



大宅

SELECT DELUXE HOMES

Spotlight:
World class homes across Midlevels
核心豪宅

Feature:
Home Affairs



LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領 域 佳 士 得 國 際 地 產



最後商機

中環核心唯一全層 全新商廈出售

黃金地段 最高樓層

中環罕有全新商業大廈
些利街2-4號

✓ 昂然進駐 中環核心 獨立樓層

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

多個大型綜合發展項目，信步中環中心地標

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 天價商業地王見證世紀時代
- 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 分體冷氣獨立洗手間來去水



Inquiries:

Mr. Lai

+852 9484 5501



BRIGHT ACCENTS

色彩回歸

Scandinavian aesthetics may still dominate the interior design scene, but be prepared to embrace more inviting colours – the latest trend in furnishings. Warm colour schemes and moody shades such as dusty pinks, neutral blues, mustard yellows and blends of rustic, earthy hues evoke a more enlivening ambiance. A statement furniture piece in luscious velvet adds a touch of luxurious and retro glam to the living room.

Texture plays a key role, with materials such as rattan and woven wicker that give rise to a natural, handmade feel. Comfort in couches with plenty of curved and plump shapes is on-trend, while fringe trims and metallic accents in furniture and light fixtures also add a funky texture to any home.

雖然北歐美學仍是目前室內設計主流，但假如今年想為家居裝修的話，不妨注入時尚鮮艷奪目的色彩。不論是室內裝潢還是家具擺設，溫暖色系和營造氣氛的色調，例如以淡粉紅、中性藍調、芥辣黃搭配田園和泥土色系，可令家居更添生氣。在家中擺放大熱的絲絨梳化和家具，亦可為客廳營造高貴和懷舊玩味的氣氛。

質感亦是今年的重點之一，藤製和編織風格的物料，為家居帶來手製的天然感。選配舒適的梳化時，可考慮線條渾圓和沉實的熱門款式；流鬚設計和金屬色調的家具和燈具，亦可令居室增添更時髦玩味的質感。

04 MONTHLY HIGHLIGHT

Seaview Mansion,
Midlevels Central
中半山 時和大廈

06 SPOTLIGHT

World class homes across Midlevels
核心豪宅

09 Southside & the Peak sale
南區及山頂 出售

14 Midlevels East & Happy Valley sale
東半山及跑馬地 出售

15 Midlevels East, Happy Valley
& Other Districts sale
東半山、跑馬地及其他地區 出售

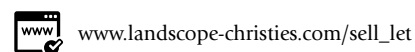
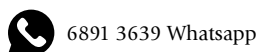
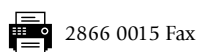
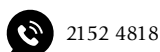
15 HIGHLIGHT

Jardine's Lookout Garden Houses,
Jardine's Lookout
渣甸山 渣甸山花園



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 :



The information, text, photos, analyses and projections contained herein are provided solely for the convenience of prospective clients and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape Christie's International Real Estate, Landscape Surveyors Limited, Landscape Realty Limited or the owners, none of whom shall have any liability or obligation with respect thereto. Interested parties should rely on their own investigations, interpretations and analyses in connection with the purchase or letting thereof. Information has been provided to us by sources deemed reliable, but no warranty or representation is made as to its accuracy, correctness or completeness. These offerings are made subject to contract, correction of errors, omissions, prior sale or lease, change of price or terms or withdrawal from the market without notice. The contents of The Key are for reference only and do not constitute all or any part of a contract. Copyright 2018 Each Office is Independently Owned and Operated

18 FEATURE

Home Affairs

20 Southside &
the Peak lease
南區及山頂 出租

24 Midlevels Central
& West lease
中半山及西半山 出租



26 Midlevels East &
Happy Valley lease
東半山及跑馬地 出租

28 U.K. Properties
英國物業

32 Japanese Properties
日本物業

**Did
you
know**



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

See it on Facebook at

Landscape Christie's International Real Estate



PUBLISHED AND DISTRIBUTED BY



Landscape Christie's International Real Estate C-018733
Tel: +852 2866 0022 Fax: +852 2866 0015
Email: info@landscape-christies.com
Website: www.landscape-christies.com
Address: Units 601-4, 6/F, Sino Plaza,
255-257 Gloucester Road, Causeway Bay, Hong Kong

DESIGNED BY

ARCHITECTURE | DESIGN | PEOPLE
PERSPECTIVE

Tel: +852 2525 0287 Fax: +852 2526 3860
Email: info@perspectiveglobal.com
Website: www.perspectiveglobal.com
Address: Unit B, 1/F Cheung Wah Industrial Building,
10-12 Shipyard Lane, Quarry Bay, Hong Kong

**SCAN HERE
TO SUBSCRIBE
ONLINE**



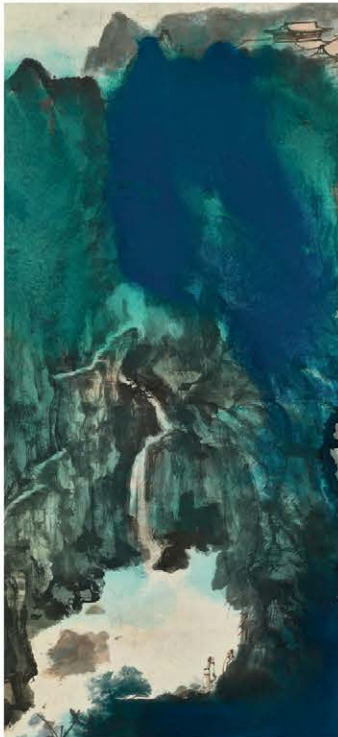
Christie's Hong Kong Spring Auctions

Christie's welcomes you to our Hong Kong Spring Auctions from 25–30 May, 2018. The spectacular week of sales brings together an array of the finest works from Chinese Paintings, Chinese Ceramics and Works of Art, Asian 20th Century and Contemporary Art, as well as an extraordinary selection of Jewellery, Watches, Wine and Handbags. We invite you to join us as we celebrate a week of art and luxury through a series of exhibitions, previews and exceptional auctions. For more information, please visit christies.com/hk.

Viewing & Auctions • 25–30 May • Hong Kong Convention and Exhibition Centre

Contact • infoasia@christies.com • +852 2760 1766

Follow Christie's WeChat
for a customised experience



ZHANG DAQIAN (China, 1899–1983)
Viewing the Waterfall (detail)
scroll, mounted on woodboard and framed,
ink and colour on paper
134 x 68 cm. (52 3/4 x 26 3/4 in.)
Dated 1963
HK\$60,000,000–80,000,000



EDMOND CHIN FOR THE HOUSE OF BOGHOSSIAN
An exclusive coloured diamond
bracelet
HK\$16,000,000–25,000,000



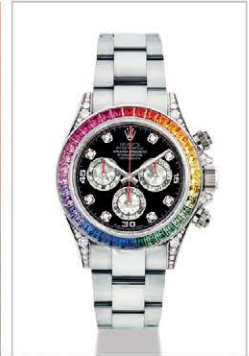
A FINE MAGNIFICENT AND EXTREMELY RARE DOUCAI AND FAMILLE ROSE 'ANBAXIAN' VASE, TIANQIUPING
Qianlong six-character seal mark in underglaze blue and of the period (1736–1795)
55.3 cm. (21 3/4 in.) high
HK\$70,000,000–90,000,000



ZAO WOU-KI (ZHAO WUJI, France/China, 1920–2013)
14.12.59
oil on canvas
130 x 162 cm. (51 1/4 x 63 7/8 in.)
Painted in 1959
HK\$68,000,000–88,000,000



COMTE GEORGES DE VOGÜÉ, CHAMBOLLE-MUSIGNY LES AMOUREUSES 1990
6 magnums
HK\$42,000–70,000



ROLEX
An 18k white gold and diamond-set automatic chronograph wristwatch with rainbow-coloured multi-gem set bezel and bracelet, Cosmograph Daytona, Ref. 116599RBOW
HK\$1,600,000–2,400,000



HERMÈS
A shiny Gèranium Porosus crocodile Birkin 35 with 18k white gold & diamond hardware, 2014
HK\$800,000–1,000,000



URBAN LIVING

都會閒逸



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.

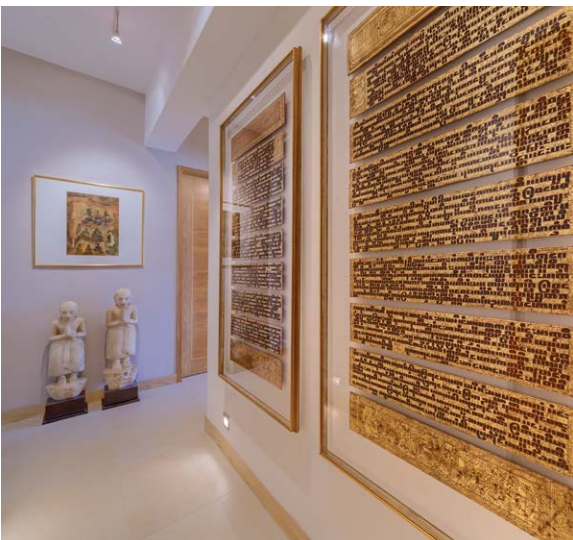
41295

Seaview Mansion is a 12-storey simplex development on Kennedy Road in Mid-Levels Central. Affording lovely green views of nearby Hong Kong Park and the Hong Kong Zoological and Botanical Gardens, the property is just a few minutes' walk to Central, Pacific Place mall in Admiralty and the lively streets of Wan Chai, while being tucked away from major roads.

Measuring 1,459 s.f. of saleable area, this spacious apartment is outstanding in its own right: occupying the entire floor with the highest degree of privacy, and enjoying wonderful views of the city skyline, it has high ceilings, a sizable balcony and floor-to-ceiling windows. It comprises 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 airy and light apartment is nicely renovated in a colonial style with light-toned accents, while the interiors are in excellent condition, included the spacious fitted kitchen. It is equipped with wall-height cabinets, built-in appliances and a bar table.

The flat is available for sale at HK\$35 million.



時和大廈是半山堅尼地道的12層高單幢式住宅項目，遠眺香港公園和香港動植物公園的綠樹林蔭，步行至中環、金鐘太古廣場及灣仔的繁華街道，僅數分鐘的路程，同時又遠離主要行車大道，環境寧靜之餘亦相當便利。

這個空間偌大的單位實用面積達1,459平方呎，盡享獨特優點：物業為一梯一伙，享高私隱度，高樓底提高室內空間感，寬闊露台及落地玻璃窗則是飽覽悅目城市天際線的最佳位置。單位設有三間睡房，其中一間為套房、相連客飯廳、一個露台、兩個浴室、一間家傭房及一個有蓋停車位。

單位室內採淺色系的殖民地風格裝潢，光線充足，營造強烈空間感。室內裝修保養簇新，另設一個實用及設施齊全的廚房，設有高身入牆廚櫃、嵌入式電器及吧枱。單位現以3,500萬港元出售。



Nikken Heights

西半山 日景閣

12 Prince's Terrace

2 bed, 2 bath

Boutique 2-bedroom apartment in convenient location

精品兩房單位，交通便利

Saleable Area 768 s.f.

Price \$14,800,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 151470



Ewan Court

中半山 倚雲閣

54-56 Kennedy Road

2 bed, 2 bath, 3 carparks

Practical flat on Kennedy Road with easy access to both Wan Chai and Central
堅尼地道實用住宅，信步可達灣仔及中環，可租可售

Saleable Area 1,213 s.f.

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

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 89146



Regent On The Park

中半山 御花園

9A Kennedy Road

1 carpark

Popular city view apartment with facilities in convenient location

受歡迎城市景住宅，連設施，交通便利

Saleable Area 1,094 s.f.

Price \$31,500,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 96993



Ning Yeung Terrace

西半山 寧養臺 78 Bonham Road

4 bed, 2 bath

4-bedroom family flat in newly refurbished building with swimming pool and tennis court, for sale with tenancy
四房家庭式住宅，大廈經已全面翻新，連游泳池及網球場，連租約出售

Saleable Area 1,719 s.f.

Price \$34,000,000

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 134773



Man Yuen Garden

中半山 文苑花園

52A-52B Kennedy Road

2 bed, 2 bath, 1 carpark

High efficiency 2-bedroom apartment with balcony in prime location
高實用率兩房單位，連露台，地段優越

Saleable Area 1,669 s.f.

Price \$37,000,000

Inquiries 9803 2216 Annie Lee 李小姐



Mirror Marina 西半山 鑑波樓

47 Conduit Road

4 bed, 2 bath,

1,500 s.f. roof, 1 carpark

Nicely kept and maintained 4-bedroom flat with roof top, for sale with tenancy
雅致裝修四房單位，保養簇新，連天台及連租約出售

Saleable Area 1,776 s.f.

Price \$39,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 158896



Yale Lodge

中半山 怡盧

30 Kennedy Road

4 bed, 3 bath, 1 carpark

Lovely mid-rise apartment in mint condition within walking distance to Central

精品中密度住宅，裝修簇新，信步可達中環

Saleable Area 2,669 s.f.

Price \$76,000,000

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 157546



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



Regent On The Park

中半山 御花園

9A Kennedy Road

3 bed, 2.5 bath, 2 carparks

Rarely available duplex unit with open city view at prime location
罕有複式單位，眺望開揚城市美景，地段優越，可租可售

Saleable Area 2,187 s.f.

Price \$96,000,000 (also for lease \$130,000 incl.)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 1680



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



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

SOLE AGENT



Convention Plaza Duplex

灣仔 會景閣複式

1 Harbour Road

4 bed, 3 bath

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

豪華四房複式單位，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





Fairlane Tower

中半山 寶雲山莊

2B Bowen Road

3 bed, 2 bath

3-bedroom apartment with city view and clubhouse facilities in tranquil location
中半山三房單位，享城市景及會所設施，地段清幽恬靜

Saleable Area 1,281 s.f.

Price \$40,000,000

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 37843



Bowen Place

中半山 寶雲閣

11A Bowen Road

3 bed, 2 bath, 1 carpark

Well decorated apartment in low density neighbourhood with open views
優質裝修單位，飽覽開揚景色，位處低密度地段

Saleable Area 1,485 s.f.

Price \$58,000,000

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 31349



Century Tower 1

中半山 世紀大廈1座

3 bed, 2.5 bath, 1 carpark

Rare high-floor zone unit with large balcony enjoys stunning harbour view
罕有高層住宅，連大露台，俯瞰壯麗維港景

Saleable Area 2,041 s.f.

Price \$73,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 21450



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



Hatton House

西半山 赫頓大廈

15 Kotewall Road

3 bed, 3 bath, 2 carparks

Nicely decorated 3-ensuite apartment with private large garden, original 5-bedroom layout
雅致裝修三套房單位，連偌大入則私家花園，原裝五房間隔

Saleable Area 2,324 s.f.

Price \$98,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 37400



The Mayfair

中半山 梅道1號

1 May Road

4 bed, 3 bath

4-bedroom apartment with city view at prestigious location of Midlevels Central
中半山四房單位，享城市景，地段尊貴

Saleable Area 2,118 s.f.

Price \$138,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 31894



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



Deluxe penthouse apartment

豪華頂層住宅

**4 bed, 3 bath,
2,650 s.f. roof, 1 carpark**

Extravagant penthouse with private roof overlooking the fantastic Victoria Harbour
豪華尊貴頂層單位，連私家天台，俯瞰迷人維港景

Saleable Area 2,848 s.f.

Price \$168,000,000

Inquiries 9662 2199 David Lau 劉先生

**La Clare Mansion**

薄扶林 利嘉大廈

92 Pok Fu Lam Road

4 bed, 2 bath, 1 carpark

Newly decorated 4-bedroom apartment with balcony enjoys partial sea view

雅致裝修四房單位，連露台，眺望部分海景，可租可售

Saleable Area 2,145 s.f.

Price \$47,000,000 (also for lease \$80,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 53550

**Pine Villa**

赤柱 翠屋

49 Stanley Village Road

1,000 s.f. garden, 1 carpark

Colonial low-rise with private garden at Stanley 英式低密度單位，連私家花園

Saleable Area 1,611 s.f.

Price \$62,800,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 18670

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

薄扶林 嘉林閣

137 Pok Fu Lam Road

4 bed, 3 bath, 6 carparks

4-bedroom duplex at upscale location with sweeping sea view and 6 carparks

四房複式住宅，地段顯赫尊貴，遙望遼闊海景，連六車位

Saleable Area 2,549 s.f.

Price \$74,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 38823

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

淺水灣 陽明山莊

88 Tai Tam Reservoir Road

4 bed, 2.5 bath, 1 carpark

Luxury 4-bedroom flat with deluxe clubhouse facilities in country park

豪華四房住宅，連完善會所設施

Saleable Area 2,308 s.f.

Price \$74,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 122627

**3 Repulse Bay Road**

淺水灣 淺水灣道3號

4 bed, 2 bath, 2 carparks

Luxurious 4-bedroom apartment with nice decorations at exclusive location 豪華四房單位，配以雅致裝修，地段尊貴

Saleable Area 1,741 s.f.

Price \$80,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 150843

**Grand Garden**

淺水灣 華景園

61 South Bay Road

4 bed, 3 bath, 2 carparks

Nicely renovated spacious apartment in refurbished building with full clubhouse facilities

雅致裝修寬敞住宅，大廈經已全面翻新，連完善會所設施

Saleable Area 2,491 s.f.

Price \$82,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 126619



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



Barker Villa

山頂 柏架別墅
41 Barker Road

3 bed, 2 bath, 1 carpark

Rare 3-bedroom apartment in prestigious location overlooking sublime harbour view
罕有三房住宅，地段尊貴顯赫，俯瞰壯麗維港景

Saleable Area 1,414 s.f.

Price \$84,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 15818



Can be sold via company shares transfer
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 9028 0147 Jenson Au 區先生

Search Reference No. 22426



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



Belgravia

淺水灣 南灣道57號
57 South Bay Road

4 bed, 3 bath, 1 carpark

Bright and airy high floor unit with fantastic sea view
光線充足高層住宅，飽覽醉人海景，可租可售

Saleable Area 2,197 s.f.

Price \$88,000,000 (also for lease \$130,000 incl.)

Inquiries 9803 2216 Annie Lee 李小姐

Search Reference No. 165432



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



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



Oasis

山頂 欣怡居
8-12 Peak Road

4 bed, 3 bath, 1 carpark

Prestigious 4-bedroom apartment with stunning Victoria Harbour View
尊貴四房住宅，坐擁壯麗維港景色

Saleable Area 1,869 s.f.

Price \$100,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 158142



The Redhill Peninsula

大潭 紅山半島
18 Pak Pat Shan Road

4 bed, 3 bath,
1,235 s.f. garden, 2 carparks

Sumptuous waterfront 4-bedroom garden house with tasteful decorations
奢華臨海花園洋房，四房間隔，配以品味裝修

Saleable Area 3,013 s.f.

Price \$108,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 31643



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



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

4 bed, 3.5 bath,

1,326 s.f. garden, 2 carports

Prestigious waterfront house with ample alfresco space in renowned location
尊貴海濱洋房，享充裕戶外空間，地段尊貴顯赫

Saleable Area 3,135 s.f.

Price \$120,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 5440



Eredine

山頂 加列山道38號

38 Mount Kellett Road

4 bed, 4.5 bath, 1 carpark

Rare 4-ensuite apartment with tasteful decorations overlooking Southside sea view
罕有四套房住宅，連品味室內裝修，俯瞰南區海景

Saleable Area 2,893 s.f.

Price \$125,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 23687



Sunshine Villa

山頂 陽光花園

48 Mount Kellett Road

3 bed, 2 bath,

929 s.f. garden, 2 garages

Bright and airy townhouse on the Peak with ample open space
山頂光猛通風排屋，享充裕戶外空間，可租可售

Saleable Area 1,690 s.f.

Price \$130,000,000 (also for lease \$140,000 incl.)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 1708



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



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

3 bed, 2 bath, 1 carpark

Nicely renovated 3-bedroom colonial style apartment on The Peak
雅致裝修英式住宅，三房間隔，地段尊貴

Saleable Area 2,448 s.f.

Price \$158,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 133545



The Hazelton 壽臣山 榛園

6 Shouson Hill Road

5 bed, 4 bath,

548 s.f. roof, 1 garage

Lovely 5-bedroom townhouse with garden in quiet Shouson Hill
精品五房排屋，連花園，位處壽臣山寧靜地段，可租可售

Saleable Area 2,634 s.f.

Price \$165,000,000 (also for lease \$160,000 incl.)

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 130863



Coral Villas

春坎角 珊瑚小築

27 Horizon Drive

4 bed, 4 bath,

1,000 s.f. roof, 2 carports

Rarely available 4-bedroom garden townhouse in verdant and serene area with full seaview
罕有四房花園洋房，位處和諧清靜地段，享全海景

Saleable Area 3,379 s.f.

Price \$190,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 35801



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



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



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



Peel Rise

山頂 貝璐道

3 bed, 2 bath,

1,352 s.f. garden, 2 carparks

Well decorated garden townhouse in tranquil verdant setting

優質裝修花園洋房，環境怡人恬靜

Saleable Area 3,436 s.f.

Price \$268,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 19352



Repulse Bay

Bellevue Garden

淺水灣 淺水灣麗景花園

5 Bellevue Drive

4 bed, 4 bath, 1,286 s.f. terrace, 2 carparks

Nicely decorated townhouse with 4-ensuite enjoys splendid view of Repulse Bay

雅致裝修四套房洋房，飽覽壯麗淺水灣景色

Saleable Area 3,116 s.f.

Price \$368,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 99193



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



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.

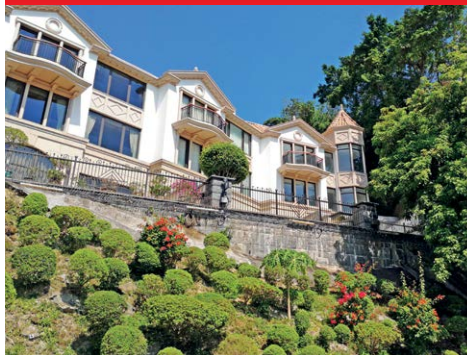
Price \$400,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 30454



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



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



Barker Road

山頂 白加道

5 bed, 6.5 bath,

Rare huge townhouse overlooking

Victoria Harbour View

罕有偌大排屋，俯瞰維港美景

Saleable Area 5,700 s.f.

Price \$830,000,000

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 175432



Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey



Lucy SY Teo

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

Peak road -contemporary classic



Behnaz & Idris

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

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



Behnaz & Idris

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

Crown moldings, paneled walls & parquet floor = Timeless grace



Jennifer & Mandan Fong

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

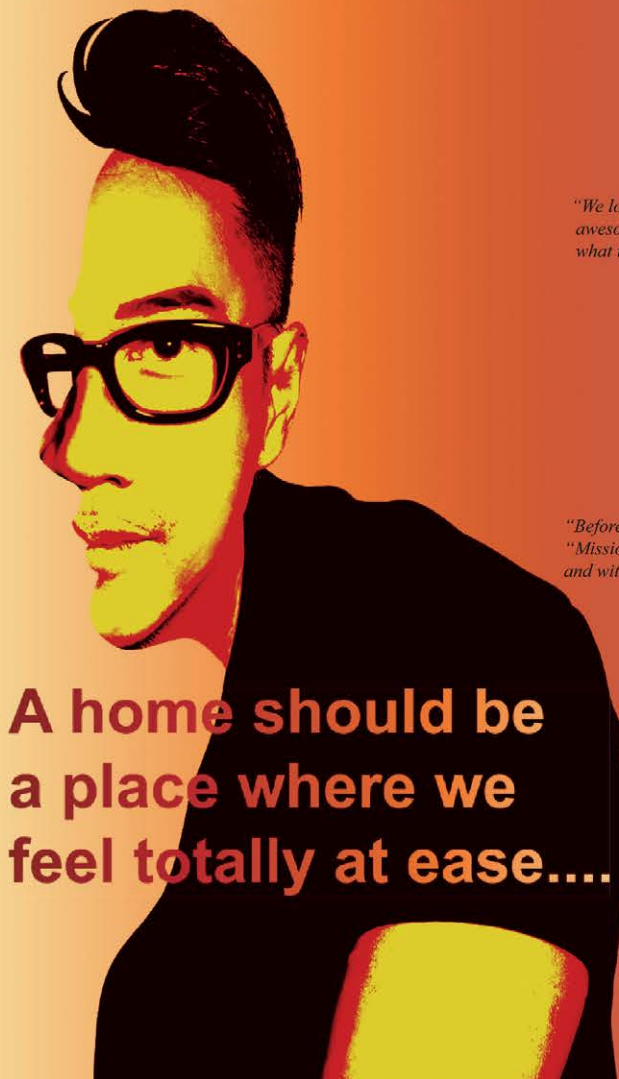
Magazine Gap road -pure elegance



Harry Dinh Khoan

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

Repulse Bay road -les Français



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

Fung Fai Terrace

跑馬地 鳳輝台

2 bed, 2 bath

Nicely fitted and equipped low-rise apartment at quiet yet convenient location

雅致裝修低密度住宅，位處寧靜便利地段

Saleable Area 989 s.f.

Price \$15,500,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 113655



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



Flora Garden

渣甸山 慧景園

7 Chun Fai Road

3 bed, 2 bath, 978 s.f. roof, 1 carpark

Nicely decorated penthouse flat with private roof terrace in sought after neighbourhood

雅致裝修頂層單位，連私家天台，位處受歡迎地段

Saleable Area 1,193 s.f.

Price \$36,000,000

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 54633



Elm Tree Towers

渣甸山 愉富大廈

8-10 Chun Fai Road

3 bed, 2 bath, 1 carpark

Spacious 3-bedroom family flat with balcony in tranquil neighbourhood

寬敞三房家庭式住宅，連露台，地段寧靜

Saleable Area 1,857 s.f.

Price \$53,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 37309



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.

Price \$67,500,000 (also for lease \$123,000 incl.)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 165344



Extravagant Penthouse on Stubbs Road

東半山 司徒拔道豪華頂層住宅

4 bed, 4.5 bath, 2 carparks

Extravagant penthouse with huge private terrace overlooking metropolitan view

豪華頂層住宅，連私家天台，俯瞰繁華城市景

Saleable Area 2,545 s.f.

Price Open Offer

Inquiries 9871 6828 Louis Wong 黃先生



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



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



Tasteful abode 品味家居

This garden townhouse within Jardine's Lookout Garden Houses is stylishly and artfully furnished in complementary tones that reflect the owner's taste. Spanning 1,716 s.f. (saleable area), the three-storey house features five en-suite bedrooms, a separate living and dining room, five-and-a-half bathrooms, garden, rooftop terrace, maid's room, utility room, garage and a fully fitted and equipped kitchen with large kitchen island. The house is situated in an upscale residential neighbourhood just above Happy Valley, with quick access to Causeway Bay and the central business district.

這個位於渣甸山花園的花園洋房裝修充滿時尚藝術色彩，風格統一，充分反映屋主的品味。三層高的洋房實用面積達1,716平方呎，設有五間套房、獨立的客飯廳、五間半浴室、大型花園、天台平台、一間家傭房、一間多用途室、一個車庫及設備齊全和附設中島工作間的廚房。大宅位處跑馬地附近的尊貴顯赫住宅地段，往來銅鑼灣和商業區均十分便捷。

Jardine's Lookout Garden Houses 渣甸山花園

21-49 Moorsom Road, Jardine's Lookout

渣甸山 睦誠道21-49號

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

Saleable Area 1,716 s.f.

Price \$128,000,000 (For sale with tenancy)

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 160623





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 s.f. saleable area (Approx.), this detached house has 2 enormous master bedrooms, 6 ensuite guest bedrooms, 1 guest room and 2 study rooms. 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 to 10 parking lots.

清水灣地理位置得天獨厚，四周被13,000公頃的翠綠山巒、水清沙幼的海灘及和諧寧靜環境所組成，獲得「香港後花園」的美譽。

項目是位處大自然保護區的 - 柏濤灣獨幢式別墅，被「靜謐隱密」的綠化帶所環抱，私密式佈局及海天一體的景致源自意大利著名海邊小鎮，而卻兼備快速接駁到市區的優點。

這座絕無僅有的四層式二合一相連臨海花園董事屋，前臨270度一望無際南中國海景色。洋房擁有約7,400呎實用面積，包括兩間偌大的主人套房及六間獨立客套房、一間客房及兩間書房。所有睡房及客飯廳都享有充裕自然光線及迷人全海景致。另設有相連寬闊的戶外活動空間包括兩個原則私人戶外游泳池，接連一個宴會式巨型花園及私屬車房可泊八至十輛車 - 彌足珍貴！

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 HK\$138,000,000

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)



Home affairs

by Dennis Lee

Ambiente, the world's largest international consumer goods trade fair held in Frankfurt, Germany, mapped the entire spectrum of interior decoration-related consumer goods from around the world, including dining, living, gifting, cooking, household goods, and home and furnishing accessories; and unveiled the consumer trends of the coming year. Here are some highlights from the fair.

SHARP SHAPE



Aaron Hargreaves / Foster + Partners

Stelton by Norman Foster

British architect Norman Foster's new range of contemporary tableware for Danish design house Stelton made its debut at Ambiente. The collection combines stainless steel, porcelain and glass, with rounded silhouettes that Foster describes as the "power of the curve". They are designed for a wide range of settings, from a refined evening set of stainless steel tableware featuring wine goblets, carafe, bowls and tray, to an informal range featuring porcelain and glass coffee cups, sugar bowl, thermos and water carafe.

stelton.com



LD Systems MAUI P900 loudspeakers

Winner of the Public's Choice Award at this year's German Design Award and iF Design Award, the MAUI P900 loudspeakers were developed in collaboration with Porsche Design Studio to combine elegant aesthetics and exclusive materials with state-of-the-art audio technology. The pro audio system is characterised by a column design with an aluminium body and a grille of high-tech multilayer elastic mesh that enhances audio performance.

maui900.ld-systems.com



Smeg by Dolce & Gabbana

Smeg's small domestic appliances have undergone a colourful makeover in Italian fashion design duo Dolce & Gabbana's signature style. Set to be available this month in Hong Kong, the Sicily My Love collection includes toasters, kettles, citrus juicers, espresso makers, blenders and stand mixers. All are adorned with fruit and flower motifs, bright patterns, and beach and animal scenes inspired by the folklore, coasts, history and landscapes of Sicily, to which the Italian designers have strong ties.

smeg.com

KITCHEN ESSENTIALS



Bugatti kettle

Designed by Innocenzo Rifino and Lorenzo Ruggieri, the new Bugatti Jacqueline redefines how a kettle looks with its soft, fluid form. Resembling a handbag and inspired by a traditional ceramic teapot, this smart kettle from the 95-year-old Italian kitchenware brand also showcases innovative design in its water level and temperature displays, and can be programmed using a smartphone app.

casabugatti.com



Revol Succession tableware

French porcelain tableware brand Revol is celebrating its 250th anniversary this year. Its Succession tableware collection is a collaboration with Franco-Swedish design duo Färg & Blanche, orchestrated by design brand Petite Friture. The result is an experiment with complex casting techniques, with textile shapes baked using tied strings.

revol1768.com



Mono Ring flatware

Conceived by Peter Raacke in 1962, the Ring cutlery collection from German kitchenware brand Mono made its name for its distinctive hanging-on-the-rack design. After two decades off the market, it has been reinterpreted and refreshed by German designer Mark Braun in five contemporary colours. It will be available in May.

mono.de

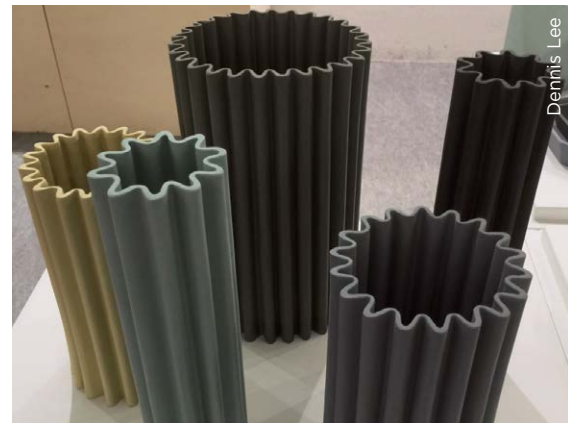
HOME DECOR



Roomsafari

Behind Berlin-based design studio Roomsafari is the designer duo Christine Nogtev and Chul Cheong, who believe in a philosophy of minimalist design, minimally used and locally sourced materials, easy and smart installation, small transport sizes and social responsibility. Its products range from furniture, coat racks, wardrobes and lamps to home accessories, all manufactured by people with disabilities at workshop Vfj Werkstätten.

roomsafari.com



Francesca Verardo

Italian ceramic and jewellery designer Francesca Verardo uses simple geometries and refined aesthetics to create a distinctive, handcrafted collection characterised by clean lines and attention to materials and finishes. Her new ceramic vase home-decor collection I Flessi highlights the expressive surfaces of materials and showcases an infinite succession of concave and convex shapes through the folds of flexible forms.

francescaverardo.com

ARCHITECTURE | DESIGN | PEOPLE PERSPECTIVE

For more information about interior and design inspiration, don't miss the May issue of *Perspective* magazine and check out our website at www.perspectiveglobal.com





Scenic Villas

薄扶林 美景臺

2-28 Scenic Villa Drive

4 bed, 3 bath, 1 carpark

Spacious 4-bedroom sea view apartment in Pokfulam

薄扶林四房海景單位，間隔寬敞

Saleable Area 2,311 s.f.

Rent \$90,000 incl.

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 137541



Stanley Green

赤柱 維壁別墅

66 Stanley Village Road

3 bed, 2 bath, 1 carpark

Low-rise duplex with terrace close to Stanley Beach and market

低密度複式單位，連平台，鄰近赤柱泳灘及市場

Saleable Area 1,836 s.f.

Rent \$102,000 excl.

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 28072



Carolina Garden 山頂 嘉樂園

20-34 Coombe Road

3 bed, 2 bath, 1,000 s.f. roof, 2 carparks

Spacious 3-bedroom apartment with green view bordering on country park

寬敞三房住宅，眺望翠綠景色，毗鄰郊野公園，可租可售

Saleable Area 2,117 s.f.

Rent \$110,000 incl. (also for sale \$150,000,000)

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 17379



Villa Verde

山頂 環翠園

4-18 Guildford Road

5 bed, 4 bath, 1 carpark

High efficiency 5-bedroom apartment on the Peak with peaceful views

高實用率五房住宅，飽覽怡人景色

Saleable Area 2,593 s.f.vv

Rent \$125,000 incl.

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 18231



Magazine Gap Towers

山頂 馬己仙峽道15號

15 Magazine Gap Road

3 bed, 2 bath, 1 carpark

Brand new renovated apartment with stunning Victoria Harbour view

全新裝修住宅，遠眺維港壯麗景色

Saleable Area 1,900 s.f.

Rent \$133,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 18199



Twin Brook 淺水灣 雙溪

43 Repulse Bay Road

4 bed, 3 bath, 1 carpark

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

寬敞四房住宅，地段尊貴，俯瞰高爾夫球場及深水灣景色，可租可售

Saleable Area 2,423 s.f.

Rent \$135,000 incl. (also for sale \$150,000,000)

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 32624



Magazine Gap Towers

山頂 馬己仙峽道15號

15 Magazine Gap Road

3 bed, 2 bath, 1 carpark

Newly refurbished apartment with balcony enjoying stunning city view

全新裝修住宅，連露台，坐擁壯麗城市景

Saleable Area 1,900 s.f.

Rent \$140,000 incl.

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 20545



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

4 bed, 3.5 bath, 1,869 s.f. garden, 1 garage

Full 4-bedroom sea view garden house with private pool and upgraded kitchen

四房全海景花園洋房，連私家游泳池及新翻新廚房，可租可售

Saleable Area 3,013 s.f.

Rent \$160,000 incl. (also for sale \$130,000,000)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 741



The Belvedere

山頂 種植道51-61號

51-61 Plantation Road

4 bed, 4.5 bath, 879 s.f. garden, 1 garage

Garden townhouse on the Peak with bird's eye view of Victoria Harbour

山頂花園排屋，鳥瞰維港美景

Saleable Area 3,189 s.f.

Rent \$280,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 20413



Peak Road

山頂 山頂道

4 bed, 4.5 bath, 1,947 s.f. garden, 2 carparks

Designer decorated prestigious detached house with private pool and garden on the Peak

設計師裝修尊貴洋房，連私家游泳池及大花園

Saleable Area 4,195 s.f.

Rent \$450,000 excl.

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 31760



Deep Water Bay Road

深水灣道

4 bed, 4.5 bath, 569 s.f. roof, 2 carparks

Contemporary townhouse with spectacular view over Deep Water Bay
當代時尚排屋，坐擁深水灣華麗景色

Saleable Area 2,742 s.f.

Rent \$380,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 10204



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 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 35172



Plantation Road

山頂 種植道

4 bed, 4.5 bath, 1,569 s.f. garden, 2 carparks

Rare extravagant house with private pool and garden overlooking
fantastic Victoria Harbour panorama

罕有豪華洋房，連私家游泳池及花園，俯瞰迷人維港全景

Saleable Area 4,406 s.f.

Rent \$420,000 excl.

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 110224



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





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。開放式廚房設有吧枱，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



Landscape Christie's 隆重呈獻

尊貴·氣派·生活系列

翡翠美鑽鑑賞入門紅酒會

晚會內容：

專業珠寶鑑證師演繹及
分享鑑賞高級翡翠與鑽石之道

時間： 傍晚6時正開始

日期： 2018年5月15日 星期二

地點： 銅鑼灣信和廣場6樓601室 The Key Gallery
香港告士打道255-257號

登記預約： 9010 7621 或 projects@landscape-christies.com

費用全免



May Tower 1

中半山 梅苑一座

7 May Road

3 bed, 2.5 bath, 1 carpark

One of a kind 3-bedroom triplex apartment in prestigious location
三房三層複式單位，獨樹一幟，位處尊貴地段

Saleable Area 2,278 s.f.

Rent \$118,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 32732



Grenville House

中半山 嘉慧園

1 & 3 Magazine Gap Road

4 bed, 3 bath, 1 carpark

Spacious and practical 4-bedroom flat ideal for large family
寬敞實用四房單位，偌大家庭首選

Saleable Area 3,349 s.f.

Rent \$160,000 incl.

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 127086



Branksome Grande

中半山 地利根德里3號

3 Tregunter Path

3 bed, 2.5 bath, 1 carpark

Luxurious mid-floor apartment in well planned and
managed development

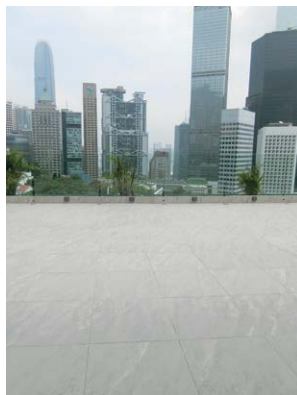
豪華中層住宅，位處管理完善住宅項目

Saleable Area 2,357 s.f.

Rent \$164,000 excl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 15222



Kenne Mansion

中半山 堅尼地台

20 Kennedy Road

3 bed, 2 bath, 800 s.f. roof, 1 carpark

Newly renovated 3-bedroom huge apartment with metropolitan view
全新裝修三房住宅，寬闊偌大，飽覽醉人城市景

Saleable Area 1,560 s.f.

Rent \$165,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No.133482



Century Tower 2

中半山 世紀大廈 2座

1A Tregunter Path

5 bed, 4 bath, 1 carpark

5-bedroom apartment with partial harbour view and clubhouse facilities at Midlevels Central

中半山五房單位，享部分海景，連會所設施

Saleable Area 2,848 s.f.

Rent \$168,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 31547



8 Kennedy Terrace

中半山 堅尼地台8號

3 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



Bowen Place

中半山 寶雲閣

11A Bowen Road

4 bed, 4.5 bath, 3 carparks

Immaculate huge duplex apartment with private gym and sauna overlooking magnificent harbour view

偌大複式單位，窗明几淨，連私家健身室及桑拿，俯瞰繁華維港美景

Saleable Area 4,415 s.f.

Rent \$250,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 95184



Macdonnell Road

中半山 麥當勞道

4 bed, 4.5 bath

Brand new decorated 4-ensuite apartment with balcony and city view on fringe of Central

全新四套房單位，連露台及城市景，毗鄰中環

Saleable Area 2,941 s.f.

Rent From \$190,000

Inquiries 9648 6082 Christine Chong 莊小姐

2 Wang Fung Terrace

東半山 宏豐臺2號

3 bed, 2 bath, 2 carparks

Lovely low-rise apartment with practical layout and greenery view
精品低密度住宅，間隔實用，眺望翠綠景色，可租可售

Saleable Area 1,540 s.f.

Rent \$60,000 incl. (also for sale \$43,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 99543



Harmony

東半山 逸園

44 Stubbs Road

5 bed, 5 bath, 1,949 s.f. roof, 2 carparks

One of a kind brand new 5-ensuite layout penthouse with private roof

全新五套房頂層單位，設計別具一格，連私家天台

Saleable Area 3,496 s.f.

Rent \$480,000 excl.

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 186321



Retail space in prime Jordan area 優越佐敦區零售商鋪

- Situated in the excellent and popular retailing area of Jordan
位處佐敦受歡迎地段，坐落零售繁華大街的零售物業，人流如鯽
- For sale with tenancy with high capital gain returns (Ground floor, 1st floor & 2nd floor)
物業現正連租約出售，升值潛力龐大 (地下、一樓及二樓)
- 3 minutes' walking distance to Jordan MTR station
三分鐘路程可抵達佐敦港鐵站

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

Gross Floor Area:

Ground floor 262 s.f. (frontage)

1st floor 4,552 s.f. (with terrace)

2nd floor 4,978 s.f. (with terrace)

Price \$210,000,000

Inquiries 9319 0605 May Lee 李小姐

Atlantis House, Grenada 加勒比海島國獨立屋



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，高私隱度，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



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



Net Initial Yield 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



Net Initial Yield 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 mixed use investment near Trafalgar Square

- 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.
- 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



NIA of 72,359 s.f.
Net Initial Yield of 2.50%
Guide Price £80M
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
- 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



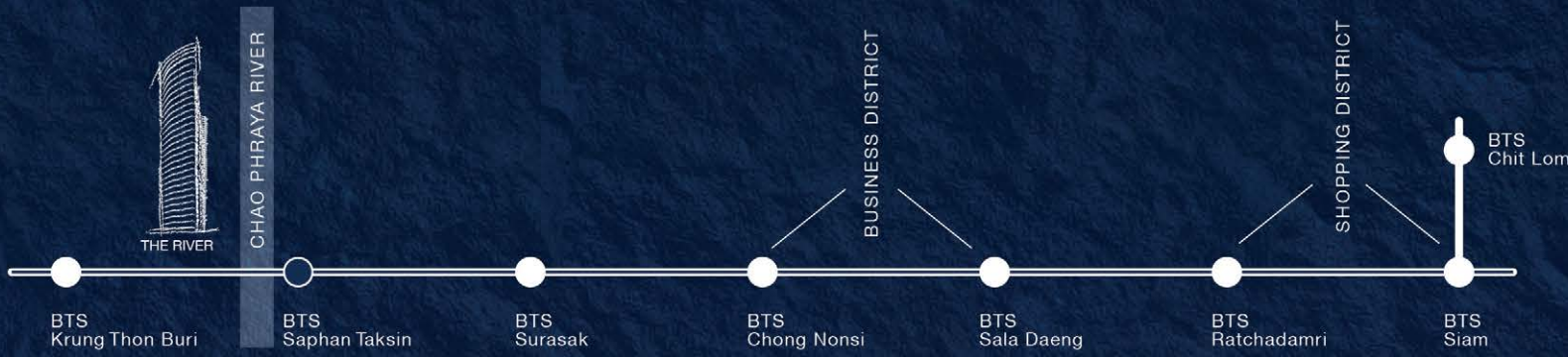
GIA of 5,281 s.f.
Net Initial Yield 2.99% (overall)
Guide Price £8M
9255 1230
Calvin Tse 謝先生

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

- A prominent location opposite Piccadilly garden and Market street
- Manchester most exclusive retail location
- 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
- 年租金收入550,000英鎊



Net Initial Yield of 4.75%
Guide Price £10.85M
9255 1230
Calvin Tse 謝先生



- The River 是曼谷湄南河畔奢華公寓地標，尊享永久產權
- 尊享蜿蜒湄南河以及曼谷城市全景
- 與香格里拉，文華東方酒店，Peninsula Hotel 為鄰，享受尊貴而便捷的生活方式
- 毗鄰曼谷中央商務區 (CBD)，泰國曼谷世貿中心和著名國際學校 (Shrewsbury International School)
- 獨享專屬遊艇免費接送，5分鐘可方便快捷地到達 Saphan Taksin BTS 站
- The River 屢獲亞洲和泰國房地產業授與奢華公寓獎項殊榮
- 頂樓大平層獨享曼谷城市全景

銷售查詢:

+852 9010 7621

projects@landscape-christies.com

www.landscape-christies.com

THE RIVER

發展商

指定代理

在此廣告的所有資料包括文字、相片、影像、圖則、圖表、意見及一切敘述只供參考及私人使用。領域國際地產有限公司、領域佳士得國際地產、領域房地產顧問有限公司及領域測量師行有限公司(以下統稱領域)及物業發展商並不擔保及負責資料之準確性、正確性及完整性。本廣告所提供之物業叫價以最後合約為準，並不排除有任何更改、遺漏、期限前預售和預租、價格或租售條款之改變又或取消放盤等等，上述情況一概恕不提前通知。所有資料只供參考，並不構成亦不能被視為任何合約的全部或部份。領域持有地產代理監管局發出之牌照及受《地產代理條例》規管；我們的海外銷售人員祇代理香港以外之物業(除非另有明文註明)，故不受《地產代理條例》規管。購買境外未建成物業是複雜及有風險的。在作出購買決定前，買方應仔細閱讀所有相關的資料及文件。如有疑問，請在作出購買前尋求獨立專業意見。領域 (C-018733) 持有地產代理監管局發出之牌照及受其規管



領域佳士得國際地產

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.
Net Initial Yield 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.
Net Initial Yield
of 4.78%
Guide Price £25.25M
5662 8660
Sabella Poon 潘小姐



Prime en bloc retail/residential investment 1min walk to Covent Garden Tube

- Existing 3 storey building with feasibility study conducted by registered architect to add 3 new residential floors above current 3 storey retail bldg
- Seller will consider accepting conditional offer with just 10% down payment in stakeholders account in solicitors office which will become unconditional when the seller could procure all necessary planning permissions to add 3 additional floors
- Current passing rent is £166,500p.a. with fixed uplift in 2019 to £195,000.
- 樓高三層大廈，由註冊建築師進行可行性研究後，可額外增加三層住宅
- 買家可先付10%訂金，待城規批准後可加建三層住宅
- 年租金收入166,500英鎊，2019年年租金可向上調至195,000英鎊

Freehold title
NIA of 2,329 s.f.
Net Initial Yield
of 2.81%
Guide Price £6.5M
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
Net Initial Yield
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.
Net Initial Yield
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.
Net Initial Yield
of 2.89%
Guide price
£22M
5326 3344
Timothy Chan
陳先生



全新裝修花園洋房

Newly renovated house in exclusive private estate

38 Black's Link
香港 布力徑38號



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

- | | |
|-------------------------------------|-----------------------|
| - 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 |



Rental \$438,000 per month (Exclusive)

Saleable Area 4,780 s.f.

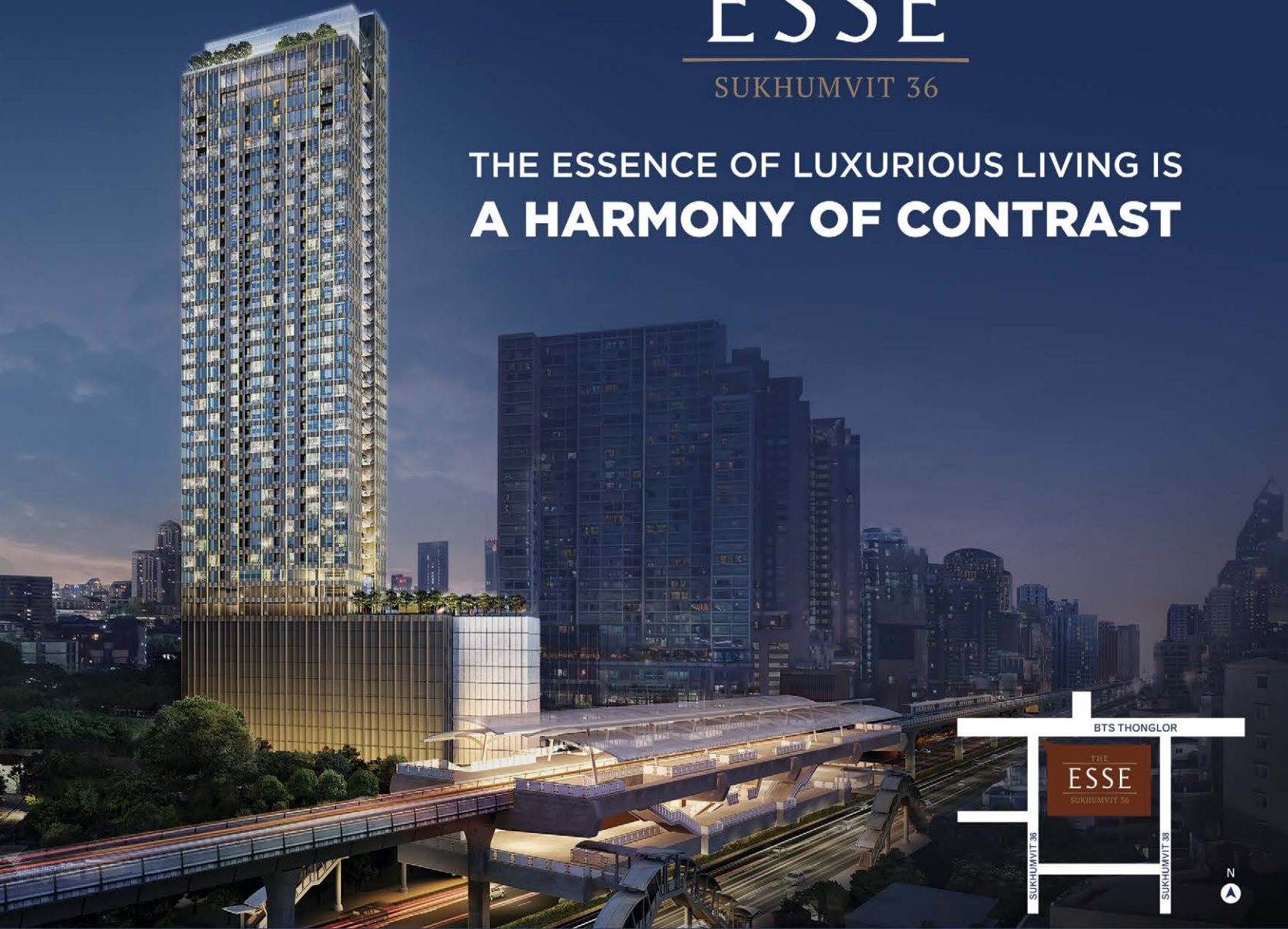
Inquiries 9011 5499 Yuky Chung 鍾小姐
Search Reference No. 103456



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



singhaestate.co.th

Enquiry

Tel: +852 9010 7621

Email: projects@landscape-christies.com

www.landscape-christies.com

LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Landscape Christie's (C-018733) is licenced
and regulated by EAA

 Hongkong Land

 SINGHA ESTATE

The information, text and photos contained herein are provided solely for the convenience of interested parties and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape International Properties Ltd., Landscape Christie's International Real Estate, Landscape Realty Ltd., Landscape Surveyors Ltd. (collectively "Landscape") or the sellers, none of whom shall have any liability or obligation with respect thereto. These offerings are made subject to contract, correction of errors, omissions, prior sale, change of price or terms or withdrawal from the market without notice. Information provided is for reference only and does not constitute all or any part of a contract. Landscape is licensed under the Estate Agents Ordinance and is regulated by the Estate Agents Authority (EAA). Our sales representative for overseas property work exclusively in relation to properties outside Hong Kong and unless expressly stated otherwise, are not licensed under the Estate Agents Ordinances to deal with Hong Kong properties. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Buyer(s) should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.



Fully detached house in nice residential suburb

Meguro-Ku, Tokyo 東京 目黒區

- Subject property is a fully detached three storey villa located in a low rise residential suburb in a quiet neighborhood in central Tokyo
- Completed in June 2004, subject villa has a total of 5 rooms
- Projected reversionary rental is 10,387,324 JPY p.a.
- 14 min walking distance from JR Yamanote /Tokyo Metro Namboku/Tokyo Meguro/ Toei Mita Line (Meguro) Station
- 位處東京市中心低密度住宅區的樓高三層豪華別墅，環境清幽恬靜
- 建於2004年6月，別墅提供五間睡房
- 年租金收入10,387,324日元
- 距離JR山手線、東京地下鐵南北線、目黑線及都營地下鐵三田線的目黑站僅十四分鐘步程

Freehold title
GIA of approx. 331.55 sm
Projected reversionary net yield of 3.27%
Guide Price JPY 250M (approx. HK\$16.7M)

Retail/office mixed use bldg in outskirts of Tokyo

Bunkyo, Tokyo 東京 文京區

- Subject property is a 10 storey retail/office mixed use bldg with parking facilities
- Completed in August 1993
- Projected reversionary rental is 58,493,064 JPY p.a. when fully occupied
- 1 min walking distance to Gokokuji station of Tokyo Metro Yurakucho Line
- 樓高三層零售及辦公室大廈，提供車位設施
- 建於1993年8月
- 如果滿租，年租金收入58,493,064日元
- 距離東京地下鐵有樂町線的護國寺站一分鐘步程

Freehold title
GIA of approx. 1,669.16 sm
Projected reversionary yield is 5.31%
Guide Price JPY 1.1 Billion (approx. HK\$73M)



Pre-sale of soon to be completed hostel in good neighborhood

Taito-Ku, Tokyo 東京 台東區

- Subject hostel is a 7 storey steel structure which sits on a site area of 76.75 sq.m.
- Projected completion time will be July 2018
- Projected reversionary rental will be JPY29,303,820 p.a.
- 9 min walking distance to Asakusa Station of Tokyo Metro Ginza Line
- 樓高七層鋼筋建築，地皮面積76.75平方米
- 大廈預計2018年7月竣工
- 年租金收入29,303,820日元
- 距離東京地下鐵銀座線淺草站9分鐘步程

Freehold title
GIA of approx. 443.59 sm
Guide price JPY 559M (approx. HK\$37.2M)

Office/retail mixed use bldg with good yield

Nihonbashi-Kayabacho, Chuo-Ku, Tokyo 東京 中央區日本橋茅場町

- Subject property is a 8 storey with one basement level mixed use retail/office reinforced concrete and steel reinforced concrete bldg
- Completed in July 1990, projected reversionary rental upon full occupancy is JPY87,384,360 p.a.
- 2 min walking distance to Kayabacho Station of Tokyo Metro Hibiya Line, Touzai Line, 6 min walking distance to Hacchobori Station of Tokyo Metro Hibiya Line, JR Keiyo Line
- 樓高八層鋼筋混凝土零售及辦公室大廈，連一層地庫
- 建於1990年7月，如果滿租，年租金收入87,384,360日元
- 距離東京地下鐵日比谷線及東京地下鐵東西線茅場町站僅兩分鐘步程、東京地下鐵日比谷線及JR京葉線八丁堀站六分鐘步程

Freehold title
GIA of approx. 1,400.83 sm
Projected reversionary yield of 4.41%
Guide price JPY 1.98 Billion (approx. HK\$132M)



ROLLS-ROYCE

BLACK BADGE

Ghost, Wraith and Dawn Black Badge are the boldest expression for those who dare to be different. Embrace their powerful presence. Be intoxicated by their arresting aesthetic. Be captivated by the intense driving experience.

Be released from convention. Discover Rolls-Royce Black Badge.



Rolls-Royce Motor Cars Hong Kong
Shop 4, G/F, Wu Chung House, 213 Queen's Road East, Wanchai, Hong Kong
Tel: +852 2870 1692 www.rolls-roycemotorcars-hongkong.com.hk

© Copyright Rolls-Royce Motor Cars Ltd 2018. The Rolls-Royce name and logo are registered trademarks.