000 \$120,000,000
INQUIRIES
6183 8339 Carman Szeto 司徒小姐
SEARCH REFERENCE NO. 165970



May Tower 2

中半山 梅苑二座
5 May Road

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

偌大三房單位，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 \$138,000,000
\$130,000,000

INQUIRIES
9093 3381 Stephen Chan 陳先生
9871 6828 Louis Wong 黃先生
SEARCH REFERENCE NO. 1542



臨海之居
Beach life

Butterfly Crest

蝶岡
11 Cheung Fu Street, Lantau Island
大嶼山 長富街11號



SALEABLE AREA 2,560 s.f. (plus 498 s.f. roof)
OFFERED AT \$33,800,000
INQUIRIES 9486 1566 Mira To 杜小姐
SEARCH REFERENCE NO. 151775

Adjacent to Lantau Island's beautiful Cheung Sha Beach, Butterfly Crest boasts not only unrivalled views of the mountains and sea, but a feeling of tranquillity – a rare quality in Hong Kong.

This townhouse-style residence encompasses three bedrooms (including one ensuite), two-and-a-half bathrooms, a separated living and dining room, a family room, a study, a maid's room, utility room and a car park.

However, the real show-stopper is the 498 sq-ft roof. It is ideal for hosting parties or simply relaxing and taking in the views.

蝶岡鄰近大嶼山著名的長沙海灘，不僅坐擁優美的山海雙景，而且遠離繁囂，於香港非常少有。

此排屋提供三間睡房，包括一間套房，另有兩間半浴室、獨立的客廳及飯廳、一個家庭廳、一間書房、一間家傭房、一間多用途房，以及一個車位。

物業的最大特色，是其498平方呎的天台，可眺望怡人景色，亦是舉行戶外派對及消閒的理想地點。



16-18 Tai Hang Road

東半山 大坑道16-18號

Lovely 2-bedroom low-rise apartment with nice decorations at prime location

精品低密度兩房住宅，裝修雅致，地段優越

GROSS AREA 1,400 s.f.

SALEABLE AREA 851 s.f.

OFFERED AT \$15,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 157321



The Leighton Hill 跑馬地 禮頓山

2B Broadwood Road

Deluxe 2-bedroom apartment with nice clubhouse facilities overlooking Happy Valley racecourse

豪華兩房單位，連優質會所設施，俯瞰跑馬地馬場景致

GROSS AREA 1,206 s.f.

SALEABLE AREA 924 s.f.

OFFERED AT \$33,000,000

INQUIRIES 9028 0147 Jenson Au 區先生

SEARCH REFERENCE NO. 123431



58 Tai Hang Road

東半山 大坑道58號

Unique low-rise flat in convenient location with private roof terrace (can be converted to duplex unit together with the unit below)

獨特低密度單位，連天台，交通便利（另有下層單位出售，具改裝複式單位潛力）

GROSS AREA 2,000 s.f.

SALEABLE AREA 1,431 s.f.

OFFERED AT \$35,000,000

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 120324



Villa Monte Rosa 東半山 玫瑰新村

41A Stubbs Road

Nicely renovated 4-bedroom apartment with big balcony in prime neighbourhood

雅致裝修四房單位，連大露台，地段優越

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,471 s.f.

OFFERED AT \$58,000,000

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 49501



9-9A Wang Fung Terrace

東半山 宏豐臺9-9A號

Low-rise penthouse with view of Hong Kong Stadium

低密度頂層單位，遠眺香港大球場美景，可租可售

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,543 s.f.

OFFERED AT \$30,000,000 also for lease 60,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 169274



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 \$230,000,000

INQUIRIES 9871 6828 Louis Wong 黃先生

SEARCH REFERENCE NO. 12657





得天獨厚

Perfectly positioned
for scenic views

Century Tower 2

世紀大廈2座

1A Tregunter Path, Midlevels Central

中半山 地利根德里1A號

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

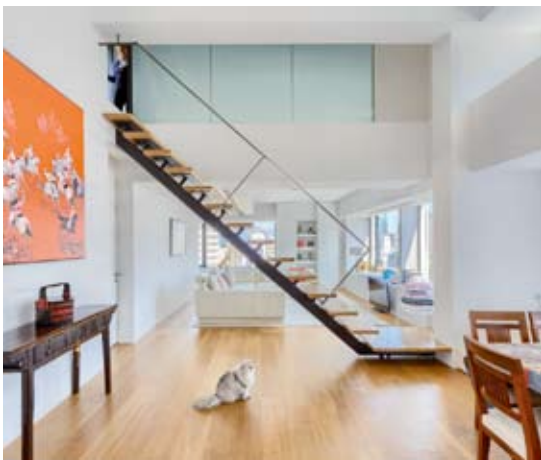


Spanning 2,792 s.f. (saleable area), the luxury apartment boasts four bedrooms including two ensuites, three bathrooms, a combined living and dining room, a fully-fitted kitchen, a maid's room, a utility room and one covered car park.

With an efficiency ratio of 77 per cent, the apartment has been meticulously designed and features excellent internal upkeep, with the owner incorporating plenty of art pieces into the interiors, making it a pleasant and tasteful space for living. Both city and mountain views can be had from various positions in the residence, and the famous Victoria Harbour vistas are also visible.

這實用面積2,792平方呎的豪華單位，提供四間睡房，其中兩間為套房，另有三間浴室、一個相連的客飯廳、一個設備齊全的廚房、一間家傭房、一間多用途房以及一個有蓋車位。

單位的實用面積高達百分之77，一室裝潢別樹一幟，絕對是溫馨暖心的安落窩。業主於單位放置了獨特的藝術品，使室內蛻變品味怡人的殿堂。此外，單位坐擁著名維港的璀璨美景及翠綠山巒景色。



高貴恬靜

Serene & stylish

Shiu Fai Terrace Garden

肇輝台花園

3-4 Shiu Fai Terrace, Midlevels East

東半山 肇輝台3-4號

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



Located in a primarily residential area of Hong Kong Island, Shiu Fai Terrace Garden is a 12-storey apartment block. In easy reach of Wan Chai and Causeway Bay, this stunning penthouse boasts three bedrooms including one ensuite, two bathrooms, a combined living and dining room, a 1,251 s.f. roof, a maid's room and a covered car park.

Spanning 1,232 s.f. (saleable area), the apartment has good internal upkeep and is well decorated along with a fully-fitted and equipped kitchen.

Minibuses are available on the doorstep, with Causeway Bay and Central within 10 to 15 minutes' drive respectively.

肇輝台花園樓高12層，位處東半山，是該區其中一個優越物業。屋苑毗鄰灣仔及銅鑼灣，目前有一個頂層單位，提供三間睡房，包括一間套房、另有兩間浴室、一個相連的客飯廳、面積廣達1,251平方呎的天台、一間家傭房及一個有蓋車位。

單位實用面積達1,232平方呎，裝潢優雅，粉飾得美輪美奐。廚房設備齊全，可供一家享受入廚之樂。

此外，肇輝台花園附近有小巴前往中環及銅鑼灣，路程約需要10至15分鐘。





Four Winds

薄扶林 恒琪園

4 Mount Davis Road

Rarely available sea view flat in colonial mid-rise building

罕有海景住宅，位處英式中密度住宅大廈，可租可售

GROSS AREA 1,800 s.f.

SALEABLE AREA 1,420 s.f.

OFFERED AT \$55,000 incl. also for sale \$23,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 124366



The Somerset

淺水灣 怡峰

67 Repulse Bay Road

Sea view duplex in highly sought after development

海景複式單位，位處受歡迎住宅項目，可租可售

GROSS AREA 2,464 s.f.

SALEABLE AREA 1,938 s.f.

OFFERED AT \$115,000 incl. also for sale \$88,000,000

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 106179



High West

薄扶林 西苑

142 Pok Fu Lam Road

Large and spacious 4-bedroom apartment enjoys lush green view

偌大寬敞四房單位，享翠綠景色

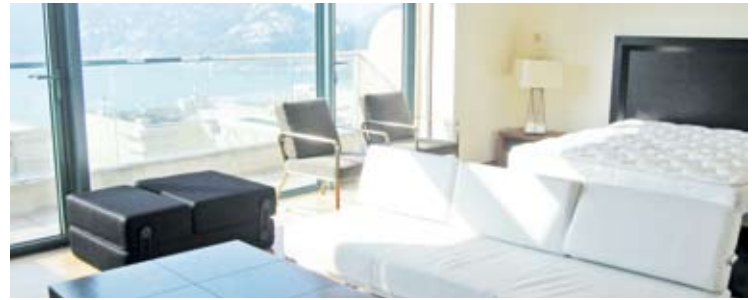
GROSS AREA 3,046 s.f.

SALEABLE AREA To be confirmed

OFFERED AT \$86,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 158431



Regalia Bay 赤柱 富豪海灣

88 Wong Ma Kok Road

Deluxe 5-bedroom townhouse with ample open spaces and splendid sea view

豪華五房排屋，享充裕戶外空間，眺望壯麗海景，可租可售

GROSS AREA 4,055 s.f.

SALEABLE AREA 2,817 s.f.

(plus 670 s.f. garden and 1,151 s.f. roof)

OFFERED AT \$120,000 incl. also for sale \$86,000,000

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 35935



Belgravia

淺水灣 南灣道57號

57 South Bay Road

Nicely renovated apartment in quiet and relax South Bay area

雅致裝修住宅，位處寧靜愜意南灣地段，可租可售

GROSS AREA 2,790 s.f.

SALEABLE AREA 2,197 s.f.

OFFERED AT \$130,000 incl. also for sale \$79,000,000

INQUIRIES 9250 0300 Randy Chan 陳先生

SEARCH REFERENCE NO. 159962



Seascape 薄扶林 海日樓

42 Sassoon Road

Newly upgraded colonial townhouse with spacious garden and terraces in tranquil area

全新裝修英式排屋，連寬敞花園及平台，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 \$130,000 incl. also for sale \$118,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 38627





Jade Crest

壽臣山 翠峰園

35A-H Shouson Hill Road

Rare family suited townhouse at serene location

罕有家庭式排屋，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



Villa Rosa

大潭 玫瑰園

88 Red Hill Road

Rarely available hilltop garden townhouse in exclusive location

罕有花園排屋，地段尊貴，可租可售

GROSS AREA 3,960 s.f.

SALEABLE AREA 3,314 s.f. (plus 904 s.f. garden and 453 s.f. roof)

OFFERED AT \$230,000 incl. also for sale \$150,000,000

INQUIRIES 9209 9988 Alan Wong 王先生

SEARCH REFERENCE NO. 1851



Rocky Bank

深水灣道 深水灣道6號

Rare townhouse with lush green surrounding overlooking Deep Water Bay and golf club

罕有茂綠排屋，俯瞰深水灣及高爾夫球場美景

GROSS AREA 2,692 s.f.

OFFERED AT \$230,000 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 14340



3 Repulse Bay Road

淺水灣 淺水灣道3號

Immaculate duplex penthouse situated in prestigious location with metropolitan and greenery views

豪華複式頂層單位，地段尊貴，眺望城市及翠綠景

GROSS AREA 4,329 s.f.

SALEABLE AREA 3,510 s.f. (plus 1,325 s.f. roof)

OFFERED AT \$250,000 excl.

INQUIRIES 9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 6396



36A-D Repulse Bay Road

淺水灣 淺水灣道36A-D號

Rare on market townhouse in exclusive location with unobstructed sea view of Deep Water Bay

尊貴罕有排屋，飽覽深水灣遠闊美景，可租可售

GROSS AREA 4,094 s.f.

SALEABLE AREA 3,876 s.f. (plus 841 s.f. garden)

OFFERED AT \$250,000 excl. also for sale Open Offer

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 2028



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，飽覽深水灣景色

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 Peak house with 4-ensuite and ample alfresco spaces enjoying spectacular views
尊貴顯赫山頂四套房大屋，戶外空間充裕，享優美景致，可租可售



GROSS AREA 4,307 s.f.
SALEABLE AREA 3,436 s.f.
OFFERED AT \$295,000 incl.
also for sale \$300,000,000
INQUIRIES
9648 6082 Christine Chong 莊小姐
SEARCH REFERENCE NO. 155745



66 Deep Water Bay Road

深水灣 深水灣道66號

Rarely available townhouse in exclusive boutique development
罕有獨特排屋，位處尊貴住宅項目



GROSS AREA 4,200 s.f.
SALEABLE AREA 2,742 s.f.
(plus 569 s.f. roof)
OFFERED AT Open Offer
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 100123



Fairview Court

淺水灣 富慧閣

94 Repulse Bay Road

Huge 5-bedroom low-rise apartment with private garden just steps away from Repulse Bay Beach
偌大五房低密度單位，連私家花園，毗鄰淺水灣泳灘



GROSS AREA 4,155 s.f.
SALEABLE AREA 3,552 s.f.
(plus 2,852 s.f. garden)
OFFERED AT Open Offer
INQUIRIES
9028 0147 Jenson Au 區先生
SEARCH REFERENCE NO. 3033



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 Open Offer
INQUIRIES
9250 0300 Randy Chan 陳先生
SEARCH REFERENCE NO. 5570





寧靜隱逸

Perfect privacy and tranquility

can be sold via company shares transfer
可以轉讓公司股份形式買賣

Seascope 海日樓
42 Sassoon Road, Pokfulam
薄扶林 沙宣道42號

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

9093 3381 Stephen Chan 陳先生

SEARCH REFERENCE NO. 38624



Set on Sassoon Road in Pokfulam, Seascope offers residents stunning mountain and sea views amid perfect privacy and tranquility.

This Bauhaus-style house, designed by a famous Swiss architect, is nestled in a stunning garden with mature trees. This townhouse spanning 2,371 s.f. (saleable area) spread over three storeys, boasts four bedrooms including one ensuite, two-and-a-half bathrooms, separate living and dining rooms, a family room, a maid's room, a utility room, a study room and two carparks.

One of the greatest attractions is the 2,740 s.f. garden, where residents can host outdoor parties and gatherings. The house has good internal upkeep and a fully fitted and equipped kitchen, along with a fully equipped bathroom and a backyard.

海日樓位處薄扶林沙宣道，住戶可以觀賞壯麗山景及海景，同時遠離繁囂，享受寧靜。

此包浩斯式洋房座落於綠樹成蔭的花園，由瑞士著名建築師設計，實用面積達2,371平方呎，樓高三層，提供四間睡房，包括一間套房，另有兩間半浴室、獨立的客廳及飯廳、家庭廳、一間家傭房、一間多用途房、一間書房及兩個車位。

洋房有一個面積廣達2,740平方呎的花園，住戶可隨時舉行戶外派對。洋房內櫥保養良好，廚房及浴室設備齊全，連後院。



南區港鐵 直達都會

Direct access to the city

can be sold via company shares transfer
可以轉讓公司股份形式買賣

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. (1 unit), 3,510 s.f. (2 units)

SALEABLE AREA 1,388 s.f. (1 unit), 2,776 s.f. (2 units)

OFFERED AT \$41,000,000 (1 unit)

\$82,000,000 (2 units)

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 152367



The two apartments on two levels in Marinella, facing Aberdeen Marina Club, offer great potential for major renovation, as they can be converted into a combined residence.

With four bedrooms including two ensuite, three bathrooms, a combined living and dining room, a maid's room, a balcony and one covered carpark each, the apartments are available at HK\$41 million for one unit and HK\$82 million for both.

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號的兩個單位位於上下兩層，面向香港仔深灣遊艇俱樂部，具改建成一個相連單位的潛力。

每個單位提供四間睡房，其中兩間為套房，各自提供三間浴室、相連的客飯廳、家傭房、露台及一個有蓋車位，兩個單位合共兩個車位。每個單位以4,100萬港元出售，兩個單位合計8,200萬港元。

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。





Antoine Besseyre Des Horts, American Standard's vice-president of design in Asia Pacific

Setting the standard

Antoine Besseyre Des Horts, American Standard's new vice-president of design in Asia-Pacific, speaks to Perspective about his design principles, recent collections, and plans for one of the biggest names in sanitaryware

TEXT:

Suzanne Miao

PHOTOGRAPHY:

Courtesy of American Standard | www.lixil.co.th/american-standard

Since he was appointed to lead American Standard's team of Asian designers to create dream bathrooms, Antoine Besseyre Des Horts – the brand's vice-president of design in Asia-Pacific – has set his sights on crafting high-performance toilets, stylish faucets and wellness products that raise the standards for living healthily, responsibly and beautifully.

Throughout his career, Besseyre Des Horts has been recognised for his work, with accolades from Red Dot Design Awards, IF Design Awards, Good Design Awards and Interior Innovation Awards. He also previously worked with Paul Flowers, chief design officer of LIXIL Water Technology (LWT) at Grohe, designing numerous successful collections of fittings, accessories, ceramics, furniture and digital products for the European, American and Asian markets.

Known to draw his design inspiration from the details of everyday life,

Besseyre Des Horts is based at American Standard's design studio in the Crystal Design Centre (CDC) in Bangkok, heightening the brand's design sensitivity and shortening reaction time to the fast-changing Asian consumer landscape.

"The East and West are increasingly influencing one another," he says. "Eastern populations are intensively travelling abroad for leisure, business or education, especially to Western countries. They are experiencing different lifestyles and cultures, so their habits and expectations are evolving in every aspect of their lives. With the help of my team, I constantly analyse the evolution of the social, economical and technological landscapes in Asia and around the world, to design products that address the evolving needs and aspirations of Eastern populations."

Right
EasySet is a wall-mounted mechanical device that allows the user to switch the water on and off, as well as precisely control flow

Below
Both the design and technology of the new EasySet collection make it highly intuitive to use, and offer flexibility and planning freedom for people to create tailored experiences



A big part of the team's creative process is to gather insights to understand better the behaviours and preferences of the end-user, Besseyre Des Horts notes. In Asia-Pacific, like the rest of the world, the bathroom is evolving from a rational space to an emotional one: "Across the region, we can identify very similar needs in terms of comfort, hygiene or safety. However, mainly due to the climate conditions, the bathing habits and technical requirements are very different from one country to another."

Armed with this understanding of the evolution of the bathroom space and with behavioural differences in mind, his team sets out to design

products which are culturally relevant to the different Asian consumers.

Naturally, trend-spotting plays a key role. "On the one hand, we design our products to reflect upcoming trends once we have clearly identified that these trends answer people's real needs or aspirations and are strategically aligned with our brand values," Besseyre Des Horts explains.

"On the other hand, we are increasingly leveraging the resources, expertise and technology of other LWT brands, to create disruptive yet purposeful products which can truly enrich people's daily lives, both practically and emotionally."

American Standard's latest new user-centric solutions and innovative technologies include EasySet, a wall-mounted mechanical device that allows the user to switch the water on and off as well as precisely control flow. Besseyre Des Horts' aim over the next three to five years is to increase the company's recognition for product design and quality, with design as a human-centred and problem-solving approach leveraged to address market evolutions.

"Also, I want to use my diverse international experience to develop and promote a unique design language based on a mélange of Eastern design elements and specificities with a sophisticated Western flair," he adds.

Being based in Bangkok offers a truly unique mix of old and new as well as a melting pot of cultures, Besseyre Des Horts notes, and is a constant source of inspiration for him and his team. "Our studio is located in the LIXIL showroom at the Crystal Design Center, a vibrant creative hub for architects, designers and consumers, which combines international and local furniture, lighting, electronics and sanitary brands with sophisticated dining venues. We just have to walk around to get our creativity and senses stimulated," he points out.

"And we are very close to one of American Standard's biggest factories, so we are able to collaborate intensively with the engineering and manufacturing teams to ensure the best product design and perceived quality." ●



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

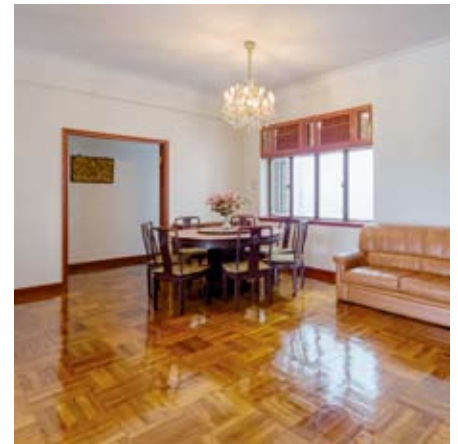




Nestled in a quiet section of Blue Pool Road in Happy Valley, this low-rise residential building offers perfect privacy as there is little traffic around.

The highlight of the 2,400 s.f. (saleable area) apartment is its balcony, a perfect spot for hosting outdoor activities and family gatherings. With a combined living and dining room and three spacious bedrooms, residents can enjoy both city and green views.

While 51 Blue Pool Road enjoys great tranquility, the bustling hub of Happy Valley is only five minutes' walking distance away — and Causeway Bay is reachable on foot in 15 minutes. Public transport options include buses, taxis, trams and minibuses.



都市綠洲 Peaceful yet convenient

51-53 Blue Pool Road,
Happy Valley
跑馬地 藍塘道51-53號

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,400 s.f.

OFFERED AT Open Offer also for lease \$100,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

3102 4888 KS Koh 許先生

SEARCH REFERENCE NO. 96471



藍塘道51號位於寧靜的跑馬地，此低密度住宅實用面積2,400平方呎，私隱度高，附近交通流量低。露台是此物業的最大賣點，空間寬敞，可舉行戶外活動及家庭聚會，另有相連的客飯廳加上三間睡房。住戶可眺望市區景及翠綠景。

物業遠離繁囂，但距離跑馬地市中心僅約5分鐘步程。另外，前往銅鑼灣亦只需15分鐘步程。該區設有巴士、的士、電車及小巴等公共交通工具，十分便利。



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，連偌大客飯廳、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

HOME "MAKER"

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

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

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

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

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

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



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





The Morgan

西半山 敦皓

31 Conduit Road

Brand new cozy duplex apartment at prime location

全新舒適複式單位，地段優越

SALEABLE AREA 936 s.f.

OFFERED AT \$60,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 176531



Dynasty Court 中半山 帝景園

23 Old Peak Road

Renowned luxury apartment with car park and full clubhouse facilities at prime location

著名豪華住宅，連完善會所設施及車位，地段優越，可租可售

GROSS AREA 1,962 s.f.

SALEABLE AREA 1,513 s.f.

OFFERED AT \$85,000 incl. also for sale \$52,000,000

INQUIRIES 6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 161977



Kennedy Apartment

中半山 堅尼地大廈

34A Kennedy Road

Full floor unit with high privacy and full Hong Kong Park view

中半山全層住宅，私隱度高，眺望香港公園美景

GROSS AREA 2,500 s.f.

SALEABLE AREA 2,123 s.f.

OFFERED AT \$90,000 incl.

INQUIRIES 9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 99978



Haddon Court 西半山 海天閣

41C Conduit Road

Spacious 4-bedroom apartment with new kitchen and appliances on Conduit Road

寬敞四房住宅，全新廚房及設備

GROSS AREA 2,850 s.f.

SALEABLE AREA 2,315 s.f.

OFFERED AT \$98,500 incl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 6053



Tavistock 2

中半山 騰皇居2座

10A Tregunter Path

Newly renovated 3-bedroom apartment with comprehensive facilities

全新裝修三房住宅，連完善設施

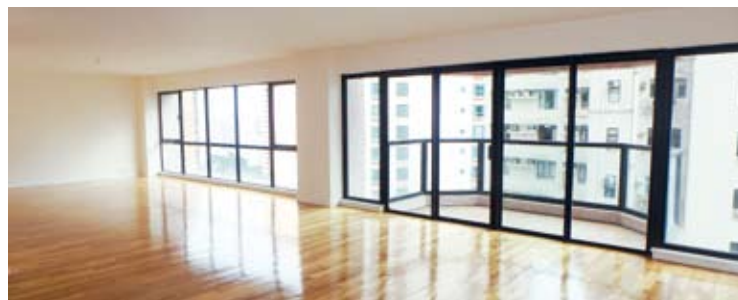
GROSS AREA 1,730 s.f.

SALEABLE AREA 1,282 s.f.

OFFERED AT \$100,000 incl.

INQUIRIES 6277 1295 Henry Chan 陳先生

SEARCH REFERENCE NO. 168339



Estoril Court

中半山 愛都大廈

55 Garden Road

Practical and spacious 4-bedroom apartment with newly decorations

寬敞實用四房單位，全新裝修

GROSS AREA 3,347 s.f.

SALEABLE AREA 2,888 s.f.

OFFERED AT \$120,000 excl.

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 5541





Kennedy Park at Central

中半山 君珀

4 Kennedy Road

Brand new apartment in prime location enjoys sweeping city view
地段優越全新住宅，坐擁遠闊城市景，可租可售



GROSS AREA 2,007 s.f.
SALEABLE AREA 1,487 s.f.
OFFERED AT \$100,000 incl.
also for sale \$80,000,000
INQUIRIES
9833 9509 Michelle Chung 鍾小姐
SEARCH REFERENCE NO. 157948



Brewin Court

中半山 明雅園

5-7 Brewin Path

Large penthouse with balcony at quiet yet easy access location
偌大頂層單位，連露台，環境寧靜，交通便利



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



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，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 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





Kennedy Heights

中半山 堅麗閣

10-18 Kennedy Road

Huge 5-bedroom family apartment
with 2 ensuites on convenient
Kennedy Road

偌大五房家庭式住宅，連兩套房，位處便利
堅尼地道



GROSS AREA 3,400 s.f.
SALEABLE AREA 2,929 s.f.
OFFERED AT \$140,000 incl.

INQUIRIES

9833 9509 Michelle Chung 鍾小姐

SEARCH REFERENCE NO. 15766



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



55 Conduit Road

西半山 琥珀

Brand new 4-ensuite apartment in
high standard finishing

全新四套房單位，地段優越，裝修優質



SALEABLE AREA 2,758 s.f.
OFFERED AT \$160,000 incl.

INQUIRIES 9662 2199 David Lau 劉先生

SEARCH REFERENCE NO. 175876



Tavistock 1

中半山 地里根德里10號

10-10A Tregunter Path

Huge apartment with 4 good sized
bedrooms and car park in
prestigious development

中半山偌大住宅，連四間實用房間及車位，
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

6183 8339 Carman Szeto 司徒小姐

SEARCH REFERENCE NO. 10105





89 Blue Pool Road

跑馬地 藍塘道 89 號

Lovely 3-bedroom apartment with easy access to local amenities and elite schools

精品三房單位，信步可達商店及名校

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. 24583



Greenville Gardens 東半山 嘉苑

16-17 Shiu Fai Terrace

High efficiency apartment with balcony and 1 car park in tranquil and convenient location

高實用率住宅，連露台及一車位，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



Fontana Gardens

東半山 豪園

01-25 Ka Ning Path

Spacious 5-bedroom apartment with city view at Happy Valley

寬敞五房單位，享優美城市景致

GROSS AREA 3,300 s.f.

SALEABLE AREA 2,750 s.f.

OFFERED AT \$105,000 incl.

INQUIRIES 9648 6082 Christine Chong 莊小姐

SEARCH REFERENCE NO. 4968



Raceview Mansions

東半山 眺馬閣

46 Stubbs Road

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

獨特中密度單位，連偌大露台，坐擁開揚城市景色

GROSS AREA 3,290 s.f.

SALEABLE AREA 3,139 s.f.

OFFERED AT \$110,000 incl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 14312



The Altitude

跑馬地 紀雲峰

20 Shan Kwong Road

Modern furnished high floor flat with lush green view

時尚裝修高層單位，享翠綠景致

GROSS AREA 1,923 s.f.

SALEABLE AREA 1,516 s.f.

OFFERED AT \$123,000 incl. (with furniture)

INQUIRIES 9486 1566 Mira To 杜小姐

SEARCH REFERENCE NO. 155994



Harmony

東半山 逸園

44 Stubbs Road

Brand new 4-ensuite apartment on prestigious Stubbs Road

全新四套房住宅，位處尊貴司徒拔道

GROSS AREA 2,800 s.f.

SALEABLE AREA 2,265 s.f.

OFFERED AT \$184,200 excl.

INQUIRIES 9080 6686 Teresa Lau 劉小姐

SEARCH REFERENCE NO. 181997



Retail shop single let to famous pub with respectable yield
The City EC3

- Subject retail unit comprised G/F and basement level is located in The City. Refurbished by tenant in late 2016
- Entirely let to 4th largest pub operator in the UK with 4 years unexpired
- Current passing rent is £112,400 p.a. with 2016 rent review outstanding
- Nearest tube station is Fenchurch Street which is within 30 metres away. Approx. 250 metres north of the famous Tower of London landmark
- 位處The City的零售旺舖，設首層及地庫，於2016年尾經過翻新
- 由英國第四大酒吧營運商承租，擁4年長約
- 年租金收入112,400英鎊，2016年租金檢討尚未完成
- 距離Fenchurch Street地鐵站僅30米，約250米以北是著名的Tower of London地標

Freehold title with residential upper floors
sold off on 999 year leasehold
GIA of approx. 7,996 s.f.
Site area of 5,840 s.f.
NIY of 4.0%
Guide price £2.65M



Prime en bloc bldg single let to pub with respectable yield
Pimlico SW1

- Subject corner bldg has 3 floors with first 2 floors operate as pub and a 2 bed flat on 2/F
- Entirely let to pub chain with new 25 year lease commencing on completion
- Current passing rent is £125,000 p.a.
- Victoria train and tube station and Pimlico tube station are both within 500 metres away
- 樓高三層的轉角位大廈，首層及一樓是酒吧，二樓是一個兩房單位
- 由酒吧連鎖集團整幢承租，擁25年長租
- 年租金收入125,000英鎊
- 距離Victoria火車及地鐵站及Pimlico地鐵站僅500米

Freehold title
GIA of 4,918 s.f.
NIY of 4.0%
Guide price £2.936M



Super prime en bloc commercial bldg with retail floors let to famous British designer
Mayfair W1

- Subject en bloc retail/office bldg was redeveloped in 2014 and located just a short walk from Old Bond Street
- Green Park is the nearest tube station. Also within 10 mins walking distance from the future Bond Street Cross Rail station at Hanover Square
- Retail floors single let to leading British fashion designer and upper office floors fully let to 3 corporate tenants
- 於2014年重建的零售及辦公室混合大廈，毗鄰Old Bond Street
- 鄰近Green Park地鐵站，10分鐘路程可抵達位處Hanover Square的未來Bond Street Cross Rail火車站
- 零售樓層租予英國著名時裝設計師，上層辦公室則由三個企業租戶承租

Freehold title
NIA of 14,648 s.f.
NIY of 3.39%
Guide price £40M



Prime retail shop entirely let to nationwide restaurant chain
Covent Garden WC2

- Subject retail unit comprised the G/F and basement level of a period bldg in the heart of Covent Garden, one of London's favorite shopping destination
- Entirely let to nationwide restaurant chain with new 25 year long lease
- Current passing rent is £950,000 p.a.
- Residential units on high floors all sold
- Covent Garden and Leicester Square are nearest tube stations
- 位處倫敦購物熱點Covent Garden核心地段的零售商舖，設首層及地庫
- 由全國性餐廳連鎖集團承租，擁25年新租約
- 年租金收入950,000英鎊
- 上層提供17個設備一應俱全的住宅單位
- 鄰近Covent Garden及Leicester Square地鐵站

Freehold title
GIA 12,000 s.f.
NIY 3.8%
Guide price £25M



En bloc commercial bldg with good immediate yield in the legal heartland
Midtown, London EC4

- Subject property is an attractive period bldg located within close proximity to the Royal Courts of Justice
- Single let to a well known barristers chamber with 4.9 years unexpired
- Current passing rent is £357,000 p.a.
- 毗鄰Royal Courts of Justice的受歡迎大廈
- 由大律師樓承租，擁4.9年租約
- 年租金收入357,000英鎊

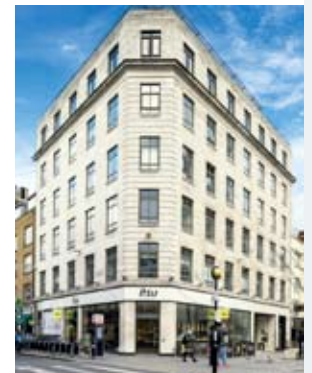
Freehold title
NIA of 8,624 sq.ft
NIY of 4.89%
Guide price £6.85M



Prime en bloc retail/office bldg with good yield
Covent Garden WC2

- Subject corner bldg is a retail/office mixed use bldg located at a prime location within Covent Garden, approx. 100 metres from Royal Opera House
- Multi-let to 7 tenants including 2 retail tenants
- Current passing rent is £962,530 p.a.
- Nearest tube station is Holborn
- 位處Covent Garden優越轉角位的零售及辦公室大廈，離開皇家芭蕾舞劇院距離僅100米
- 由七個租戶承租，包括兩個零售租戶
- 年租金收入962,530英鎊
- 鄰近Holborn地鐵站

Freehold title
GIA of 18,597 s.f.
NIA of 4.0%
Guide price of £22.5M



Super Prime retail unit on famous shopping street

Mayfair W1

- Subject retail unit is located on a main shopping street which connects Regent street with New Bond Street
- Subject unit is single let to a leading British fashion designer label with 7.5 years unexpired
- Nearest tube station is Oxford Circus and the opening of Bond Street Cross Rail station at Hanover Square in 2018-19 will greatly enhance foot traffic
- 此零售商舖位處主要購物街，連接Regent street及New Bond Street
- 現由英國著名時裝設計師獨立承租，擁七年半租約
- 毗鄰Oxford Circus地鐵站及位於Hanover Square 並將 在2018-19年度通車的Bond Street Cross Rail火車站

Long 1,904 years leasehold title

NIA of 1,993 s.f.

Guide price £7M



Outstanding Office block in fashionable area of just off New Bond Street

Mayfair W1

- Subject office unit is located on the north side of Grosvenor Street
- Subject Unit is multi-let to four office clients and two retail clients
- Nearest tube station is Bond Street where Crossrail arrives in 2018
- 位處Grosvenor Street北面的辦公室
- 由四個辦公室租戶承租，包括兩個零售租戶
- 鄰近Bond Street地鐵站

Leasehold title

NIA of 56,790 s.f.

NIY of 4.0%

Guide Price £141M



Super prime continuous retail parade with good immediate yield

Chelsea SW3

- Subject property comprises a row of 12 continuous shops located on a famous shopping street in the heart of Chelsea
- The weighted average unexpired lease term of the 12 shops is 7.5 years. None of the shops have any break options
- Current passing rent is £602,450 p.a.
- 坐落於Chelsea繁華購物街的12個相鄰旺舖
- 12個旺舖的平均租約達七年半，沒有退租期
- 年租金收入602,450英鎊

Leasehold title

GIA of 8,920 s.f.

GIY of 5.24%

Guide price £11.5M



Prime central London retail investment

Soho W1

- Well located West End restaurant location in the heart of Soho
- Property comprises a prominent restaurant unit arranged over G/F and basement levels
- Single-let to a top UK restaurant operator at a passing rent of £230,000 p.a.
- 6 minute walk from Leicester Square Tube station
- 物業位處Soho中心West End優越地段
- 首層及地庫是著名的餐廳
- 由英國頂尖餐廳營運商獨立承租，年租金收入230,000英鎊
- 6分鐘步可達Leicester Square地鐵站

Virtual Freehold (999 years);

Gross Yield 3.46%

Total Internal Area 2,417 s.f.

Guide price £6.635M



Super prime en bloc commercial investment 70m south of Oxford Street

Soho W1

- Subject property is within 70 metres south of Oxford Street and within 150 metres from future Tottenham Court Road Cross Rail station
- Single let to corporate tenant on FRI basis with 24 years unexpired
- Fixed rental uplift in 2018 to GIY of 3.6% and in 2019 to 3.89%
- 距離Oxford Street以南70米的大廈，150米路程可抵達未來Tottenham Court Road 火車站
- 現由企業租戶以FRI形式獨立承租，擁24年租約
- 2018年租金回報可增加3.6%，2019年可增加3.89%

Freehold title; GIA 3,497 s.f.

GIY 3.33%

Guide Price £9M



Super prime en bloc retail/office bldg close to Trafalgar Square

Trafalgar Square W1

- Subject property is a retail/office mixed use bldg. Retail floors are single let to famous nationwide restaurant chain with 9 years to expiry. All offices on upper floors single let to international media company with 4 years to breaks
- Within 300 metres north of Trafalgar Square
- Passing rent for office floors is £1.9M p.a. Rent review is being conducted for retail floors
- 零售辦公室混合大廈，零售部分由全國性著名餐廳連鎖集團承租，擁九年租約，上層辦公室由國際媒體公司承租，四年後租客可行使斷租權
- 距離Trafalgar Square以北僅300米
- 辦公室年租金1.9百萬英鎊，零售樓層租金可作調整

Freehold title

NIA is 36,350 s.f.

NIY is 4.0%

Guide price £51M



New En bloc residential bldg close to fully leased

Ota-Ku, Tokyo 東京 太田區

- Subject property is a 5 storey reinforced concrete residential bldg which comprised 14 units
- Completed in April 2017
- 8 min walking distance to Ikegami Station of Tokyu Ikegami Line
- 樓高五層鋼筋混凝土住宅大廈，共有14個單位
- 建於2017年4月
- 距離東急池上線的池上站僅8分鐘步程



Freehold title

Total Internal area 291.52 sq.m.

Reversionary yield on

full occupancy 4.98%

Guide price JPY 260M

(incl. consumption tax)

(approx. HK\$17.3M)

Prime centrally located en bloc multi-purpose bldg with good immediate yield

Chiyoda-Ku, Tokyo 東京 千代田區

- Subject property is a 4 storey steel retail/office mixed use bldg comprising a total of 4 units
- Completed in June 2003, current passing rent is JPY 19.2M p.a.
- 2 min walking distance to Yushima Station of Chiyoda Line. 4 min walking distance to Suchiro station of Ginza Line and 9 min walking distance to Okachimachi station of Yamanote Line
- 樓高四層的零售及辦公室混合式大廈，共有4個單位
- 建於2003年6月，年租金收入19.2百萬日元
- 距離千代田線的湯島站僅2分鐘步程，銀座線的末廣町站僅4分鐘步程，山手線的御徒町站僅9分鐘步程



Freehold title

Total Internal area 323.50 sq.m.

Gross immediate yield is 5.05%

Guide price JPY380M

(incl. consumption tax) (approx. HK\$25.3M)

Attractive en bloc commercial bldg.

Sugamo, Toshima-Ku, Tokyo 東京 豐島區 巢鴨

- Subject property is a 10 storey en bloc office/retail/parking commercial bldg with a basement level comprising a total of 11 units
- Completion date was November 1990, fully leased up with current passing rent at JPY 55.075M p.a.
- 6 min walking distance to Sugamo station of JR Yamanote Line and 4 min walking distance to Sugamo station of Toei Mita Line
- 樓高十層的辦公室、零售及停車商業大廈，連地庫層，共有11個單位
- 建於1990年11月，所有單位現已租出，年租金收入55.075百萬日元
- 距離JR山手線的巢鴨站僅6分鐘步程，都營地下鐵三田線的巢鴨站僅4分鐘步程



Freehold title

Total Internal area is 2,216 sq.m.

Gross immediate yield is 4.56%

Guide price JPY1.3 Billion (approx.

HK\$86.7M)

En Bloc residential bldg with good immediate yield

Setagaya-Ku, Tokyo 東京 世田谷區

- Subject property is a 4 storey reinforced concrete residential bldg and comprised a total of 17 residential units
- All units fully leased up and current passing rent is JPY15.64 M p.a.
- Completed in June 1989
- 10 min walking distance to Komazawa Daigaku mae station of Tokyu Den-en-toshi Line
- 樓高四層鋼筋混凝土住宅大廈，共有17個住宅單位
- 所有單位現已租出，年租金收入15.64百萬日元
- 建於1989年6月
- 距離東急田園都市線的駒澤大學站10分鐘步程



Freehold title

Total Internal area is 417.3 sq.m.

Gross immediate yield is 5.51%

Guide price JPY 288M

(incl. consumption tax) (approx. HK\$19.2M)

Fully leased en bloc residential bldg with respectable immediate yield

Meguro-Ku, Tokyo 東京 目黒區

- Subject property is a 9 storey steel structure fully tenanted en bloc residential bldg with 13 residential units in total
- Completed in October 2014, current passing rent is JPY 21.801M p.a.
- 10 min walking distance to Naka-Meguro station of Hibiya Line, 10 min walking distance to Naka-Meguro station of Tokyu Toyoko Line
- 樓高九層的鋼鐵建築住宅大廈，共有13個住宅單位，現已全數租出
- 建於2014年10月，年租金收入21.801百萬日元
- 距離日比谷線的中目黑站僅10分鐘步程，東急東橫線的中目黑站僅10分鐘步程



Freehold title

Total internal area: 386.01 sq.m.

Gross immediate yield is 4.32%

Guide price JPY 498M

(incl. consumption tax) (approx. HK\$33.2M)

En bloc office/residential mixed use bldg.

Shinagawa-Ku, Tokyo 東京 品川區

- Subject property is a 9 storey steel reinforced concrete office and residential bldg with parking facilities
- All units are leased save and except 9th floor and 2 parking bays are vacant, current passing rent is JPY 64.166M p.a.
- 8 min walking distance to Gotanda station of JR Yamanote Line and Toei Asakusa Line, 7 min walking distance to Fudo-mae Station of Tokyu Meguro line and 7 min walking distance to Osaka Hirokoji station of Tokyu Ikegami Line
- 樓高九層鋼筋混凝土辦公室及住宅大廈，設有停車場
- 僅餘9樓單位及2個車位尚未租出，年租金收入64.166百萬日元
- 距離JR山手線及都營地下鐵淺草線的五反田站僅8分鐘步程，東急目黒線的不動前站僅7分鐘步程，東急池上線的大崎廣小路站僅7分鐘步程



Freehold title

Total Internal area is 1,986.52 sq.m.

Gross Immediate yield is 4.28%

Guide Price JPY 1.5 Billion

(incl. consumption tax) (approx. HK\$100M)

上環矜罕全層商貿空間

Nam Wo Hong Building 南和行大廈



- 1 戰略要塞 - 距離上環或西營盤港鐵站僅5分鐘步程, 8分鐘步程則可抵達信德中心及港澳碼頭, 交通四通八達
- 2 交通樞紐 - 經西區海底隧道連接西九龍商貿區、香港機場及中國關口, 公共交通網絡配套完善
- 3 設施齊全 - 毗鄰眾多社區設施, 銀行、酒店及餐廳一應俱全

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

單位面積:
2,810平方呎至5,150平方呎(全層)

3.5米高樓底, 罕有4kPa承重, 空間偌大寬敞, 適合各行業

每呎只售: HK\$@11,XXX (ft²)

上環 - 蛻變的創意文化區域

近年, 上環已化身為一個創意文化區, 區內進駐各種創意商店及餐廳, 精品酒店及藝術畫廊林立。

查詢:

黎先生

☎ 3102 4832

地產代理個人牌照: E147180



UNIO 公寓 SUKHUMVIT 72

距離BTS站僅600米*

售價由
港幣30餘萬起



UNIO
SUKHUMVIT 72

URBAN LIVING SOLUTIONS

MASTER PLAN



FUTURE PROJECT

- A 游泳池
- B 運動及消閒娛樂室
- C 緩步徑
- D 公共花園
- E 休息室
- F 項目出入口

STUDIO TYPE A BEDROOM



優越地段

- BTS Bearing站至BTS Asoke站僅18分鐘
- 毗鄰多間購物中心, The Bangkok Mall (未來發展項目)、Central Bangna、Mega Bangna及Imperial Samrong
- 醫療服務配套完善
- 名校林立, 鄰近多間國際及本地著名學府

配套齊全

- 住客會所設施齊全, 包括室外游泳池、健身室及綠化空間等
- 設停車場、CCTV保安系統及進出Key card access系統, 保安嚴密, 私隱度高

HELIX

UNIO
SUKHUMVIT 72

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LANDSCOPE

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

ANANDA
DEVELOPMENT

歡迎查詢

+852 9010 7621

projects@landscape.com

Rare Whole Floor Office For Sale in Central

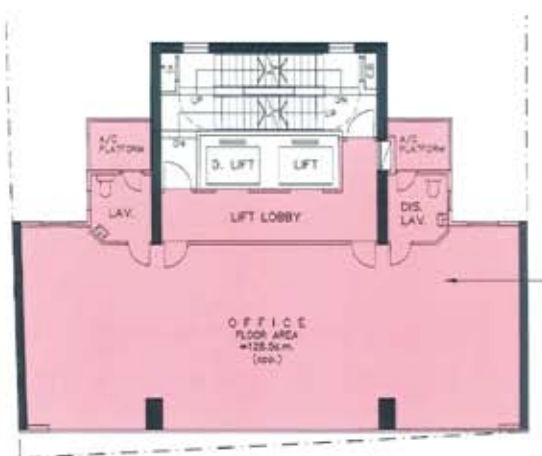
中環矜罕全層辦公室出售

中晶商業大廈, 46 LYNDHURST



昂然進駐 中環核心據點

戰略要塞 - 緊貼中環至半山自動扶手電梯系統, 距中環港鐵站僅7分鐘步程, 8分鐘步程到達機場鐵路中環站, 得天獨厚三鐵交匯佔據大都會核心優勢



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

每呎只售
HK\$20,500起

查詢: 黎先生
☎ 9484 5501

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

Efficiency 64% (approx.)

No. of Floors 26 Storeys

OP 1994

MVAC

Ceiling Height

Provision

Renovation

Split Type Air Conditioner

3.15m

60A

Est. Completion Oct 2017



售價由港幣\$1,288,000起

CHEWATHAI RESIDENCE ASOKE

Luxurious freehold lofts located in Bangkok's new CBD, minutes from two MRT stations and the new Super Tower, The Chewathai Residences Asoke are available with exciting launch promotions. Contact us now for details, and an exclusive pre-launch preview.

項目位於曼谷新市中心Rama 9黃金地段，距離Rama 9 MRT地鐵站僅350米。特高3.6米樓底、loft-style複式設計，配以落地大玻璃及豪華住客會所，展現都市型格住宅概念。香港首次發售，推出多項預售優惠，詳情請與我們聯絡

THE HEART OF CBD

- 350 m. from MRT RAMA 9
- 400 m. from Central Rama 9
- 400 m. from Fortune Town
- 400 m. from G Commercial Tower
- 450 m. from future Super Tower
- 500 m. from MRT Phetchaburi
- 600 m. from Airport Link Makkasan

