

The Key

大宅

SELECT DELUXE HOMES

Spotlight:
First-class Living
一流享受

Feature:
Investment



LANDSCOPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

領域佳士得國際地產



ROYAL ENGLAND
SAFE DEPOSIT BOX LTD.

英倫皇家保管箱有限公司

Enjoy your privacy

Subverting the traditional Safe industry.

Not simply a place for storage of valuables, Royal England also provides premium Safe Deposit Box rental services with high privacy.

We strive to become the world's leading enterprise in safe deposit box industry.

To be one of our clients, please contact Royal England at (852) 2169 3335.

www.royalenglandsdb.com



Basement, Golden Centre, 188 Des Voeux Road Central
Sheung Wan, Hong Kong

(852) 2169 3335
(86) 159 207 63642

info@royalenglandsdb.com



SMART LIVING 智能起居

In the age when the Internet of Things (IoT) sets to dominate the future, we are inevitably moving towards a more intelligent living benefitted from advanced technology. This is evident in this year's Consumer Electronics Show (CES), the annual tech fair held in January in Las Vegas, US, where smart home devices, artificial intelligence, connected kitchen, virtual reality, augmented reality, wireless charging and 5G technology were the trending keywords.

A host of smart kitchen gadgets, connected appliances and accessories, Bluetooth-enabled devices are poised to shape the kitchens of tomorrow. Expect a refrigerator with a large display panel and digital assistant and a washing machine that adjusts to users' washing preferences. LED TVs made with micro LEDs that are slimmer than a strand of a human hair are also revolutionising the next generation of TVs, offering high contrast ratios, deep blacks and less power consumption.

在這個互聯網盛行的世代及將來，在科技發達所帶動下，我們的生活將無可避免地邁向更智能化，這個趨勢在今年一月舉行的消費者電子產品展（CES）中更是顯而易見，智能家居裝置、人工智能、智能廚房、虛擬現實、擴增實境、無線充電以至5G寬頻技術，都是這個在美國拉斯維加斯年度科技展的熱門詞彙。

一系列智能廚房工具、具連線功能的家電和用具、藍芽裝置等，將會塑造未來廚房的模樣，用戶在不久將來可見一個設有大型顯示屏和數碼助理的雪櫃，或是可自動調節用戶洗衣喜好的洗衣機等。LED背光液晶顯示電視亦將掀起另一場革命，由比髮絲更幼細的微型發光二極體組成的新一代電視屏幕，將會提供最佳的對比度、更深層次的黑色，甚至比現有的電視更節能。

04 MONTHLY HIGHLIGHT

Hong Kong Parkview,
Repulse Bay
淺水灣 陽明山莊

06 SPOTLIGHT

First-class Living
一流享受

07 Southside & the Peak sale 南區及山頂 出售

12 HIGHLIGHT

Kennedy Park at Central,
Midlevels Central
中半山 君珀

13 Midlevels Central, West & Other Districts sale 中半山、西半山及其他地區 出售

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



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

- 16 HIGHLIGHT**
Mandarin Building,
Sheung Wan
上環 文華大廈
- 20 FEATURE**
Investment
- 23** Southside &
the Peak lease
南區及山頂 出租



- 26** Midlevels Central,
West & Other Districts
中半山、西半山及
其他地區 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**



Interior design
 constructions
 space planning
 project management
 tendering
 landscaping
 quantity survey



Lucy SY Teo

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

Peak road -contemporary classic



Behnaz & Idris

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

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



Behnaz & Idris

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

Crown moldings, paneled walls & parquet floor = Timeless grace



Jennifer & Mandan Fong

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

Magazine Gap road -pure elegance



Harry Dinh Khoan

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

Repulse Bay road -les Français



Saleisha N. Boyd

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

Mt Kellet road -deja vu





Haven of tranquility

隱世天堂



Hong Kong Parkview

陽明山莊

88 Tai Tam Reservoir

Road, Repulse Bay

淺水灣 大潭水塘道88號

3 bed, 2 bath, 1 carpark

Saleable Area 2,308 s.f.

Price \$68,000,000

Inquiries 9011 5499

Yuky Chung 鍾小姐

Search Reference No.

33866

Sitting atop a 300m peak and overlooking the stunning coastline of the Southern District, Hong Kong Parkview is an iconic multi-dimensional and one of the largest upmarket private housing estates in Hong Kong. Situated in the expansive Tai Tam Country Park and embraced by the Wong Nai Chung Reservoir Park, the complex is midway between the busy commercial districts in Causeway Bay and Central and the scenic beaches in the South.

Comprising a total of 18 towers with 20 storeys each, Hong Kong Parkview offers luxurious family-oriented accommodation with apartments ranging from two to five bedrooms. The estate boasts a comprehensive clubhouse that provides a full range of recreational facilities including fitness centre, indoor and outdoor

swimming pools, themed interactive playrooms and eight dining outlets.

This family apartment on offer spans a total saleable area of 2,308 s.f. and features a large balcony with verdant greenery and mountain view. The flat includes three bedrooms with two being ensembles, two bathrooms, a well-decorated and spacious combined living and dining room, a maid's room and a covered car park.

Equipped with new air-conditioning system, the apartment maintains a stylish furnishing and a consistent tone and palette throughout, making it more spacious enhanced further by the large windows. The kitchen is fully fitted with bespoke cabinets and famous brand electrical appliances. The unit is available for purchase for HK\$68 million.



陽明山莊是香港標誌性及最大型的高級私人豪宅屋苑之一，地理位置優越，位處300米高山之上，前臨港島南區的海灣景致，置身綠意盎然的大潭郊野公園內，西面為黃泥涌水塘公園，四周均被一片翠綠環抱。屋苑介乎港島鬧市與南區之間，前往銅鑼灣及中環等商業區僅咫尺之遙，舉步可達水清沙幼的南區泳灘，交通十分便利。

陽明山莊共有18座各20層高的住宅大廈，提供兩房至五房的家庭式住宅單位。大型住客會所提供完善的康樂設施，提供健身室、室內外游泳池、室內主題兒童遊樂場，並附設八間優質餐廳。

這家庭式單位實用面積達2,308平方呎，附設偌大的露台，坐擁青蔥綠蔭及山景。單位提供三間睡房，其中兩間為套房、兩間浴室、空間十足及裝潢雅致的相連客廳、一間家傭房及一個有蓋車位。

單位配備完善，附設全新冷氣系統，裝修高雅時尚，全屋採同一淺色系，令布局更和諧統一，偌大的窗戶更加强全屋空間感。廚房設備齊全，附設訂造廚櫃及名廠家電。單位現以6,800萬港元出售。



Green Villa

薄扶林 翠林苑

90 Pok Fu Lam Road

2 bed, 2 bath, 2 carparks

Well decorated 2-bedroom apartment with balcony and open kitchen in serene location

優質兩房單位，連露台及開放式廚房，地段清幽恬靜

Saleable Area 1,313 s.f.

Price \$22,800,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 153023



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

SOLE AGENT



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



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 9871 6828 Louis Wong 黃先生

Search Reference No. 38624



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

APPOINTED AGENT



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

SOLE AGENT



Clear Water Bay panoramic sea view beautiful house

清水灣無敵海景洋房

5 bed, 5.5 bath, 1 garage (4 car parks)

5-bedroom waterfront sea view 3-storey house with private swimming pool and large garden

五房臨海洋房，樓高三層，連私家游泳池及偌大花園

Saleable Area 3,708 s.f.

Price Upon Request

Inquiries 9484 5501 Watford Lai 黎先生

Search Reference No. 54083





12-14 Shouson Hill Road West

壽臣山 壽臣山道西12至14號

3 bed, 3.5 bath, 1 carpark

Large 3-ensuite low-rise flat in tranquil location
偌大三套房低密度單位，地段清幽恬靜，可租可售

Saleable Area 1,722 s.f.

Price \$48,000,000 (also for lease \$90,000 incl.)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 106071



Peak Gardens 山頂 山頂花園

16-20 Mount Austin Road

**2 bed, 1.5 bath,
1,200 s.f. roof, 1 carpark**

2-bedroom Peak penthouse with roof top
enjoys stunning harbour view

山頂兩房頂層單位，連天台，俯瞰壯麗海景，
可租可售

Saleable Area 1,490 s.f.

Price \$73,000,000 (also for lease \$110,000 incl.)

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 130864



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



Repulse Bay Garden

淺水灣 麗景園

18-40 Belleview Drive

3 bed, 2 bath, 3 carparks

Designer decorated spacious flat overlooking
Repulse Bay Beach

設計師裝修偌大單位，俯瞰淺水灣泳灘

Saleable Area 2,049 s.f.

Price \$75,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 30953



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 \$78,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 107977



Pine Crest

淺水灣 松苑

65 Repulse Bay Road

4 bed, 3 bath, 2 carparks

Nicely decorated 4-bedroom apartment on
upper Repulse Bay Road

雅致裝修四房住宅，位處淺水灣道頭段

Saleable Area 1,917 s.f.

Price \$80,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 150463



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



3 Repulse Bay Road

淺水灣 淺水灣道3號

4 bed, 2 bath, 2 carparks

Bright and airy 4-bedroom
apartment with full clubhouse facilities

光猛通風四房單位，連完善會所設施

Saleable Area 1,741 s.f.

Price \$81,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 37813





Grand Garden

淺水灣 華景園

61 South Bay Road

4 bed, 3 bath, 2 carparks

Nicely renovated spacious apartment with clubhouse facilities in newly refurbished building 雅致裝修寬敞住宅，會所設施齊全，位處翻新名廈

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



Regalia Bay

赤柱 富豪海灣

88 Wong Ma Kok Road

5 bed, 5.5 bath,
817 s.f. roof, 2 carparks

Huge 5-bedroom townhouse with garden in prestigious location

偌大五房排屋，連花園，地段尊貴

Saleable Area 3,034 s.f.

Price \$85,000,000

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 146970



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 9648 6082 Christine Chong 莊小姐

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



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

Nice and spacious 3-bedroom unit in prestigious location

雅致寬敞三房單位，地段尊貴顯赫

Saleable Area 1,414 s.f.

Price \$88,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 15818



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



Sea Cliff Mansions

淺水灣 海峰園

19A-19D Repulse Bay Road

4 bed, 2.5 bath,
2,600 s.f. roof, 1 carpark

Rare 4-bedroom penthouse with roof top enjoying Southside sea view

罕有四房頂層單位，連天台，俯瞰南中國海優美景色

Saleable Area 1,961 s.f.

Price \$95,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 16797



Twin Brook

淺水灣 雙溪

43 Repulse Bay Road

4 bed, 3 bath, 2 carparks

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

寬敞四房住宅，地段顯赫尊貴，俯瞰深水灣

Saleable Area 2,429 s.f.

Price \$102,000,000

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 32186



Belgravia

淺水灣 南灣道57號

57 South Bay Road

4 bed, 3 bath, 1 carpark

Full sea view high floor 4-bedroom apartment in tranquil location

全海景高層四房單位，地段寧靜，可租可售

Saleable Area 2,197 s.f.

Price \$105,000,000 (also for lease \$160,000 incl.)

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 150264



The Redhill Peninsula

大潭 紅山半島

18 Pak Pat Shan Road

4 bed, 4 bath, 1,903 s.f. garden, 2 garages

Waterfront townhouse with ample alfresco space and private pool

大潭海濱排屋，享充裕戶外空間及私家游泳池

Saleable Area 3,075 s.f.

Price \$110,000,000

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 135228



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



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

豪華英式單位，間隔寬敞，裝修簇新

Saleable Area 2,836 s.f.

Price \$120,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 160241



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



Can be sold via company shares transfer
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



Watford Villa

山頂 和福別墅

18-28 Watford Road

4 bed, 3 bath, 728 s.f. roof, 1 garage

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

私隱度高四房排屋，眺望怡人南區美景，可租可售

Saleable Area 2,640 s.f.

Price \$205,000,000 (also for lease \$150,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 104174



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



12-16 Tai Tam Road

大潭 大潭道12-16號

5 bed, 4.5 bath, 933 s.f. roof, 2 carparks

Contemporary waterfront garden house with private pool

當代時尚海濱花園洋房，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



Carolina Garden

山頂 嘉樂園

20-34 Coombe Road

3 bed, 2 bath, 2,117 s.f. roof, 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



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



Panarama Terrace

淺水灣 蕙園

12 South Bay Road

4 bed, 3.5 bath, 1,000 s.f. garden, 2 carparks

4-bedroom townhouse with large garden in quiet enclave of Repulse Bay

四房排屋連偌大花園，位處淺水灣寧靜地段，可租可售

Saleable Area 3,237 s.f.

Price \$250,000,000 (also for lease \$280,000 incl.)

Inquiries 6188 1398 Josephine Yuen 阮小姐

Search Reference No. 4868



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.

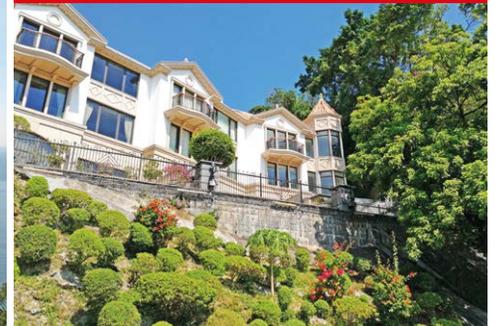
Price \$400,000,000 **NEGOTIABLE**

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 135517



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



Repulse Bay Belleview Garden

淺水灣 淺水灣麗景花園

5 Belleview Drive

4 bed, 4.5 bath, 3,307 s.f. terrace, 2 carparks

Nicely decorated home with 4 ensembles enjoys splendid view of Repulse Bay

雅致裝修四套房住宅，坐擁秀麗淺水灣美景，可租可售

Saleable Area 3,128 s.f.

Price Open Offer (also for lease \$220,000 incl.)

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 48969



SALE
出售

SOUTHSIDE & THE PEAK
南區及山頂

110 Repulse Bay Road

淺水灣 淺水灣道110號

4 bed, 4 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



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

Garden in the city 城中花園

Kennedy Park is tucked away in an urban enclave in Midlevels Central with easy access to both Admiralty and Central. Surrounded by the Hong Kong Park and the Hong Kong Zoological and Botanical Gardens, this spacious apartment boasts ample green view from the adjacent gardens and cityscape. Measuring a saleable area of 1,753 s.f., it comprises four bedrooms including two ensembles, a combined living and dining room, three bathrooms, a balcony, a maid's room and a covered car park. The flat is fully decorated and features excellent internal conditions, along with a fully equipped kitchen fitted with marble floor and door panels.

君珀位於香港中半山，物業被香港公園及香港動植物公園環抱，稱得上是都市綠洲，往返金鐘及中環均十分便捷。這個實用的單位坐擁大片翠綠園景及城際線，實用面積達1,753平方呎，採四房（連雙套房）兩廳設計，並設三間浴室、一個寬闊露台、一間家傭房及一個有蓋車位。單位裝修簇新，保養良好，廚房設施完備，雲石廚櫃門及地板營造歸一效果。

Kennedy Park at Central 君珀

4 Kennedy Road, Midlevels Central

中半山 堅尼地道4號

4 bed, 3 bath, 1 carpark

Saleable Area 1,753 s.f.

Price \$85,000,000 (also for lease \$123,000 incl.)

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 157914





Grosvenor House

中半山 高雲大廈
 114-120 Macdonnell Road
3 bed, 3 bath



Practical 3-bedroom apartment with city view and balcony in Midlevels Central
 實用三房城市景住宅，連露台
Saleable Area 1,373 s.f.
Price \$30,000,000
Inquiries 9648 6082 Christine Chong 莊小姐
Search Reference No. 37587



Seaview Mansion

中半山 時和大廈
 34 Kennedy Road
3 bed, 2 bath, 1 carpark



Nicely renovated charming older style flat enjoys open city view and easy access to Central
 雅致裝修迷人英式住宅，飽覽開揚城市景，舉步可達中環
Saleable Area 1,459 s.f.
Price \$35,000,000
Inquiries 9648 6082 Christine Chong 莊小姐
Search Reference No. 41295



Euston Court

西半山 豫苑
 6 Park Road
3 bed, 2 bath, 1,087 s.f. roof



Penthouse duplex with sky terrace at quiet yet easy access location
 頂層複式單位連空中花園，環境寧靜，交通便利
Saleable Area 1,297 s.f.
Price \$38,000,000
Inquiries 9662 2199 David Lau 劉先生
Search Reference No. 50223



Bowen Place

中半山 寶雲閣
 11A Bowen Road
3 bed, 2 bath, 1 carpark



Well decorated 3-bedroom apartment in low density neighbourhood with open views
 優質裝修三房單位，位處低密度住宅區，享開揚景色
Saleable Area 1,485 s.f.
Price \$55,000,000
Inquiries 9093 3381 Stephen Chan 陳先生
Search Reference No. 31349



Park Rise

中半山 嘉苑
 17 MacDonnell Road
3 bed, 3.5 bath, 372 s.f. roof



Rare penthouse triplex in the heart of Midlevels Central enjoys city views
 罕有頂層複式單位，連天台，坐擁城市景
Saleable Area 1,780 s.f.
Price \$69,420,000
Inquiries 9035 3732 Kitty Tam 譚小姐
Search Reference No. 12656



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

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 9648 6082 Christine Chong 莊小姐

Search Reference No. 157546



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 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 30479



Dynasty Court

中半山 帝景園

23 Old Peak Road

4 bed, 2.5 bath, 684 s.f. terrace, 3 car parks

Stunning harbour view penthouse duplex with private large terrace
璀璨維港景頂層複式住宅，連偌大私家平台

Saleable Area 2,287 s.f.

Price \$138,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 2034



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 3-storey townhouse with private lift situated at prestigious location and renowned school network number 41
樓高三層獨特洋房，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





Yukon Heights 東半山 煜康臺

21 Tai Hang Road

3 bed, 2 bath,

901 s.f. roof, 1 carpark

Unique penthouse flat with roof terrace on fringe of Causeway Bay

獨特頂層單位，連天台，毗鄰商業中心區，可租可售

Saleable Area 1,001 s.f.

Price \$26,000,000 (also for lease \$58,000 incl.)

Inquiries 9028 0147 Jenson Au 區先生

Search Reference No. 27108



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 3-bedroom penthouse flat with roof terrace in sought after neighbourhood
雅致裝修三房頂層單位，連天台，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



Bellevue Court

東半山 碧蕙園

41 Stubbs Road

3 bed, 3 bath, 1 carpark

High efficiency 3-bedroom flat on prestigious Stubbs Road

高實用率三房單位，地段尊貴顯赫

Saleable Area 2,257 s.f.

Price \$55,000,000

Inquiries 9093 3381 Stephen Chan 陳先生

Search Reference No. 40521



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.

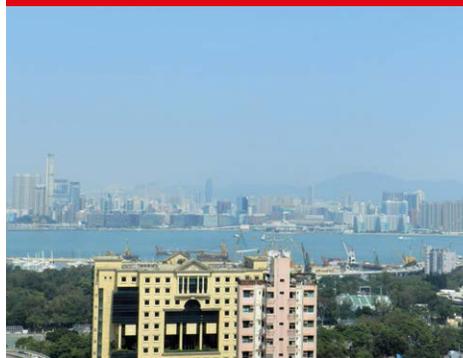
Price \$78,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 39655



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



Trafalgar Court

東半山 大寶閣

70 Tai Hang Road

5 bed, 3.5 bath, 2 carparks

Practical 5-bedroom apartment with balcony overlooking sublime harbour view

實用五房住宅，連露台，俯瞰壯麗維港景致

Saleable Area 2,465 s.f.

Price \$89,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 21247



Highcliff

東半山 曉廬

41D Stubbs Road

4 bed, 3.5 bath, 2 carparks

High floor apartment with panoramic harbour view in landmark development

東半山高層單位，享全海景，位處地標住宅項目

Saleable Area 2,739 s.f.

Price \$180,000,000

Inquiries 9035 3732 Kitty Tam 譚小姐

Search Reference No. 34354



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
罕有高層住宅，配以高質素裝修

Saleable Area 1,525 s.f.

Price \$42,000,000

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 160234



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



Broadwood Park

跑馬地 柏樂苑

38 Broadwood Road

3 bed, 4.5 bath, 2 carparks

Rarely available large apartment with partial harbour, open city and green views

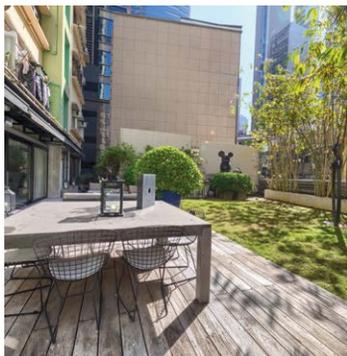
罕有偌大住宅，享部分海景及開揚翠綠景

Saleable Area 2,414 s.f.

Price \$98,000,000

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 34736



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 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、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 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





CENTRAL

中環矜罕全層 多用途辦公樓出售

中晶商業大廈,
46 LYNDHURST

昂然進駐 中環核心據點

戰略要塞 –

緊貼中環至半山自動扶手電梯系統，
距中環港鐵站僅7分鐘步程，
8分鐘步程到達機場鐵路中環站

全層 2,161' 平方呎 (G)*
每呎只售 HK\$24,000 餘

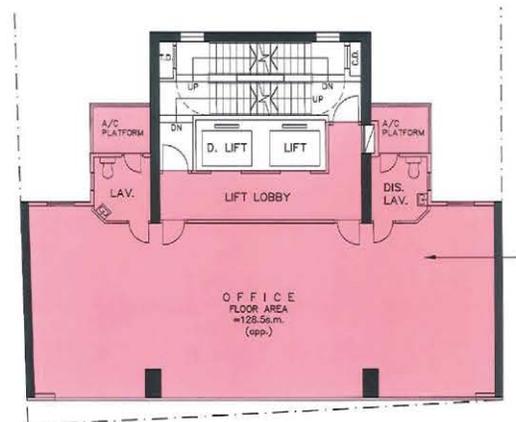
Can be sold via company shares transfer
可公司股份轉讓出售

*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
核心區全層辦公樓交吉出售。



商業地屢創新高:

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

Inquiries:

Mr. Lai

☎ +852 9484 5501



Cosmopolitan sumptuousness

都會奢華



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



Convention Plaza Duplex

灣仔 會景閣複式

4 bed, 3 bath

Saleable Area 2,794 s.f.

Price \$138,000,000

Inquiries 6188 1398

Josephine Yuen 阮小姐

Search Reference No.

49762

The Convention Plaza Apartments is a rare find – a harbour-front residential tower in the heart of the business area of Wan Chai and adjacent to the Hong Kong Convention and Exhibition Centre and Grand Hyatt Hotel. All units have commanding harbour, garden or city views.

This urban penthouse duplex is tastefully designed with contemporary finishing and a neutral background of white oak floors and white marble walls. Spanning a saleable area of 2,794 s.f., the apartment boasts four bedrooms (three ensembles), a combined living and dining room and three bathrooms. With soaring double-height ceilings and floor-to-ceiling windows, the flat lets in plenty of sunlight.

In the living room, a full-height marble feature wall with a large painting doubles as a remote-controlled sliding panel hiding the television screen; beneath is a gas fireplace embedded within the marble wall. The fully fitted kitchen is enclosed by seamless white oak wall panel, connecting the dining area with a timber-shuttered breakfast bar, while a multi-purpose room is located just beyond the dining area – and can be fitted as a home office, a private entertainment room or guestroom. The penthouse is exclusively equipped with a separate maid's room with individual bathroom, only available in duplex units in the apartment building.

On the penthouse floor, a mezzanine-like open corridor connects the master bedroom with large walk-in closets and the other two bedrooms. Floor-to-wall windows replace one of the internal walls and allow the occupants to gaze down directly at the living room below – an interface connecting the two floors.

The penthouse duplex is on sale for HK\$138,000,000.

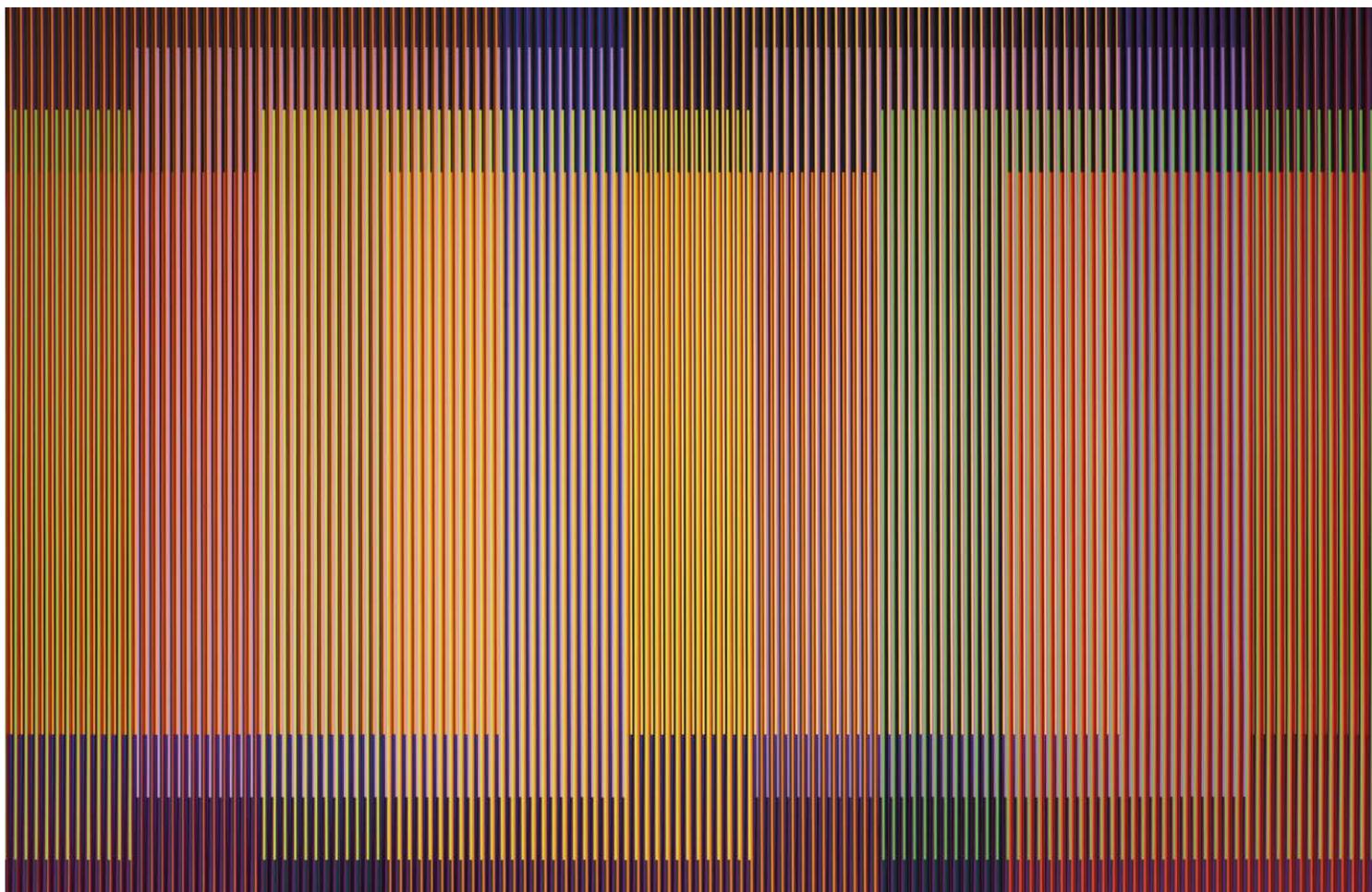
會景閣位於灣仔的核心商業區，毗鄰香港會議展覽中心及君悅酒店，是區內罕見的海傍豪華住宅項目，所有單位均坐擁無敵維港美景、園林或城際景色。

這個眺望城市美景的頂層複式單位設計時尚，充滿當代氣息，白橡木地板和白雲石牆身打造出柔和的背景調子。這複式頂層單位的實用面積廣達2,794平方呎，設有四間睡房，包括三間套房、相連的客飯廳及三間浴室。雙層樓底氣派恢宏，並設巨型落地玻璃窗，引入大量天然採光。

客廳全幅白色雲石牆壁的一幅巨型藝術畫同時是一個遙控滑屏，將電視收藏起來，組合架下面是嵌在雲石牆內的氣體壁爐。一塊完整的白橡木牆板後是設備齊全的廚房，並以一個活動百葉玻璃早餐枱將飯廳分隔，飯廳盡頭是一間多用途室，可充當家居辦公室、私人娛樂室或客房。該複式單位罕有附設包括獨立浴室的家傭房，屬整幢住宅項目唯一擁有這項設施的單位類別。

直上上層，中間一個像夾樓似的開放式走廊將附設大型掛衣室的主人套房及兩間睡房連接起來。主人睡房一整幅內牆換上落地大玻璃，住客可清楚俯瞰下層的客廳，亦同時將兩樓層連接。

這豪華頂層複式住宅現以1億3,800萬港元出售。



The collector

Art collecting has gone from a serious pastime habit to a profit-making investment. Jessica Lee, Art Director of Green Art Asia gallery in Hong Kong, sheds light on art collection and investment.

The art scene in Hong Kong has been thriving in recent years, thanks to the influx of international art galleries such as Ben Brown Fine Arts, Lehmann Maupin, Massimo De Carlo, Opera Gallery and the recent David Zwirner that have set up their outposts in town. With more art bought through private sale than auctions, Hong Kong is now the third largest art market in the world. Art is a growing market and business for the likes of serious collectors, dealers, gallery owners and museum directors.

The introduction of Art Basel, Asia's biggest art fair, in Hong Kong in March 2015 has also opened up a cluster of other events and making March a month filled with satellite art fairs, exhibitions and art-related activities, offering a premiere platform to showcase artworks from across the globe and establishing Hong Kong as the centre of Asia's international art scene.

Jessica Lee's recommended readings on art collecting

1. *The Value of Art*, Michael Findlay
2. *The Curious Economics of Contemporary Art and Auction Houses*, Don Thompson
3. *Why are Artists Poor? The Exceptional Economy of the Arts*, Hans Abbing
4. *Sociology of the Arts Exploring Fine and Popular Forms*, Victoria D. Alexander
5. *Seven days in the Art World*, Sarah Thornton

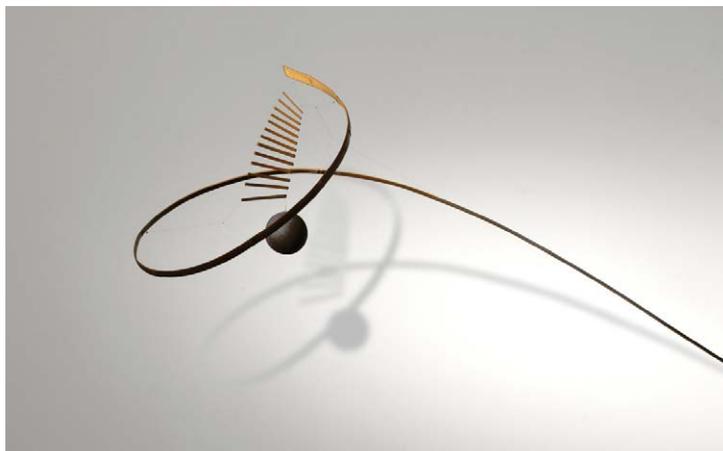


Li Chen's recent solo exhibition *Being:a(n) involuntary shift* at Taipei MOCA

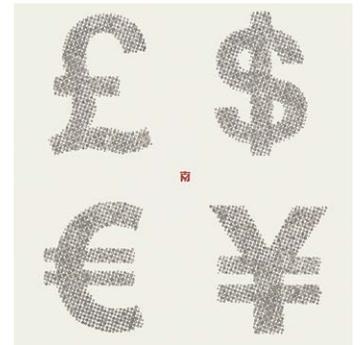
"My uncle used to run a gallery in Central years ago and he said the best way to invest in art is not to run a gallery but to collect artworks," said Lee. In 1996, due to the soaring rent of the gallery, her uncle was forced to sell his painting by Chinese contemporary artist Shi Chong at a price of HK\$400,000. In the 2000s, that painting was sold in an auction for around HK\$2.9 million. The piece is now valued at more than HK\$16 million, over 40 times higher than the original selling price.

When it comes to collecting contemporary Chinese art, Swiss businessman and diplomat Uli Sigg is clearly a pioneer and visionary. Having visited his mammoth collection of Chinese art at the Kunstmuseum Bern and at his private castle, Lee was fascinated by how comprehensive Sigg's collection is. Sigg is one of the largest private collectors of contemporary Chinese art in the world, and in 2012 he donated 1,463 works by 350 Chinese artists from his collection to M+ Museum, expected to open in the Western Kowloon Cultural District in 2019. The combined works are worth an estimated US\$163 million.

Art investment can be an utterly serious business and creating one's own collection requires not just money but instincts. Lee, whose favourite contemporary Chinese artists include Li Chen and Nan Qi, says art collection is for everyone and there is an increasing number of young collectors. For beginners, it is worthy to consider collecting prints, lithographs and photographs as a start or appreciate artworks by the emerging artists.



Nan Qi's *Female Soldier*



International Currency by Nan Qi



Li Chen's *Floating Heavenly Palace* was hammered for HK\$7.86 million at Christie's auction last year

Shortcuts to art collecting

Since Art Basel has planted its roots in March, a series of satellite art fairs, exhibitions and events will make for an unofficial art week in Hong Kong, creating a platform for art investment



Art Basel Hong Kong

The 2018 edition of Art Basel Hong Kong features 248 galleries from 32 countries, half of the exhibitors coming from the Asia-Pacific region. The show provides an in-depth overview of the region's artistic diversity through traditional works and contemporary pieces by established and emerging artists. The Galleries sector presents art from leading modern and contemporary art galleries, showcasing paintings, sculptures, drawings, installations and digital artworks from the 20th and 21st centuries.

March 29-31

Hong Kong Convention and Exhibition Centre
artbasel.com/hong-kong



Art Central

The fourth edition of Art Central continues its quest to showcase contemporary, innovative art from across Asia and around the world. Established modern masters and emerging voices will share with floor, and among the highlights are sculptures from British artist Damien Hirst's 2014 Schizophrenogenesis series; and Malaysian artist Anne Samat marries found objects with urban detritus into her renowned textile sculptures.

March 27 -April 1

Central Harbourfront, Central
artcentralhongkong.com



Asia Contemporary Art Show

In its 12th edition, the Asia Contemporary Art Show will showcase more than 2,500 art pieces by some of the world's most promising artists from more than 80 art living spaces across the world. The show features two popular sections – Intersections:

China and Artist Dialogues – which aim to connect artists with collectors from across Asia and the world.

March 23-26

Conrad Hong Kong, Admiralty
asiacontemporaryart.com

Harbour Art Fair

First launched in 2017, Harbour Art Fair is one of the favourite gathering spots for art collectors, curators and art lovers to procure the exquisite works from our exceptional artists. The fair offers a wide variety of artworks including paintings, prints, photography and sculptures, also providing an array of ambitious public programmes including art talks. This year, art lovers will embark on a journey to discover artworks from Korea and beyond Asia.

March 23-26

Marco Polo Hong Kong Hotel, Tsim Sha Tsui
harbourartfair.com



Chinese Contemporary Art also heralds huge investment potential as it is easier to determine the authenticity of the artwork of living contemporary artists. There is also the surging demand in the market and works of Chinese contemporary artists are breaking sales records in auctions.

Here are a few basics and tips for enthusiasts and novices who are looking to tap into investing art.

- Trust one's own instinct. One should collect things he or she loves before it is too late
- Visit as many art galleries, art events, art fairs as possible to broaden one's horizon.
- Seek for professional advice, talk to art advisors, gallerist, consultants and experts.
- Read art-related books or take art courses to enhance knowledge in the area.
- Do one's own research on the artists he or she likes and have some knowledge of art history to appreciate the artworks in a deeper level.
- One does not have to be a billionaire to start collecting.
- Do not expect the collection will make big money as it is only a bonus.
- Focus on quality, not quantity. A good artwork wins over 10 mediocre pieces.

Hong Kong-based Art Future Groups, a leader in Chinese Contemporary art investment broker, offers investors and collectors a chance to diversify their portfolio and gain a foothold into the art market with a focus on mid-career artists who have the potential to maximise the return on investment.

ARCHITECTURE | DESIGN | PEOPLE PERSPECTIVE

For more details about art events and exhibitions in Hong Kong, don't miss the March issue of *Perspective* magazine and check out our website at www.perspectiveglobal.com





Regent Palisades

薄扶林 帝柏園

43 Bisney Road

2 bed, 2 bath, 1 car park

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



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，裝修簇新，可租可售

Saleable Area 2,145 s.f.

Rent \$85,000 incl. (also for sale \$45,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 53550



Deepdene

深水灣 蒲苑

55 Island Road

4 bed, 2.5 bath, 500 s.f. garden, 1 car park

Low-rise apartment with private garden in quiet corner of Deep Water Bay
深水灣低密度住宅，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



Pacific View 大潭 浪琴園

38 Tai Tam Road

3 bed, 3 bath,

52 s.f. terrace, 1 car park

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 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 123097



Magnolia Villas

薄扶林 百合苑

46 Sassoon Road

4 bed, 3 bath, 2 carparks

Sea view townhouse with private terrace and pool facilities in tranquil location
薄扶林海景排屋，連私家平台及游泳池設施，地段清幽恬靜

Saleable Area 4,440 s.f.

Rent \$250,000 excl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 14761



Peak Road 山頂道

4 bed, 4.5 bath,

2,137 s.f. garden, 2 carparks

Prestigious Peak house featuring brand new designer's decorations, private pool, garden and terrace
尊貴山頂洋房，連全新設計師裝修、私家游泳池、花園及平台

Saleable Area 4,752 s.f.

Rent \$650,000 excl.

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 13421



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

Contemporary garden house with private pool overlooking Victoria Harbour

當代花園洋房，連私家游泳池，俯瞰維港美景

Saleable Area 3,189 s.f.

Rent \$280,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐



Island Road

深水灣 香島道

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

Contemporary waterfront house enjoys spectacular sea view

當代時尚海濱洋房，飽覽遼闊壯麗海景

Saleable Area 3,457 s.f.

Rent \$400,000 incl.

Inquiries 9833 9509 Michelle Chung 鍾小姐

Search Reference No. 35172



Black's Link

山頂 布力徑

5 bed, 4.5 bath, 2 car parks

Rarely available townhouse in exclusive boutique development

山頂罕有尊貴排屋，位處顯赫住宅項目

Saleable Area 4,780 s.f.

Rent \$480,000 excl.

Inquiries 9011 5499 Yuky Chung 鍾小姐

Search Reference No. 103456



Deep Water Bay Road

深水灣道

4 bed, 3.5 bath, 2 carparks

Brand new renovated garden house with luxurious designer's decorations

全新裝修花園洋房，享設計師豪華裝修

Saleable Area 2,838 s.f.

Rent Open Offer

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 14722





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



The Palace

九龍塘 嘉皇臺

83 Broadcast Drive, Kowloon Tong

4 bed, 3 bath

Bright and airy 4-bedroom apartment with open city view

光猛通風四房單位，享開揚城市美景

Saleable Area 1,790 s.f.

Rent \$80,000 incl.

Inquiries 9319 0605 May Lee 李小姐

Search Reference No. 56398



Kam Yuen Mansion

中半山 錦園大廈

3 Old Peak Road

3 bed, 2 bath, 1 carpark

Spacious low-rise with 3 large bedrooms in prime location

寬敞低密度單位，三偌大睡房間隔，地段優越

Saleable Area 2,417 s.f.

Rent \$90,000 incl.

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 30951



Kenne Mansion

中半山 堅尼地台

20 Kennedy Road

3 bed, 2 bath, 1 carpark

Lovely mid-rise flat enjoys unblocked view of Central skyline, within short walk to CBD

精品中密度住宅，眺望遼闊城際美景，信步可達商業中心區，可租可售

Saleable Area 2,240 s.f.

Rent \$120,000 incl. (also for sale \$72,000,000)

Inquiries 9662 2199 David Lau 劉先生

Search Reference No. 111242



39 Conduit Road

西半山 天匯

4 bed, 3 bath, 1 carpark

4-bedroom apartment with partial harbour view and clubhouse facilities

西半山四房住宅，享部份海景，連會所設施

Saleable Area 2,488 s.f.

Rent \$238,000 incl.

Inquiries 9648 6082 Christine Chong 莊小姐

Search Reference No. 126793



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



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

尊貴偌大複式單位，連私家健身室及桑拿浴室，

俯瞰壯麗海港景色

Saleable Area 4,415 s.f.

Rent \$400,000 incl.

Inquiries 9871 6828 Louis Wong 黃先生

Search Reference No. 95184





WALDEN
ASOKE

BE THE CENTER
OF CENTRAL
BANGKOK



- Upscale low-rise with only 83 units in prime Sukhumvit 23
- Walking distance to BTS Asoke and MRT Sukhumvit station
- A selection of garden units and Double Volume Space ceilings units available
- Fully furnished with premium brand appliances
- Residents facilities include roof top swimming pool, hot & cold spa, automated car parking and home automation



1-Bed Apartment starting from THB 6.35M

Inquiries:

+852 9010 7621

✉ projects@landscape.com

The information, text and photos contained herein are provided solely for the convenience of interested parties and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape International Properties Ltd., Landscape Christie's International Real Estate, Landscape Realty Ltd., Landscape Surveyors Ltd. (collectively "Landscape") or the sellers, none of whom shall have any liability or obligation with respect thereto. These offerings are made subject to contract, correction of errors, omissions, prior sale, change of price or terms or withdrawal from the market without notice. Information provided is for reference only and does not constitute all or any part of a contract. 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 Ordinance 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.



Landscape International
(C-062104) is licensed
and regulated by EAA

Prime En-Bloc Commercial Building in the Heart of St James's

- An en-bloc mixed use office/retail/leisure investment with high reversionary potential
- Tenants including hedge fund and high-end retailer
- Comprehensively refurbished 5th and 6th office floors
- Prime St James's location
- 擁有高租金調升潛力的全棟綜合用途商業大廈
- 承租商戶包括對沖基金及高檔零售商店
- 五樓及六樓經已全面翻新
- 優越St James's黃金地段



NIY of 4.58%
Guide Price £55M
£1,372 psf
6215 1618
Kelvin Wong 黃先生

High Yield En-bloc characterful office building near King's Cross St. Pancras Station

- Strong reversionary potential with current passing rent at £45.7 psf only
- Single-let to a technology company on an FR&I lease
- Near King's Cross Central, a 67-acre site comprising 8 mn sq ft mixed use redevelopment
- An emerging tech-hub of which Google and Facebook will establish their UK HQs in the district
- 現租金只有每平方呎45.7英鎊，具有明顯租金調升潛力
- 由一家科技公司以全保租約形式單獨承租
- 鄰近占地67英畝，擁有建築面積800萬平方呎的綜合發展重建項目King's Cross Central
- Google及Facebook將在區內建立英國總部



NIY of 5%
Guide Price £11.725M
£750 psf
6215 1618
Kelvin Wong 黃先生

Reversionary Office Building in a Core Midtown Location

- A freehold en-bloc Garde A office and G/F retail with total passing rent at a low average of £44.6 psf with high reversionary potential
- Tenants including multinational banks and high profile legal firms
- Prime Midtown location being sought after by prestigious legal firms
- Majority of the office accommodation upgraded in 2017
- 全棟永久業權甲級寫字樓連地舖
- 現租金只有每呎44.6英鎊，具明顯租金調升潛力
- 承租商戶包括大型跨國銀行及知名律師事務所
- 優越Midtown地段，極受著名律師事務所歡迎
- 辦公室已於2017年全面翻新



NIY of 5.15%
Guide Price £68M
£819 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



CENTRIC

RATCHAYOTHIN

Discover Your Life,
Find Your Center.

Contents and simulated images are for advertising purpose only. The images are part of the building. The developer reserves the right to change without prior notice.



Exclusive Launch in Hong Kong Free Hold Condominium in Bangkok



Contents and simulated images are for advertising purpose only. The images are part of the building. The developer reserves the right to change without prior notice.

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](tel:+85290107621)

projects@landscape.com

The information, text and photos contained herein are provided solely for the convenience of interested parties and no warranty or representation as to their accuracy, correctness or completeness is made by Landscape International Properties Ltd., Landscape Christie's International Real Estate, Landscape Realty Ltd., Landscape Surveyors Ltd. (collectively "Landscape") or the sellers, none of whom shall have any liability or obligation with respect thereto. These offerings are made subject to contract, correction of errors, omissions, prior sale, change of price or terms or withdrawal from the market without notice. Information provided is for reference only and does not constitute all or any part of a contract. 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 Ordinance 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.

SC ASSET

LANDSCAPE
INTERNATIONAL

Landscape International
(C-062104) is licensed
and regulated by EAA

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



曼谷 BTS沿線 全新住宅項目



- ◆ LIFE精品住宅系，同系之項目均被海外、泰國用家熱捧
- ◆ 永久業權、低密度設計，僅提供438伙
- ◆ 坐落 Bangchak區，為中產人仕擇居之地
- ◆ 距離BTS Bangchak站僅220米，4站可達Thonglor、3站達BITEC 展覽中心
- ◆ 型格住客會所，多元化設施包括無邊際泳池、健身室及空中花園等
- ◆ 1房單位由泰銖317萬起



曼谷物業展銷會及講座

日期： 3月17 - 18日 (星期六、日)
 展銷會： 上午11時至 傍晚7時
 物業講座： 每日下午1時及3時
 地點： The Mira Hong Kong 三樓宴會廳
 九龍尖沙咀彌敦道118-130號

歡迎查詢：

+852 9010 7621

projects@landscape.com

在此廣告的所有資料包括文字、相片、影像、圖則、圖表、意見及一切敘述只供參考及私人使用。領域國際地產有限公司、領域住士得國際地產、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、期限預售和預租、價格或租務條款之改變或取消放盤等。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作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-062104) 持有
地產代理監管局發出之
牌照及受其規管

領域國際地產有限公司

THE MOST SUPERIOR
**SECURITY
SYSTEM**

最優越的保安防衛系統



BE AWARE, BE SECURE

家居防護 刻不容緩



T 3586 3166 F 3586 3920
E support@ucshongkong.com
www.d-fence.com.hk
www.ucshongkong.com



港澳區獨家經銷商
Hong Kong and Macau
Exclusive Distributor

中國及東南亞區經銷商
China and Southeast Asia
Distributor



Fully leased retail/office bldg in Shirokane area
Minato-Ku, Tokyo 東京 港區

- Subject property is an en bloc 4 storey retail/office mixed use bldg which has a total of 6 units. All fully leased
- Completed in November 1999
- Current passing rent is 21,062,400 JPY per year
- 5 min walking distance to Shirokane Takanawa Station
- 樓高四層零售及辦公室物業，共有6個單位，現已全數租出
- 建於1999年11月
- 年租金收入21,062,400日元
- 距離白金高輪站僅5分鐘步程

Freehold title
GIA of 415.18 sq.m.
Gross immediate yield of 4.2%
Guide price JPY 500M (approx. HK\$35.7M)

En bloc residential bldg in Hokkaido

Hakodate, Hokkaido 北海道 函館

- Subject property is an en bloc residential bldg with 36 self contained residential units in total
- Completed in January 1991
- Subject bldg is now partially leased with full reversionary rental projected at 36.5 Million JPY if fully leased
- 4 min walking distance to Fukaboricho Station
- 優質住宅大廈，提供共36個住宅單位
- 建於1991年1月
- 部份單位現已租出，如果滿租，可達36.5百萬日元
- 距離深堀町站僅4分鐘步程

Freehold title
GIA of 3,282 sq.m.
Gross reversionary yield of 10.4% if fully leased
Guide price JPY 350M (approx. HK\$25M)



En bloc office bldg for sale in central Tokyo
Chiyoda-Ku, Tokyo 東京 千代田區

- Subject property is an en bloc 5 storey reinforced concrete bldg with one basement level. It comprises a total of 4 office units in which the 4/F and 5/F are maisonette unit
- Completed in Sept 1990
- Subject bldg is now partially leased and reversionary rental projected to be 35.6 Million JPY
- 4 min walking distance to Hanzomon Station and 9 min walking distance to Ichigaya Station
- 樓高五層鋼筋混凝土建築大廈，連地庫層，共有4個辦公室單位，四樓及五樓是複式住宅
- 建於1990年9月
- 部份單位現已租出，如果滿租，可達35.6百萬日元
- 距離半藏門車站僅4分鐘步程，市谷站9分鐘步程

Freehold title
GIA of 601.85 sq.m.
Gross reversionary yield of 4.05% (if fully leased)
Guide price JPY 880M (approx. HK\$62.86M)

En bloc fully leased residential/office mixed use bldg with good immediate yield

Shinjuku-Ku, Tokyo 東京 新宿區

- Subject bldg is an en bloc residential/office mixed use 6 storey reinforced concrete bldg. It comprises a total of 20 units and all units are leased out
- Completed in December 2000
- Current passing rent is 25,632,000 JPY p.a.
- 6 min walking distance to Edogawabashi Station and 9 min walking distance to Waseda Station
- 樓高六層鋼筋混凝土建築大廈，提供住宅單位及辦公室，共有20個單位，現已全數租出
- 建於2000年12月
- 年租金收入25,632,000日元
- 距離江戶橋站6分鐘步程，早稻田站9分鐘步程

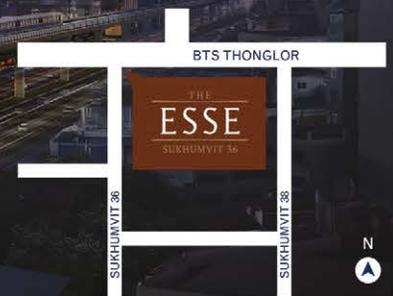
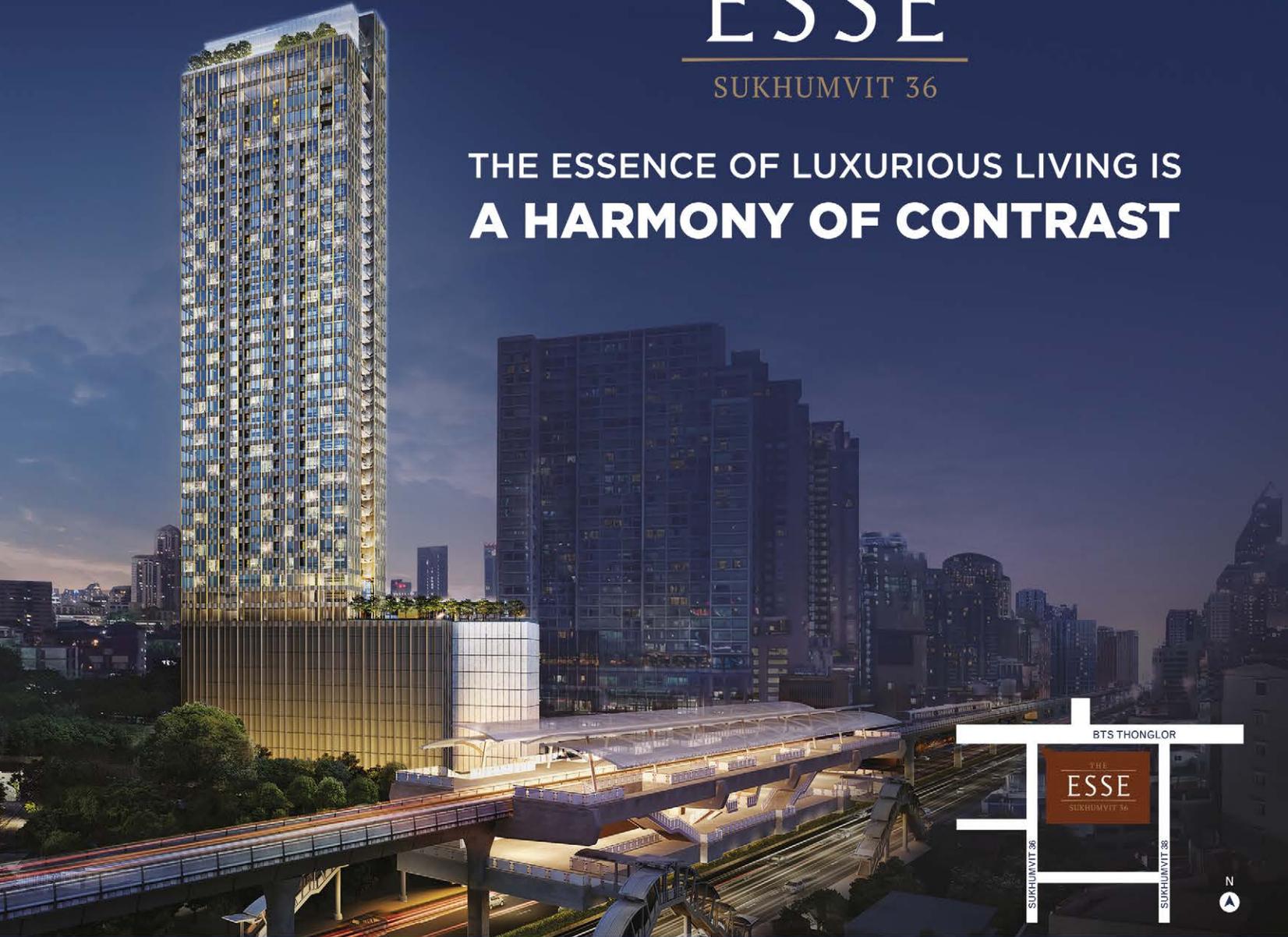
Freehold title
GIA of 848.81 sq.m.
Gross yield of 4.57%
Guide price JPY 560M (approx. HK\$40M)



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

LANDSCAPE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Landscape Christie's (C-018733) is licensed
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.