

# The Key

大宅

SELECT DELUXE HOMES

Volume 158 | APRIL 2018

**Spotlight:**  
Seafront Luxury  
臨海風尚

**Feature:**  
Eastern Inspirations

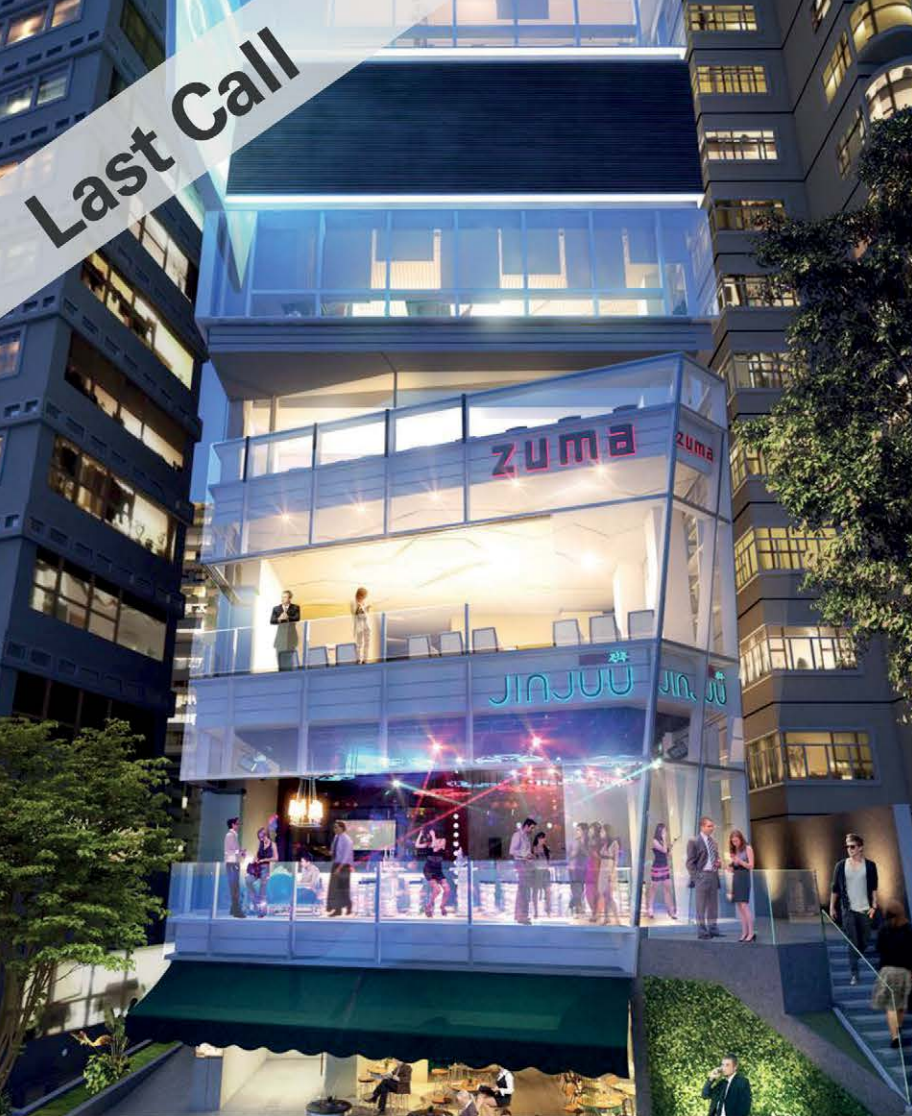


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# 中環核心唯一出售 全新商業大廈

## 黃金地段

中環罕有全新商業大廈  
些利街2-4號

### ✓ 昂然進駐 中環核心據點

坐落中環至半自動扶手電梯旁，  
5分鐘直達中環港鐵站

### ✓ 潛力無限

鄰近多個大型綜合發展項目，包括H6 CONET

全層 2,327-2,351'平方呎 (G)\*  
平均每呎只售 HK\$30,000 元

落成年份：預計2018年第三季

\*未核實

● 全新華麗優雅大堂 同區最優質多用途核心商廈



## 座落中環主要幹道

得天獨厚三鐵交匯，佔據大都會核心優勢

## 商業地屢創新高

- 聚焦極罕中環CBD 全層私密，承重高達5kpa.
- 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脉搏
- 單位間格四正無柱 分體冷氣獨立洗手間來去水



Inquiries:

Mr. Lai

+852 9484 5501





Norm Architect

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臨海風尚

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其他地區

## MAXIMISING SPACE

### 改善空間

When it comes to modern bathroom design, it's essential to focus on efficient use of space, functionality and small-scale luxury. Start with the details and accessories that are often ignored, such as adding an illuminated magnifying mirror or a wall-mounted radiator that doubles as a towel warmer.

Multi-functional thermo ventilators may be a recent favourite among homeowners, but are not applicable to some bathroom designs. Floor heating is a viable alternative as it does not involve many wires or occupy any space.

White accents on walls and accessories and marble floors have dominated bathrooms in the past few years, but marble is not ideal for smaller bathrooms. Instead, marble-patterned tiles or even colourful, matt ceramic tiles in shades such as light pink or dark green add a sense of personality.

現代浴室設計首要注重有效運用空間、功能性和簡單的奢華，例如從常被忽略的細節和裝飾品做起：添置浴室照明放大鏡或安裝可作暖毛巾功能的掛牆式暖爐。

多功能浴室暖風抽氣扇近年大熱，但未必適合所有浴室使用，反而地熱系統是另類選擇，因浴室既不需要鋪設大型發熱線，亦不會佔用空間。

過去幾年，白色調子的牆身和裝飾及雲石地板成為浴室裝飾主流，不過雲石不太適合較小的浴室。選用雲石紋地磚，甚至是粉紅或單綠色的無光澤顏色瓷磚，更能增添個性。



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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."*

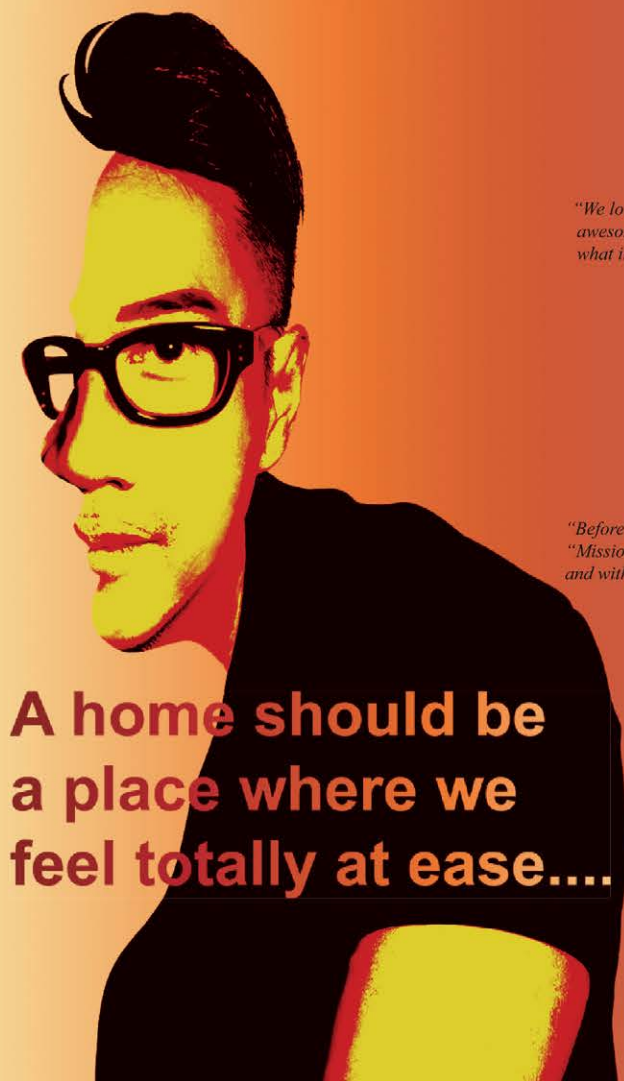
**Magazine Gap road -pure elegance**



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....**





## Luxury by the bay 灣岸風情



### Grand Garden

華景園

61 South Bay Road,

Repulse Bay

淺水灣 南灣道61號

4 bed, 3 bath, 2 carparks

Saleable Area 2,491 s.f.

Price \$82,000,000

Inquiries 6188 1398

Josephine Yuen 阮小姐

Search Reference No.

126619

Tucked away in a secluded location at the end of the South Bay Road near Repulse Bay, Grand Gardens is a residential development that is situated at the prestigious area of the Southside of Hong Kong while enjoying convenient access to the city. It is also only a few minutes away from the scenic beaches of South Bay Beach and Middle Bay Beach.

Consisting of three high-rise towers, only one tower offers 4-bedroom with 2-ensuite layout. Grand Gardens provides ample recreational facilities including tennis court, squash court, children's playground, basketball court, fitness centre, outdoor swimming pool and shuttle bus service. The complex has been newly refurbished in recent years.







Measuring a saleable area of 2,491 s.f., this spacious apartment boasts splendid ocean view of the Southside, complemented by a large balcony, high ceiling and floor-to-ceiling windows in the living room. Decorated with contemporary decor, the flat comprises four bedrooms with two ensembles, a split-level living and dining room opening into the balcony, three bathrooms, two maid's rooms, a utility room and two covered car parks. The master bedroom comes with a sizable cloakroom.

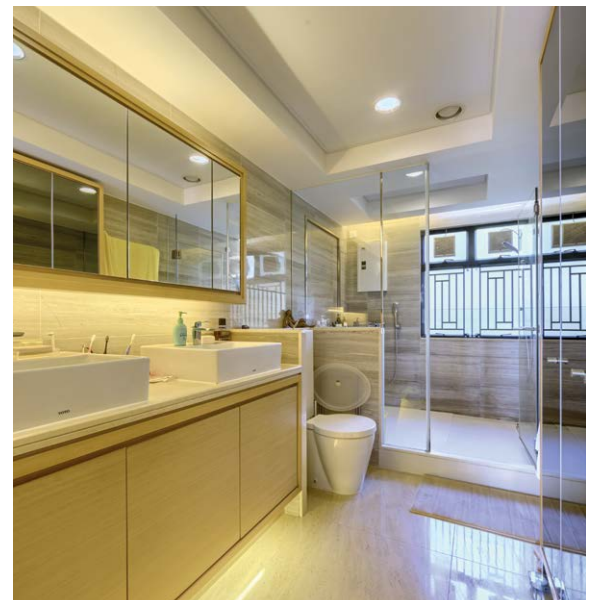
Available to purchase at HK\$82 million, the apartment is well-maintained with excellent internal condition. Marble floors and walls adorn the bathrooms. The spacious kitchen is fully fitted and equipped with bespoke cabinets.

華景園是港島南區優越地段的豪宅屋苑，位處寧靜的南灣道盡頭，毗鄰淺水灣，距離南灣泳灘和中灣泳灘僅咫尺之遙，往來市區十分方便。

華景園由三座組成，其中只有一座設四房雙套的設計。屋苑提供充足的康樂設施，包括網球場、壁球場、兒童遊樂場、籃球場、健身中心、室外游泳池及穿梭巴士服務。整個住宅項目近年經過全面翻新，外貌煥然一新。

這偌大單位實用面積達2,491平方呎，附設露台，配合高樓底及客廳的落地玻璃窗，遙望南區美麗海景相得益彰。居室裝潢當代時尚，令人更覺寬敞明亮，室內提供四間睡房，其中兩間為套房、以分層式設計的客飯廳、三間浴室、兩間家傭房、一間多用途室及兩個有蓋車位，主人睡房更設寬闊衣帽間。

單位保養簇新連高雅裝修，浴室地板及牆身均以華麗雲石磚裝嵌，廚房設備亦相當齊全，並安裝了入牆廚櫃。單位現以8,200萬港元出售。





### Park Place

淺水灣 雅柏苑

7 Tai Tam Reservoir Road

3 bed, 2.5 bath, 2 carparks

Large apartment at exclusive location with easy access to both CBD and Island South

淺水灣寬敞住宅，地段尊貴顯赫，毗鄰市中心及南區

Saleable Area 2,113 s.f.

Price \$82,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 108291



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可以公司轉讓股份形式買賣



### Celestial Garden

淺水灣 詩禮花園

5 Repulse Bay Road

3 bed, 2.5 bath, 1 carpark

Spacious layout 3-bedroom apartment with lush green surroundings

寬敞三房住宅，環境翠綠，可租可售

Saleable Area 1,970 s.f.

Price \$86,000,000 (also for lease \$99,000 incl.)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 22426



### Pine Crest

淺水灣 松苑

65 Repulse Bay Road

4 bed, 3 bath, 2,020 s.f. garden, 1 carpark

Rare find spacious apartment with huge private garden in Repulse Bay

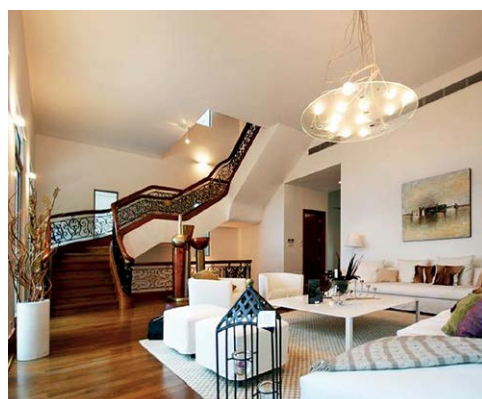
淺水灣罕有寬敞住宅，連偌大私家花園

Saleable Area 1,917 s.f.

Price \$88,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 171237



### 110 Repulse Bay Road

淺水灣 淺水灣道110號

4 bed, 4.5 bath, 1,173 s.f. garden, 2 carparks

Exclusive detached house at Repulse Bay waterfront with private swimming pool taking in beautiful sea view

淺水灣海濱獨立洋房，連私家游泳池，享怡人海景，可租可售

Saleable Area 4,101 s.f.

Price \$680,000,000 (also for lease \$350,000 incl.)

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 104464







### Vista Mount Davis

薄扶林 華亭閣

52-54 Mount Davis Road

**3 bed, 2 bath, 1 carpark**

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

雅致裝修三房住宅，飽覽全海景

**Saleable Area** 1,882 s.f.

**Price** \$38,800,000

**Inquiries** 9093 3381 Stephen Chan 陳先生

**Search Reference No.** 112287



### La Clare Mansion

薄扶林 利嘉大廈

92 Pok Fu Lam Road

**4 bed, 2 bath, 1 carpark**

Rare on market 4-bedroom flat with brand new decorations

罕有四房住宅，連全新裝修，可租可售

**Saleable Area** 2,154 s.f.

**Price** \$47,000,000 (also for lease \$85,000 incl.)

**Inquiries** 9648 6082 Christine Chong 莊小姐

**Search Reference No.** 53550



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### Ruby Court

淺水灣 嘉麟閣

55 South Bay Road

**3 bed, 2.5 bath, 1 carpark**

Sea view apartment with facilities at quiet end of Repulse Bay

淺水灣海景單位，連設施，地段清幽恬靜

**Saleable Area** 1,390 s.f.

**Price** \$58,000,000 (also for lease \$65,000 incl.)

**Inquiries** 9011 5499 Yuky Chung 鍾小姐

**Search Reference No.** 130193



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可以公司轉讓股份形式買賣

### Seascape

薄扶林 海日樓

42 Sassoon Road

**4 bed, 2.5 bath,**  
**2,740 s.f. garden, 2 carparks**

A famous prize-winning bauhaus style house

nestled in a stunning garden with mature trees

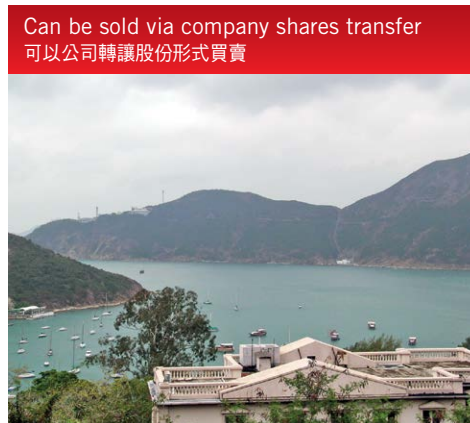
著名包浩斯式大屋，擁壯麗花園，綠樹成蔭

**Saleable Area** 2,371 s.f.

**Price** \$110,000,000

**Inquiries** 9093 3381 Stephen Chan 陳先生

**Search Reference No.** 38624



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### Villa Helvetia

淺水灣 雲濤別墅

69 Repulse Bay Road

**2 bed, 2 bath, 2 carparks**

Deluxe colonial style low-rise flat in quiet neighbourhood

豪華英式低密度單位，位處寧靜地段

**Saleable Area** 1,870 s.f.

**Price** \$115,000,000

**Inquiries** 9028 0147 Jenson Au 區先生

**Search Reference No.** 31438



### Hillgrove 春坎角 壁如花園

18 Cape Drive

**5 bed, 3.5 bath,**  
**1,152 s.f. garden, 1 garage**

Bright and airy spacious 5-bedroom townhouse

enjoys peaceful views

光猛通風五房排屋，間隔寬敞，眺望怡人景色，

可租可售

**Saleable Area** 3,004 s.f.

**Price** \$120,000,000 (also for lease \$180,000 incl.)

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 129580



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### Eredine

山頂 加列山道38號

38 Mount Kellett Road

4 bed, 3.5 bath, 1 carpark

Colonial style apartment with spacious layout  
in good condition

山頂英式住宅，間隔寬敞，保養簇新

Saleable Area 2,836 s.f.

Price \$125,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 160241



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### Villa Rosa

大潭 玫瑰園

88 Red Hill Road

4 bed, 4.5 bath,

2,234 s.f. garden, 1 garage

Hill top sea view townhouse with large private  
garden and roof terrace

大潭海景排屋，連偌大私家花園及天台

Saleable Area 3,314 s.f.

Price \$180,000,000

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 1782



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### Rosecliff 大潭 大潭道20號

20 Tai Tam Road

3 bed, 3.5 bath,

1,050 s.f. roof, 1 garage

Luxurious 4-bedroom townhouse with private  
garden and splendid sea view

豪華四房排屋，連私家花園，坐擁壯麗海景，可  
租可售

Saleable Area 3,209 s.f.

Price \$190,000,000 (also for lease \$240,000 incl.)

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 50071



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可以公司轉讓股份形式買賣



### Stanley

赤柱

500 s.f. garden, 2 garages

Contemporary single garden house  
with private pool at secluded location

當代時尚獨立屋，連私家游泳池，地段隱逸寧靜

Saleable Area 2,060 s.f.

Price \$195,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 180485



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可以公司轉讓股份形式買賣



### 12-16 Tai Tam Road

大潭 大潭道12-16號

5 bed, 4.5 bath,

1,569 s.f. terrace & roof, 2 carports

Contemporary waterfront garden facing south  
east house with private pool

當代時尚臨海正東南花園洋房，連私家游泳池

Saleable Area 3,350 s.f.

Price \$218,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 127174



Can be sold via company shares transfer  
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### Severn Eight 山頂 倚巒

8 Severn Road

2 bed, 2 bath,

794 s.f. roof, 2 carports

Harbour view townhouse with 2-ensuite and  
ample open space

兩套房海景排屋，享充裕戶外空間，可租可售

Saleable Area 2,379 s.f.

Price \$240,000,000 (also for lease \$250,000 incl.)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 106601





## Residence Bel-Air

薄扶林 貝沙灣

Cyberport Road

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

Popular 4-bedroom townhouse with clubhouse facilities and Southside sea view

受歡迎四房排屋，連優質會所設施，享南區海景

Saleable Area 3,792 s.f.

Price \$220,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 158713



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## Peel Rise

山頂 貝璐道

3 bed, 2 bath, 1,352 s.f. garden, 2 carparks

Well decorated garden townhouse in tranquil and verdant setting  
優質裝修花園洋房，環境寧靜怡人

Saleable Area 3,436 s.f.

Price \$268,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 19352



## Bay Villas

壽臣山 南源

57-71 Shouson Hill Road

4 bed, 4.5 bath, 603 s.f. terrace, 2 carparks

Brand new decorated townhouse overlooking magnificent Deep Water Bay

壽臣山全新裝修排屋，俯瞰壯麗深水灣

Saleable Area 3,680 s.f.

Price \$400,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 135517



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Can be sold via company shares transfer  
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## Plantation Road

山頂 種植道

4 bed, 3 bath, 2 carparks

High privacy garden house with private pool at exclusive gated development

私隱度高花園洋房，連私家游泳池，位處尊貴顯赫地段

Saleable Area 3,228 s.f.

Price \$400,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 30454





### Villa Cecil

薄扶林 趙苑

192 Victoria Road

3 bed, 2.5 bath, 413 s.f. terrace

Contemporary low-rise apartment with private terrace at Pokfulam waterfront

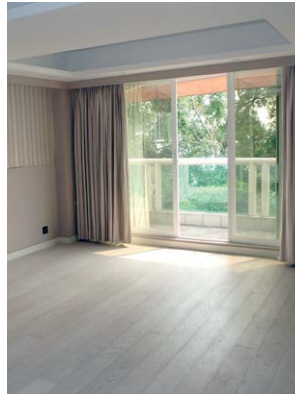
薄扶林海濱低密度住宅，裝修當代時尚，連私家平台

Saleable Area 2,350 s.f.

Price \$47,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 171169



### Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

3 bed, 2 bath, 1 carpark

High efficiency 3-bedroom apartment with green views in prestigious location

高實用率三房單位，眺望翠綠怡人景色，地段尊貴顯赫

Saleable Area 2,117 s.f.

Price \$86,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 41071



### Splendour Villa

淺水灣 雅景閣

10 South Bay Road

3 bed, 3 bath, 861 s.f. roof, 2 carparks

Tastefully decorated duplex with private rooftop enjoys stunning sea view

品味裝修複式單位，連私家天台，坐擁壯麗海景

Saleable Area 2,188 s.f.

Price \$88,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 107977



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



### Rare Peak Detached House

罕有山頂大屋

4 bed, 4.5 bath, 4,464 s.f. garden, 1 garage

Superb house with private pool and garden enjoys stunning Southside sea view

山頂奢華大屋，連私家游泳池及花園，眺望優美南區海景

Saleable Area 3,425 s.f.

Price Open Offer

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 5624







### Robinson Heights II

西半山 樂信臺 II

8 Robinson Road

2 bed, 2 bath

Nicely decorated 2-ensuite flat with peaceful view of Hong Kong Park

雅致裝修兩套房單位，眺望香港公園怡人景色

Saleable Area 1,058 s.f.

Price \$26,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 172861



### Sceneclyff I

西半山 承德山莊 I

33-35 Conduit Road

3 bed, 2 bath, 1 carpark

Newly renovated 3-bedroom apartment with facilities in convenient location

全新裝修三房單位，連設施，交通便利，可租可售

Saleable Area 942 s.f.

Price \$26,000,000 (also for lease \$53,000 incl.)

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 71436



### Ewan Court

中半山 倚雲閣

54-56 Kennedy Road

2 bed, 2 bath, 3 carparks

Practical flat on Kennedy Road with 3 carparks and easy access to both Wan Chai and Central 堅尼地道實用住宅，連三車位，毗鄰灣仔及中環，可租可售

Saleable Area 1,213 s.f.

Price \$31,000,000 (also for lease \$56,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 89146



### Pearl Gardens

西半山 明珠臺

7 Conduit Road

4 bed, 2 bath, 1 carpark

Practical apartment with balcony located in quiet area yet close to Midlevels escalators 西半山實用住宅，連露台，位處清靜地段，毗鄰半山行人扶手電梯

Saleable Area 2,100 s.f.

Price \$42,000,000

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 99722



### Bowen Place

中半山 寶雲閣

11A Bowen Road

3 bed, 2 bath, 2 carparks

High-floor 3-bedroom harbour view apartment with balcony at prime location and 2 carparks 高層三房維港景單位，連露台，地段尊貴，連雙車位

Saleable Area 1,445 s.f.

Price \$52,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 34851



### The Albany

中半山 雅賓利大廈

1 Albany Road

3 bed, 3.5 bath, 1 carpark

Exclusive 3-bedroom apartment with sweeping city view on the edge of CBD 獨特三房住宅，眺望遼闊城市景，鄰近市中心

Saleable Area 1,948 s.f.

Price \$98,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 30479





### The Royal Court

中半山 帝景閣  
 3 Kennedy Road  
**3 bed, 2 bath**



Unique modern designed duplex enjoys peaceful view of Hong Kong Park  
 獨特時尚複式單位，坐擁香港公園怡人景致

**Saleable Area** 1,758 s.f.

**Price** \$70,000,000

**Inquiries** 9662 2199 David Lau 劉先生

**Search Reference No.** 107109

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



### Yale Lodge

中半山 怡廬  
 30 Kennedy Road  
**4 bed, 3 bath, 1 carpark**



Lovely 4-bedroom mid-rise apartment in mint condition within walking distance to Central  
 精品四房中密度住宅，裝修簇新，信步可達中環

**Saleable Area** 2,669 s.f.

**Price** \$76,000,000

**Inquiries** 9648 6082 Christine Chong 莊小姐

**Search Reference No.** 157546



### Garden Terrace 2 & 3

中半山 花園臺2 & 3座  
 8A Old Peak Road  
**4 bed, 4 bath, 2 carparks**



Large 4-ensuite apartment with balcony and 2 carparks overlooking open city view at Midlevels Central  
 偌大四套房單位，連露台及雙車位，俯瞰開揚城市景

**Saleable Area** 2,580 s.f.

**Price** \$80,600,000

**Inquiries** 9648 6082 Christine Chong 莊小姐

**Search Reference No.** 13034



### Clovelly Court

中半山 嘉富麗苑  
 12 May Road  
**3 bed, 2 bath,**  
**1,602 s.f. roof, 1 carpark**



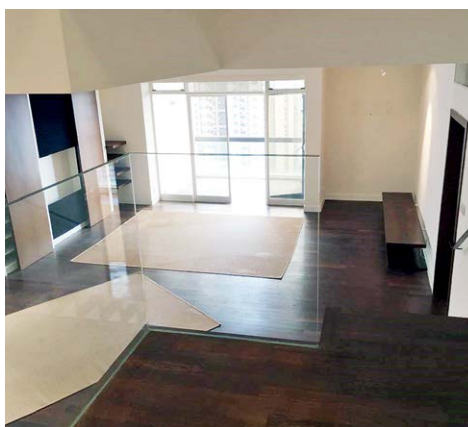
Spacious apartment with private roof and clubhouse facilities  
 寬敞住宅連私家天台，享會所設施

**Saleable Area** 1,784 s.f.

**Price** \$88,800,000

**Inquiries** 9011 5499 Yuky Chung 鍾小姐

**Search Reference No.** 14148



### May Tower 1

中半山 梅苑一座  
 7 May Road  
**3 bed, 2.5 bath, 1 carpark**



Nicely renovated and fitted triplex flat in prime location  
 雅致裝修三層複式單位，地段優越

**Saleable Area** 2,252 s.f.

**Price** \$95,000,000

**Inquiries** 9662 2199 David Lau 劉先生

**Search Reference No.** 45463



### The Mayfair

中半山 梅道1號  
 1 May Road  
**2 bed, 3 bath, 1 carpark**



Luxurious home with enlarged master bedroom in prestigious development  
 中半山豪華住宅，連偌大主人睡房，位處尊貴住宅項目，可租可售

**Saleable Area** 2,192 s.f.

**Price** \$150,000,000 (also for lease \$135,000 incl.)

**Inquiries** 9035 3732 Kitty Tam 譚小姐

**Search Reference No.** 31145



### Convention Plaza Duplex

灣仔 會景閣

1 Harbour Road

4 bed, 3 bath

Deluxe 4-bedroom high ceiling duplex with tasteful decorations and stunning city view

豪華四房複式單位，樓底特高連品味裝修，飽覽壯麗城市景

Saleable Area 2,794 s.f.

Price \$138,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 49762

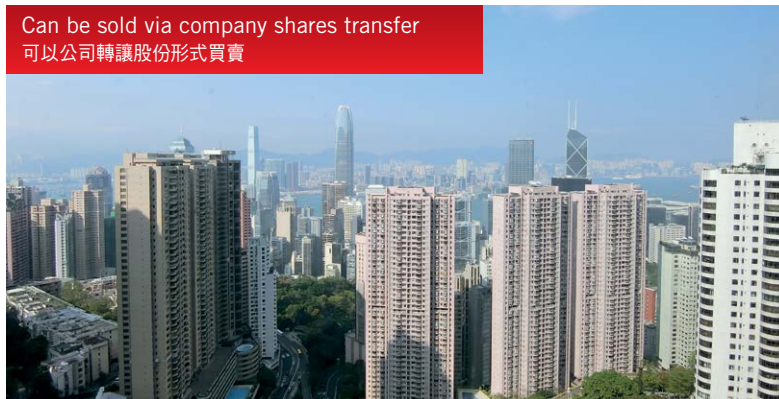


Can be sold via company shares transfer  
可以公司轉讓股份形式買賣

**SOLE AGENT**



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



### May Tower 2

中半山 梅苑二座

5 May Road

4 bed, 4 bath, 1 carpark

High privacy full floor harbour view apartment at highly sought after location

私隱度高全層海景住宅，位處高尚地段，可租可售

Saleable Area 2,669 s.f.

Price \$150,000,000 (also for lease \$150,000 incl.)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 1613



### Kennedy Park at Central

中半山 君珀

4 Kennedy Road

4 bed, 3 bath, 594 s.f. roof, 3 car parks

Unique duplex apartment with rooftop on fringe of CBD

獨特複式單位，連天台，毗鄰市中心

Saleable Area 2,715 s.f.

Price \$190,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 159106



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



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



**APPOINTED AGENT**



### Villa Veneto

西半山 威都閣

3 Kotewall Road

6 bed, 3.5 bath, 2 carparks

Huge 6-bedroom penthouse duplex with harbour view, terrace and internal staircase to rooftop

偌大六房頂層複式單位，坐擁維港美景、大平台及室內內置樓梯往天台

Saleable Area 4,057 s.f.

Price \$195,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 39145



### Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

3 bed, 2 bath, 1 carpark

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

Saleable Area 1,570 s.f.

Price \$39,800,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 169276



### Jade House

東半山 寶璧大廈

47C Stubbs Road

4 bed, 2 bath, 1 carpark

Rarely available mid-rise apartment with spacious practical layout

罕有中密度單位，間隔寬敞實用

Saleable Area 2,218 s.f.

Price \$82,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 39655



### Broadwood Park

東半山 柏樂苑

38 Broadwood Road

4 bed, 3 bath, 1 carpark

Family 4-bedroom apartment with balcony and full facilities overlooking Hong Kong Stadium view

家庭式四房住宅，連露台及完善會所設施，俯瞰香港大球場景致，可租可售

Saleable Area 2,414 s.f.

Price \$95,000,000 (also for lease \$150,000 excl.)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 125421



### Jardine's Lookout Garden Houses

渣甸山 渣甸山花園

21-49 Moorsom Road

5 bed, 5.5 bath, 366 s.f. terrace, 1 garage

Tastefully decorated and fully furnished garden townhouse in sought after neighbourhood

品味裝修花園洋房，位處受歡迎地段

Saleable Area 1,716 s.f.

Price \$128,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 160623





**Che Keng Tuk Road, Clear Water Bay**

清水灣 峯徑篤路

**3 bed, 3 bath, 2 carparks**

Modern detached house with high ceilings enjoying open sea and green views

清水灣時尚洋房，樓底特高，飽覽開揚海景及翠綠景

**Saleable Area** 1,200 s.f.**Price** \$25,000,000**Inquiries** 9319 0605 May Lee 李小姐**Search Reference No.** 185297**Oxford Road townhouse, Kowloon Tong**

九龍塘 牛津道洋房

**10 bed**One of a kind 4-storey townhouse with private lift situated at prestigious location and renowned school network number 41  
樓高四層獨特洋房，設私家升降機，地段尊貴顯赫，位處享負盛名41校網**Saleable Area** 5,802 s.f.**Price** \$238,000,000**Inquiries** 9319 0605 May Lee 李小姐**Search Reference No.** 73886**Private oasis 私密天地**

Bonham Strand, where Mandarin Building is located, is a hidden gem with a mixture of old and new buildings in Sheung Wan. Spanning a saleable area of 1,783 s.f. and an outdoor private terrace and garden, this spacious designer's apartment comprises four bedrooms including two ensembles, three bathrooms, a powder room, a combined living and dining room, a maid's room and a utility room. The main feature is the 2,858 s.f. garden terrace off the living room connected by floor-to-ceiling windows. The open kitchen at the other end features a large kitchen island and full-size cabinets.

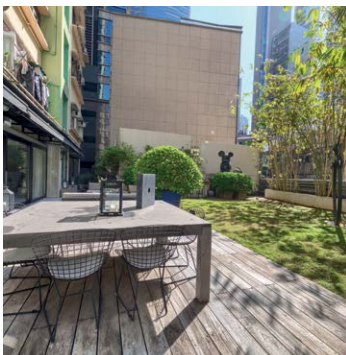
文華大廈位處上環文咸東街，毗鄰港鐵站出口，旺中帶靜，交通便利。匯集老香港風味和新發展，新舊並融，距離中環商業區亦是數步之遙。這個單位實用面積為1,783平方呎，附設戶外私家平台及花園，空間闊落，景觀開揚。單位設有四間睡房（包括兩套房）、三間浴室、一間化妝間、相連客廳、一間家傭房及一個多用途室，其中最大賣點是連接客廳及僅落地玻璃之隔的大型平台花園，面積廣達2,858平方呎。開放式隱蔽廚房位於單位另一端，設大型廚房中島及落地廚櫃。

**Mandarin Building 文華大廈****35-43 Bonham Strand, Sheung Wan**

上環 文咸東街35-43號

**4 bed, 3.5 bath, 2,858 s.f. terrace****Saleable Area** 1,783 s.f.**Price** \$41,500,000**Inquiries** 9035 3732 Kitty Tam 譚小姐

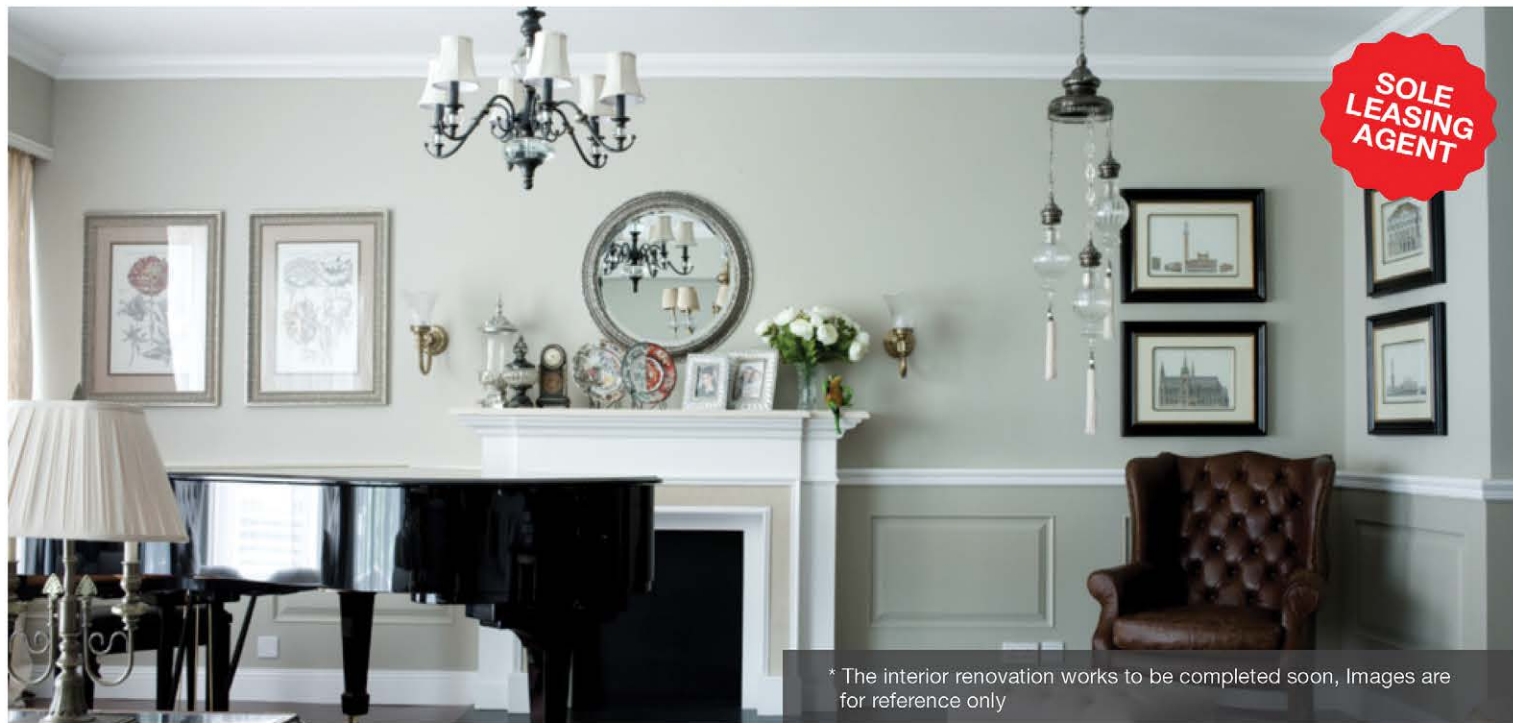
6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 185303

# 全新裝修花園洋房

Newly renovated house in exclusive boutique development

**38 Black's Link**  
香港 布力徑38號



\* The interior renovation works to be completed soon, Images are for reference only

## 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



**Rental \$438,000 per month (Exclusive)**

**Saleable Area 4,780 s.f.**

### Layout

5 Bedrooms including 3 Ensuites

3 Maid's Rooms

4.5 Bathrooms

1 Utility Room

2 Family Rooms

Lock-up Store Room

Separated Living and Dining Rooms

2 Covered Car Parks

**Inquiries 9011 5499 Yuky Chung 鍾小姐**

**Search Reference No. 103456**





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



## Away from the hustle 家中度假

Located in the peaceful setting of Redhill Peninsula, this townhouse measuring 3,135 s.f. (saleable area) offers ample alfresco space in the garden, terrace and roof with magnificent sea and green views. It offers four bedrooms (two ensuite), four bathrooms, a combined living and dining space and a garden. There is also a roof, balcony, maid's room, utility room and two covered carparks. Both kitchen and bathrooms are fully fitted and equipped.

位於寧靜的紅山半島，這座豪華洋房實用面積達3,135平方呎，室外設有花園、平台及天台，提供充足的戶外空間，更坐享壯麗海景及翠綠園景。洋房提供四間睡房，其中兩間為套房、四間浴室、相連的客廳和花園。此外，還有天台、露台、家傭房、多用途室及兩個有蓋車位。廚房和浴室同樣是設備齊全。

### The Redhill Peninsula

紅山半島

18 Pak Pat Shan Road, Tai Tam

大潭 白筆山道18號

4 bed, 4 bath, 1,326 s.f. garden, 2 carparks

Saleable Area 3,135 s.f.

Price \$120,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 5440



## Urban enclave 都市閒逸

Located in Midlevels Central and surrounded by the Hong Kong Park and the Hong Kong Zoological and Botanical Gardens, each apartment at Seaview Mansion in Kennedy Road occupies the entire floor, ensuring complete privacy. Boasting a saleable area of 1,459 s.f., it consists of three bedrooms with one ensuite, a combined living and dining room, a balcony, two bathrooms, a maid's room and a covered car park. The apartment is nicely renovated in charming colonial style with good internal condition. The kitchen is fully fitted and equipped with wall-height cabinets and a bar table.

位於中半山堅尼地道的單幢物業時和大廈，被香港公園和香港動植物園環抱，每個單位均佔據全層，確保高私隱。這空間感十足的單位實用面積達1,459平方呎，提供三間睡房（包括一間套房）、相連客廳、一個露台、兩間浴室、一間家傭房及一個有蓋車位。單位裝修雅致，具迷人英式風格，廚房配備高身廚櫃及吧枱。

### Seaview Mansion 時和大廈

34 Kennedy Road, Midlevels Central

中半山 堅尼地道34號

3 bed, 2 bath, 1 carpark

Saleable Area 1,459 s.f.

Price \$35,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 41295







## Sunset boulevard 奢華夕照

Tucked away on a secluded crest off Castle Peak Road in Siu Lam, Tuen Mun, Murray Bay is a new oceanfront residential development comprising 12 detached houses of three to four storeys. Adjacent to the Tuen Mun Western Bypass, the Hong Kong-Shenzhen Western Corridor and the soon-to-be-completed Hong Kong-Zhuhai-Macau Bridge, it is strategically situated in the western New Territories hub, with convenient access to and from the city, the airport and mainland China.

Characterised by Edwardian architectural details such as distinctive curtain walls, intricate pitched gables, tall windows and asymmetrical proportions, Murray Bay is distinguished by the uniqueness of every house, with saleable areas varying from 4,666 s.f. to 4,807 s.f., each equipped with an indoor lift, a rooftop swimming pool and a parking area for two vehicles.

Located between Castle Peak Bay and East Bay, the property enjoys sweeping panoramic views of the South China Sea. It is located adjacent to pristine beaches and is surrounded by ample natural greenery, offering the perfect setting to admire the sunset.

With a saleable area of 4,758 s.f., the showhouse No. 6 is adorned with sumptuous, elegant gold decor, paired with opulent marble flooring and wall tiles in light hues. The four-storey house features three bedrooms including one en suite, a spacious combined living







and dining room with 270-degree ocean views of Lantau and the airport, a study room, an open-plan kitchen that is fully equipped with wall-height cabinets and built-in home appliances, a 400 s.f. garden and a rooftop of more than 1,000 s.f. equipped with a heated swimming pool.

The first floor has been designed to accommodate a multi-purpose, Japanese-style family room that doubles as a tea-tasting corner and guest room. The master bedroom on the second floor is luxuriously spacious, with a large cloakroom, floor-to-ceiling windows and a connecting balcony that offers unparalleled sunset views, and a skylight that is perfect for star-gazing.

位於屯門小欖的全新臨海住宅府第美利海灣，由12幢三至四層高的獨立屋組成，隱密於青山公路旁的靜謐海岸，自成一隅。

物業位處戰略性的新界西交通樞紐，鄰近屯門西繞道、深港西部通道及快將落成的港珠澳大橋，往返市區、機場及中國大陸均十分便捷。

美利海灣各幢獨立屋採愛德華式建築風格，特色包括鮮明的玻璃幕牆、獨特的三角形屋頂、偌大窗戶及不對稱的比例。每幢洋房均有獨特之處，實用面積由4,666至4,807平方呎不等，附設室內住客電梯、天台游泳池及雙車停車位。

物業座落於青山灣及東灣之間，前臨南中國海，住客可飽覽海天一色的懾人景致。屋苑由茂密的綠蔭環抱，旁為碧綠的沙灘，是欣賞日落的理想勝地。

四層高的6號屋為現樓示範屋，實用面積4,758平方呎，全屋裝潢金碧輝煌，大部分地板及外牆均以淺色雲石磚鋪設，盡顯華麗氣派。洋房提供三間睡房，其中一間為套房，相連長方形客飯廳空間感十足，270度海景盡入眼簾兼可遠眺大嶼山至赤鱗角機場景致，另設一間書房、設備齊全及裝有落地廚櫃的開放式廚房、逾400呎的平台花園，還有附設恆溫私人泳池的逾一千呎天台。

一樓改造成和式簡約風格的家庭廳，既可作為恬靜優雅的品茶區，亦可變回客套房。位於二樓的主人套房空間寬敞，旁為大型衣帽間，落地大玻璃窗連接海景露台，足不出戶已可盡覽日落景色，晚間更可透過天花的天窗仰望星空的浪漫。

**The houses can be sold via company shares transfer.**

洋房單位可以公司轉讓股份形式買賣。

### Murray Bay 美利海灣

23 Lok Chui Street, Siu Lam, Tuen Mun

屯門小欖樂翠街23號

Enquiries 查詢

9256 7881 Mr Luk 陸先生

9107 6035 Ms Man 文小姐





## 二合一當代奢華臨海居停

### Two Become One Contemporary Luxury Waterfront Detached House

Covered by nearly 13,000 hectares of beautiful natural scenery, stunning seascapes and charming villages, Clear Water Bay has long been regarded as the "back garden of Hong Kong".

Surrounded by vast conservation area with lush greenery, The Portofino, inspired by the famous Italian Riviera, owns a beautiful panoramic view. It situated at the low density residential area with good privacy yet conveniently located.

This unique four-storey waterfront two-in-one detached house enjoys a magnificent 270-degree panoramic seaview exclusively overlooking South China Sea. Spanning a total of 7,400 sq. ft. saleable area (Approx.), this detached house has 2 enormous master bedrooms, 6 ensuite bedrooms, 1 guest room and 1 study room. All bedrooms and living and dining rooms enjoy ample natural lighting and full sea views. There are ample of leisure space including 2 private outdoor swimming pools, a huge garden capable to cater various activities, and 8 parking lots.

清水灣的地理位置得天獨厚，四周被13,000公頃的翠綠山巒、水清沙幼的海灘及寧靜的村屋環抱，獲得香港後花園的美譽。

位處大自然保護區的柏濤灣低密度獨立式別墅，海天一色的佈局源自意大利著名的海邊小鎮，鄰近「靜謐隱密」的綠化帶，兼備交通方便的優點。這座絕無僅有的四層式二合一相連臨海花園董事屋洋房，獨享270度一望無際的南中國海景色。洋房擁有約近7,400呎實用面積，包括兩間偌大主人睡房、六間獨立套房、一間客房及一間書房。所有睡房及客飯廳坐享充裕自然光及迷人全海景致。另設有寬闊的活動空間包括兩個入則的私人戶外游泳池，接連一個宴會式巨型花園及私屬車房可泊八輛車。

#### **Clear Water Bay panoramic sea view Detached House** 清水灣無敵海景洋房

**Saleable Area (Approx.)**

**House 1:** 3,700 s.f.

**House 2:** 3,700 s.f.

**Total:** 7,400 s.f.

**Price Upon Application**

**Inquiries** 9484 5501 Mr. Lai 黎先生

**Sold via company shares transfer (Negotiable)**  
可以公司轉讓股份形式買賣 (可議)









## Eastern inspirations

With the Year of the Dog already upon us, these auspicious Chinese-inspired designs are sure to enliven the home ambiance



### ALTFIELD INTERIORS – ALTFIELD COLLECTIONS

Aside from distributing a range of renowned interior design brands, Altfield also designs its own striking Asia-inspired collections. Pieces include hardwood and lacquer furniture, cloisonné lamps, gilded mirrors, watercolour paintings and ornate hand-painted screens, such as this one depicting dancing cranes amid bamboo leaves.



### G.O.D. – GOLDFISH HAND-PAINTED SOAP DISPENSER

Symbolising wealth, prosperity, harmony and strength in traditional Chinese culture, the humble goldfish brings all these good things to the bathroom with this retro ceramic soap dispenser from Hong Kong brand Goods of Desire (G.O.D.). Match it with complementary soap dishes and a rinsing tumbler.

*god.com.hk*





### DE GOURNAY – CHINOISERIE WALLPAPER

Beyond its fully bespoke wallcoverings, the renowned British wallpaper house also presents numerous intricate chinoiserie-inspired designs, showcasing a broad range of Eastern motifs. Take Jardinières Citrus Tree silk wallpaper used in interior designer Charlotte Moss’s creation (pictured above), where birds perch on boughs among fruit and blossom.



### LALIQUE – DOG PAPERWEIGHT

It’s said that people born in the Year of the Dog are loyal, friendly and cautious. To bring a touch of honesty and devotion to your desk, this clear crystal paperweight from the French heritage glassmaker is just the thing. It is available in satin-finished and polished clear, gold lustre or gold-stamped versions.

*[lalique.com](http://lalique.com)*



### THE RED CABINET – HAND-PAINTED SIDE CABINETS

In business for more than 20 years, Hong Kong antique furniture dealer The Red Cabinet showcases a carefully curated collection of vintage one-of-a-kind pieces alongside its own designs. Among the latter, this pair of gorgeous hand-painted side cabinets is a retro winner.

*[red-cabinet.com.hk](http://red-cabinet.com.hk)*



### LALA CURIO – ORIENTAL COLLECTION CLOISONNÉ TILES

Ready for a bit of renovation? Head back to imperial China with Lala Curio’s intricate cloisonné tiles. In a range of vibrant, auspicious motifs, the pigmented enamel is burnished in 24k gold. These tiles are available in 1.5-, 3- and 6-inch versions.

*[lalacurio.com](http://lalacurio.com)*





### LOVERAMICS – WILLOW LOVE STORY

Conceived by UK-based designer Dinah Body, this romantic tableware collection is inspired by the centuries-old Chinese porcelain motif, but the classical fable about two lovers is modernised with a contemporary aesthetic. The 16-piece set includes side plates, bowls, soya dishes and spoons; other pieces in the collection include dinner plates, cake stands, teapots and more.

*loveramics.com*



### RIEDEL CRYSTAL – DOG DECANTER

Austrian wine glass purveyor Riedel adds to its Chinese Zodiac collection with this luxurious black-and-red crystal decanter, embellished with the silhouette of a howling hound. Aerate wine in style and reap the luck, success and happiness of the coming year. Available in Hong Kong from Town House.



### SHANGHAI TANG – BONE CHINA DRAGON JAR

With its resplendent five-clawed dragon flying through the clouds, this traditional Chinese jar alludes to perpetual luck, good fortune, power and blessings. Made from fine bone china and with an attractive gold trim on the black-and-red design, this will add a classic note to a room.

*shanghaitang.com*



### JIM THOMPSON – FLORIENTAL SILK-LINEN FABRIC BLEND

This elegant fabric, ideal for curtains, has been revived from a block print from the Jim Thompson archives. Birds nestle and sing amid blossoming peonies, on a silk-linen blend enhanced with a chintz finishing. There are four colour options: wasp, sapphire, clay and emerald. Available in Hong Kong from Altfield Interiors.

ARCHITECTURE | DESIGN | PEOPLE  
**PERSPECTIVE**

For more information about interior and design inspiration, don't miss the March issue of *Perspective* magazine and check out our website at [www.perspectiveglobal.com](http://www.perspectiveglobal.com)







## A home away from home in Grenada, Caribbean's Destination of the Year

- Atlantis House is situated in Grenada, the island with the best weather condition of Caribbean
- The villa sits at the southerly edge of a plateau and enjoys a spectacular view
- The Citizenship by Investment Program gives Grenada additional attraction

Situated at a privileged location, hardly visible for the public, this spacious, single-level villa is designed in European luxury interior and local style on the outside. Atlantis House is an excellent proposition both for family life and lavish entertaining, offering versatile living space and designed to showcase spectacular view from all rooms.

Spanning on 38,000 sqft land with separate guesthouse, this modernly designed villa equipped with automatic back-up generator, security system, surveillance cameras, high speed internet and solar power system.

Atlantis House can be your perfect home away from home.

Available for sale, for more details please contact us.

物業現正出售，聯絡我們了解更多資料

## 格瑞那達 - 加勒比暖意窩心第二居停

- 位於格瑞那達島上，地理位置得天獨厚，氣候怡人
- 別墅位於半島上，高私穩度，坐擁難得一見的壯觀景色
- 投資移民方案為格瑞那達帶來另類優勢

這獨一無二別墅坐落於優越的地理位置，所有房間眺望難得一見的壯麗景色，單層式的設計結合現代歐陸簡約及加勒比地道風格。別墅提供寬敞的生活空間，不論宴客歡聚，還是享受家庭樂，戶主與賓客均能盡享奢閒之樂。

物業占地38,000平方呎另設有獨立客屋，現代化設備包括自動後備供電系統、防盜保安系統、視像監控、高速互聯網及太陽能電源供應。

Atlantis House 將成為你的暖意窩心第二居停

**Inquiries / 如欲垂詢，請聯絡：**

Eric Wong 王先生

+2152 4848

[eric.wong@landscape-christies.com](mailto:eric.wong@landscape-christies.com)







### Regent Palisades

薄扶林 帝柏園

43 Bisney Road

2 bed, 2 bath, 1 carpark

Brand new decorated 2-bedroom apartment situated in peaceful area

全新裝修兩房單位，位處怡人地段

Saleable Area 1,172 s.f.

Rent \$65,000 incl.

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 173475



### Hong Kong Parkview

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

3 bed, 2 bath, 1 carpark

Practical 3-bedroom apartment with full range of facilities in popular family estate

三房實用住宅，享完善會所設施，位處受歡迎家庭式住宅項目

Saleable Area 1,886 s.f.

Rent \$85,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 151123



### Scenic Villas

薄扶林 美景臺

2-28 Scenic Villa Drive

4 bed, 3 bath, 1 carpark

Spacious sea view 4-bedroom apartment in Pokfulam

薄扶林四房海景單位，間隔寬敞

Saleable Area 2,311 s.f.

Rent \$94,000 incl.

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 137541



### Deepdene

深水灣 蒲苑

55 Island Road

4 bed, 2.5 bath,

500 s.f. garden, 1 carpark

Low-rise apartment with private garden in quiet corner of Deep Water Bay

深水灣低密度單位，連私家花園，地段寧謐

Saleable Area 2,206 s.f.

Rent \$120,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 81560



### The Somerset

淺水灣 怡峰

67 Repulse Bay Road

3 bed, 2 bath, 1 carpark

One of a kind duplex apartment overlooking sublime sea view

獨特複式單位，俯瞰壯麗海景

Saleable Area 1,985 s.f.

Rent \$120,000 incl.

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 123934



### Pacific View

大潭 浪琴園

38 Tai Tam Road

3 bed, 3 bath,

52 s.f. terrace, 1 carpark

Bright and airy waterfront duplex enjoys breath-taking views

光猛通風海濱複式單位，享壯麗景色，可租可售

Saleable Area 1,959 s.f.

Rent \$120,000 incl. (also for sale \$75,000,000)

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 123097







### 3 Consort Rise

薄扶林 金粟街3號

**4 bed, 4 bath,**  
**1,133 s.f. garden, 1 carpark**

Brand new 4-bedroom townhouse in serene neighbourhood with swimming pool  
全新裝修四房排屋，地段寧靜，連游泳池設施

**Saleable Area** 1,966 s.f.

**Rent** \$140,000 incl.

**Inquiries** 9648 6082 Christine Chong 莊小姐

**Search Reference No.** 38616



### 8 Shouson Hill Road East

壽臣山 壽臣山道東8號

**3 bed, 3.5 bath, 2 carparks**

Rare on market townhouse with ample alfresco space at tranquil location  
壽臣山罕有排屋，戶外空間充裕，地段幽靜

**Saleable Area** 2,838 s.f.

**Rent** \$145,000 incl.

**Inquiries** 9833 9509 Michelle Chung 鍾小姐

**Search Reference No.** 39457



### Jade Beach Villa

春坎角 華翠海灘別墅

**3-7 Horizon Drive**

**4 bed, 2.5 bath, 2 carparks**

Sea view townhouse with ample open space and swimming pool  
春坎角海景排屋，戶外空間充裕，連游泳池

**Saleable Area** 2,637 s.f.

**Rent** \$150,000 incl.

**Inquiries** 9028 0147 Jenson Au 區先生

**Search Reference No.** 40624



### Magnolia

春坎角 靜修里29-31號

**29-31 Ching Sau Lane**

**4 bed, 4.5 bath,**  
**799 s.f. roof, 1 garage**

Lovely garden townhouse with private garage in cul-de-sac location  
精品花園排屋，連私家車庫，位處尊貴顯赫地段

**Saleable Area** 2,468 s.f.

**Rent** \$168,000 excl.

**Inquiries** 9028 0147 Jenson Au 區先生

**Search Reference No.** 124008



### 63 Deep Water Bay Road

深水灣 深水灣道63號

**4 bed, 3 bath,**  
**1,012 s.f. garden, 1 carpark**

Luxurious garden townhouse in exclusive estate enjoys tranquil surrounding  
豪華花園洋房，地段優越顯赫，環境清幽

**Saleable Area** 2,838 s.f.

**Rent** \$250,000 excl.

**Inquiries** 9833 9509 Michelle Chung 鍾小姐

**Search Reference No.** 14973



### Plantation Road

山頂 種植道

**4 bed, 5 bath, 3,143 s.f. garden**

Prestigious brand new renovation 4-ensuite townhouse with private swimming pool  
尊貴全新裝修四套房洋房，連私家游泳池

**Saleable Area** 3,537 s.f.

**Rent** \$350,000 excl.

**Inquiries** 6188 1398 Josephine Yuen 阮小姐

**Search Reference No.** 161125



### Interocean Court

山頂 山頂道26號

26 Peak Road

5 bed, 3.5 bath, 1 carpark

Huge 5-bedroom harbour view full floor apartment at exclusive Lower Peak area

偌大五房海景全層住宅，位處山頂顯赫地段

Saleable Area 2,665 s.f.

Rent \$235,000 incl.

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 21582



### Severn Eight

山頂 倚巒

8 Severn Road

4 bed, 4.5 bath, 988 s.f. garden, 2 carparks

Rare on market full harbour view modern townhouse on the Peak

罕有全維海景排屋，布局時尚

Saleable Area 3,092 s.f.

Rent \$360,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 96958



### 34 Island Road

深水灣 香島道34號

5 bed, 4.5 bath, 1,260 s.f. garden, 2 carparks

Contemporary waterfront house enjoys spectacular sea view

當代時尚海濱洋房，飽覽遼闊壯麗景色

Saleable Area 3,457 s.f.

Rent \$400,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 35172



### Deep Water Bay Road

深水灣道

4 bed, 3.5 bath, 2 carparks

Newly renovated garden house in prestigious address

全新裝修花園，地段顯赫尊貴

Saleable Area 2,838 s.f.

Rent Open Offer

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 14722





### Park Rise

中半山 嘉苑

17 Macdonnell Road

3 bed, 4 bath, 1,062 s.f. terrace

Modern unique duplex with large front and back terrace in convenient location

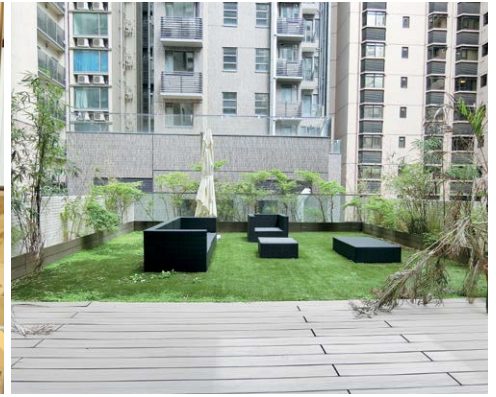
時尚獨特複式單位，連偌大前後院，交通便利，可租可售

Saleable Area 1,737 s.f.

Rent \$86,900 incl. (also for sale Open Offer)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 13295



### Borrett Mansions

中半山 寶德臺

8A-9B Borrett Road

4 bed, 2 bath, 1 carpark

Large and spacious 4-bedroom apartment overlooking city view

偌大寬敞四房住宅，俯瞰城市景

Saleable Area 2,449 s.f.

Rent \$120,000 incl.

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 30828



### Magazine Gap Towers

山頂 馬己仙峽道15號

15 Magazine Gap Road

3 bed, 2 bath, 1 carpark

Newly refurbished harbour view apartment with balcony and pool

全新裝修海景露台單位，連游泳池設施

Saleable Area 1,900 s.f.

Rent From \$130,000 incl.

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 6993



### 8 Kennedy Terrace

中半山 堅尼地台8號

4 bed, 3.5 bath, 1 carpark

Brand new 4-bedroom (3-ensuite) apartment within walking distance to Central

全新四房(連三套房)單位，信步可達中環

Saleable Area 2,896 s.f.

Rent \$240,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 184934



### Evergreen Villa

東半山 松柏新村

43 Stubbs Road

3 bed, 2 bath, 1 carpark

Rare high floor zone unit with high standard finishing

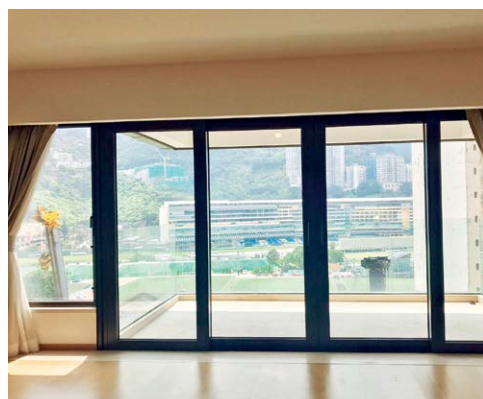
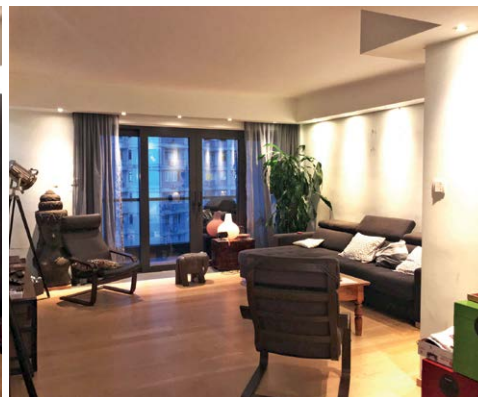
東半山罕有高層住宅，配以高質裝修，可租可售

Saleable Area 1,525 s.f.

Rent \$78,000 incl. (also for sale \$42,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 160234



### Winfield Building

跑馬地 雲暉大廈

1-5 Ventris Road

4 bed, 2.5 bath, 1 carpark

Well decorated 4-bedroom apartment with balcony enjoying

racecourse view

優質裝修四房住宅，連露台，眺望馬場美景，可租可售

Saleable Area 1,953 s.f.

Rent \$123,000 incl. (also for sale \$67,500,000)

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 165344



## Serene and tranquil 靜謐怡人

Known for its high efficiency ratio, Pearl Gardens is located in a tranquil and prestigious area surrounded by serene greenery in Midlevels West, only five-minute drive to Central and two minute-walk to the Central-Mid-levels Escalators. Measuring a saleable area of 2,100 s.f., this nicely renovated apartment offers three bedrooms including one ensuite, two bathrooms, a balcony, a combined living and dining room, a utility room, a maid's room and a covered car park. The open kitchen is fully equipped with a bar table while the bathroom is fitted with a freestanding tub and marble floor and wall tiles.

明珠臺以高實用率見稱，位處寧靜及顯赫的港島西半山地段，四周盡是翠綠林蔭，環境清幽，往來中環僅五分鐘車程，步行至中環半山行人扶手電梯只需兩分鐘。此單位實用面積達2,100平方呎，提供三間睡房（一間為套房）、兩間浴室、一個露台、相連客廳、一間多用途室、一間家傭房及一個有蓋車位。開放式廚房設有吧台，設備齊全，浴室空間十足，鋪設雲石地板和牆身，並配有一個獨立式浴缸。

Pearl Gardens 西半山 明珠臺

7 Conduit Road, Midlevels Central

西半山 干德道7號

3 bed, 2 bath, 1 carpark

Saleable Area 2,100 s.f.

Price \$55,000,000

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 171023







# CENTRAL

## 中環矜罕一樓全層 巨型落地展示玻璃

全新傲然登場, 時尚食肆名店薈萃  
全層獨立空調、高承重, 開啟新世代商機

### 昂然進駐 中環核心據點

戰略要塞 -

座落中環中半山自動行人電梯旁,  
毗鄰蘭桂芳及蘇豪區佔盡便捷地利,  
適合各鄰型業務品牌服務華麗進駐。

**全層3,781'平方呎 (G)\***  
**每呎只售 HK\$24,500 餘**

Can be sold via company shares transfer  
可公司股份轉讓出售

\*未核實



### 座落中環主要幹道

得天獨厚三鐵交匯, 佔據大都會核心優勢。  
罕有核心區服務及零售一樓全層交吉出售。



### 商業地屢創新高:

- 聚焦核心中環CBD 罕有多用途廣告效益商業樓
- 全新華麗優雅大堂 同區最優質全新穎氣派登場
- 全層享極高私隱度 高消費群集中盡佔都會脈搏
- 全層獨享改造潛力 分體冷氣獨立洗手間來去水
- 區內供應持續短缺 天價商業地皇見證世紀時代

Inquiries:

Mr. Lai

☎ +852 9484 5501



### High Yield Prime City Office Investment

- Immediately opposite Lloyd's of London within the Tower Cluster
- Surrounded by Fenchurch Street, Monument, Liverpool Street, and Bank Underground stations
- Refurbishment or redevelopment potential
- 位於金融城樓群內，Lloyd's of London的正對面
- 為Fenchurch Street, Monument, Liverpool Street和Bank Underground地鐵站所包圍
- 物業翻新和重建潛力



NIY of 7.06%  
Guide Price £78M  
£643 psf  
6215 1618  
Kelvin Wong 黃先生

### High Yield Single-Let Office Investment

- Single let to a regional utility cooperation
- Highly Reversionary
- Freehold
- Within an hour to London Paddington
- 區域龍頭公用企業單一承租
- 高加租潛力
- 永久業權
- 一小時內抵達倫敦帕丁頓



NIY of 8.25%  
Guide Price £7.5M  
£208 psf  
6215 1618  
Kelvin Wong 黃先生

### Highly Reversionary Prime City Office Investment

- Highly reversionary with potential to double the current passing rent
- Close proximity to Moorgate and Liverpool Street Stations, and will benefit further with the opening of Crossrail Stations
- 有潛力倍增現時租金收入
- 鄰近Moorgate和Liverpool Street地鐵站，伊利莎伯綫開通後區位優勢更為明顯



Equivalent Yield:  
6.07%  
Guide Price £90M  
£430 psf  
6215 1618  
Kelvin Wong 黃先生

### Prime en bloc retail investment single let to famous chain health & beauty shop

- Subject property occupies a prominent location opposite Piccadilly garden and Market street
- Manchester most exclusive retail location
- The entire property is single let to the 2nd largest drugstore in UK with over 900 stores across UK
- Current passing rent is £550,000 p.a.
- 此物業位處曼徹斯特最優越零售地段，正正於Piccadilly garden及Market street的對面
- 物業由英國第二大藥店獨立承租，共超過900間分店
- 年租金收入550,000英鎊



Freehold title  
NIY of 4.75%  
Guide Price  
£10.85M  
9255 1230  
Calvin Tse 謝先生

### Prime en bloc retail/residential mixed use investment in Chelsea

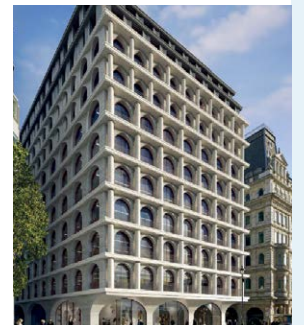
- Subject en bloc mixed use retail/residential investment is within close proximity to Natural History Museum and Fulham Road close to South Kensington underground station
- Ground and basement let to Michelin starred restaurant with 10 years to expiry, 3 bed self contained residential unit on 1/F to 3/F
- Current passing rent is £255,500 p.a.
- 毗鄰Natural History Museum及Fulham Road的零售商舖及住宅大廈，信步可達South Kensington地鐵站
- 首層及地庫由米芝蓮星級餐廳承租，更擁10年的租約，一樓至三樓則是三房住宅單位
- 年租金收入255,500英鎊



Freehold title  
GIA of 5,281 s.f.  
NIY 2.99%  
(overall)  
Guide Price £8M  
9255 1230  
Calvin Tse 謝先生

### Prime mixed use investment near Trafalgar Square

- Subject mixed use property is located on prominent location between St James's and Covent Garden with views over Trafalgar Square
- Benefited from an unconditional planning consent for a new landmark development with extra 33,628 s.f. internal area provided
- Current passing rent is £465,000 p.a. with upward only rental review due on June 2018
- 位處St James's及Covent Garden之間的優越地段的大廈，眺望Trafalgar Square美景
- 已取得城規批准，可建全新地標項目，額外提供33,628平方呎室內空間
- 年租金收入465,000英鎊，2018年6月租金可向上調整



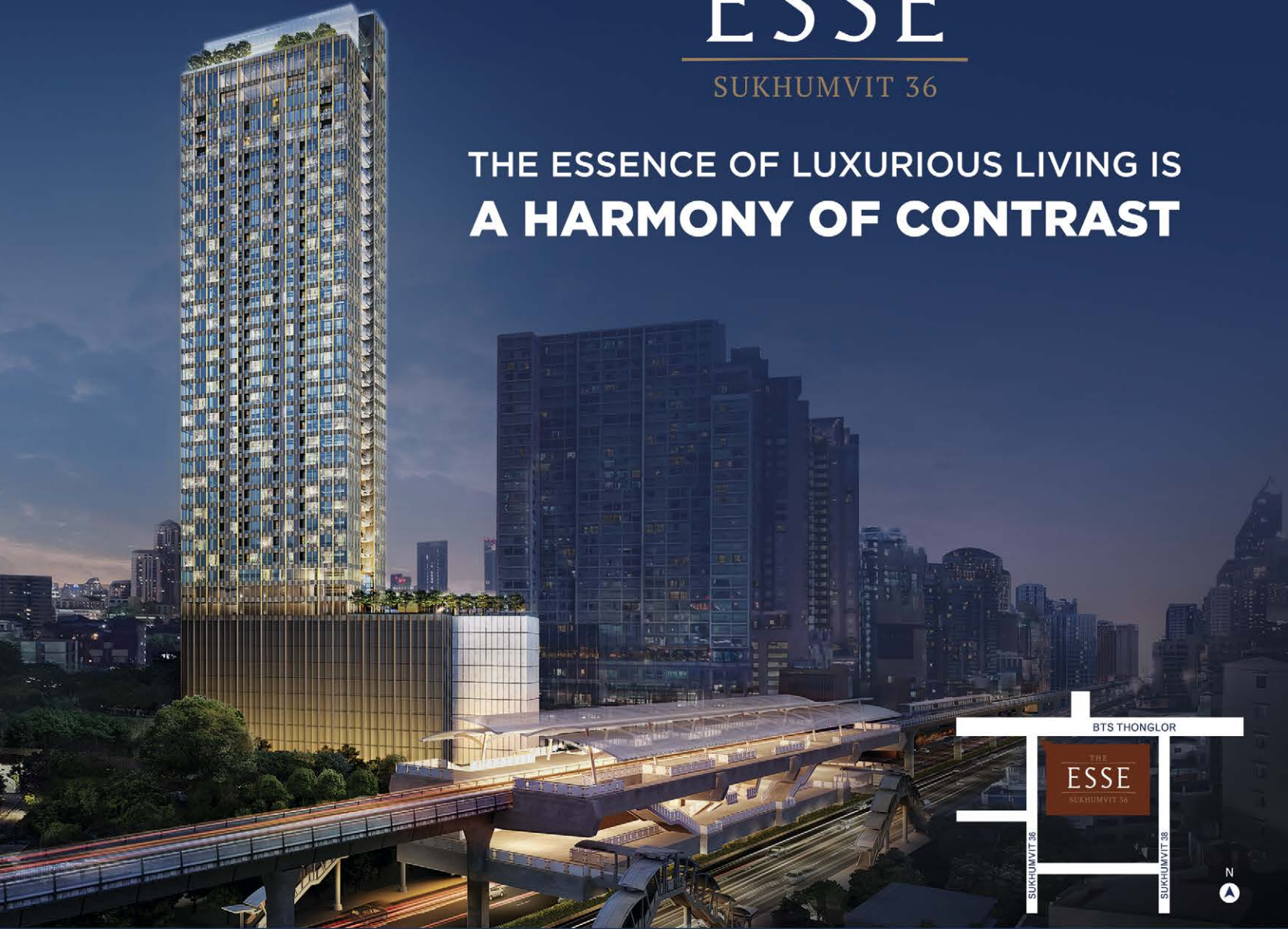
Freehold title  
NIA of 72,359 s.f.  
NIY of 2.50%  
Guide Price  
£80M  
9255 1230  
Calvin Tse 謝先生



THE  
**ESSE**

SUKHUMVIT 36

THE ESSENCE OF LUXURIOUS LIVING IS  
**A HARMONY OF CONTRAST**



- Freehold luxury residence on main Sukhumvit road
- 20 m. to Thonglor BTS skytrain station
- Enjoy a variety of recreation facilities including the Fitness and Roof Orchard
- Starts Baht 12.3 million



**FITNESS**



**ROOF ORCHARD**

[singhaestate.co.th](http://singhaestate.co.th)

**Enquiry**

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Email: [projects@landscape-christies.com](mailto:projects@landscape-christies.com)

[www.landscape-christies.com](http://www.landscape-christies.com)

LANDSCAPE

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 Hongkong Land

 SINGHA ESTATE

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### Prime corner en bloc building in desirable location

- Subject property is an en bloc attractive mixed use retail/office bldg situated on South Molton Street and Brook Street, only 1 minute walk from both entrances to the new Bond Street Crossrail Station opening in December 2018
- The building comprises a G/F and basement level retail units and 5 offices arranged from 1/F to 4/F
- Retail floors let to iconic British brand and a leading global brand as a flagship store
- 此位處South Molton Street及Brook Street的受歡迎零售及辦公室大廈，距離2018年12月通車的Bond Street火車站僅1分鐘路程
- 大廈的首層及地庫是零售商舖，一樓至四樓是5個辦公室
- 零售商舖由世界知名的英國品牌承租作旗艦店

Virtual freehold title  
NIA is 14,726 s.f.  
NIY of 2.76%, rising  
to over 3.00% in  
June 2018  
Guide Price £56M  
5662 8660  
Sabella Poon 潘小姐



### Newly refurbished en bloc building Grade A office

- Subject property is only 500m North East of the Liverpool Street station, Crossrail Station opening in 2018
- Excellent Grade A office and ancillary accommodation arranged over LG/F, G/F and five upper floors
- Multi-let to four office tenants
- Upon completion of the lease the property will provide a total passing rent of £1,228,618.50 p.a.
- 位處Liverpool Street及2018年通車的Crossrail站東南面500米的物業
- 地下一層、首層及五層上層是優質甲級寫字樓
- 由四個辦公室租戶承租
- 如果滿租，年租金收入達1,228,618.5英鎊

Freehold title  
NIA is 20,714 s.f.  
NIY of 4.78%  
Guide Price £25.25M  
5662 8660  
Sabella Poon 潘小姐



### Super prime en bloc office building entirely let

- Subject property is newly refurbished office building located in the heart of Soho, conveniently served by Oxford Circus and Bond Street Underground stations
- Office accommodation arranged over LG/F, G/F and seven upper floors
- Single let to a software and technology company on a new 10 year lease from 2017
- Current passing rent is £4.30 M p.a.
- 位處Soho市中心的翻新辦公室大廈，鄰近Oxford Circus及Bond Street地鐵站
- 地下一層、首層及七層上層都是辦公室
- 由軟件科技公司獨立承租，由2017年開始計尚餘10年租約
- 年租金收入430萬英鎊

Freehold title  
NIA is 58,000 s.f.  
NIY of 4.00 %  
Guide Price £100M  
5662 8660  
Sabella Poon 潘小姐



### Prime retail investment

- Super prime retail investment situated on a prominent corner junction on the north side of Brook street
- Subject property is single let to famous luxury chain store boutique with 10 years lease unexpired
- Undervalued rental compared surrounding area, current passing rent is £500,000 p.a.
- 位處Brook street轉角位單邊零售優越商舖
- 由知名豪華時裝品牌獨立承租，擁10年租約
- 年租金收入500,000英鎊

Virtual Freehold title  
NIY of 2.50%  
Guide Price £18.75M  
5326 3344  
Timothy Chan 陳先生



### Prime river front retail unit let to famous bar (with outdoor seating area)

- Subject property is located in the heart of London's South Bank and immediate abuts the River Thames
- It occupies the G/F and basement level of an eight storey comprehensive residential building where the residential units have been sold off on long leases
- Current passing rent is approx. £335,000 p.a.
- 位處倫敦South Bank，毗鄰泰晤士河的物業
- 樓高八層住宅大廈，設首層及地庫，住宅單位擁長租約
- 年租金收入335,000英鎊

999 years leasehold from 2003  
GIA of 14,724 s.f.  
NIY of 4.52%  
Guide Price £6.95M  
5326 3344  
Timothy Chan 陳先生



### Ultra prime en bloc retail/office mixed use investment unit in the heart of the West End's luxury retail quarter

- Subject en bloc retail/office mixed use investment is located just off New Bond Street
- Subject property comprises retail space over G/F & LG/F. Self-contained offices are on upper floors.
- Retail floors let to women's luxury fashion label with approx. 10 years to expiry, current passing rent is £677,645 p.a.
- 優越時尚零售區與New Bond Street近在咫尺的零售及辦公室大廈
- 首層及地下一層是零售商舖，上層是辦公室，零售商舖由高級女士時裝品牌承租，約10年租約，年租金收入677,645英鎊

Freehold title  
GIA of 8,130 s. f.  
NIY of 2.89%  
Guide price £22M  
5326 3344  
Timothy Chan 陳先生





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the one that truly matters.*

# SALADAENG ONE

*Bangkok*



*A Part of The Immaculate Collection of SC ASSET.*

*Exuding timeless charms through the thoughtfulness of its design,  
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horizontal slab of marble to create a magnificent  
impression of natural folds of varying magnitudes at each level.  
The residences at Saladaeng One vary in type from  
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## Enquiry

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### Prime centrally located en bloc retail/office mixed used bldg

**Ebisuminami, Shibuya-Ku, Tokyo** 東京 涉谷區

- Subject property is an en bloc 3 storey bldg with one basement level, comprising a total of 2 units and is partially let
- Completed in January 2002
- Projected reversionary rental on full occupancy will be 16.2 Million JPY
- 6 min walking distance to Ebisu Station of JR Yamanote Line, JR Saikyo Line and JR Shonan Shinjuku Line
- 樓高三層大廈·連一層地庫·共兩個單位·部分已經租出
- 建於2002年1月
- 如果滿租·租金收入可達16.2百萬日元
- 距離JR山手線·JR埼京線及JR湘南新宿線的惠比壽站僅6分鐘路程

Freehold title  
GIA of approx. 235.27 sq.m.  
Projected reversionary yield of 4.26%  
Guide price JPY 380M (approx. HK\$27.15M)

### Pre-sale of soon to be completed condo bldg with multiple units

**Setagaya, Tokyo** 東京 世田谷區

- Freehold title
- Subject property is a 4 storey reinforced concrete bldg with flat roof and with one basement level. It comprises a total of 22 units and is still under construction
- Completion is scheduled to be around September 2018
- 5 min walking distance to Goutokuji Station of Odakyu Line and 5 min walking distance to Yamashita Station of Tokyu Setagaya Line
- 永久業權
- 樓高四層鋼筋混凝土建築·連天台及地庫層·共有22個單位·目前仍在興建當中
- 預計於2018年9月竣工
- 距離小田急電鐵豪德寺站5分鐘路程·東急世田谷線的山下站5分鐘路程

Freehold title  
GIA of approx. 886.38 sq.m.  
Projected reversionary yield of 4.30%  
Guide price JPY 827M (approx. HK\$59.10M)



### Prime en bloc condominium bldg in good neighborhood

**Meguro-Ku, Tokyo** 東京 目黒區

- Subject property is an en bloc 3 storey condominium bldg
- Completed in Feb 1990
- Projected reversionary rental at full occupancy will be JPY24,112,889 p.a.
- 3 min walking distance to Toritsu Daigaku Station of Tokyu Toyoko Line
- 樓高三層住宅大廈
- 建於1990年2月
- 如果滿租·年租金收入可達24,112,889日元
- 距離東急東橫線的都立大學站3分鐘路程

Freehold title  
GIA of approx. 436.24sq.m.  
Projected reversionary yield is 4.40%  
Guide price JPY 548M (approx. HK\$59.10M)

### En bloc retail/office mixed use older bldg with respectable yield

**Toshima, Tokyo** 東京 豐島區

- Subject property is a 5 storey reinforced concrete mixed use bldg with a flat roof
- Completed in September 1990
- Current passing rent is JPY 23,479,524 p.a.
- 8 min walking distance to Ikebukuro station of JR Yamanote Line
- 樓高五層鋼筋混凝土混合用途大廈·連天台
- 建於1990年9月
- 年租金收入23,479,524日元
- 距離JR山手線池袋站8分鐘路程

Freehold title  
GIA of 662.02 sq.m.  
Current gross yield of 4.19%  
Projected reversionary yield at full occupancy is 4.83%  
Guide price JPY 560M (approx. HK\$40M)





# 承業主命 公開招標出售

截標前售出或收回除外

截標日期：

2018年4月30日(星期一)下午五時



- ◆ 物業以現況及連現有租約出售
- ◆ 建築面積: 約1,300平方呎 /
- ◆ 實用面積: 約874平方呎 (不連自建閣樓及天井)
- ◆ 轉角位, 20呎闊鋪面
- ◆ 近英皇道, 大型屋苑包圍

北角琴行街2A及2B號  
建明閣地下A舖 (連自建閣樓及天井)



詳情請聯絡獨家代理

劉先生 David Lau  
(E073496)

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# CENTRIC

RATCHAYOTHIN

Discover Your Life,  
Find Your Center.

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## Exclusive Launch in Hong Kong Free Hold Condominium in Bangkok



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### Location

- On Pahonyothin Road, 150 M to BTS Ratchayothin Station
- 2 Stations to Central Plaza Ladprao
- Close to Kasetsart University, Chatuchak Market and Bangsue Grand Station
- About 15 minutes to New CBD (Rama 9)

### Triple Facilities

- Ground Floor; Grand Lobby, Smart Locker, Business Lounge
- Podium Floor; Co-working Space, Sensational Garden
- Rooftop Floor; Salt Water System Infinity Edge Pool with Jacuzzi, Fitness, Virtual Exercise Room

**Price Starts THB 4.39M**  
Completion Expected in Q1 2020

Inquiries: **+852 9010 7621**

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