

# LPS CHINA

# MAGAZINE 杂志

SUMMER-FALL 2020 EDITION/ 2020 夏秋版

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Dear readers,

Welcome to this Summer-Fall 2020 edition of the LPS China Magazine!

This edition will allow you to browse through some of the world's most spectacular luxury properties currently available for sale.

The magazine will also allow you to discover the profiles of the most respected luxury property companies in the world, who are available to help you in your next home purchase.

From San Francisco to London, Bangkok, Tokyo, Melbourne, Dubai, Abu Dhabi, Paris and many more desirable destinations: get on board a voyage into the fascinating world of luxury properties!

亲爱的读者，

欢迎观赏 LPS 中国杂志 2020 夏秋版！

在本杂志中，您可以浏览到全球当前最吸睛的待售豪华房地产项目。本杂志您也将有机会接触到全球最受推崇的高端房产公司，他们将有助于您寻觅您心仪的下一个美丽家园。

在此，您可以了解旧金山、伦敦、曼谷、东京、墨尔本、迪拜、阿布扎比、巴黎，抑或是其他令人渴望的投资目的地，即刻踏上无与伦比的国际高端房产梦想之旅吧！

## LIVE LIFE AT ITS PEAK IN SRI LANKA

Sri Lanka-China relations continue to grow with the addition of the 269-hectare reclaimed land project - "Colombo Port City", making it South Asia's commercial hub.

With the addition of Port City, real estate in Sri Lanka is expected to offer increasingly higher capital gains and potential rental yields.

Capitol TwinPeaks features views of the Beira Lake, cityscape & Indian Ocean. As a 50-storey, twin tower apartment located in Colombo's trendiest neighbourhood within walking distance of the Port City, the project offers 2, 3 4 & 5 bedroom apartments.

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Capitol TwinPeaks 的公寓项目位于斯里兰卡的科伦坡市，它距离“斯里兰卡和中国联营的填海港口城市”步行即可到达。这项目的预计在 2020 年 12 月竣工。

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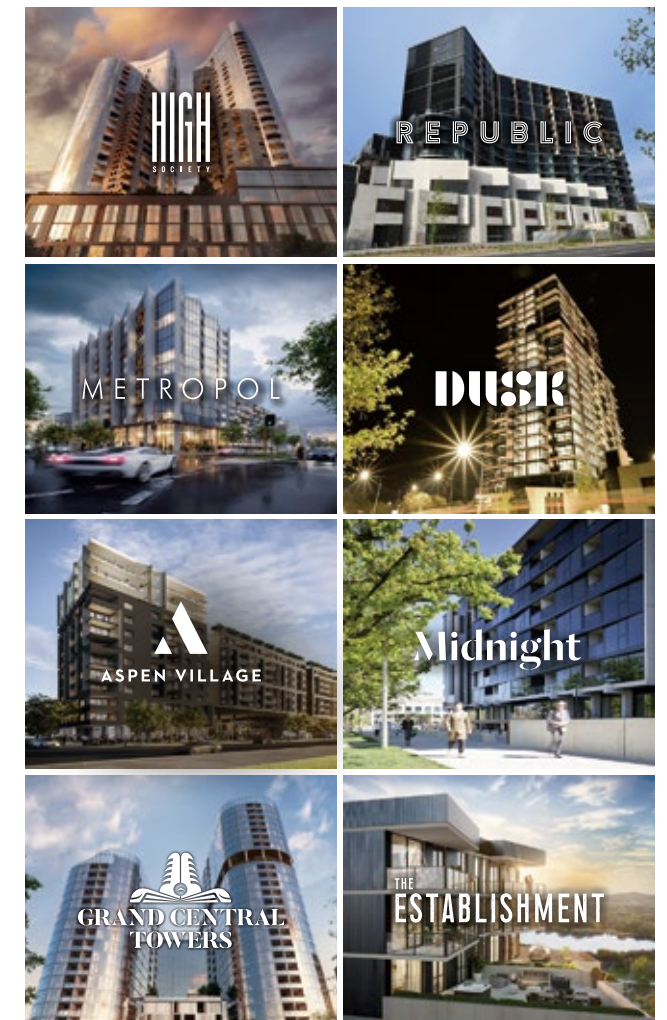
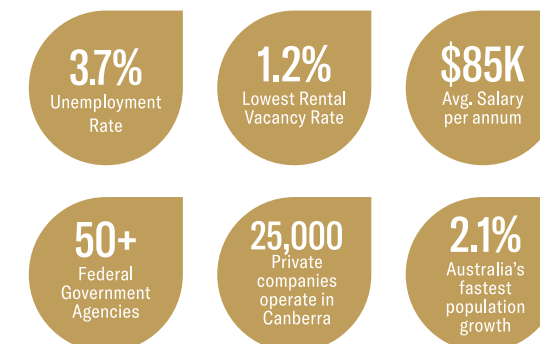
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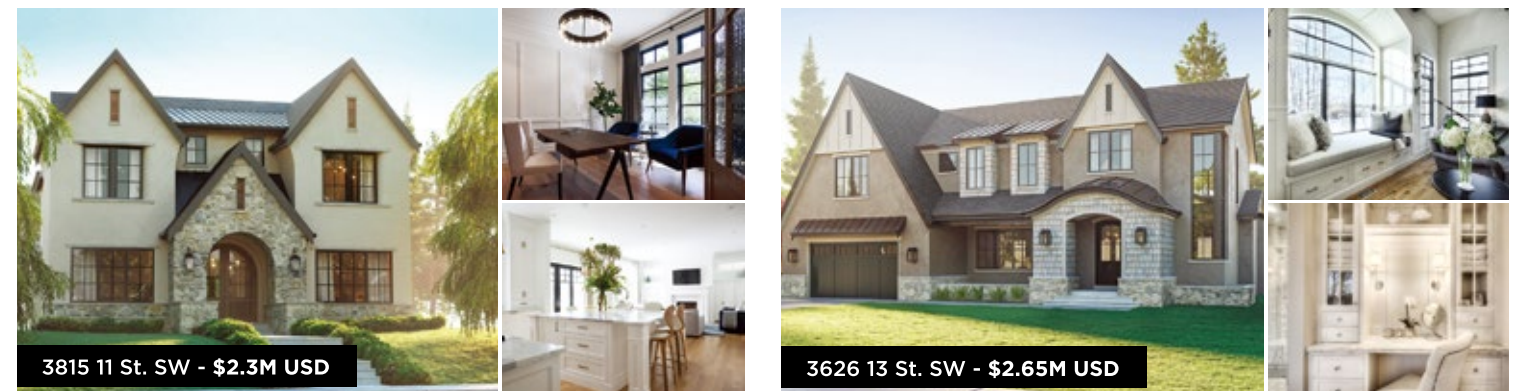




# Luxury Homes in the Heart of Western Canada



This fantastic 50' x 138' treed property in the heart of the city is home to Veranda's newest design masterpiece. Nestled on sought-after Morrison Street in Calgary's prestigious Upper Mount Royal, this 5,934 sq. ft., 2-storey 6 bedroom home features exquisite craftsmanship built to stand the test of time and delight for years to come.



Located in one of Calgary's most sought-after neighbourhoods, this spacious 5,163 sq. ft. property is centrally located and surrounded by charming amenities. 11th Street sets the standard for liveable floorplans, and includes 6 bedrooms alongside a modern open-concept kitchen and living area, perfect for hosting friends and family any time of year.

Located in the distinguished Upper Elbow Park neighbourhood, this 5,510 sq. ft. home is perfectly situated on a 75-foot wide property, nestled on a lush tree-lined street. Greet guests in your stunning 20-foot foyer, with a striking and elegant staircase that anchors the home. The covered backyard patio with fireplace will impress all year long.

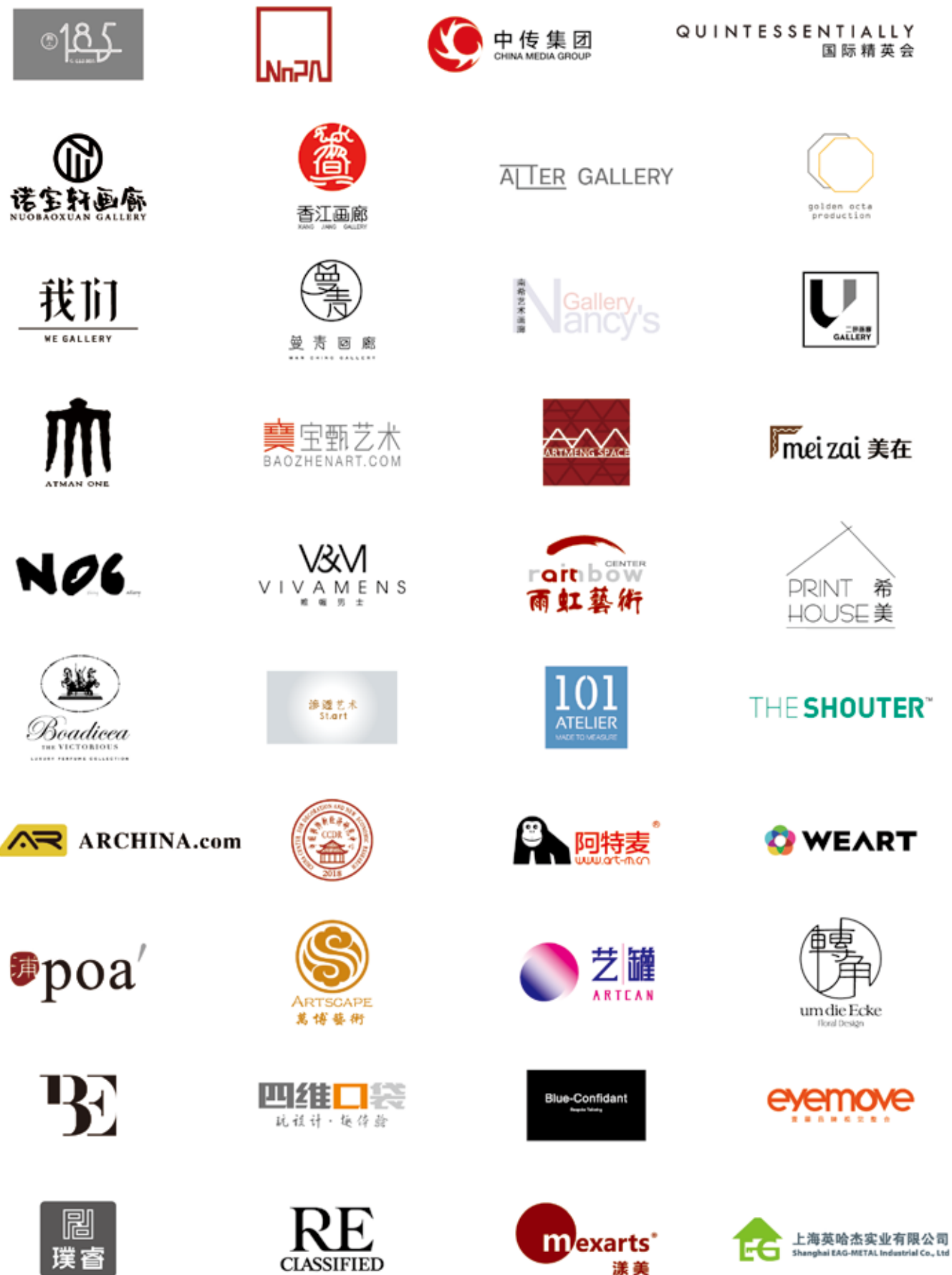


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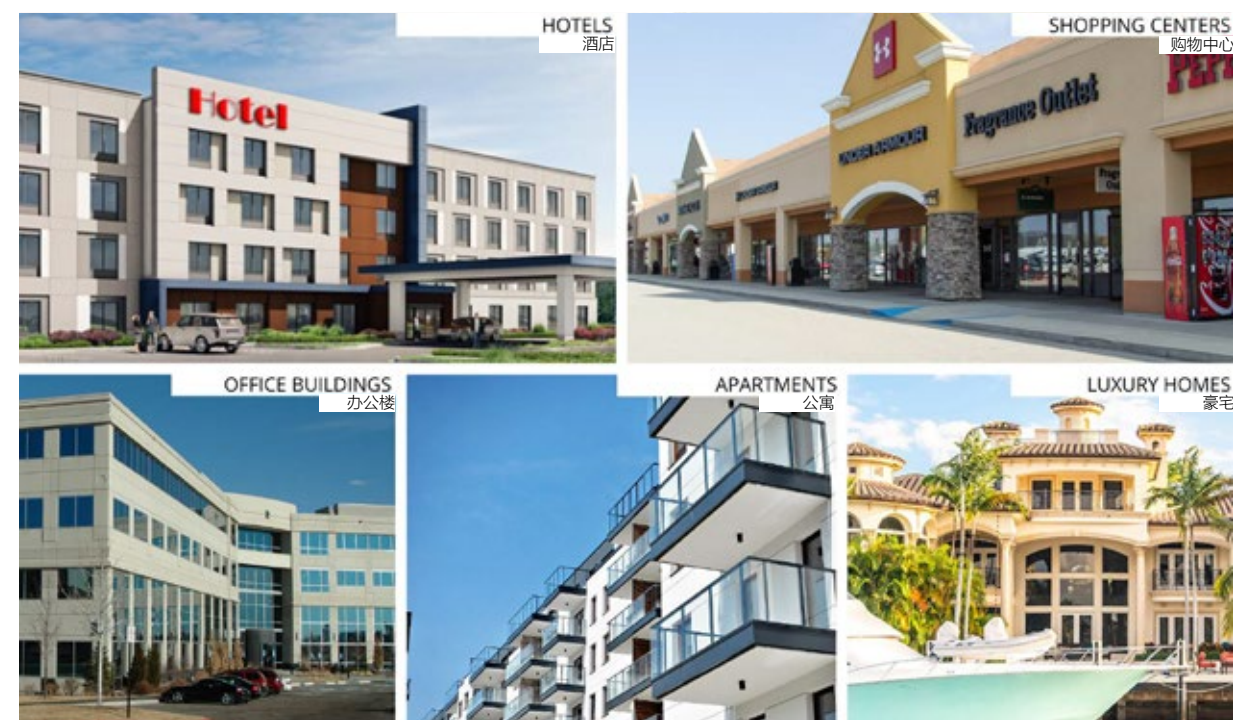




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**INTERO**

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## INTERVIEWS 采访

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Sienna Eden Estate is a thriving community in the heart of Ipswich Brisbane QLD Australia where stunning natural beauty meets the ease and convenience of city living. It is a Boutique estate with contemporary styled homes, dual key living with a range of living options and well-established amenities at your doorstep.

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Redbank Plains has benefited from continued population growth over the last two decades. This has resulted in the median price for houses in the area to increase by 7.1 per cent per annum.

Looking closer, Redbank Plains is increasingly becoming a destination of choice for families pursuing ownership of their homes. The development of the neighbouring Springfield region and the ongoing infrastructure investment within the area has provided a catalyst for growth. Redbank Plains is quickly becoming a suburb of choice for new housing development.

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# 独家专访

## MS. OLIVIA HSU DECKER OLIVIA HSU DECKER 女士



Olivia Hsu Decker 女士出生于上海，是位白手起家的杰出女性，现已跻身加州高端房地产行业最成功的领导者之一。

Olivia Hsu Decker 女士本人不仅仅是一位成功的房地产企业家，更是一名高端房产界的资深投资者，她在美国、英国和法国等国家先后拥有许多知名房产，其中包括享誉全球的著名好莱坞电影“达芬奇密码”中被大家所熟识的法国“维莱特城堡”。

**LPS: 尊敬的 Olivia Hsu Decker 女士，感谢您出席本次 LPS 特别专访。您出生于上海，现已成为美国最具成就的高端房地产专业人士之一。当您首次在美国开始职业生涯时，您是否曾预见过您会达到这样的高度？**

1975 年，我搬到了旧金山湾区最富裕的地区 Belvedere-Tiburon。1979 年，起初我只出售高端住宅，但那时尚且没有任何经验。那时，我曾曾预见到我会变得超级成功。我日夜不停地打拼工作，为需要“打扮”的卖方房屋提供免费的装饰服务，提升待售房产的美观度。我帮助买家加入游艇俱乐部，并帮助他们的子女入读当地最好的学校。当他们飞回亚洲和其他地方时，我会亲自驱车送他们前往机场。

最终，我赢得了当地房主群体的尊重和信任。到 1986 年，我成为了当时最大的美国房地产公司 Merrill Lynch Realty 的头牌经纪人。1988 年，我离开了 Merrill Lynch Realty，开创了自己的公司，并从当时的一家办公室发展到现在的 27 个办公室和 670 多位代理经纪人和员工。

**LPS: 您目前拥有 Golden Gate Sotheby's International Realty，并在北加州设有 26 个办事处。中国买家在您的整体销售中有多重要？您如何预测未来几年中国买家在旧金山湾区高端房地产市场中的重要性？**

我是 1980 年代初期开始的，当时中国客户很稀少，大多数是美国当地客户。但是，自从中国在过去 20 年间跃进世界经济强国行列以来，中国客户一直是我在旧金山湾区和硅谷拥有 9 个办事处的高端房产买家的最重要来源。2018 年，我以 2350 万美元的价格向一位香港买家出售了硅谷最高价的府邸；今年一月，我向一位中国买家出售了 1800 万美元的旧金山房产，这是今年迄今最高的售价。

**LPS: 每个人对高端住宅都有自己的定义。您的定义呢？**

按旧金山湾区的价格范围计算，高端住宅价格至少为 800 万美元起。他们需涵盖所有的高端元素包括：顶配设施、独特风格和过硬品质；优越的地理位置，比如旧金山和硅谷、高端上流的生活方式、生机勃勃的商业氛围、文化气息以及丰富的娱乐活动中心。

**LPS: 与其他买家相比，您如何描述中国买家的概况及其需求特点？**

我的中国买家非常精明懂行，他们是成功的企业家，他们在最佳地段置入品味独特的房产，并希望我为他们商讨最优惠的价格。他们还拥有多样化房产组合。

我的一位中国买家在伦敦、香港、东京，和温哥华等地坐拥多处房

产，并通过我在旧金山湾的纳帕谷和 Belvedere 置办了 6 套房产。大多数中国买家倾向购置全装拎包即住的宅邸。他们偏好全新住宅，而不希望对房屋进行任何改造或重装。此外，在旧金山，景观及其关键，高端住宅应能欣赏到标志性建筑金门大桥、旧金山天际线和海湾的秀丽美景。

**LPS: 对于有意在旧金山湾区进行首次投资的中国买家，您有哪些建议呢？**

中国的首次购房者，应与经验丰富、值得信赖的专业代理机构合作，帮助他们以最优惠的价格觅获最符合他们各方面需求的最佳房产。直接在互联网上购置或与作为代理人的朋友的朋友一起工作是非常冒险的。买家应该首先确定他们希望购买的地点并预先设定好价格范围，然后搜索满足其需求和品味的房屋。

切勿急于入手，一定要耐心找到最符合自己需求的房产再出手。我有一些中国买家，他们经过 2-3 年的耐心寻觅才最终出手购置。

**LPS: 与中国买家打交道时，您面临的主要挑战是什么？如何克服这些挑战？**

主要的挑战是距离太远且参观房产的时间有限。通常，价格高昂的优质房产会很快售出，而无法及时出行参观的买家则错过了入手的良机。他们可以在网站上查看相关房产的图片和视频资料，但是真正高端的房产则需要买家亲临参访。

另一个问题是他们不熟悉周边社区、地段以及价值差异。他们倾向于向自己的朋友打探信息，而不是倾听经纪人的专业建议。要使他们不犯错误，在这点上需要花很长的时间对他们进行引导。

**LPS: 近期，您收购了高端生活方式杂志《Haute Living》。您能给我们简单介绍一下吗？**

自 2008 年以来，我一直担任《Haute Living》杂志的旧金山大使。在过去十年间，我在每一期杂志中编辑出版，涵盖了很多高端活动。在 2018 年，杂志方终于向我出售了旧金山和北加利福尼亚的特许经营权。两年来，我一直在对这本杂志的每一期进行改良提升，它已成为美国领先的高端生活方式杂志。该杂志非常符合我的高端房地产业务，我的许多杂志主题都与我的客户有关，他们来自搬家公司、经纪人、商业领袖、名人和慈善家等。

对于我想选为封面人物的对象，我只需要拿起电话致电给他们即可，该杂志打开了所有的门。例如，在 2018 年，我参加了摩纳哥阿尔伯特王子基金会以全球海洋主题特别举行的蒙特卡罗晚宴“Monte Carlo Gala for Global Ocean”，阿尔伯特亲王拯救全球海洋的使命令我印象深刻，因此我决定对他撰写封面故事。我联系了亲王办公室，他的新闻秘书立即给我回复，并为我提供了文章的相应信息和图片。

当前一期，我的封面故事是传说中的索菲娅·罗兰（Ms. Sophia Loren），拥 85 岁，但岁月并挡不住她的优雅。下一期，我考虑当英国女王跨入 100 岁之际（世纪大跨步）在封面故事中对女王大人进行专访。



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Born in Shanghai, self-made woman, Ms. Olivia Hsu Decker has become one of the most successful leaders in the California luxury real estate industry.

In addition to being a successful real estate entrepreneur, Ms Decker is also a luxury home investor herself, having owned many properties in the U.S., UK and France, including the famous French Chateau Villette, setting of the Da Vinci Hollywood movie.

**LPS: Dear Ms. Olivia Hsu Decker, thanks for joining this interview. You were born in Shanghai, and you have become one of the most successful luxury real estate professionals in the United States. When you first started your career in the U.S., did you foresee that you would reach such heights?**

In 1975, I moved to Belvedere-Tiburon which is the most affluent area on San Francisco Bay. I set out to selling only luxury homes in 1979 but without any experience. I didn't expect that I could become super successful. I worked day and night and provided free decoration service to sellers' homes that needed to dress up for better look to sell. I helped buyers to join the yacht clubs and helped to enroll their children to best local schools. I drove clients to airport when they fly back to Asia and other locations. Eventually I earned the respect and trust of the local homeowners. By 1986, I became #1 agent in United States at then the largest real estate company Merrill Lynch Realty.

In 1988, I left Merrill Lynch Realty to start my own company and grew from one office company to now 27 offices and over 670 agents and staffs.

**LPS: You currently own Golden Gate Sotheby's International Realty with 26 offices in Northern California. How important are Chinese buyers in your overall sales? And how do you foresee the importance of Chinese buyers on the San Francisco Bay Area luxury real estate market in the coming years?**

I started in early 1980s with very few Chinese clients and mostly American Clients. But since China became a world economy powerhouse last 20 years, Chinese has been most important source of luxury home buyers in the San Francisco Bay Area and Silicon Valley where I have 9 offices.

In 2018, I sold the highest price home in Silicon Valley at \$23.5 million to a Hong Kong buyer and this January, I sold a \$18 million home in San Francisco to a Chinese buyer that's highest sale so far this year.

**LPS: Everyone has its own definition of what is a luxury home. What is yours?**

Luxury home by price range in the San Francisco Bay Area is at least \$8 million. They also need all the luxurious amenities, style and high quality. They should be in great locations and near center of luxury lifestyle and vibrant business, culture and entertainment activities such as San Francisco and Silicon Valley.

**LPS: How would you describe the profiles of your Chinese buyers and the specificities of their requirements compared to your other buyers?**

My Chinese buyers are very savvy, they are owners of successful businesses, they buy unique homes in the most desirable areas and expected that I negotiate the best deal for them.

They also own multiple homes. One of my Chinese buyers own homes in London, Hong Kong, Tokyo, Vancouver and bought 6 homes through me in Napa Valley and Belvedere on San Francisco Bay.

Most Chinese buyers also bought homes fully furnished in turn-key condition. They don't want to remodel or fix anything and they prefer new homes. Also, in San Francisco Area, the views are very important, luxury homes should have great views of the iconic Golden Gate Bridge and San Francisco skyline and the Bay.

**LPS: Which advice would you give to Chinese luxury property buyers willing to invest for the first time in the San Francisco Bay Area?**

For the first time Chinese luxury property buyers, they need to work with a knowledgeable trust worthy professional agent to guide them in search of the best property to suit their needs at best price.

Shopping on internet or work with a friend's friend who is an agent is very risky. First to identify a location they want to buy and set a price range, then search for homes that meet their needs and taste. There is no need to rush into buying until the best home is found. Some of my Chinese buyers took 2-3 years before they finally bought a home.

**LPS: What are the main challenges that you are facing when dealing with Chinese buyers, and how do you overcome them?**

The main challenges are the long distance and the limited time they can come over to visit the properties. Often times, a great property at great price get sold very quickly, Chinese buyers who can't quickly travel to visit the property missed the chance buying it. They can visit the property on the website photos and video, but the luxury homes really need to be appreciated by a personal visit.

One other problem is they are not familiar with the various neighbors and locations and the various values differences. They also tend to listen to their friends instead of listen to professional real estate agents. It takes a lot of time to educate them not to make mistakes.

**LPS: You have recently acquired Haute Living, a luxury lifestyle magazine. Can you tell us more about it?**

I was Ambassador of Haute Living magazine San Francisco since 2008. I covered the luxury events and wrote about them every issue for 10 years. In 2018, they finally sold me the franchise for San Francisco and Northern California. I have been improving the magazine every issue for 2 years now and it has become the leading luxury lifestyle magazine in United States.

The magazine fits my luxury real estate business perfectly. Many of my magazine subjects are my clients who are movers, shakers, business leaders, celebrities and philanthropists.

It was easy for me to pick up the phone and call someone I wanted to feature on the cover of my magazine. The magazine opens up all the doors. For example, in 2018 I attended Prince Albert of Monaco Foundation's Monte Carlo Gala for Global Ocean, I was very impressed with Prince Albert's missions in saving global ocean and decided to write a cover story. I emailed the Prince's office and his press secretary called me immediately and provided me information and photos for the article.

I am considering to interview Queen of England for my cover story when she turns 100 years old. This issue, my cover story is the legendary Sophia Loren who is 85 years old and still looking fabulous.



## 投资美国房产项目

Turnkey Property Pro, LLC 是一家提供全方位服务的房地产开发公司，位于马里兰州的巴尔的摩和宾夕法尼亚州的费城。

我们为客户提供：收购，装修，租户安置和物业管理服务。这是外国投资者在美国拥有创收性房地产的绝佳方式。我们将负责为您管理土地租赁的全过程。

我们的房产项目提供8%至13%的净回报率。平均而言，85,000美元的物业将有每月1,100美元的租金收益。

我们的管理团队在开发和物业管理方面拥有30多年的经验，我们正在迅速成为巴尔的摩最大的房产投资买家之一。

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# 独家专访

## MR. ROBERT BOOTH MANAGING DIRECTOR ELLINGTON PROPERTIES

### 董事总经理

来自阿联酋迪拜“Ellington Group”的创始人兼CEO，Robert Booth先生，他是迪拜最具经验和成就的房地产领导者之一，在2014年开创“Ellington Group”之前，Booth先生曾担任伊玛尔总裁，负责房地产业务，其中的项目之一就是驰名国际的世界第一高建筑“哈利法塔”。

“Ellington Group”正快速成为迪拜房地产市场上的主要参与者。目前，有12个在建的高端住宅开发项目。

Ellington Group 将出席参展 LPS 第21届活动 - 本年度12月4-6日，北京万达文华酒店 - 2020LPS 北京国际高端房产盛会。

**LPS：中国市场对您公司有多重要？您如何看待中国买家未来几年在迪拜高端房产市场的重要性？**

自2014年成立以来，中国一直是Ellington Group的重要市场。虽然我们最初的重点是迪拜和阿联酋的本国市场以及更广阔的海湾合作委员会地区，但中国投资者却是我们的第一批国际客户。多年来，中国投资者的投资需求一直很旺盛，尤其是在迪拜的高端房产，备受追捧的住宅社区，这为投资者们提供了诱人的收益水平。

多年来，中国投资者对迪拜房地产行业的强劲需求受到诸多因素的支持，其中包括阿联酋与中国之间的联系不断加强，阿联酋在“一带一路”倡议中的战略作用以及旅游业和商业投资的增长。

**LPS：您公司在中国市场已经活跃了大约5年时间。到目前为止，根据您的经验，与其他国际买家（例如来自欧洲或北美的买家）相比，您如何描述中国潜在买家的概况及其特点？他们的期望是否真的有所不同吗？**

中国投资者精明而机敏，他们选择投资于能够保证其价值并拥有丰厚收益的投资地区，例如在穆罕默德·本·拉希德市（Mohammed Bin Rashid City）、卓美亚（Jumeirah Village Circle）和市区（Downtown）等优选位置。我们的中国投资者也喜欢购置期房。

他们会深入研究，并确保开发商的信誉。迪拜特别受欢迎，因其各方面的税务都很低，它可以为那些肯定迪拜的租金收益率仍然是全球利润最高的最精明投资者（中国买家）提供更多服务。

中国投资者也热衷于迪拜的房地产行业，例如Ellington Properties等开发项目所提供的便捷交通，可满足他们多样化的生活方式选择。它涵盖了购物中心，高质量的教育机构和医疗机构等。

**LPS：您公司是否已采取相应措施以更好地满足中国买家的特定需求？与中国买家打交道时，您面临的主要挑战是什么？如何克服这些挑战？**



作为营销活动的一部分，我们非常重视与中国投资者之间的互动，在中国主要城市进行路演，以及在迪拜为中国投资者举办的活动。主要挑战是投资者的地理位置，但我们已经通过举行专门的活动和外展活动成功解决了这一问题。我们在市场上建立了牢固的联系，并且这些关系在过去几年中得到了不断巩固和加强。我们在中国客户之间存在着一种“信任”，这增加了我们的信誉，使我们赢得了新买家的信任。

**LPS：您认为房地产开发商要在中国市场上取得成功应具备哪些最重要的品质？**

想要创造具有吸引力的房地产投资机会，开发商必须首先了解中国客户的憧憬和需求，并确保与潜在投资者之间建立起一定程度的信誉和信任。创造合适的产品是关键，并且需要以正确的方式进行市场营销和交流，从而引起投资者的共鸣。

**LPS：在迪拜的高端房地产开发商不胜枚举，想要打破陈规，交付真正与众不同并且能在竞争中独树一帜的项目是否变得愈加困难？**

虽然时尚可能会流行，但品质和地理位置却是吸引投资者的两个恒久重要因素。我们的目标是创建以设计为主导的宜居社区，重点关注可持续性和技术发展，进而改善居民的生活。

**LPS：有部分中国投资者确实真正有兴趣首次在迪拜投资，但出于对迪拜市场缺乏经验和了解，他们仍犹豫不决。在此，您会对他们说点什么，以让他们在首次投资中更加轻松应对？**

迪拜不仅吸引着大批国际投资者也得到大批中国买家的青睐，因其过硬的房地产开发品质、优越的地理位置 - 阿联酋是中西方交汇的所在、租赁市场和收益的高度需求以及提供世界一流的医疗保健和教育机构等等。

从长远来看，迪拜为投资者提供了可观的回报。我们一次又一次地见证了，投资者一开始在迪拜的起点是一套至两套房产，随后又通过增加其他房地产来使他们的房地产投资组合多样化。

**关于 Ellington Properties：**  
Ellington Properties 成立于2014年，致力于为超高品质的生活方式打造优美的环境。Ellington Properties 的公寓受到艺术的启发并反映了业主的愿望，他完美融合了经典品味和现代视觉。Ellington Properties 目前的项目包括位于“迪拜市中心”、“穆罕默德·本·拉希德市”、“阿联酋山”、“朱美拉棕榈岛”或即将上市的“朱美拉乡村圈”等迪拜高端住宅和多户社区。

www.ellingtonproperties.ae



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Mr. Robert Booth is among Dubai's most experienced and successful real estate leaders.

Before founding Ellington Group in 2014, Mr. Booth occupied the position of Emaar's CEO for the Real Estate business, overseeing –among many others– the launch of Burj Khalifa. Ellington Group is fast becoming a major player in the Dubai real estate market and is currently developing twelve high-end residential developments.

Ellington Group will be participating to the 21st edition of LPS – LPS Beijing 2020, this coming December 4–6, at the Wanda Vista Beijing.

**LPS: How important is the China market to your company? How do you foresee the importance of Chinese buyers on the Dubai luxury real estate market in the coming years?**

China has always been a key market for Ellington Properties since our inception in 2014. While our focus was initially on our home market of Dubai and the UAE, as well as the wider GCC region, Chinese investors were among the first of our international customers. There has remained a strong appetite from Chinese investors over the years, particularly in Dubai luxury properties, in sought-after residential communities, which has offered an attractive level of yield for investors.

Strong demand from Chinese investors in Dubai's real estate sector has been supported over the years by factors including the strengthening of ties between the UAE and China with the strategic role of the UAE in the Belt and Road Initiative as well as growth in tourism and business investments.

**LPS: You have been active on the China market for about 5 years. From your experience, so far, how would you describe the profiles of your Chinese potential buyers and their specificities compared to other international buyers, for example buyers from Europe or North America? Do they really have different expectations?**

Chinese investors are savvy and astute, opting for investments that hold their value and deliver strong yields in areas such as Mohammed Bin Rashid City as well as preferred locations such as Jumeirah Village Circle and Downtown. Our Chinese investors also like to buy off-plan.

They do their homework and ensure the credibility of the developers. Attractive for its lack of taxes, Dubai has even more to offer to the savviest investors – the Chinese buyers – who appreciate the fact that rental yields in Dubai are still some of the most lucrative worldwide.

Chinese investors are also keen on Dubai's property sector for the easy accessibility that developments, such as by Ellington Properties, offers to meeting their lifestyle choices. This includes access to malls, high quality educational institutions and healthcare facilities.

**LPS: Has your company taken initiatives to better serve the specific needs of your Chinese buyers? What are the main challenges that you are facing when dealing with Chinese buyers, and how do you overcome them?**

We have placed considerable emphasis on engaging with Chinese investors as part of our marketing, with roadshows in key cities in China, as well as events

that we have hosted in Dubai for our Chinese investors.

The main challenges are the geographical proximity of investors, but we have managed to successfully address this with our dedicated events and outreach. We've built strong connections in the market and these relationships have strengthened over the years. There is an element of 'trust' among our Chinese customers which adds to our credentials and enables us to win the confidence of new buyers.

**LPS: What would you say are the most important qualities that are required for a real estate developer to be successful on the China market?**

To create a compelling real estate investment opportunity, developers must first understand the aspirations and requirements of Chinese clients, as well as ensure a level of credibility and trust is built with the prospective investor. Creating the right product is key and it needs to be marketed and communicated in the right way, in a manner which will resonate with the investors.

**LPS: With so many luxury real estate developments in Dubai, is it becoming harder to think "out of the box" and deliver projects that are truly different and stand out from the competition?**

While fads may come and go, quality and location are two factors that continue to draw people back time and again. Our goal is to create liveable communities that are design-led, with a focus on sustainability and technology, and in turn enhance the lives of residents.

**LPS: Some Chinese investors are really interested in investing in Dubai for the first time but are still hesitant because they feel they lack knowledge and experience on this market. What would you say to reassure them and make them feel more at ease with their first investment?**

Dubai has appealed to overseas investors for the quality of the property developments, the geographic location of the UAE where East meets West, and a high demand in terms of the rental market and yield as well as its offering of world-class healthcare and educational institutions that appeal to Chinese customers.

In the long-run, Dubai offers attractive returns to investors. We've seen time and time again, investors starting out with one or two properties in Dubai and going on to diversify their property portfolio with additional properties.

**About Ellington Properties:**

Founded in 2014, Ellington Properties endeavours to craft beautiful environments for exceptionally high-quality lifestyles. Inspired by art and reflective of their owners' aspirations, Ellington Properties residences are classic in feel but contemporary of vision. Ellington Properties' current projects include high-rise luxury residences and multi-family communities in Dubai, located in the prestigious Downtown Dubai, Mohammed Bin Rashid City, Emirates Hills, Palm Jumeirah or the upcoming Jumeirah Village Circle.

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## 独家专访

# MR. MICHALIS HADJIPANAYIOTOU

### CEO | CYBARCO

Michalis Hadjipanayiotou 先生是塞浦路斯最重要的房地产领袖之一，同时担任 Cybarco 的首席执行官，并兼任“塞浦路斯土地和建筑开发商协会”董事长。（Cybarco: 塞浦路斯最大的房地产开发商之一，隶属 Lanitis 集团，塞浦路斯最大的公司之一）

LPS 有幸与 Hadjipanayiotou 先生就中国市场以及 Cybarco 的愿景展开独家访谈，让我们来一起了解吧！

**LPS: 尊敬的 Michalis Hadjipanayiotou 先生，感谢您参加本次 LPS CHINA TALKS 独家访谈。每个人对高端房产都有自己的定义。您如何定义它呢？**

Mr. Michalis Hadjipanayiotou: “高端”完全是主观的。“家”是归属，安全和舒适的地方。将两者融合为一体，您应该能够确定大家理想的居住环境 - 无论是永久性的还是临时性的。

Cybarco 着眼于打造高端市场，为有能力的买家开发并提供最佳的高端住宅，融汇顶尖工艺、概念、设立及室内软装等，在塞浦路斯的绝佳开发目的地为您提供新颖独特的生活方式以及无与伦比的高端设施。

选择 Cybarco，您获得的将远超于一处纯粹的高端住宅。您所投资的是一个拥有世界级服务及设施的安全社区。对于我而言，高端住宅是一个能够根据个人标准满足其所有需求的所在，一处让您感觉圆满的地方。

**LPS: Cybarco 对塞浦路斯经济的总体发展有何贡献？**

Mr. Michalis Hadjipanayiotou: Cybarco 是 Lanitis 集团的成员，该集团是塞浦路斯最大、最负盛名的商业集团之一，已有 120 多年的历史。

从历史上看，我们一直致力于开发为社会和经济环境造福的项目。这是我们所做工作的最重要的使命：我们创造改变生活和社区的开拓性目的地。

自 1945 年以来，Cybarco 一直在通过其开发和建设项目来塑造塞浦路斯 — 它在中东也拥有丰富的业务 — 但在此之前的很长一段时间里，Lanitis 集团和 Lanitis 家族就一直在本国的可持续发展中发挥领导作用。

我们集团在全岛范围内支持许多政府、社会、人道主义、文化、教育和卫生项目。集团也活跃在各种各样的行业中，从建筑、房地产开发、旅游、旅行、酒店业、交通、休闲和娱乐到饭店、高尔夫、游艇码头、太阳能、贸易和农业等。

因此，我们不断创造新的就业机会，提升开发领域的面积、提高旅游业的规模、促进当地企业发展并鼓励新的投资，从而不断推动交付改变国家和经济状况的项目。

**LPS: 中国市场对 Cybarco 有多重要？**

Mr. Michalis Hadjipanayiotou: 中国是我们的优先着眼的市场。

在一切处于完美态势之前我们很少会介入。有鉴于此，在我们对于一个新市场有全方面的了解，并有自信能在里面提供一个稳定的投资组合和服务之前我们极少会对其进行开发。

当前，我们有不少新的项目，例如 Trilogy Limassol Seafront，该项目主要针对希望在安全环境中居住豪华高层住宅的中国买家。这是岛上的最终投资机会，它位于私人国际学校附近和市中心，海滨别墅和办公室的价格都非常具有竞争优势。每栋楼都有配置有世界一流的服务和设施，而且该项目还拥有广阔的私有绿地和公共广场。

这是过去近一年的时间里，我们的华语团队一直在不断扩大的主要原因之一，并且我们的中国办事处不日也将盛大开业。

**LPS: 与中国投资者打交道时面临的主要挑战是什么？如何克服这些挑战？**

Mr. Michalis Hadjipanayiotou: 显然，在中国开展业务的方式与西方国家的业务方式有所不同。理解不同国家的价值观和行为至关重要。在必要的情况下，我们会与翻译人员协作。我们知道不同形式的表达都需要耐心。中国投资者在大多数情况下都不愿意公开发表他们的意见。出于对他人的尊重，他们相当谨慎，很少会在他人面前表达负面意见。

决策往往需要更长的时间才能达成，而问题则需要详细考虑。因此，我们会花时间建立所需的融洽和信任。重要的是，中国投资者知道他们正在与一家拥有悠久历史和诚信、在自己领域内知识渊博的可靠公司打交道。

我们必须赢得他们的尊重、明智、透明和诚实。所有投资者，不论国籍，都希望获得投资回报。在 Cybarco，记录表明，我们吸引了许多富裕人士投资我们的项目，其投资回报率均高于事实。我们关心客户，并希望为他们提供最好的服务 — 我相信，这一点我们很早之前就已经体现出来。

**LPS: 您对有意向初次在塞浦路斯投资的中国高端房产买家有何建议？在进入市场时应该避免哪些错误？**

Mr. Michalis Hadjipanayiotou: 我建议所有中国投资者先细致研究塞浦路斯房地产市场，然后再进行实地考察。

对可能的投资方案进行“尽职调查”将使他们对市场有更好的了解，并减少做出错误决定的可能性。

我还建议他们在黄金地段选择房产，这将确保他们的投资稳定增值，也可以为打算出租其所投资房产的买家提供尽可能高的租金收入。明智的做法是以房产类型和地段为基准，比较所有投资组合的选项。价格的透明度和他们所接触的公司的可信度也要纳入慎重的考虑。我强烈建议他们确保从一个历史悠久，并拥有良好的成功纪录的房产开发公司购置房产。

与此同时，选择一家当地知名的法律代表也至关重要。融合以上诸点措施，我们方可确保一个可持续发展的稳定投资。

# 财富者的家园--新加坡 滨海盛景豪苑

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Mr Michalis Hadjipanayiotou is one of the most important real estate leaders in Cyprus, acting as both the CEO of Cybarco (one of Cyprus largest real estate developer, part of the Lanitis Group, one of the biggest corporations in Cyprus) and also as the Chairman of the Cyprus Land and Building Developers Association.

Today, we are discussing with Mr Hadjipanayiotou about the China market, and the vision of Cybarco.

**LPS: Dear Mr Michalis Hadjipanayiotou, thanks for joining this interview. Everyone has his own definition of what is a luxury home. What is yours?**

‘Luxury’ is entirely subjective. ‘Home’ is a place of belonging, security and comfort. Put the two together and you should be able to define someone’s ideal surroundings for living – whether on a permanent or temporary basis. At Cybarco we focus on the high end of the market which means we create luxury homes for people who can afford the very best on offer. The best craftsmanship, concepts, design and interiors within destination developments that offer a unique lifestyle and unrivalled facilities in the most premium locations in Cyprus. You get far more than a luxury home when you choose a Cybarco property. You invest in a secure community with its own world-class services and facilities. A luxury home to me is a place that meets all your personal needs – at your standards. A place where you feel complete.

**LPS: What is the contribution of Cybarco to the general development of Cyprus economy?**

Cybarco is a member of the Lanitis Group – one of the largest and most reputable business groups in Cyprus, in operation for more than 120 years. Historically, we have always committed to projects for the benefit of the social and economic environment. This is the mission at the forefront of everything we do: we create pioneering destinations that transform lives and communities. Cybarco has been shaping Cyprus since 1945 with its development and construction projects – it has also had ample activity in the Middle East – but even long before that, the Lanitis Group and the Lanitis family have been playing a leading role in the country’s sustainability. Our Group is behind many Government, social, humanitarian, cultural, educational and health projects across the island. It is still active in a diverse range of industries from construction, property development, tourism, travel, hotels, transport, leisure and entertainment, to restaurants, golf, marinas, solar energy, trading and agriculture. As such, we are continually pushing the boundaries to deliver projects that change our country and our economy for the better by creating new jobs, upgrading areas around our developments, upgrading the calibre of our tourism, boosting local businesses and encouraging new investment.

**LPS: How important is the China market to Cybarco?**

China is a priority for us. We are known to go beyond what’s expected until everything is perfect so we rarely open a new market unless we know it inside out and we are confident we can offer a suitable portfolio and service. We have new projects now, like Trilogy Limassol Seafront that is mainly targeting Chinese buyers who want luxury high-rise living in a secure environment. This is the ultimate investment opportunity on the island, with beachfront apartments and offices at very competitive prices, near private international schools and in the city centre. Each tower has world-class services and facilities of its own, but the project also boasts a vast private oasis and public plaza. This is one of the main reasons why our Chinese-speaking team has been growing for almost a year now and our office in China is opening imminently.

**LPS: What are the main challenges that you are facing when dealing with Chinese investors, and how do you overcome them?**

Inevitably the way of doing business in China differs from the Western way. Understanding the values and behaviours of different cultures is of the essence. We work with interpreters, where necessary, and we appreciate that differences in our form of expression require patience. Chinese investors are, for example, often reluctant to openly speak their mind. They are very careful about expressing a negative opinion in front of others out of respect. Decisions tend to take longer to reach and questions demand detailed consideration. We therefore dedicate time to build the rapport and trust that is needed. It’s important Chinese investors know they are dealing with a reliable company with history and integrity, people knowledgeable in their field. You must earn their respect, be tactful, transparent and honest. All investors, irrespective of nationality, want investment returns and at Cybarco we have a proven record of attracting many HNWI to our projects with a proven above rate return on investment. We care about our customers and want the best for them – I believe this is clear very early on.

**LPS: Which advice would you give to Chinese luxury property buyers willing to invest for the first time in Cyprus? And which mistakes should they avoid when entering the market?**

I would advise all Chinese investors to study the real estate market in Cyprus well before taking up their property inspection trip. Going through a due diligence on the possible investment options will enable them to have a better picture of the market and reduce the possibilities of taking any wrong decisions. I would also recommend that they choose a prime location for their luxury property which will secure a steady value appreciation of their investment and the highest possible rental income for those who intend to rent out their properties. Comparing all investment options based on type and location is wise. I would then endorse paying very close attention to the pricing transparency and trustworthiness of the company they are in contact with. I would urge them to make sure they buy from a reputable, established real estate developer with a long history and proven track record of success. At the same time the choice of a local reputable legal representative is crucial. Implementing the above, someone can secure a sustainable investment.

**LPS: How would you describe the current supply of new luxury real estate developments in Cyprus? Is it under or oversupplied?**

There is an increased demand and supply of new luxury real estate in Cyprus – residential and commercial. It is a highly attractive destination for a first or second home and for business. Beyond the traditional lifestyle and tax benefits, this can be associated with other fields of the Cyprus economy. We will soon see Cyprus becoming an energy hub in the Eastern Mediterranean through the discovery of substantial quantities of hydrocarbons in the EEZ of Cyprus. The thriving shipping industry, capitalising on its strategic location offering attractive legislative and operational shipping infrastructure, makes Cyprus one of the top shipping destinations worldwide. We have a superyacht marina, golf resorts, a casino is underway...tourism’s steady growth in the last ten years has proved to be one of the most resilient, with further prospects for growth. Not forgetting the highly attractive and efficient Cyprus Investment Programme for EU Citizenship, which attracts a healthy number of non-EU HNWIs interested in investing in luxury real estate towards their naturalisation by exception. All these sectors continue to support a good balance of supply and demand of luxury real estate overall.



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One Coast坐落在洛杉矶太平洋帕利塞德住宅区，位于经典的日落大道上方。该住宅提供两至三间卧室的布局，是追求私密、极致生活体验的理想之家。它比邻沿海悬崖，背靠风景如画的圣莫尼卡山，面朝海天一线的自然之美。与其绝佳的地理位置相媲美的是住宅内一系列专属的居家服务和礼宾服务。无缝的室内外起居空间一年四季光照充足，提供全天候的舒适和安全，居民尽可安心出门。从 One Coast 可以轻松前往洛杉矶最负盛名的度假胜地，包括马里布海滩、圣莫尼卡、Brentwood和比佛利山庄。

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## 独家专访 MR. ALEXANDRE MANSOUR NOMAD BAY

FOUNDER & CEO  
创始人 & CEO

**LPS: Dear Mr. Alexandre Mansour, thanks for joining this interview. Can you please introduce the Nomad Bay development?**

Nomad Bay is a high-end beach resort located in the Algarve – Portugal, one of Europe's most fancy destination.

As one of Iberia's well known developer, we tried for this project to mix our long-term experience of the Portuguese real estate market, along with a new era of luxury experiences that our clients value.

**LPS: Can you describe the different types of units and apartments that are available to purchase?**

Nomad Bay offers a wide range of typologies, ranging from 1 bedroom apartment to large 3 bedroom sky villas with private rooftops. Most apartments have outstanding ocean views. A lot of the apartments also benefit from the reduced €400,000 Golden Visa package, which also include all furniture.

As a primary residence, a vacation home, or as an investment, there is a Nomad Bay property for every investor !

**LPS: What are the services that Nomad Bay's owners can enjoy?**

Nomad Bay offers all the service expected from a world-class hotel, from 24h reception and security, to gym, pool club and bar, of course incredible food and room services, as well as all maintenance and repairs taken care of. We also offer property rental and management services in-house.

We also offer a 35 minute daily flight service from Lisbon directly to the resort via our Nomad Airways brand.

**LPS: Can you tell us more about the location and the environment where Nomad Bay is situated?**

Nomad Bay is located in the Algarve, Portugal's number 1 touristic region, which also makes it a perfect place to invest for rental yield.

It is also located in the middle of UK's number 1 expat destination abroad. This means a year-round audience, highly renowned schools and education, and also a booming European economy.

The resort is located a few minutes from the beach, and offers countless activities, from high-end restaurants to golfing, and of course 300 days of sunshine per year !

**LPS: How would you describe the lifestyle associated with owning an apartment at Nomad Bay?**

Nomad Bay seamlessly blends the comforts of home with the services of world-class hotels. Perfectly located, each apartment collectively marketed within a branded high-end serviced rental experience, creating awareness and prestige to maximise future real-estate value.

At Nomad Bay, you are sure to find an experience to spark your day, everyday.

**LPS: Besides the lifestyle aspects, why is it a good investment to purchase a home at Nomad Bay?**

There are 4 top reasons to invest at Nomad Bay:

- Branded Residences are the new trend in Europe, and create both awareness and long-term value. It also gives investors living abroad a safe and easy way to generate rental income via our in-house rental platform.
  - The Algarve is the top booming destination in Portugal at the moment, and on it's own represents 30% of the national tourism income
  - Prices in the Algarve have only started skyrocketing, and now is the perfect timing to invest.
  - The Golden Visa program is a very flexible and popular immigration option for investors looking at a plan B citizenship and residency, and Nomad Bay has a reduced €400,000 minimum investment to qualify.
- There are many other arguments, but those are the top ones.

**LPS: Which advice would you give for Chinese investors willing to purchase at Nomad Bay but who have not yet any experience on the Portugal real estate market?**

Initially, we welcome all investors to visit our website nomad-bay.com, and don't hesitate to reach out to us with any questions. We are always happy to present our wonderful resort.

We also organise one-stop-shop roadshow visits to Portugal for potential investors, including visits around the country, meeting with reputable law firms, and discovering the countries unique culture, nature and food scene.

To benefit from special deals and discounts, don't hesitate to mention the discount code "LPS2020" when contacting us !

**LPS: What are the next steps for Chinese buyers willing to go ahead and reserve a unit at Nomad Bay?**

The first step is to contact us via email "info@nomad-cap.com". We can then schedule an introduction conference call to understand the client's goals and objectives, and select the best apartments to fit their needs.

Once selected, we typically charge a small reservation fee to block the apartment, and then we take care of everything for our clients, including visits to Portugal, bank account openings, and Golden Visa applications.

· P O R T U G A L ·

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**LPS: Alexandre Mansour 先生您好, 感谢您加入本次采访。您可以介绍一下 Nomad Bay 在葡萄牙开发的项目吗?**

Nomad Bay 高端的海景沙滩别墅, 坐落于葡萄牙阿尔加威, 是欧洲最有名的旅游胜地之一。

作为伊比利亚最知名的开发商之一, 我们为该项目进行了尝试, 融合了我们在葡萄牙当地房地产市场的长期经验以及我们对豪华体验的新定义。

**LPS: 您可以介绍一下目前现在待售的房型吗?**

Nomad Bay 提供了多种类型的房型, 囊括一房公寓、带私人屋顶的三房大型空中别墅等。大多数公寓享有引人入胜的至美海景。

很多公寓项目都能享受黄金签证福利(黄金签证降价至 40 万欧元), 并赠送豪华家具。

Nomad Bay 是一处高端的住宅区、度假乐园, 也可以是一项投资, 它适合每一位投资者!

**LPS: Nomad Bay 提供哪些服务可供业主享受?**

Nomad Bay 提供全面的世界级酒店式服务: 24 小时全天候接待及安保、健身房、泳池吧俱乐部、当然还有美食和客房服务, 以及所有的维护和修理。我们也提供房产的出租和管理服务。从里斯本直飞到这个度假村仅需航程 35 分钟, Nomad 航空公司每天都可提供本服务。

**LPS: 您能和我们介绍一下 Nomad Bay 所在的地理位置和周边环境吗?**

Nomad Bay 坐落于阿尔加威, 葡萄牙第一的旅游度假区, 是投资者享受租赁回报的最佳所在。它也位于英国第一大海外旅行目的地的中部。这意味着全年的受众群体、知名的学校和教育以及蓬勃发展的欧洲经济。该度假胜地距离海滩只有几分钟的路程, 提供从高端餐厅到打高尔夫球的无数活动, 当然每年还有 300 天的日照!

**LPS: 您如何描述在 Nomad Bay 拥有公寓相关的生活方式?**

Nomad Bay 将家的舒适与世界级酒店的服务无缝地融合为一起。地理位置完美, 每一套公寓都以品牌化的高端租赁服务体验中整合营销, 创造知名度和声望, 以最大限度地发挥未来的房地产价值。在 Nomad Bay, 您的切身体验将肯定为您点燃绽放每一天!

**LPS: 除了生活方式之外, 为什么在 Nomad Bay 买房是一项不错的投资?**

在 Nomad Bay 的四个主要原因:

- 品牌住宅是欧洲的新趋势, 它创造了知名度和长期价值。它还为居住在国外的投资者提供了一种安全便捷的方式, 即通过我们内部的租赁平台产生租金收入。
- 阿尔加维 (Algarve) 是目前葡萄牙最热门的旅游胜地, 仅此一



项就占全国旅游收入的 30%。

- 阿尔加威 (Algarve) 的价格才刚刚开始暴涨, 现在是投资的最佳时机。

- 对于希望获得 B 计划公民身份和居住权的投资者, Golden Visa 计划是一种非常灵活且受欢迎的选择, 而在 Nomad Bay 投资者仅需投资 40 万欧元即可获得申请资格。

还有许多其他论点, 但这些都是最重要的。

**LPS: 对于愿意在 Nomad Bay 购买但对葡萄牙房地产市场没有任何经验的中国投资者, 您会提供哪些建议?**

首先, 我们欢迎所有投资者访问我们的网站 [nomad-bay.com](http://nomad-bay.com), 不要犹豫, 直接联系我们。我们很乐意为您介绍这个美好的度假胜地。

我们还为潜在的投资者组织了一站式的葡萄牙巡回路演, 包括在全国范围内的访问, 与知名律师事务所的会面以及发现该国独特的文化、自然风光和美食风光。

要享受特惠和折扣, 请在与我们联系时立即提及折扣代码 “LPS2020”!

**LPS: 愿意继续在 Nomad Bay 预订单元的中国买家的下一步是什么?**

第一步是通过电子邮件 “[info@nomad-cap.com](mailto:info@nomad-cap.com)” 与我们联系。然后, 我们可以安排线上介绍会议, 以了解客户的目标和需求, 为他们甄选与之相符的最佳房型。

一旦选定, 我们通常会收取少量的预订费来锁定公寓, 然后我们会为客户处理所有事宜, 包括访问葡萄牙、开设银行帐户和办理 Golden Visa 申请等。



# RE/MAX MALTA

RE/MAX Malta Real Estate Agency caters to your needs and provides professional assistance in finding your residential, investment, or commercial property for sale or for rent. We have the most established and dedicated Property Associates on the island, with a reputation as the go-to experts on different sectors of the Maltese market.

Our set up specialises in assisting overseas buyers from the speculative stages, when you are only considering Malta, through to the intricacies of applying for permanent residency, tax consultants as well as legal council.

Should non-citizens in Malta want to acquire citizenship in the Maltese country which is one of the strongest, most stable economies of the EU and Eurozone, one needs to apply for the Malta Individual Investor Program (MIIP). The MIIP is one of the most exclusive citizenship-by-investment portfolios worldwide. It offers a second citizenship option to families wishing to relocate their personal or business affairs to an EU country, and also grants European citizenship within 12 months. In a matter of 2 to 3 weeks of submitting a Maltese Citizenship application, applicants will receive an e-Residence Card granting Maltese residency with full Schengen rights. Then, the new Maltese citizens will be able to access 168 countries Visa-free including the United Kingdom and the United States of America. The Programme offers great opportunities to families – it is valid for life and is passed on to future generations. Children enjoy access to high international education standards and Healthcare system – which is provided free to Maltese citizens. Maltese Citizenship by Investment offers a European standard of living within a Mediterranean setting.



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# 独家专访

## AQUA VITA

MR. PRASANN LEANAGE

CHIEF OPERATING OFFICER

首席营运官



**LPS: 您可以介绍一下 NPH 发展公司吗？**

NPH Developments 是斯里兰卡 Ayenka Holdings（私人）有限公司和马尔代夫 NPH Investments（私人）有限公司之间的合资企业。Ayenka Holdings 是斯里兰卡一家大型私人控股集团的一部分，投资了保险、银行、电力、橡胶（专业橡胶轮胎的制造和出口）、渔业（经营最大的商业渔船船队、海洋食品加工和出口）方面的上市公司。NPH Investments 是一家在马尔代夫投资多年的公司，对度假村和酒店感兴趣。NPH 投资的主要股东是 LOCL 集团（总部位于斯里兰卡，在亚洲和非洲的许多地区进行投资）

**LPS: 生命之水（Aqua Vita）开发项目中有哪些方面值得关注？**

生命之水：这是属于你的天堂。这是一个位于印度洋边缘的豪华垂直住宅综合体，从我们令人叹为观止的私人阳台可以俯瞰印度洋。提供设计优雅的居住空间，以马尔代夫国家的自然美景和文化为灵感，采用现代建筑精心构建。Aqua Vita 住宅位于 Hulhumale 住宅岛上，距离马累（Male）东北海岸仅 8 公里，距离维拉那（Velana）国际机场约 6.5 公里。”生命之水”能给房东提供独特的机会，拥有丰富的生活方式，因此成为马尔代夫最独特的开发项目之一。

**LPS: 中国投资者投资 Aqua Vita 会获得哪些收益？**

从投资的角度来看，预计租金收益率很高，约为 8%。由于马尔代夫的货币是固定的美元，这个回报率实际上是以美元计算的 8%。马尔代夫避免了货币波动的风险。投资者还可以在度假期间入住公寓，节省马尔代夫酒店的高昂成本，同时非常接近马尔代夫所有的热带幻想。马尔代夫土地稀缺，欧洲、中国和日本高端游客大量涌入，也带来了大量资本收益的机会。

**LPS: 您会向首次投资马尔代夫高端房地产的中国买家提供哪些建议？**

垂直豪华生活对马尔代夫来说相对较新。开发人员的信誉和稳定性，承包商和顾问的经验是非常重要的考虑因素。这些因素对于确保项目按时完成、遵守所有质量和安全标准非常重要。这将确保您在未来几年内轻松无忧，并提高您的投资租金和资本价值。

**LPS: 中国投资者投资购买 NPH 房地产涉及哪些步骤？**

外国人可以获得长期租约（最长 99 年）。

该公寓将首先出售给一家 100% 马尔代夫控股的公司（为这个特定目的而设立），该公司将把它出租给外国人，租赁协议可以根据外国投资者的要求量身定做，并绝对保证在所有实际目的和用途上都将与自由持有所有权相同。



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**LPS: Can you please introduce NPH Development as a company ?**

NPH Developments is a joint venture between Ayenka Holdings (Pvt) Ltd, Sri Lanka and NPH Investments (Pvt) Ltd Maldives.

Ayenka Holdings is part of a large, privately held group in Sri Lanka with diversified interests in quoted company investments (Insurance, Banking, Power), Rubber (manufacture and export of specialised Rubber Tyres), Fisheries (Operating the largest fleet of commercial fishing vessels, Sea food processing and exports).

NPH Investments is a company that has been in Maldives for many years with interest in resorts and hotels. The main shareholder of NPH Investments is the LOCL group (based in Sri Lanka with investments in many parts of Asia and Africa)

**LPS: What are the notable aspects of Aqua Vita project?**

Aqua Vita – “Water of Life”

It's your own piece of paradise. A one of a kind complex of luxury vertical homes situated at the very edge of the Indian Ocean offering a breath-taking view of the Indian Ocean from the verge of our stunning private balconies. Offers elegantly designed living spaces, intricately constructed in modern architecture inspired from the natural beauty and culture of the nation of Maldives.

Aqua Vita Residencies are located on the residential island of Hulhumale, a mere 8km from the North East coast of Male and approximately 6.5km from the Velana International Airport. Aqua Vita boasts of an enriched lifestyle, offering all homeowners a unique opportunity to become a part of one of the most exclusive developments in the Maldives.

**LPS: What benefits can a Chinese investor expect when investing with Aqua Vita?**

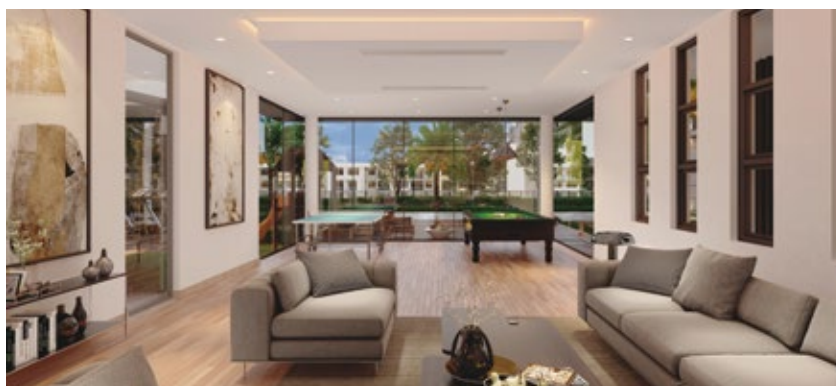
From an investment point of view, a very high rental yield is envisaged at approximate 8%. Since the Maldivian currency is fixed to the USD, this return is effectively 8% in USD terms. The risk of currency fluctuations are avoided in the Maldives. The investor can also occupy the apartment during vacations and save the very high costs of hotels in the Maldives while being in very close proximity to all the tropical fantasies that the country has to offer. There is also opportunities for large capital gains due to the scarcity of land in the Maldives and the huge influx of high end European, Chinese and Japanese tourists.

**LPS: What advice would you give to Chinese buyers investing for the first time in Maldives luxury real estate ?**

Vertical luxury living is relatively new to the Maldives. Reputation and stability of developer, experience of contractor & Consultants are very important factors to consider. These factors are important to ensure that projects get completed on time, adherence to all quality and safety standards. This in turn will ensure hassle free living in the years to come and the enhancement of the rental and capital value of your investment.

**LPS: What are the steps involved for Chinese investors to go ahead and purchase from NPH Development?**

Foreigners can obtain a long term lease (up to 99 years). The apartment will be first sold to a 100% Maldivian owned company (set up for this specific purpose) and that Company will lease it to the foreigner (the lease agreement can be tailor-made to suit the foreign investors requirements with absolute protection where for all practical intents and purposes will be the same as free hold ownership).



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# ASL REAL ESTATE

价格：30,000 - 30,000,000 美元

Price Range : USD 30,000 - 30,000,000



ASL 房地产是墨尔本幼儿院行业内最受重视的中介公司。凭着超过 30 年经验，我们专业的团队能为您提供幼儿院及养老院各方面的帮助。

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- 幼儿院出售
- 建筑
- 养老院的一切业务

我们与移民专家具有战略合作关系，可以帮助您了解投资与移民澳大利亚的各种需求。如果需要资金，我们也有金融行业的合作伙伴。

使用 ASL 的服务将使整个流程更加清晰并且为您带来回报。对于所有新客户，我们将对您的特殊要求进行全面评估，并提供建议和支援以实现您的目标。

ASL Real Estate is Melbourne's most respected Childcare agency. With over 30 years of commercial experience our team of highly skilled personnel can assist you in any facet of Childcare and Aged Care.

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- Leasing for new Childcare centres
- Project management from initial design to full completion
- Sales of completed Childcare centres
- Construction
- All areas of Aged Care

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电话 / T: +61466 210 002  
网站 / W: www.aslre.com.au

# AUSTRALIA JINDING GROUP 澳大利亚金鼎集团

价格：280,000 -1,700,000 美元

Price Range : USD 280,000 -1,700,000



澳大利亚金鼎集团专注于澳洲本地物业开发、房地产销售、基金管理、移民和留学服务。总部位于墨尔本 Collins Street 的 Rialto 大厦。

金鼎开发公司专注于成为澳大利亚领先的房地产开发商之一，精耕一级土地开发和住房社区建设，力求将产品整合最新的可持续性能源及技术，为本地市场打造优质居住环境。目前投资组合超过了 8 亿澳币，在维多利亚州的多个区域拥有土地开发项目。

金鼎置业公司通过不懈的努力已在墨尔本成为一家表现杰出的渠道销售公司。高丽国际 -2018 年度销售冠军、最佳服务奖。Metricon( 美家) -2018 年度销售冠军、B2B 合作伙伴 - 最佳专业个人奖。我们专注于澳大利亚各地的高档公寓、联排别墅、房地套餐的渠道销售，同时组织来自中国的置业考察团，为宾客发掘并提供潜在的投资机会。

2018 年，澳洲金鼎正式推出旗下合资品牌 VICPROP，专营租赁管理、二手房销售、以及项目市场推广三大业务。金鼎基金管理公司、金鼎移民（留学）公司皆为客户提供端到端的优质服务。

澳大利亚金鼎集团总部位于墨尔本，我们的分支机构遍布中国上海、北京、重庆、深圳、成都、武汉、杭州、南京、福州、青岛和厦门拥有 11 家分公司，员工超过 300 名。

在中文里，“金鼎”的含义是“一诺千金”和“一言九鼎”。我们不仅信守承诺，并且希望与我们的商业伙伴建立的关系能远远超出项目的生命周期。我们凭借准确的战略定位、精英的团队组建、专业的管理运营、细致的服务理念，通过不懈努力，将澳洲金鼎打造成为一个具有内涵、精益求精的房地产企业。



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# CENTURY 21 ADVANCE REALTY BUNBURY

## 世纪 21 高级房地产邦伯里

价格 : 1,200,000 - 5,100,000 美元      Price Range : USD 1,200,000 - 5,100,000



世纪 21 高级房地产邦伯里是西澳大利亚州最大和屡获殊荣的地区办事处。作为特权居民，您将享受高标准的奢华。您的公寓是一个精致的避难所，拥有宽敞的比例和优雅的设计，可俯瞰库姆巴纳湾，门口有最美丽的海景。一生难得的机会，拥有一座拥有真正北面海景的顶层公寓，城市就住在海滩上，永远不会重复，没有其他位置可以匹配。每间顶层公寓包括四间卧室、四间浴室和 500 平方米的起居空间。

作为一名享有特权的居民，您将享受最好的设施和设施，拥有最后和最负盛名的开发地点之一，您的公寓将享有壮丽的海景，以及轻松前往城市所有最好的休闲和生活方式景点，是城市生活的理想场所。走出一步，您将从邦伯里的许多生活方式景点的最好的几分钟。漫步到许多餐馆、电影院、咖啡厅和购物中心，或者您也可以从自己的屋顶露台享受娱乐。如果您不娱乐，只需在自己的水疗中心的屋顶放松，在日落和观看海豚玩。

邦伯里是一个令人兴奋的即将到来的城市，在西澳大利亚州的第二大城市。随着新国际机场即将启用，距离墨尔本直飞航班仅有 40 分钟车程，位于玛格丽特河葡萄酒产区的门台阶上，这是澳大利亚旅游业的巅峰，为什么您选择住在其他地方。

Century 21 Advance Realty Bunbury is Western Australia's largest and Award-Winning Regional Office. As privileged residents you will enjoy a high standard of luxury. Your apartment is a sophisticated sanctuary of generous proportions and elegant designs, overlooking Koombana Bay with most beautiful ocean views settings right on your doorstep. A once in a lifetime opportunity to own a Penthouse with true north facing ocean views with City living right on the beach, never to be repeated and no other location can match. Each Penthouse consists of four bedrooms and four bathrooms and 500m2 living space. As a privileged resident, you will enjoy the very best facilities and amenities with one of the last and most prestigious of development locations, your apartment will boast stunning Ocean views, along with easy access to all of the city's best leisure and lifestyle attractions the ideal venue for city living. Step outside and you will be minutes from the best of Bunbury's many lifestyle attractions. Short stroll to many Restaurants, Cinemas, Café's and shopping complexes or you can simply entertain from your very own roof top terrace. If you are not entertaining simply relax on the roof top in your very own spa, take in the sunsets and watch the dolphins play. Bunbury is an exciting upcoming city, the second largest in city Western Australia. With the new International Airport opening soon just 40 minutes' drive away with direct flights to Melbourne and soon to China, Hong Kong and South East Asia. We are on the door step of Margaret River wine region that is one of the pinnacles of tourism in Western Australia, why would you choose to live anywhere else.

CENTURY 21 Advance Realty

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网站 / W: C21.com.au/bunbury

# IMPERIAL MANSION

## 霞公府

价格 : 7,890,000 - 12,210,000 美元      Price Range : USD 7,890,000 - 12,210,000



霞公府紧邻紫禁城，东望王府井大街，南至霞公府街，西接晨光街，北邻大纱帽胡同。雄踞于北京内城皇极之地，执掌中国现代豪宅风骨。霞公府地上建筑面积约 3.5 万平米，地下设有 185 个尊贵车位。园区由南、北两栋 7 层板楼围合起一片意境园林，每单元三梯两户，独创 440-590 平米豪阔臻品空间，以国韵大宅的雄浑气宇诠释中国现代建筑与传统文化底蕴的完美结合，谨献 74 席尊贵华宅呈予全球精英。居于此，既可近览故宫的恢弘美景，亦可移步即享王府井的繁华万象，购物、休闲、美食，占尽地利之便。

建筑外立面使用国内首家引进的西班牙陶板，经典的橙红色作为主色调，呈现沉稳而靓丽的高贵气质。霞公府将人本与自然相融合的和谐理念渗透到每一寸空间，园林设计兼得中国皇家园林与日式精致园林之精髓，为居者精心构筑了一片返璞归真的心灵憩园。

霞公府特邀台湾著名设计大师邱德光先生主理室内设计，邱大师以其深厚独到的审美品位，运用古典与现代相结合的设计手法为霞公府打造奢华新巴洛克、典雅装饰主义等鲜明设计风格，淋漓尽致展现出中国传统文化与西方建筑风范的完美融合。

霞公府特聘全球知名物业综合服务企业世邦魏理仕为业主提供管家式物业管理服务。

霞公府

联系人 / P: 李巍女士  
电话 / T: +86 010 8500 9999



# GOLDEN LAND REAL ESTATE DEVELOPMENT CO., LTD.

价格 : 200,000 - 550,000 美元      Price Range : USD 200,000 - 550,000



GOLDEN CITY 由新加坡上市公司 ETC (Emerging Towns & Cities Singapore Ltd.) 投资, 由 Golden Land Real Estate Development Co., Ltd. 开发。

项目地处仰光新 CBD 中心, 尊享商务、居住、娱乐、购物、教育、医疗等全方位资源配套。项目占地 8.3 英亩, 总建筑面积 30 万 m<sup>2</sup>, 建筑高度 110 米, 是目前缅甸国家地标项目。

产品涵盖高端住宅、甲级写字楼、精品商业、星级酒店、服务式公寓和购物中心, 是仰光市区最具代表的大型城市综合体项目。

其中一期住宅、二期住宅、甲级写字楼 GCBC 均已实景呈现, 吸引了包括华为、中信集团等世界巨头入驻。

Golden City is a high-end mixed-use real estate project developed in Yangon, Myanmar, by Golden Land Real Estate Development Co. Ltd, a member of ETC SINGAPORE LTD listed on the Catalist board of the Singapore Exchange Securities Trading Limited. The Golden City project is considered the first completed high-end condominium development in Yangon and thus, one of the leading real estate developments, representing a new landmark for Myanmar as the country's first grand-scale, exclusive community.

Golden City is strategically located near the breathtaking Inya Lake and with views of the famous Shwedagon Pagoda. It offers a world-class architectural residential unit design, with high-end services and facilities, including swimming pool, fitness center, children amusement center, public kitchen, clubhouse and International Preschool. The project includes a grade A office space, a hotel, high-end serviced apartments and a shopping as well.

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# BARFOOT & THOMPSON

价格 : 100,000 - 900,000 美元      Price Range : USD 100,000 - 900,000



拥有 95 年的房地产服务经验, Barfoot & Thompson 是新西兰规模最大的房地产公司, 公司至今仍延续家族经营掌管。

Barfoot & Thompson 是一家非加盟直属经营的房地产公司。全公司 75 家分支机构和 1500 多名销售人员可互通有无的共享房源, 介绍奥克兰任何区域的房产供买家挑选。其规模和房源网络是新西兰其他房地产公司无法企及的。

Barfoot & Thompson 专注于奥克兰和北部地区房地产市场, 是奥克兰的领先房地产公司, 当前奥克兰市场占有率为 40%。专注于奥克兰和北部地区使得 Barfoot & Thompson 的销售人员比其他竞争者更了解当地市场。公司提供居民房产、庄园大地和农场、商业地产、大型项目、物业管理和业主法人团体等全方位的服务。

Barfoot & Thompson 至今仍由创始人家族的后代经营掌管——董事总经理 Peter Thompson、董事 Kiri Barfoot 和董事 Stephen Barfoot。公司致力于回馈社区, 大力支持关爱家庭的活动和慈善事业, 在新西兰房地产行业占据标志性地位, 备受尊崇。

Barfoot & Thompson is New Zealand's largest privately owned real estate company, still family owned and operated after more than 95 years in business.

Barfoot & Thompson is a unique, non-franchised real estate company. This allows any of its 75+ branches and 1,500+ salespeople to introduce buyers to any property that is listed, with no regional restrictions. Its scale and network are unmatched by any other agency in New Zealand.

Barfoot & Thompson focuses on the Auckland and Northland property markets, and is Auckland's leading real estate agency, with a market share of 40%. Serving only Auckland and Northland means that Barfoot & Thompson salespeople know their area and the market better than any competitors. In addition to residential sales, the company includes rural and lifestyle, commercial and projects specialists, and offers property management and body corporate services.

Barfoot & Thompson is led by Directors Kiri Barfoot, Stephen Barfoot, and Managing Director Peter Thompson, direct descendants of the original founders. It donates generously to community initiatives, family friendly events, and charities, and remains an iconic and highly respected presence in the New Zealand real estate industry.

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www.barfoot.co.nz/cn





# SMDC

价格：询价可知

Price Range : Available upon request



SM 房地产开发公司 (SMDC) 是由 SM Prime 开设的专注于中高端住宅地产开发的全资子公司。其住宅地产和公寓项目均选址于优势地理位置，并以鲜明的主题风格和奢华高档的生活配套设施加以打造。SMDC 为那些寻求交通便利，期望提高生活水平的客户们提供既高端又价廉的住宅选择。公司以客户为导向，开发其独特的商业模式，力求在同行业中在不影响建筑质量的前提下达到最快的交房速度。为满足客户需求，所有项目均配备酒店式大堂、奥林匹克规格游泳池，功能厅，步道，图书馆等五星级生活配套设施，为大家打造一个集生活便利和舒适健康为一体的都市生活格局。

SMDC 在大马尼拉省的项目选址均具有深远的战略意义，毗邻奎松市、马卡蒂、马尼拉、帕赛市、塔吉格市，帕拉纳奎市等各大商务中心区和生活休闲区，还有一个位于著名的旅游景点大雅台 (Tagaytay)。由于大家对住房的强劲需求，SMDC 将在大马尼拉省的不同城市以及米沙鄢群岛 (Visayas) 和棉兰老岛 (Mindanao) 的中心城市开发更多项目。

SM Development Corporation (SMDC) is SM Prime's wholly-owned residential developer focused on the premium middle market. It offers homes and condominium units in premium locations, each with distinct character and luxurious amenities. SMDC develops primary homes that attract customers looking for conveniently located, aspirational, yet affordable residences. Its customer focus helped SMDC develop a business model that aims to turnover units at the fastest rate in the sector, without compromising quality. The projects offer five-star amenities such as grand lobbies, Olympic-sized swimming pools, function rooms, jogging paths and libraries, among others, that address the customers' needs and aspirations for a convenient and healthier lifestyle.

SMDC's residential projects are strategically located in Metro Manila, particularly near the country's lifestyle and business districts such as in Quezon City, Makati, Manila, Pasay, Pasig, Taguig, and Paranaque and one in Tagaytay, a key tourism destination. As demand for primary homes remains robust, SMDC aims to launch more projects in various cities in Metro Manila and develop homes in key cities in Visayas and Mindanao

**SMDC**

网站 / W: [www.smdc.com](http://www.smdc.com)



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公司简介  
民生财富投资管理有限公司为中国泛海控股集团有限公司旗下全资子公司，注册资金20亿元，定位于为中国的高净值人群提供专业化、个性化的财富管理服务。民生财富与民生信托、民生证券、民生期货、民生典当、民生保险经纪、亚太财险及参股的民生银行等共同构成中国泛海综合金融服务平台。



官方微博



官方微信

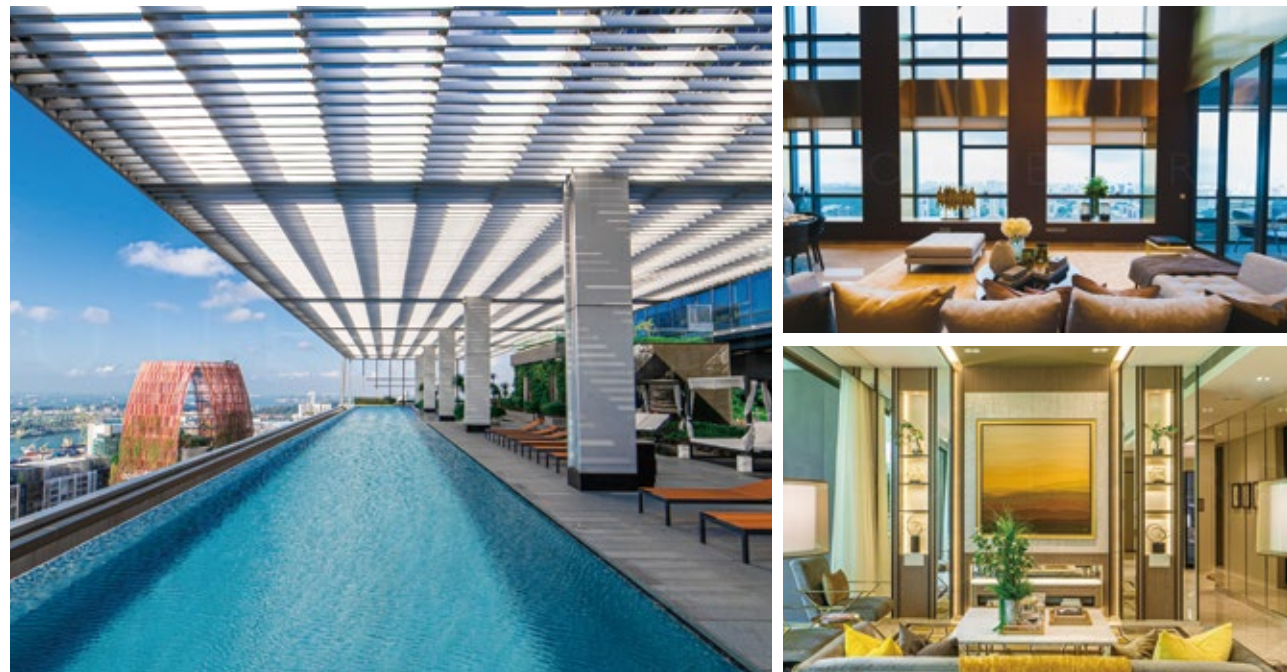
北京总部地址：北京市东城区建国门内大街28号民生金融中心B座3层 广州分公司地址：广州市天河区珠江新城华夏路10号富力中心1804



## BOULEVARD

价格: 1,400,000 - 18,000,000 美元

Price Range : USD 1,400,000 - 18,000,000



Boulevard 是新加坡豪华房地产的专家。

我们的投资范围包括本国的顶级房产项目，从最新推出的公寓到已竣工的获奖项目。我们与领先的豪华房地产代理商合作，提供市场专业知识和端到端服务。

我们值得信赖的代理商可以满足您对投资物业，第二套住房或家庭住宅的任何需求。我们的投资范围很广，从优质的一居室小木屋到三层复式顶层公寓均有涉猎。

Boulevard 最受欢迎的项目包括两个刚推出的公寓开发项目 - 一个在新加坡著名的 Nassim 社区，可提供最低的入门价格。另一个是大型复合公寓，有迷人的顶层公寓和复式小别墅。

我们已经完成了由世界著名建筑师建造的获奖项目，包括带酒窖和私人按摩浴缸的双高“天空之所”项目，以及标志性的南滩住宅项目中的最后一个新顶层公寓，它们都已装修及配备齐全，随时可以拎包入住。

我们拥有六星级度假胜地级别设施的酒店，从 Moshe Safdie 的屋顶无边泳池到壮丽的花园美景以及可以俯瞰 F1 的娱乐露台。

而且，通过我们的项目可以让您欣赏到岛上的最佳景色，从城市边缘的河畔，新加坡田园诗般的东海岸的海滩边，到位于 CBD 中心的岛内最高塔的壮观。

如此丰富的产品组合意味着我们是绝对有丰富经验的。欢迎查看我们的豪华住宅项目，观看我们的独家视频，并与我们值得信赖的代理合作伙伴预约看房或制定市场评估。



微信 / Wechat:

网站 / W: Boulevard.co/cn

BOULEVARD  
新加坡高端房产专家

## ERA REALTY NETWORK PTE LTD

价格: 750,000 美元起

Price Range : From USD 750,000 and up



新加坡房地产业在国家的政策管控下，基本上平稳可持续性的抗衡通货膨胀。

新元的保值和未来新加坡的发展蓝图规划也许会让您有意外的收获。

专业上市房产公司以诚信待人。以多年新加坡投资经验给您提供行业高水准的房地产免费一站式服务。业务包括新楼盘投资（开发商价），豪宅买卖，投资建议和财务分析等。我们拥有全新加坡新房源，商业和工业产业。可以无私的提供您需要购房和租房的信息。不偏护一方。全程陪同直到您满意为止。

相信朋友多了路好走。在房地产行业里多亏各行业人士鼎力协助（开发商，资深银行家，律师行，移民以及开办公司）。销售方面尽心尽力为客户接送看房。为您谈判争取利益。

目前帮助了许多移民和留学家庭融入新加坡。期待和您一起合作找的不是房子，是家的感觉。

想更加了解新加坡风土人情可加微信



新加坡房地产信息可以关注微信公众号

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In Singapore, real estate and properties are under tight control measures of government policy to ensure that remain sustainable growth in accordance to the economic performance.

The strength of the Singapore Dollars currency and the future master plan of Singapore development remain resilience even facing world crisis in healthcare, social and economic impact.

As a professional trusted real estate consultant, with many years of Singapore investment experiences, we can provide you one-stop services in your acquiring asset in Singapore be it in residential properties or commercial and industry.

As listed company in SGX mainboard stock exchange, we have wide coverage network in related to the real estate industry including developers, senior bankers, law firms, immigration consultant and also setting up and registration of the company locally.



# SPACIOUS HOMES

价格：询价可知

Price Range : Available Upon Request



新加坡稳定的房产市场和透明的购屋政策举世闻名。世界局势瞬息万变，尽管如此，很多来自外国的房产买家不管是要自住还是仅仅当作投资，还是会在价格合适的时候，看准机会入场，屡次在新加坡添购优质住房。精明的外国买家不仅要掌握如何在众多房产选项中成功地选购适合自己条件的房产类别，在购房过程中还得小心翼翼地处理买房的手续事项、了解个中细节。此时，选择身经百战，有诚信的房产买卖业务经理为合作伙伴，提供专业咨询、和身在国外的买家高度配合、跟进每一个细节，更是不可忽视的重要一环。除了价格考量以外，在新加坡置业还需要更深入的钻研，才不会买到看似精选、却没有实际的日后转售升值空间。

通过宽敞房屋网 (www.spacioushomes.sg)，您可定期看到宽敞房屋选项，并与精通商用中英文的资深房屋经纪 Erica Tang 取得联系。Erica 拥有 25 年的私宅、商用产业买卖、租赁领域的实战经验。在她更深一层的配合下，让您轻而易举地选出更适合您自住或投资的户型，放心地成为更精明的优质房屋买家，从此买房不吃亏。

The Singapore property market has been an all time favourite for property investors due to its stability and transparency. With the rising uncertainty in the global economy, there is no lack of genuine buyers entering the Singapore property market when the price and timing are right, be it for owner occupation or as an investment.

A smart overseas investor looking at the Singapore property market often has to be able to make the best decision for himself among many good choices, identify the right buy opportunity at the right time and be able to carefully follow through details in the purchase process. It is therefore important to get the support of an experienced and trusted real estate sales manager as a partner to provide professional consultation and to follow through details and purchase processes with investors who are based overseas.

Other than the price consideration approach, buying a property in Singapore also requires a deeper knowledge and understanding on the ground to identify opportunities for potential capital appreciation. At www.spacioushomes.sg, you will get to browse spacious homes selection and get in touch with Erica Tang, a senior real estate agent who is effectively bilingual in English and Chinese (both spoken and written). With 25 years of hands-on experience in private housing and commercial sales and leasing, Erica will be able to walk you through potential locations, studies in surrounding areas, the right choice of level and unit types for owner occupation or for a wise investment.

**SpaciousHomes**  
Best homes in Asia.

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网站 / W: www.spacioushomes.sg

# RITZ-CARLTON RESIDENCES

价格：1,000,000 - 3,200,000 美元

Price Range : USD 1,000,000 - 3,200,000



“One-Sri Lanka”是斯里兰卡的开发项目，可满足精英社区的独特需求。该项目由三座超高层塔楼组成，位于一个“岛屿遗址”上，毗邻一座具有 150 年历史的殖民大楼。其中 “One-SriLanka” 是斯里兰卡追求转型式增长的具体体现，同时通过 “旧” 与 “新” 的结合，与丰富的历史和文化保持牢固的关系。

丽思卡尔顿公寓位于第一座塔楼，由 187 间精心设计的公寓组成，其灵感来自斯里兰卡在珠宝行业的悠久历史和著名的蓝宝石。公寓内部风格精致，装修豪华，有专门的礼宾和住宅管理团队负责每一个细节，为客户提供传奇式的丽思卡尔顿服务。

我们为挑剔的客户提供多种选择，从 1,722 平方英尺的两居室到 4,900 平方英尺的豪华复式四居室，价格从 100 万美元到 320 万美元不等。

The One-Sri Lanka is a luxurious development in Sri Lanka catering to the unique needs of the elite community, which consists of three super high-rise towers on an "island site", sharing its footprint with a colonial building that dates back 150 years. The One-Sri Lanka is a physical embodiment of Sri Lanka's pursuit of transformational growth whilst retaining a strong relationship with its rich history and culture, by integrating the "old" with the "new".

The Ritz-Carlton Residences is situated in the first tower and consists of 187 meticulously designed residences, deriving its inspiration from Sri Lanka's rich history in jewelry industry and the famed Blue Sapphire. The Residence interiors would have sophisticated style and luxurious finishes, with every detail attended to by a dedicated concierge and residential management team, equipped to deliver the legendary Ritz-Carlton service.

A variety of options are available for the discerning customer, from 1,722 SQFT 2 Bedroom units to palatial 4 Bedroom Duplexes of up to 4,900 SQFT, ranging from USD 1 Million-3.2 Million.

The Ritz-Carlton Residences, Colombo (the "Residences") are not owned, developed or sold by Global Hospitality Licensing S.À R.L., The Ritz-Carlton Hotel Company, L.L.C. or any of their affiliates ("Ritz-Carlton"). The One Transworks Square (Private) Limited is developing and selling the Residences and Ritz-Carlton bears no risk or liability in relation to the same. Ritz-Carlton has not confirmed the accuracy of any of the statements or representations made herein.

  
**THE ONE**  
SRI LANKA

联系人 / P: Mr. John D. Hanafin  
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网站 / W: www.rcr-colombo.lk



# RADISSON PHUKET MAI KHAO BEACH

价格：235,000 – 350,000 美元

Price Range : USD 235,000 – 350,000



海滩保持着原始风貌，绵延超过七公里，拥有丰富的当地植物和野生动物，宛如世外桃源。

普吉岛迈考海滩丽筠酒店面朝大海，安达曼海的旖旎风光尽收眼底。宾客可以在无边泳池欣赏夕阳美景，也可在绿植繁茂的花园中或附近的海滩上享受海风轻拂下的漫步时光。

一应俱全 - 宾客可以在宽阔的无边泳池里惬意畅游，或在泳池边舒适的家具上休闲放松。在大堂主楼的顶层，还设有第二泳池区域。那里也是放松和欣赏夕阳美景的好去处。

普吉岛迈考海滩丽筠酒店地处泰国最受欢迎、发展最为迅速的休闲目的地之一，入住率有保障，投资回报稳健。

酒店管理由丽笙酒店集团提供。丽笙酒店集团是全球知名的酒店品牌，在全球超过 1,400 家酒店拥有杰出的运营经验。

酒店管理公司将为公司和散客提供高标准的服务。普吉岛迈考海滩丽筠酒店将以顶级的服务为买家和客户提供超高端酒店投资的卓越回报。

Radisson Phuket Mai Khao Beach is situated on the north section of Phuket Island. Due to its close proximity to Sirinat National Park it offers 11 kilometers of pristine, crowd-free, golden sandy beach. With short transfer times from the airport, just 10 minutes, as well as gateway to Phang Nga & Krabi provinces, its location is well suited to residents and travelers who prefer to explore the natural beauty of Phuket with a sense of relaxation. The project is set directly opposite the beachfront and offers panoramic views overlooking the iridescent Andaman Sea. Take in the spectacular sunsets by the infinity pool or enjoy the sea breeze during a peaceful stroll around our lush gardens, or nearby beach.

- All Freehold units
- Fully furnished, fitted and equipped according to the International brand standards and specifications of the Hotel Group
- Platinum Reward Membership by Radisson Hotel Group

Everything you need under one roof, The resort itself will come fully equipped with facilities, activities, International hotel standards and services. A collection of the ground floor will offer direct access to the property's relaxing outdoor pool, Other features include a well-equipped fitness center, a kid's club, various dining options, restaurants, bars, traditional sauna, steam room, rooftop swimming pool, and lounge. Event hosting is possible, with a choice of two meeting rooms, a business center and professional support making this a delightful venue for corporate retreats.



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# AL SHARQ INVESTMENT LLC

价格：5,000,000 – 23,000,000 美元

Price Range : USD 5,000,000 – 23,000,000



迪拜 W Residences 是一切开始的地方。以只提供顶级产品的理念为导向，我们重塑了奢华生活的真正意义。我们 Al Sharq 投资公司旨在通过创造精致价值，为您定制一个品质无双、卓越绝伦的生活环境。我们重新定义了豪华生活，将卓越的位置、绝美的景色、优雅的空间、现代的设计、高度的隐私和真实的体验融为一体，创造了独一无二的奢华房产。

这一顶级项目占地超过 100 万平方英尺，8 栋大厦中仅散布着 104 套独一无二的住宅，每套价格从 1500 万迪拉姆到 8500 万迪拉姆不等。该项目内有 5 个带私人大堂和电梯的顶层公寓，15 个带私人景观花园和游泳池的花园住宅，84 个每层仅有两套的全景住宅。

业主有两居室，三居室，四居室和五居室的豪华住宅可选，面积从 5,000 平方英尺到 15,000 平方英尺不等，室内空间宽阔，阿拉伯湾、迪拜举世闻名的天际线、迪拜码头一览无余。

拥有这里就拥有了酒店式生活的无限可能，业主也可随时使用迪拜 W 的随叫随到 © 服务。W Residences 的业主在所有 W 酒店都可得到最优价格，享受房间升级、获取积分、独享我们的精致体验以及更多服务。我们诚邀您加入迪拜 W Residences 的超凡世界，让生活超越平凡。

The W Residences Dubai is where it all begins. Driven by our passion to provide only the very best we have reimagined what luxury living truly means.

At Al Sharq Investment we believe in creating exquisite value to offer you a bespoke living environment unparalleled in quality, exceptional in every form. We have redefined luxury living to create an exclusive combination of an extraordinary location, stunning views, elegant spaces, modern designs, privacy and an authentic experience.

The state-of-the-art project spread over 1 million sq. ft. comprises of only 104 unique homes spread over 8 mansions with unit prices ranging from AED 15 million to AED 85 million. The project includes 5 Penthouses that come with private lobbies and lifts, 15 Garden Residences with private landscaped garden and swimming pool, 84 Panorama Residences with only 2 units per floor.

Owners have a selection of two, three, four-and five-bedroom luxury homes ranging from 5,000 sq. ft to 15,000 sq. ft. of spacious accommodation, with stunning floor to ceiling panoramic view with either unobstructed views of the Arabian Gulf or Dubai's world-famous skyline, and the Dubai Marina.

Ownership unlocks limitless possibilities of exceptional hotel-inspired living and access to the W Dubai's Whatever/Whenever© Service. The W Residences Owners will get the best available rate at all W Hotels, enjoy room upgrades, earn points, gain exclusive access to our exquisite experiences, and much more.



DUBAI

THE PALM

THE RESIDENCES

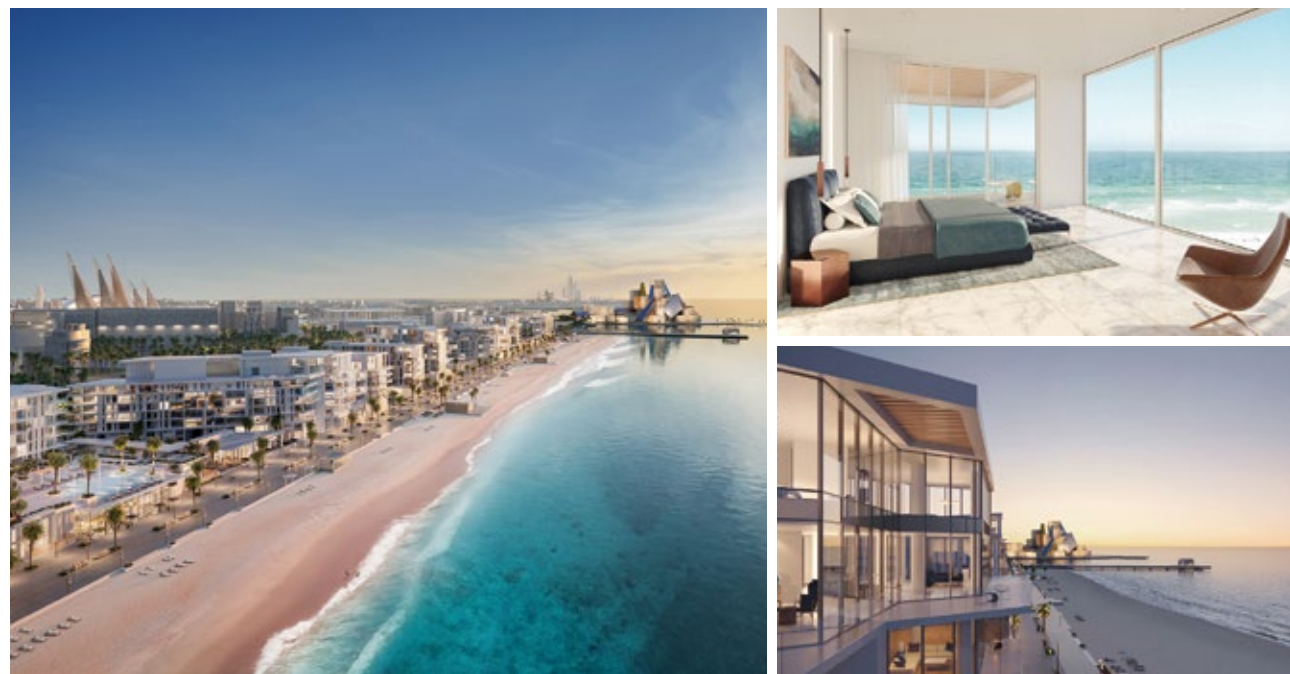
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## ALDAR PROPERTIES, ABU DHABI

价格：询价可知

Price Range : Available upon request



Aldar 房地产公司是阿布扎比房地产开发商中的佼佼者，其标志性的开发项目让它成为了阿联酋和中东地区最著名的房地产开发商之一。

从 2005 年成立至今，Aldar 也在一直致力于塑造和提升阿联酋首都城市和阿布扎比酋长国的其他重点地区的都市结构。

在上海 LPS，Aldar 将为您呈现阿布扎比黄金地段的最新住宅开发项目，包括亚斯岛、萨迪亚特岛、里姆岛和阿尔哈迪尔的期房项目和已竣工的房产项目，它们全都紧邻 2020 年迪拜世博会会址。

在上海 LPS 与 Aldar 会面，了解更多关于阿布扎比的信息、获得无价的市场洞察力，更能得到关于我们在首都主要项目上的最新投资机会的详细信息。

欲知详情，请访问 ALDAR.COM

Aldar Properties is the leading real estate developer in Abu Dhabi and through its iconic developments, it is one of the most well known in the United Arab Emirates and wider Middle East region.

From its beginnings in 2005 through to today, Aldar continues to shape and enhance the urban fabric of the UAE's capital city in addition to other key areas of the Emirate of Abu Dhabi.

At LPS Shanghai, Aldar will be showcasing its latest residential developments in prime locations across Abu Dhabi including off-plan projects and ready completed properties on Yas Island, Saadiyat Island, Reem Island and Alghadeer, close to Expo 2020 Dubai.

Visit Aldar during LPS Shanghai to find out more about Abu Dhabi, get invaluable market insights and receive detailed information about our latest investment opportunities in key destinations across the capital.

For more information please visit ALDAR.COM



## CREDO INVESTMENTS FZE

价格：130,000 - 3,000,000 美元

Price Range : USD 130,000 - 3,000,000



紧邻世界闻名的 2020 年迪拜世博会。快来 Credo 的 Majestique 住宅定居吧。

• Credo 投资公司是阿联酋迪拜高档房地产开发项目的代名词。Credo 总部位于阿联酋迪拜，以创造标志性住宅和商业项目闻名。

• Majestique 住宅位于著名的迪拜南城，是 Credo 最新的标志性项目。这是一个为追求“卓越生活方式”的人创建的高档住宅项目。

• 项目位于 2020 年迪拜世博会园区附近，紧邻世界最大的机场——阿勒马克图姆国际机场。

• 公路干线和地铁可以无缝连接市内的主要地标建筑。

• Majestique 住宅 I 座和 II 座是两座精心设计的大楼，内有宽敞的 1 居室、2 居室住宅和一室公寓可选。

• Majestique 住宅公寓的室内设计由 Credo 的获奖室内设计团队完成，将私人订制和时尚高雅融为一体。

• Credo 同样为自己最近的成功故事感到自豪：Mon Reve 是我们的标志性住宅，位于独一无二的哈利法塔区，对面就是举世闻名的迪拜购物中心。交接工作于 2018 年初完成，这里现在居住着数个崇尚“精致生活”的家庭。

The world-renowned Dubai Expo 2020 location. Now home to Credo's Majestique Residence.

• Credo Investments FZE, a name synonymous with upscale realty development in Dubai, United Arab Emirates. Headquartered in Dubai, U.A.E., Credo has built a reputation of creating iconic residential and commercial projects.

• Majestique Residence, Credo's latest signature project, is located in the prestigious Dubai South community. An upscale residential project created for those aspiring for 'lifestyle excellence'.

• Strategically located next to the Dubai Expo 2020 site and in close proximity to Al Maktoum International Airport, the world's largest airport.

• Seamlessly connected to major landmarks in the City through arterial roads and the Metro.

• Majestique Residence I and II comprise of two exquisitely designed buildings featuring spacious 1 BR, 2 BR and Studio Apartments.

• Majestique Residence Apartments incorporate bespoke and stylishly elegant interiors created specially by Credo's award-winning interior design team.

• Credo also prides itself of its recent success story: Mon Reve - signature residences located in the exclusive Burj Khalifa District, opposite the world renowned Dubai Mall. The handover was completed in early 2018 and is now home to a select few families who believe in inspired living.



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# ELLINGTON PROPERTIES

## 艾灵顿房地产集团

价格：198,888 - 1,098,888 美元      Price Range : USD 198,888 - 1,098,888



迪拜精品开发商。

迪拜艾灵顿房地产集团一直致力于开发高端住宅项目。我们始终坚持以设计为理念。我们相信设计能够给我们的客户带来生活上的便捷与享受。艾灵顿所开发的住宅均体现传统格调及现代风格的完美结合，为客户缔造别具韵味又多元灵活的宜居空间。

同时，为了迎合客户愈趋高端的品味追求，我们对住宅建筑风格及造型的要求亦不断提升和进步，不断超越局限，引领行业潮流。目前的项目包括迪拜的高层豪华住宅和家庭社区，分别位于美丹 (Mohammed Bin Rashid City)，迪拜市中心 (Downtown Dubai)，朱美拉棕榈岛 (Palm Jumeirah) 和朱美拉社区 (Jumeirah Village Circle)。

艾灵顿房产结合现代风格及传统元素，为客户缔造出在迪拜前所未有的居住体验。

欢迎前来我们的展台，了解更多。展台号：B02

Ellington Properties is an award-winning real estate developer based in Dubai which was founded in 2014. It is considered as one of the leading developers in the city due to its unique concept in making design-driven homes. Thus, we exceed our clients' expectations through our combination of artistry and impeccable designs which are inspired by our customer's tastes, art and reflective of our owners' aspirations.

Ellington is truly customer-focused with a priority of building sustainable homes that fulfill customers' daily needs as well as granting them a life-time home.

As Ellington Properties, we aspire to create healthier communities for our residents and bring the latest technologies to Dubai's real estate market.

Since establishment, we have maintained one of the highest returns on investment within the areas we develop in as our residences are located in strategic locations across Dubai such as Downtown Dubai, Jumeirah Village Circle (JVC), Mohammed bin Rashid City (Meydan) and Palm Jumeirah.



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# GLOBAL 99 PROPERTY INVESTMENT

价格：询价可知      Price Range : Available upon request



设立“寰球 99”公司的想法产生于 2004 年。总部设于英国伦敦，公司的业务涵盖欧洲，亚洲和非洲重要的战略性城市。我们致力于推广精选的物业，并在短时间内成功地进入了主流市场。基于目前在阿联酋市场的成功，合伙人决定在中国设立办事处，将业务拓展至远东，印度及邻近地区的房地产市场，从而使“寰球九九投资有限责任公司”成为世界公认的国际公司。

Global 99 Investment was conceptualized in Dubai in 1999, and was incorporated in London in 2004, offering wide range of properties across all the major financial hub from Africa, Asia, Far East Asia & Europe, with the head office based in London. Both Partners decided to expand the business into the real estate market in the Middle East, the Far East and nearby regions by establishing new offices in Abu Dhabi, Dubai, Shanghai and Hong Kong becoming a recognised international corporation under the name of "Global Ninety-Nine Investment LLC". We are one stop destination for all the real estate requirements ranging from Investment in residential or commercial, property management. Our dedicated and passionate team ensure that we conform and even exceed customer's expectation by providing them bespoke services to their individual needs.

我们公司专门从事住宅和商业房地产投资，高端房产开发和内部装潢等方面的业务。

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# 别墅和房屋

第一本家具杂志  
乡村生活和奢华地产

VILLE & CASALI

1号  
7月  
2020

THE FIRST ITALIAN MAGAZINE FOR DECORATION  
COUNTRY LIVING AND LUXURY REAL ESTATE

EUROPE  
欧洲

## Interior 定制家具 皇家阁楼

改造优雅新古典主义建筑  
Santo Passaia的精湛工艺

Total living  
意大利风格和  
东方风情  
撒丁岛豪华别墅  
大理石、黄铜和水晶

Reportage  
托斯卡纳  
畅游奥尔恰谷, 感受卓越的  
意大利制造和独特的房地  
产交易

Garden  
园林项目  
地中海 色调和气息





&lt; 编辑 &gt;

# “ PROJECTS THAT AROUSE EMOTIONS 引发共鸣的设计 ”



每年，成千上万的中国人来佛罗伦萨旅游，或被文艺复兴的永恒之美所征服，亦或被数百年传承的饮食和美酒文化所升华。毫无疑问，意大利艺术遗产的传承现在已经到了工匠手中，他们使用古老的装饰技术对定制的家具进行建模，并专业地融入了当代的风格。或通过独特的地区体验，表达一种艺术和文化就是日常娱乐的生活方式。

《Ville&Casali》是一本在意大利发行了三十余年的杂志，从本月开始也将在中国发行，通过在意大利和国外声名卓著的主人翁讲述来传达这些价值观。建筑师、室内设计师和现代工匠指导我们开发引发共鸣的设计，并根据客户的需求向客户提供独一无二的产品。去世界上最著名的托斯卡纳乡村奥尔恰谷旅行，是一次体验独特地域魅力的机会，艺术城市的吸引力和遍布着葡萄园的丘陵景观相得益彰，令人身心愉悦。在这得天独厚的背景优势下，我们解释了如何通过重整房屋，甚至是城堡或古老的建筑来进行投资，进行营利或者自己居住来感受意大利制造的魅力。

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INTERIOR  
DESIGNERS  
AND MODERN  
CRAFTSMEN  
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BEAUTY AND  
FLAVORS OF MADE  
IN ITALY TO MAKE  
REAL ESTATE  
INVESTMENTS IN  
ITALY

*aproni jurei*  
Editor in chief 导向器

内容：

意大利设计 • 内饰 • 项目 • 意大利工艺 • 园林项目 • 报告 • 市场 • 房地产展示柜



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〈意大利设计〉

THE PERCEPTION  
OF AN EMOTION

## 倾注情感

梅墨及坎托里事务所:追求高雅与功能性  
重新发掘历史

维罗妮卡·巴鲁托 著



MEMO AND CANTORI;  
IN SEARCH OF  
ELEGANCE AND  
FUNCTIONALITY  
THAT WILL HELP US  
REDISCOVER THE PAST

左上, 金属、木材和大理石材质的雅典  
(ATENAE) 咖啡桌。中间, 幻影橱柜, 简练  
线条勾勒出鲜明的标志性美学。上图, 建筑  
师莫里奇奥·曼佐尼。下图, 组合式沙发“上  
海”(SHANGHAI)。

TOP LEFT, ATENAE COFFEE TABLE  
IN METAL, WOOD AND MARBLE.  
CENTRE, THE MIRAGE CABINET,  
WITH ITS CLEAN LINES AND  
CONFIDENT AESTHETIC QUALITY.  
ABOVE, ARCHITECT MAURIZIO  
MANZONI. BELOW, THE SHANGHAI  
MODULAR SOFA.

精致优雅的风格和动感的造型  
材质是这位建筑师的设计精  
髓。梅墨事务所位于佛罗伦  
萨, 由莫里奇奥·曼佐尼于2001  
年成立, 提供多个领域的专业  
设计方案: 如工业设计、室内装  
饰、建筑设计、视觉效果和风格  
设计等, 同国内乃至全球知名企  
业皆有合作。

曼佐尼向《别墅和房屋》记者表  
示, “一件优秀的设计作品需要  
外观统一、比例和谐, 同时兼顾  
功能性。”“毫无疑问, 人们对‘  
美’拥有自己的感知能力。我只  
需要捕捉这些感受, 吸引作品  
受众的兴趣和好奇心。倾注情  
感为此, 需要关注作品的视觉  
表现, 从周遭环境中汲取灵感,  
并与自己的感受相融合。”

曼佐尼的灵感来源于客户所提  
出的要求, 以及他们的实际需求和期望。“和  
客户沟通非常重要。”他表示, “可以借此  
了解我们所设计品牌的灵魂和历史。”创作  
阶段独具魅力: 其一方面是有意识构思, 另一  
方面则植根于潜意识设计, 后者诞生于多年的  
设计经验, 并在日常生活中不断更新。与客户  
共同确定设计风格是成功开展后续工作, 为作  
品注入灵魂的基础。说起出色的合作, 我首先  
想到的是坎托里公司。在合作初期, 我对于项  
目的最终呈现和设计思路就非常清晰。在交谈  
数句后, 公司创始人桑特·坎托里便给予了我全  
力支持, 他完全赞成我利用锻铁的锻造塑性魔  
力来重现该品牌的历史根源。”这是一条探索  
往昔的创造性道路, 以重新追溯传统材料和  
工艺; 它们仍然存在于我们的集体想象中, 但  
在遥远的岁月中曾被实际运用。

梅墨事务所的壮丽愿景是: “与意气相投的合  
作者一同成长, 不懈向前。注重天然材质和可  
持续发展是未来的主题, 更是超越现有设计  
水平的前沿方向。”

《别墅和房屋(VILLE&CASALI)》



# CANTORI



Shanghai cabinets, cm 100 x 52 x 160 h  
Shanghai sofa, cm 270 x 107 x 80 h  
Shanghai coffee table, cm 135 x 97 x 30 h  
Designer Maurizio Manzoni

cantori.it



## CUSTOM DECORATION IN A ROYAL PENTHOUSE

# 皇家阁楼的 定制家具

装饰设计: 桑托·帕萨亚  
一座热那亚历史建筑的典雅建筑特征。

保拉·皮亚佐拉 著 莫里奇奥·马卡多摄影

# 热

那亚城魅力四射, 丰富的历史底蕴为它注入了鲜明的个性化魅力。滨海和港口活动为城市沿线创建了极具活力的居民区, 此处拥有众多历史悠久的古建筑, 更可俯瞰港口美景。在19世纪早期一座优雅的新古典主义建筑中, 沐浴在古老港口的灯光下, 我们发现了一座迷人的阁楼, 它在尊重建筑原有风貌的同时, 体现了能工巧匠精巧的修缮技艺。客户是一位感性且有教养的企业家, 他希望重现建筑的历史风貌和特色。因此, 我们首先要尊重和修复这座远近闻名的室内建筑, 根据实际场景布置定制或标准化家具, 选择合适而鲜明的色彩组合。我们与客户一同选择, 合作无间, 出色完成了这一设计项目。室内设计师尼可洛·帕萨亚 (Nicolò Passaia) 主持设计的帕萨亚项目 (Passaia Project), 在精心修缮的过程中巧妙构思, 通过桑托·帕萨亚 (Santo Passaia) 公司的能工巧匠, 终于恢复了建筑物昔日的辉煌。古老的木质地板修复如初, 重现了19世纪的威尼斯风貌。室内空间划为大餐厅、书房和客厅三部分。

SANTO PASSAIA ENHANCES THE  
REFINED ARCHITECTURAL FEATURES



扉页, ASTRUM餐桌及B&B  
MAXALTO公司的FEBO扶手  
椅, 手工制作的穆拉诺玻璃吊灯。  
FIRSTLY, THE ASTRUM  
DINING TABLE AND  
FEBO CHAIRS FROM B&B  
MAXALTO, AND THE  
ARTISANAL CHANDELIER  
MADE OF MURANO GLASS.



本页地板和天花板保留了原有风貌, 并在定制木镶板的烘托下更显典雅。作坊中, 定制的皮革座椅, **B&B MAXALTO** ([WWW.BEBITALIA.COM](http://WWW.BEBITALIA.COM)) 定制 FEBO 休闲椅, **SOGNI DI CRISTALLO** ([WWW.SOGNIDICRISTALLO.IT](http://WWW.SOGNIDICRISTALLO.IT)) 壁灯  
THESE PAGES SHOW THE TAILOR-MADE WOOD BOISERIE,  
WHICH HIGHLIGHTS THE RESTORED ORIGINAL FLOORING  
AND ROOFING. IN THE STUDY, CUSTOM-MADE LEATHER  
ARMCHAIRS, THE FEBO CHAISE LONGUE B&B MAXALTO  
([WWW.BEBITALIA.COM](http://WWW.BEBITALIA.COM)), AND APPLIQUES FROM SOGNI DI  
CRISTALLO ([WWW.SOGNIDICRISTALLO.IT](http://WWW.SOGNIDICRISTALLO.IT))

最引人注目的定制家具是新古典主义风格的护墙板, 这些现代作品烘托出室内的古典气息。设计融合了独特的色彩和饰面, 采用原有色系为部分家具画龙点睛, 如为B&B MaxAlto沙发和定制扶手椅选用紫色, 创造出色彩碰撞效果。其他的设计处理也令人印象深刻: 在室内的两个壁炉修复后, 被置于新设计的壁龛内, 壁龛外壁粉刷有石膏并贴有 Inkiostrobianco 牌定制墙纸。  
房内照明则选用穆拉诺玻璃吊灯和其他灯具, 增添了柔和温暖的光线。整个室内设计注重于兼具美观和功能性。例如, 主卧室配备了步入式衣柜, 以满足户主的个性化需求。

《别墅和房屋(VILLE&CASALI)》









## A RENEWED TRADITION 不断创新 的传统

桑托·帕萨亚：一个凝聚匠心的家族企业史  
创意和探索



**桑**托·帕萨亚是一位出色而受人尊敬的橱柜制造商，对作品充满热情；1953年，他在威尼托艺术家核心区创办了一家小型手工作坊，制作独一无二的原创作品，因精湛手工艺和对细节不懈追求而知名。多年来，公司不断发展，广受赞誉；80年代，随着帕萨亚之子皮埃尔·安杰罗（Pier Angelo）的加入，公司开始和意大利国内外著名建筑师合作，设计风格典雅的镶板墙面和定制护墙板。多年来，公司作品的品质和价值在国际重要行业展会屡受认可，从而在激烈竞争的行业中保持领先地位。如今，皮埃尔·安杰罗的两个儿子——费德里克与尼可诺也开始同他一起设计和制造高级家具，让珍贵的典雅艺术成为专属空间的主角，同时也因便捷的“一站式交付”服务而大获成功。这项服务提供从整家居设计到

家具制造的一条龙服务，并满足客户的个性化功能需求。桑托·帕萨亚现任董事费德里克·帕萨亚表示：“基于我们工作的复杂度和公司的组织架构，我们认为自己是‘住宅承包制’的创始人，而不仅仅是家具制造商。我们的客户想要一套独一无二的现代或古典风格家具，而非预制或批量制造产品，因此要求我们根据建筑师的设计定制家具，或者直接为其量身设计并制作一套家具。”桑托·帕萨亚的产品源自深厚的设计经验和制造能力，更是出自对客户需求的敏感性和热情；不断比较客户的需求和期望，将他们的想法实现，转化为真实的艺术品。

[www.passaia.it](http://www.passaia.it)  
[www.santopassaia.com](http://www.santopassaia.com)

SANTO PASSAIA: AN ENTREPRENEURIAL  
FAMILY STORY FOUNDED ON ARTISAN  
KNOW-HOW, CREATIVITY AND  
RESEARCH

本页，桑托·帕萨亚设计的部分享有盛誉的国际性居住空间，充分展现了这家威尼斯企业的创造力和制造能力。左旁页：桑托·帕萨亚现任董事——费德里克·帕萨亚  
ON THESE PAGES, SOME PRESTIGIOUS INTERNATIONAL RESIDENTIAL  
SETTINGS MADE BY SANTO PASSAIA, WHERE CREATIVITY AND  
CUSTOMIZATION CAPACITY OF THE VENETIAN COMPANY EMERGE.  
TO THE LEFT FEDERICO PASSAIA, COMPANY ADMINISTRATOR





# A MEDITERRANEAN VILLA WITH ORIENTAL TOUCHES

# 带有东方风情的 地中海别墅

工程师马里奥·德尔莫林 他设计了圣玛格丽特迪普拉福特度假村的住所, 参考了中欧风格和马塞拉·吉迪

亚洲风格的建议







开头, 玛丽亚姆别墅的夜景在这些  
页面中, 带有白色沙发的生活区  
与翡翠管道形成鲜明对比。  
下方, 用透孔石灰华装饰的厨房。右  
边, 是由德尔莫林工作室设计的  
带有枝形吊灯的用餐区。  
ON THE COVER, A NIGHT  
VIEW OF VILLA MARIAM.  
ON THE LEFT, THE LIVING  
AREA WITH WHITE SOFAS  
AND CONTRASTING  
EMERALD PIPING.  
BELOW, THE KITCHEN,  
DECORATED WITH INLAID  
TRAVERTINE. ON THIS PAGE,  
THE DINING AREA WITH A  
CHANDELIER DESIGNED BY  
THE DAL MOLIN STUDIO.

ENGINEER MARIO DAL MOLIN HAS DESIGNED A NEW HOME IN FORTE VILLAGE IN S.MARGHERITA DI PULA WITH ITALIAN TASTE, BUT WITH STYLISTIC ELEMENTS FROM CENTRAL EUROPE AND HINTS OF ASIA

# 撒

丁岛的豪华度假胜地福特村二十多年来一直是世界卓越品质的参考点。在这个地区, 别墅群脱颖而出: 真正的瑰宝, 将私人住宅的私密性与奢华性与酒店的独特酒店的服务型结合在一起。玛丽亚姆别墅, 根据工程学进行设计。马里奥·德尔莫林([www.mariodalmolin.com](http://www.mariodalmolin.com))就是其中的典范。在度假村的热带公园中, 开辟出一片精致且宁静的绿洲。这个项目充分提现了查尔斯·福特想要迎合度假胜地新客户喜好, 他们可能来自波罗的海、俄罗斯、印度和远东。马里奥·德尔莫林解







在这些页面中, 主卧室和浴室。床头板覆盖着橡木和皮革 上方室外游泳池  
ON THESE PAGES, THE MASTER BEDROOM AND BATHROOM.THE HEADBOARD COVER IS MADE OF OAK AND LEATHER. ABOVE, THE OUTSIDE POOL



释说:“今天的风格参考故意忽视了中欧和东欧的模式,而采用的是典型的意大利模式。” 玛丽亚姆别墅融合了各种极好的建议。这就是镶嵌雕刻的墙壁、珍贵的大理石、黄铜和水晶的意义。平面布局,十分古典,具有明显的对称性,被两个弯曲的斜面楼梯包围,完美地与月牙形楼梯相连,在巴洛克式别墅的模型上形成了的复杂连接系统。外墙的处理经过精心地设计,可通过在凹凸不平处交替使用San Giacomo黄色花岗岩的天然混凝土层来减轻大型建筑物的体积影响,质朴的沙色石膏和白色石灰建筑构件,以及由凉棚架和交织的栏杆产生的阴影效果的明暗对比 – 始终为灰白色。几何学、历史、来自不同年代和不同地方的建议、卓越的技术以及对细节的专注,只有准确地计算、测量和协调才能完成如此繁杂的设计,就像舞蹈一样。

## 带有附属设施的套房 艺术装饰



〈意大利工艺〉

INNOVATION  
AND LUXURY  
MADE IN ITALY

# 创新与奢华 MADE IN ITALY

凭借其功能多样、风格优雅以及将工艺应用在尖端上产技术之中, BRUMMEL在国际范围内都取得了巨大成功。

保拉·潘佐拉

"Brummel的CEO 弗朗西斯科·斯特拉格里托说,我们的产品是一个量身定制的项目,表达了对意大利制造最佳传统的归属感,即最优品质、独一无二、生态可持续性以及与独具慧眼的客户相称。"这是一种具有创造力和能力的哲学,也正是由于Stragliotto的远见和管理能力,使得创于1982年的Brummel享誉全球。从生产厨具开始, Brummel的创意总能为家庭核心环境带来无与伦比的温暖与奢华感,这家威尼斯公司还赢得了国际重要市场的一致好评。随着时间的推移,它为人们带来了完全生活的概念,将其羡慕旁人的丰富经验和独特创意注入所有家具之中。原材料尤其是珍稀木材都是通过

THANKS TO ITS VERSATILE AND ELEGANT STYLE AND HANDICRAFT KNOW-HOW TRANSFERRED IN HIGH-TECH PRODUCTION TECHNOLOGIES, BRUMMEL HAS BUILT A STORY OF INTERNATIONAL SUCCESS.





精心挑选, 并根据最佳橱柜技术进行处理, 这都构成了创意的基础。如今, 他们还为客户、卧室、浴室提供各种精致而独特的Brummel专属家具。“斯特拉格里托继续说, 我们的目标是一种折中主义的风格, 创造一种别具一格的环境, 既有国际风又能彰显独特的个性, 所有的线条都可以根据客户的意愿在本质和表面上进行量身定制。”正如该公司最新的完全生活项目一样, 为客户整套房屋提供家具: 从厨房到客厅, 从浴室到卧室, 从壁橱到办公室。主要采用了Essenza系列, 这是威尼斯公司在现代设计领域的旗舰方案之一, 具有华贵精美而又独具创新的现代线条。客户希望通过将珍贵材料的饰面与涂料交替涂饰从而产生Brummel享誉盛名的独有效果。



在开头和这些页面中, 高端住宅的完全生活设计, 包括所有房间的准备以及用定制版ESSENZA系列打造的豪华厨房。交替在珍贵的面板上涂上具有特殊效果的饰面。  
AT THE OPENING AND IN THESE PAGES, THE TOTAL LIVING PROJECT OF A PRESTIGIOUS RESIDENCE COMPREHEND THE FURNISHING OF ALL ENVIRONMENTS, IN ADDITION TO A LUXURIOUS KITCHEN REALIZED WITH A CUSTOMIZED VERSION OF THE “ESSENZA” COLLECTION.THE FINISHES ALTERNATE PRECIOUS VENEERS WITH LACQUERING OF PARTICULAR EFFECT.



在此 A 页面 A, 主卧:  
下方弗朗西斯科·斯特拉格里托说 BRUMMEL CEO  
在右侧页面上, 使用了ESSENZA线条的元素进行了一些设置。  
IN THIS PAGE: THE MASTER BEDROOM; BELOW,  
FRANCO STRAGLIOTTO, CEO OF BRUMMEL, ON THE  
RIGHT PAGE, SOME SETTINGS MADE WITH "ESSENZA"  
COLLECTION ELEMENTS.



公司的技术办公室掌握从古典到现代的各种风格, 并且  
生产技术在材料的选择 (木材是受控来源, 涂料是水基  
的, 保证操作者健康和客户安全的过程) 以及生产过程  
中高度重视可持续性, 为了完全控制产品的高质量, 整个  
过程完全在意大利的Cassola (VI) 工厂进行。生产部门  
始终保持着工匠作坊的氛围, 每一个细节都托付给能有  
卓越的专家和时刻准备着的工人。Brummel还将最先  
进的技术解决方案注入产品之中, 这种高新技术创新收  
到广泛赞誉: 从可以为容器和配件留出空间的厨房台面,  
到一按即可打开和关闭的抽屉, 再到具有自动换季和自动  
抽衣架功能的壁橱。



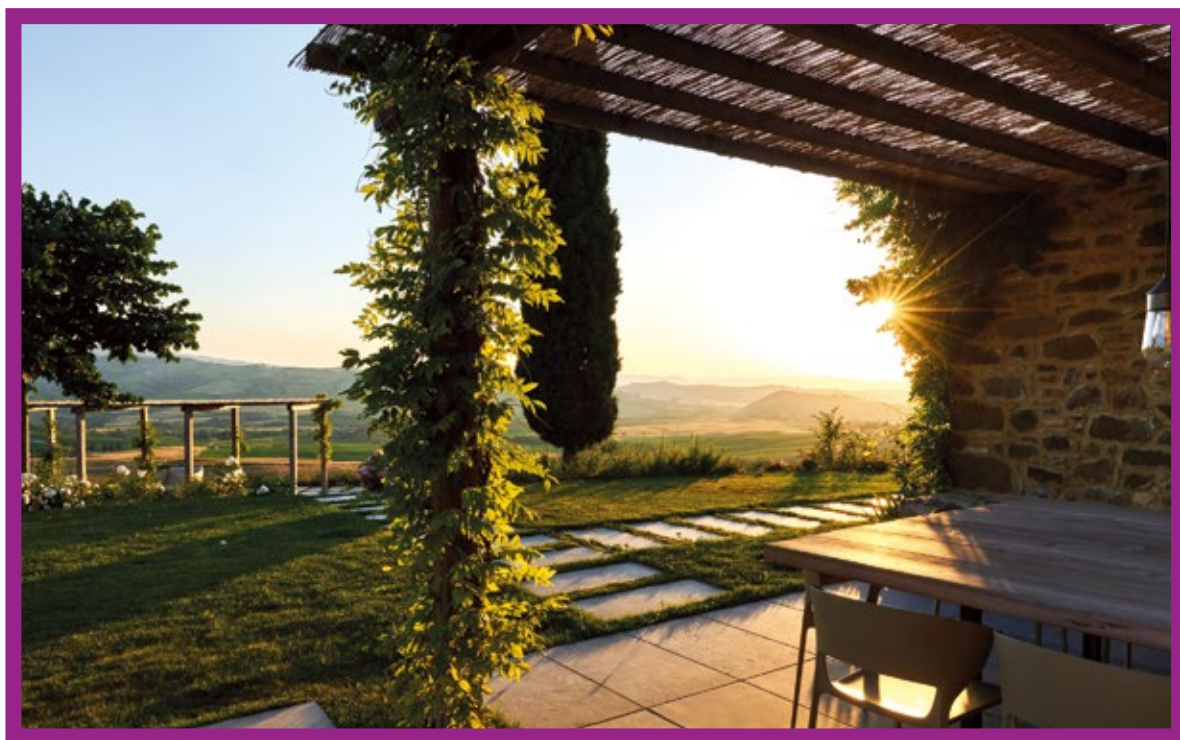


## A ROMANTIC SHELTER ON THE TUSCAN HILLS

# 托斯卡纳山丘中的 浪漫隐居小屋

设计者：园林设计师法比亚诺·克罗恰尼 (FABIANO CROCIANI)  
俯瞰地中海的绿色小屋 饱览奥尔恰山谷乡村美景

爱伦诺娜·博斯克著 毛罗·西尼摄影



“此处最迷人的魅力无疑是周遭美景。正是这些乡村美景为我注入灵感，从而将想象中的园林完美呈现，并成为欣赏美景的理想居所。这处园林占地约2400平方米，业主是一对来自伦敦的年轻职场夫妇，设计师则是法比亚诺·克罗恰尼 (www.fabianocrociani.com)。他向《别墅与房屋》记者表示，在这座园林中，无论是浪漫的日落美景，或是围绕泳池或篝火而坐，都将收获难忘的体验。这对夫妇极其热爱奥尔恰的风光，因此在不久前买下了一栋旧别墅，并将其改造为浪漫的隐居小屋，作为度假别墅。2004年，奥尔恰山谷因无与伦比的美景而被联合国教科文组织列为世界遗产。因此，不难理解为何要远离城市喧嚣，完全

GARDEN DESIGNER  
FABIANO CROCIANI  
DESIGNS  
A MEDITERRANEAN  
GREEN AREA  
OVERLOOKING  
THE COUNTRYSIDE  
IN VAL D'ORCIA



扉页，环绕乡间别墅的姹紫嫣红 本页，花园中暗藏独特的休闲去处。

AT THE OPENING, GLIMPSE OF THE BORDERS AROUND THE FARMSTEAD IN BLUE AND PURPLE SHADES.  
ON THIS PAGE, THE GARDEN SHOWS THE CORNERS FOR ENTERTAINMENT.





本页，泳池边的日落美景。柏树、桑树和菩提树洒下的绿荫角落。  
ON THIS PAGE: A SUNSET VIEW OF THE INFINITY POOL. SHADE IS ENSURED BY CYPRESSES, A FEW MULBERRY AND LINDEN TREES.



沉浸于此处的宁静氛围中。此处只是偶尔居住，园林无法时常打理，因而选用了几乎四季常青、色彩浓艳的典型地中海植株。设计师精心挑选适合粘性土壤的植株，与周围壮丽的自然景观和谐辉映、完美融合。不过设计师依然保留了部分原有植株，另外还种植了托斯卡纳乡区常见的灌木，如美丽的金雀花等等。园林的其他部分混种了山楂、茱萸等众多类型的植株，此外，还种植了珍贵的长花期玫瑰品种，例景观玫瑰和麝香玫瑰等。住所的每个角落都设计了不同的休闲区，随时可饱览周围的壮丽美景。

"园林的灵感源自周遭美景，成为  
欣赏美景的  
理想居所"





THE EXCELLENCY  
OF VAL D'ORCIA

# 奥尔恰谷 之卓越

誉为“世上最漂亮的乡间”，丘陵连绵，柏树成行，遍布温泉和艺术之城，  
出产盛誉全球的葡萄酒、优质橄榄油和其他美味佳肴

著：玛利亚·保拉·加尼 (MARIA PAOLA GIANNI)





开篇是“世上最美乡间”的风光。下图则是位于皮恩扎市的小巷，风景如画，这个美丽的村庄历史悠久，漫步于市中心仿佛置身于过去的时光。右图是卡斯蒂廖内多尔恰镇，矗立在阿米亚塔山北坡的山丘上。  
FIRST, A LANDSCAPE FROM “THE MOST BEAUTIFUL COUNTRYSIDE IN THE WORLD”. ABOVE, A PICTURESQUE ALLEY OF THE TOWN OF PIENZA WHICH HAS A BEAUTIFUL VILLAGE, THE OLD TOWN IS A VERITABLE EXPERIENCE OF THE PAST. TO THE RIGHT, CASTIGLIONE D'ORCIA, PERCHED ON A HILL ON THE NORTHERN SIDE OF MOUNT AMIATA.

人们都说，奥尔恰谷拥有“世上最漂亮的乡间美景”。山谷由五个锡耶纳地区市镇组成：卡斯蒂廖内多尔恰、蒙塔尔奇诺、皮恩扎、拉迪科法尼、圣奎里科多尔恰，加上其他美丽的村镇，十八个艺术之城镶嵌其中，成为托斯卡纳大区的“尊贵”之地，被联合国教科文组织列入“世界文化遗产”名单。奥尔恰DOC级葡萄酒的产地拥有独一无二的美景；从科雷特·色内西地形到平缓的山丘上，柏树成行，城堡、中世纪村落和修道院星罗棋布，耕地和牧场交织其中，橄榄园和葡萄园交相辉映。随着托斯卡纳地区高级温泉中心不断开业，如今奥尔恰地区的市镇成为游客们的独家去处。即便在巴尼奥·维尼奥内镇，就有位于Sorgenti广场的Le Terme酒店、Chianciano温泉、San Filippo浴场、San Casciano dei Bagni浴场，这些场所散

发迷人的魅力，可提供葡萄酒疗法。  
“奥尔恰”葡萄酒的法定认证诞生于2000年2月14日，自此同最著名的蒙达奇诺的布鲁奈罗葡萄酒、“产区外”蒙特普齐亚诺的诺比勒葡萄酒齐名。随后，奥尔恰葡萄酒联盟也于2000年成立，以便保护这一年轻的DOC级葡萄酒，增加内在价值，例如，人们常常拿它同托斯卡纳地区出产的、拥有50多年历史的小产量DOC级葡萄酒——Vernaccia di San Gimignano进行对比。相比之下，奥尔恰DOC级葡萄酒更像是当地的灰姑娘，出身卑微却又赢得众多投资人注目，吸引他们买下葡萄园和成立高级酿酒企业、优质初榨橄榄油生产企业等等。这片沃土还出产卓越不凡的DOCG级葡萄酒——蒙达奇诺的布鲁奈罗，这个久负盛名

DESCRIBED AS “THE MOST BEAUTIFUL COUNTRYSIDE IN THE WORLD”，LOCATED BETWEEN GENTLE HILLS WITH ROWS OF CYPRESS TREES, SPA AREAS AND CITIES OF ART, IT PRODUCES WELL KNOWN WINES, EXCELLENT OILS AND OTHER DELICACIES

的葡萄酒获得全世界的认可，在所有国际性指南中都获得了最高分。随着诸如 Fattoria dei Barbi di Stefano Cinelli Colombini, Tenuta Greppo di Biondi Santi 等历史悠久的葡萄酒企业蓬勃发展，布鲁奈罗系列葡萄也逐渐被欧洲贵族所熟知；另外，自八十年代开始，班菲（Banfi）酒庄极大地推动了对美国的出口。奥尔恰谷是意大利自然风光保留最完整的地区，风景美不

收，让您流连忘返。这里的时间仿佛停滞在中世纪，既没有现代建筑的侵蚀，也没有水泥材料的沉闷单调。在这片限制较多的地区中，数十年来，无论是企业还是酒庄，也无论是新建筑还是翻修建筑，都会遵循可持续性、创新的发展思路。设

有意式花园的别墅脱颖而出，如位于锡耶纳省基安恰诺泰尔梅镇的La Foce别墅，是贵族引入文化和文明的典范；又如位于特雷宽达的Fattoria del Colle农场，为多纳泰拉·辛纳利·科隆比尼（Donatella Cinelli Colombini）所有，历史悠久，

同现代联系紧密，是当时贵族度假的胜地。在Fattoria del Colle农场内，这所十六世纪的别墅还保留着大公的双人房间，截至今日依然可以供人游览。这片土地备受贵族钟爱，在此建造了许多体现当时锡耶纳城市文化的别

## 奥尔恰葡萄酒联盟

“开放酒庄日”是最大的满足感  
多纳泰拉·辛纳利·科隆比尼主席这样说。

“最大的职业满足感？当然是‘开放酒庄日’这一倡议，由此带来的意大利全国葡萄酒旅游潮，改变了许多酒庄和葡萄酒酿造家庭的命运。”奥尔恰葡萄酒联盟主席多纳泰拉·辛纳利·科隆比尼还记得，93年开始从事这一行业时，当地向公众开放的酒庄仅有25家。不过，说服了托斯卡纳以及大区的几个朋友后，以葡萄酒旅游业为名的“开放酒庄日”活动得以逐渐推广，如今，可以骄傲地说，已有25000家意大利公司加入了这一活动。正是她，想出了这个天才般惠及无数的项目。“当你发现自己的创意能够改变许多人的命运，推动整个群体发展的时候，喜悦之情难以言表”，她激动地向《别墅和房屋（VILLE&CASALI）》记者解释，“创立这家位

于特雷宽达的企业，带领当地行业共同发展，是另一项我极为满足的成就。奥尔恰DOC是世上最美的葡萄酒，源自于得天独厚的农业种植业。我们酿造的最优质葡萄酒是布鲁奈罗特酿（Brunello Riserva）。不过我最喜欢的是奥尔恰DOC级“灰姑娘”葡萄酒，代表着我自己的挑战：从零开始创业，将不知名的奥尔恰地区葡萄酒逐渐提升为高品质葡萄酒，造就了极大的成功。”他还说：“我们取名‘灰姑娘’是因为这是一个出生底层的葡萄酒励志故事，终于在2000年同最著名两款葡萄酒——蒙达奇诺的布鲁奈罗葡萄酒、蒙特普齐亚诺的诺比勒葡萄酒齐名，赢得白马王子的青睐，走上高级宴会的餐桌。”  
[www.consorziovinoorcia.it/](http://www.consorziovinoorcia.it/)







本页 是奥尔恰谷的一处葡萄园, 下图为蒙达奇诺城, 旁页为圣安蒂莫。  
ON THESE PAGES, A VINEYARD IN VAL D'ORCIA; BELOW, THE TOWN OF MONTALCINO, AND ON THE OTHER PAGE, SANT'ANTIMO.

墅和农舍, 在某种程度上来说, 建造工程也塑造和推动了当地家庭的农业文化, 您可前往锡耶纳省博恩孔文托镇的Museo della mezzadria博物馆, 一览风采。“奥尔恰谷出产两种著名的葡萄酒, 一种是位于同名地点的蒙达奇诺的布鲁奈罗葡萄酒, 另一种是奥尔恰DOC级葡萄酒, 出产于该地区的其他地点”, 奥尔恰葡萄酒联盟主席——多纳泰拉·辛纳利·科隆比尼指出, 除了葡萄酒, 还有许多当地特产也能吸引人们的注意力。例如科雷特·色内西地形特产白松露、誉为“接吻测试”的、无臭味的大蒜头, 还有圣乔瓦尼达索、皮恩查以及圣奎里科多尔恰的特产——藏红花, 这是一种极为珍贵的香料, 更是中世纪时期的硬通货。不仅仅如此。这里有丘陵地区特色初榨橄榄油、皮恩查羊酪、锡耶纳地区的猪肉片以及称为“Pici”的手工面食, 是当地肉酱面不可缺少的食材; 更



不用说锡耶纳黑肉排、契安尼娜牛排、斯科提尼亚混合肉盘等菜肴。此外, 还有特雷宽达地区的传统菜肴——佩波索, 一种以烤肉为主的菜肴。至于锡耶纳地区的甜点, 不能不提到潘伏特蛋糕、杏仁蛋糕和科巴特薄饼。这个地区的美景无数, 如罗马教皇庇护二世委托建造的皮恩扎城, 誉为奥尔达谷上的阳台, 是



得蒙塔尔奇诺公司举办的卡萨托杰出女性奖之际, 他制作了雕塑《生命》, 通过注视星星的女性形象向她致敬; 同一葡萄园中还有其他数件获奖艺术品, 您可以组织独一无二的参观行程, 品尝酒庄出产的美酒, 充分享受其中的魅力。奥尔恰谷的酒庄都有着极为壮丽的景观, 保持了

原有的风貌, 与自然融为一体, 成为当地景色的最佳特点, 更是葡萄酒联盟主席多纳泰拉·辛纳利·科隆比尼断言“奥尔恰葡萄酒全世界最美”的底气所在。卓越出产的土地, 提供了酒神甜美的花蜜。正如蒙达奇诺的布鲁奈罗葡萄酒联盟主席贾科莫·庞迪尼 (Giacomo Pondini) 所

言, “卓越不仅仅体现在葡萄酒上, 更体现在当地众多农业特产上, 体现在参观这片独一无二的土地, 体现在托斯卡纳生活方式的精髓上。旅游人数在不断增长, 我们接待了许多美国人, 也有许多巴西人, 每年仅蒙达奇诺镇就抵达100多万游客, 住宿数超过13万人次”。



## 蒙达奇诺的布鲁奈罗葡萄酒联盟

“圣布鲁奈罗是我们的守护神”, 法布里佐·宾多奇 (Fabrizio Bindocci) 主席这样说,

“我一直都说, 蒙达奇诺应该向我们的守护神圣布鲁奈罗一样。实际上, 蒙达奇诺的布鲁奈罗在葡萄酒是我们这里的标志性转折点。我作为农民的儿子, 在蒙达奇诺出生成长的一元, 自1976年以来就开始在Il Poggione经营, 如今我管理的公司, 也是最早向全世界推销我们引以为傲的葡萄酒的企业。”蒙达奇诺的布鲁奈罗葡萄酒联盟主席法布里佐·宾多奇还表示, “我们葡萄酒生产商一直很注重地区特色, 蒙达奇诺镇占地29000公顷, 其中一半为树林, 其余部分为占地4000公顷的葡萄园、数千公顷的橄榄园以及可耕作田地。受益于六七十年代共产派市长伊里奥·拉斐利 (Ilio Raffaelli) 制定的限制政策, 这里的农业生产保留了原貌; 在当时人人都希望工业建设遍地开花的时代, 他极有远见, 坚定不移地支持农业发展。”不仅仅如此。“这样的挑战获得了优异成绩。布鲁奈

罗的葡萄园每公顷可出产8000公斤葡萄, 我们为了保持产品的高质量, 将产量减到6000公斤。”正如宾多奇所述, 这片土地“变换多样, 是个旅行和居住的好地方, 数十年来一直保持着无碳排放生活。这里的酒庄翻修和建造工作都采用高科技, 保证了可持续发展。”这项引以为傲的卓越成就, 当然是生活其中的人们和投资此地的人们认真对待和努力工作的结果。“当时想工作的意愿很强”, 宾多奇在《别墅和房屋(VILLE&CASALI)》采访中总结说, “我服完兵役的第二天就去公司上班了, 对我而言, 14个月的服役期简直就像在度假。我们这里共有250家农企, 工作人员多达4000人, 此外餐馆、酒店和农家乐等设施也提供了数百个工作岗位。所有这些都要归功于圣布鲁奈罗。”[www.tenutailpoggione.it](http://www.tenutailpoggione.it)  
[www.consorziobrunellodimontalcino.it](http://www.consorziobrunellodimontalcino.it)







上图, 美丽的托斯卡纳日落风景。  
ABOVE, A STRIKING TUSCAN SUNSET.

## 托斯卡纳知己(TOSCANA LOVERS) 艺术大师之作

托斯卡纳知己(Toscana Lovers)是一家时尚专营连锁店, 销售居家生活使用的织物和陶瓷物件, 所有产品都由当地艺术大师手工制作, 融合了现代创造力和古代手工。它位于锡耶纳和科尔托纳之间的巴尼奥·维尼奥尼镇, 始建于2006年, 是卡洛·贾迪尼和其妻多纳泰拉·辛纳利·科隆比尼的努力结晶。托斯卡纳乃至意大利传统手工的精湛技艺, 体现在独特且精选的物件上, 仿



佛一片片托斯卡纳的碎片, 可以配戴身上, 或是摆放在桌子上或浴室中。巴尼奥·维尼奥尼镇, 锡耶纳和科尔托纳  
[www.toscanalovers.it/](http://www.toscanalovers.it/)



## 去哪住宿, 去哪用餐

### RE DI MACCHIA

亲密而又宾至如归的场所  
业主安东尼奥·德·帕斯卡利(Antonio de Pascali)来自莱切, 2003年便来到蒙达奇诺, 一见钟情。他的妻子罗伯塔·切鲁比尼(Roberta Cherubini)是主厨, 准备各种经典菜肴, 如松露和牛肝菌意大利饺子、布鲁奈罗炖菜等等。位于蒙达奇诺历史中心, 亲密而又宾至如归。值得一试。  
电话:0577.846116。



### LOCANDA DEI TINTORI

餐馆、面馆和披萨馆  
这是一所人们钟爱的地点, 手工面食、野味、面包或木炭烘烤比萨饼可供选择。典型的托斯卡纳菜单由“穷人”菜肴和纯正食材组成, 场所便遍布历史建筑的烙印。萨尔泰亚诺,  
[www.locandadeitintori.it](http://www.locandadeitintori.it)

### ENOTECA LA FORTEZZA

优质葡萄酒, 遍布中世纪气息  
企业家法比奥·塔西(Fabio Tassi)的才华令这家独一无二的酒肆大放异彩, 酒屋坐落于中世纪的雄伟蒙塔奇诺要塞中, 也是一座历史悠久的纪念碑, 拥有1000多种享有盛名的葡萄酒, 可供50多人同时就餐。蒙达奇诺,  
[www.enotecalafortezza.com](http://www.enotecalafortezza.com)



### DROGHERIA & LOCANDA FRANCI

俯视城堡  
以优异的技艺重现托斯卡纳的特色和往日的风味, 您可在蒙达奇诺市中心品尝创新菜肴, 搭配各种葡萄酒, 欣赏堡垒的壮丽景色。极其注重质量、生物性和自然动力。亲密场所。蒙达奇诺, [www.locandafranci.com](http://www.locandafranci.com)

## 〈去哪住宿, 去哪用餐〉

## LE TERME 酒店(巴尼奥·维尼奥尼镇) 美容治疗中心



温泉可直达您的下榻房间, 您可穿着浴袍饱尝早餐和晚餐, 其乐无穷。畅吸如家的气息, 得到最大的放松。迷人的Le Terme 酒店(巴尼奥·维尼奥尼镇)正好面对Sorgenti广场, 巨大的浴缸引人注目, 热气腾腾的温泉水从中流出。酒店的特点是内部的美容中心, 沿着具有治疗功能的巴尼奥·维尼奥尼镇温泉源头而建, 中心可提供按摩和各种护理等多种服务, 从底层花园到屋顶花园的绿色休闲空间遍布, 神奇的天然美容区和自然和睦相处。每天, 班克提(Banchetti)一家都会向客人分享托斯卡纳一角——奥尔恰谷的热爱和热情:“酒店位于蒙达奇诺和蒙特普齐亚诺之间的要地”, 家族第三代——店主劳拉·班克提(Laura Banchetti)指出,“位于一片历史遗迹遍布的地区, 这里有着当地最为高级的酿酒企业和众多美景。我们有33间舒适的客房, 其中大部分都面向温泉广场。我们的 **Ristorante Le Terme** 餐馆可提供各种菜单和高级葡萄酒, 在此您可选择传统菜肴, 也可选择长时间烹调或低温调制的创意性经典菜肴。”餐馆的性价比极高, 以高质量的托斯卡纳食材而闻名, 包括就地取材的蔬菜肉类、奥尔恰谷优质初榨橄榄油和精选的葡萄酒等等。酒肆位于露台上, 风景优美, 俯瞰带温泉的广场。这个奇妙的地点还有许多独一无二的套餐, 列于这个网站上。  
[www.albergoleterme.it/it/index.html](http://www.albergoleterme.it/it/index.html)



### HOTEL VECCHIA OLIVIERA

## 欢迎来到蒙达奇诺

酒店位于蒙达奇诺, 喜迎来自各地的旅客; 酒店正好在城市交通限制区外围, 客人可将自己的汽车方便地停在停车场内。酒店得名于其前身——一家古老的石油厂, 酒店凭借优越的地理位置, 可为您提供舒适的住宿, 其中包括11间客房和两间套房, 每间套房均以花卉命名, 布置高雅, 并配备了各种设施。更不用说, 酒店还有一个迷人的游泳池, 沉浸在全景花园的绿色植物和芬芳中。  
[www.vecchiaoliviera.com](http://www.vecchiaoliviera.com)







## THE DEAL? A DOER-UPPER FARMHOUSE

### 业务?待翻修的 乡间农舍

奥尔恰谷在建筑施工上有着诸多限制, 更便捷的投资方式就是翻新已有房产后再出售, 或是作为收入来源, 享受各种税收优惠

著: 玛利亚·保拉·加尼 (MARIA PAOLA GIANNI)

买下一处老房, 或者说一栋待翻新的乡间农舍, 随后你就能根据自己的品味, 将它变为一个营业场所、一个乡间旅舍或是一个葡萄酒庄。《别墅和房屋 (VILLE&CASALI)》在风景如画的奥尔恰谷采访房地产经纪人时, 后者提出了上述业务。这块土地被联合国教科文组织列为“世界文化遗产”, 遍布着古老的村落、葡萄种植园、温泉, 令人惊叹的风光尽显托斯卡纳乡间特色。正因如此, 这里存在诸多限制: 而买

下一间乡间农舍再进行翻修, 便成为绕开繁文缛节和各种禁令约束的绝佳机会。“如今的奥尔恰谷不但有价格最实惠的房产, 今年更有针对乡间农舍或老屋的翻新费用税款抵扣政策, 由于这个地区大部分已经开发完成, 因此此类房产几乎很难找到,” FIAIP SIENA (www.siena.fiaip.it) 主席弗朗切斯科·拉·柯马内 (Francesco La Commare) 补充道: “建筑翻修的成本抵扣从50%开始计算, 最高金额可达

9,600欧元, 有用于提高能效或设备自动化开支的环保补贴, 可用于取暖器、太阳能板、地暖等设备, 此外还有绿地补贴, 补贴幅度50%, 最高金额可达1万欧元, 以及地震补贴、防蚊补贴等等。同往年相比, 最难以置信的是墙面的翻修补贴, 且没有开支上限, 其开支的90%可在未来十年内抵扣, 这是史无前例的。”优惠政策还不仅于此。这位 FIAIP SIENA 主席还指出, 这段时间内申请的房贷优惠极为有利,

VAL D’ORCIA IS SUBJECT TO CONSTRUCTION RESTRICTIONS, AND A GOOD INVESTMENT IDEA IS TO TRANSFORM A PROPERTY TO RENT IT OUT, TAKING ADVANTAGE OF THE GENEROUS TAX RELIEF

开篇是巴尼奥·维尼奥尼镇一览。  
下图为奥尔恰谷内的乡间农舍。  
FIRST, A VIEW OF BAGNO VIGNONI. BELOW, CASTELLO BANFI IN MONTALCINO.

用于购入并翻新房屋的贷款可享受固定利率, 利率水平约1%, 还款期限可长达20-25年。“当然, 这个地区限制很多, 但在保护环境、保持风景原貌, 禁止违建的宗旨下, 将现有房屋翻修改建却没有任何限制: 比如, 蒙塔奇诺市已成为全世界葡萄酒投资的风向标。想要酿造蒙达奇诺的布鲁奈罗葡萄酒 (Brunello di Montalcino) 的企业必须在此建厂, 而在这里拥有区区数公顷种植园都已经成为各大酒庄的奢望。”对于业已废弃的历史性村落中残存的小房屋, 柯马内总结说, “这些房产已经重新恢复了生机, 这一方面是由于短期旅游租赁活动的兴起, 另一方面是凭借负责提供旅馆入住和退房服务的服务社推动, 小投资者哪怕生活在另外一个城市, 也能利用第二套房作为收入来源。”

从事奥尔恰谷奢侈房产销售、业务遍及意大利七个大区的“优质地产” (www.greestate.it) 创始人兼首席执行官斯特法诺·佩特里 (Stefano Petri) 对此也表示赞同, “目前的业务是购入老屋或乡间小屋, 自然也包括房产拍卖, 再将其翻新变为极高等级的房产后卖出。目前, 虽然当地存在诸多限制, 但购买的意愿依然强烈。”佩特里还表示, 当地“具有国际知名度, 诸如蒙达奇诺和皮恩查之类历史悠久、风光独特的小城遍布, 出产的地方美食在全球广为人知。选择在此投资的人, 与其说是为了获得收入来源, 不如说是为了生活质量。对于寻找观光农业企业或葡萄酒酿造企业的人来说, 情况却大有不同, 如今此类房产价格都极为诱人。例如, 八个月前, 我们把一家位于蒙达奇诺的企业卖给了美国客



#### TUSCANY INSIDE OUT/KNIGHT FRANK



**布林科小屋 (拉迪科法尼镇)**  
开始农场生活的理想地点, 小巧、独立、翻修良好, 四周风景迷人。  
三室, 三个卫生间, 总面积达 190 平米, 田地面积 6000 平米, 含游泳池。  
售价: 680,000 欧元  
[www.tuscany-inside-out.com](http://www.tuscany-inside-out.com)

CASSETTA DEL BRINCO IN RADICOFANI  
An ideal solution for those who are looking for a compact, independent, and well restored farmhouse with a fantastic view. Three bedrooms and three bathrooms on a total of 190 sqm, with land of 6,000 sqm and a swimming pool. Price: EUR 680,000  
[www.tuscany-inside-out.com](http://www.tuscany-inside-out.com)





### 托斯卡纳地区 丘陵上的典型农舍

已翻修的乡间别墅, 位于托里塔迪谢纳镇, 面积约 355 平米, 可分为三套公寓, 周围花园环绕, 总面积达 8,400 平米, 配有游泳池和小型橄榄树园。房间内部空间宽广,  
六个房间, 六个卫生间。  
售价: 850,000 欧元  
[www.casait.it](http://www.casait.it)

### TYPICAL FARMHOUSE ON THE TUSCAN HILLS

355 sqm restored countryside villa in the town of Torrita di Siena, divided into three apartments and surrounded by a garden of 8,400 sqm, with a swimming pool and small olive grove. There are large living rooms, six bedrooms and six bathrooms inside. Price: EUR 850,000  
[www.casait.it](http://www.casait.it)

人, 售价达600万欧元。除了他们, 以色列人、波兰人、俄国人以及捷克人都到这里来购买房产。”  
从事高级房产销售的“Tuscany Inside Out/ Knight Frank” ([www.tuscany-inside-out.com](http://www.tuscany-inside-out.com)) 公司代表狄安娜·莱文斯·莫尔



(Diana Levins Moore) 表示, “奥尔恰谷是一个聚宝盆, 如今的投资人将获得可观的经济回报。同其他地区相比, 该地区受房地产不景气影响较小, 这并非巧合。所有的标价都可还价, 此时正是投资的好时机。要不要看个例子? 原来价值400万欧元的房屋, 如今只要300万欧元便可买下。您可以极为诱人的价格买下一间待翻修的乡间小屋, 比如说, 位于索托的一座葡萄园售价 45万欧元, 该房产位于萨尔泰亚诺镇上, 受到的限制比其他奥尔恰谷地区要少, 因此您还可以在房屋内新建游泳池。”哪些地区才最为“抢手”呢? “皮恩查、圣奎里科多尔恰、巴尼奥·维尼奥尼这些地方”, 狄安娜·莱文斯·莫尔表示, 这些地方吸引了众多来自澳大利亚、英国、美国、加拿大和俄罗斯的客户。“所有人都

想一套拥有四到五个房间的小屋, 还希望看到周围丘陵的美景, 最好还能有个游泳池(受地区的法令限制, 这个要求通常很难实现)。许多人更是来此寻找有利可图的机会, 例如中国人永远不会购买第二套乡间住宅。”依照从事奥尔恰谷地区奢侈房产业务的“Tammagnini Luxury Estate” ([www.ituscanyre.com](http://www.ituscanyre.com)) 公司常务董事——弗朗切斯卡·托斯提 (Francesca Tosti) 观点, “此时正是投资该地区的好时机, 人们总要追求更好的生活质量。虽然托斯卡纳地区最近以来游客数量略有减少, 但奥尔恰谷却逆势而上, 许多新旅馆正准备开张迎客。”弗朗切斯卡·托斯提非常了解这个地区, 她的公司也是“Consorzio INR”组织成员之一, 该组织由20家左右的房地产公司组成, =每一家

### TAMAGNINI LUXURY ESTATE



**比其奥农舍(萨尔泰亚诺镇)**  
现有已翻修的农舍出售, 面积约 230 平米, 配有小屋一栋, 面积约 50 平米, 总计四间卧室, 6 个卫生间。周围田地环绕, 面积达 4 公顷, 种有橄榄和其他绿植作物, 景色极佳。  
售价: 950,000 欧元  
[www.immobiliaretamagnini.it](http://www.immobiliaretamagnini.it)

**IL PICCHIO FARMHOUSE IN SARTEANO**  
For sale, renovated farmhouse of 230 sqm with a cottage of 50 sqm, 4 bedrooms and 6 bathrooms in total. Surrounded by 4 hectares of land with olive groves and other crops, it benefits of a wonderful landscape.  
Price: EUR 950,000  
[www.immobiliaretamagnini.it](http://www.immobiliaretamagnini.it)



成员都负责特定地区的业务, 都能够细致入微地满足任何需求。“这片土地独一无二, 令前来的游客无不留恋。奥尔恰谷内就有正在营业的翻新旅馆, 营业状况良好, 售价 850 万欧元; 也有待翻新的房屋出售, 房屋位于小山山顶, 柏树环绕, 风景优美, 面积 500 平米, 售价 70 万欧元。”“Marco Tedeschi Luxury Homes in Italy” ([www.toscanaimmobiliare.net](http://www.toscanaimmobiliare.net)) 公司的马可·(Marco Tedeschi) 也深表赞同, “投资奥尔恰谷的最好方式, 就是买下一栋待翻修的房产, 翻修后再卖出, 或是长期持有作为收入来

源。如今大家都在寻找类似民宿的旅馆场所, 在自住的同时还能够提供获得收入”, 他表示, “比如, 类似 Podere Panico 这样拥有绝佳风景的旅舍, 整个农舍短租的价格可达到每周2.5万欧元!” 来自 “Best Realty” ([www.bestrealty.it](http://www.bestrealty.it)) 公司的洛蕾塔·卢卡罗尼 (Loretta Lucaroni) 也同意特德斯奇“最好的方式就是买下一栋待翻修的房产”这一观点, 并利用其“总承包商”角色的优势, 帮助客户由专人负责建筑或工厂项目的运营, 让客户免受官僚主义之类问题的困扰。在整个意大利, 这不是个别现象。

左侧为典型的托斯卡纳当地小巷。下一页为奥尔恰谷的迷人风光。  
TO THE LEFT, A TYPICAL TUSCAN ALLEY. ON THE OTHER PAGE, A REPRESENTATIVE VIEW OF VAL D'ORCIA.

### SOLE DI TOSCANA



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BAROLO, MOSCATO AND BARBERA



Joy Moore 的收藏的作品(私人珍藏)。摄影师: Giulio Morra

项目一:生产巴罗洛的八公顷庄园,配有主屋和先进技术设施的酒庄;

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项目三:一个拥有美丽农舍的酒店,周围环绕着莫斯卡托葡萄园;

项目四:一座具有历史渊源的乡村宫殿,顶部有10公顷的葡萄园,出产优质的红蒙费拉托(Monferrato)葡萄酒。

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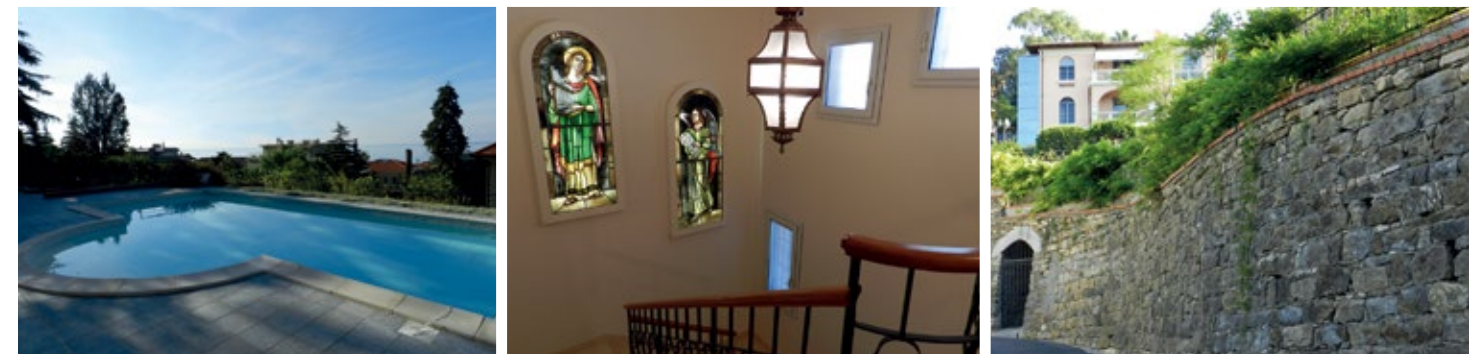
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和葡萄种植

里维埃拉丽古尔迪庞恩特 (RIVIERA LIGURE DI PONENTE):  
美丽的圣雷莫海景泳池别墅

RIVIERA LIGURE DI PONENTE: BEAUTIFUL VILLA WITH  
SWIMMING POOL AND SEA VIEW IN SANREMO



一座位于花园公园的焕然一新的宏伟别墅,拥有3000平方米的私人果园,令人叹为观止的私人海水游泳池,和一个大型铜质屋顶露台。这座别墅尽享整个海湾的壮观海景,坐落在圣雷莫最负盛名的地区(圣雷莫是著名的音乐节和赌场之都)。目前这座别墅分为独立的两部分公寓(还有顶楼的部分):一楼和花园层为一个公寓,二楼为另一个公寓。所有楼层都由现代化的内部电梯连接。这两层分别有独立的地暖和空调系统,是奢华、美丽和生活品质的缩影。附近有可以俯瞰海湾的高尔夫俱乐部,距离尼斯机场只有半小时的路程。

A MAGNIFICENT FULLY RESTORED PERIOD VILLA SET IN A GARDEN PARK WITH ORCHARD MEASURING 3000 SQM WITH BREATHTAKING PRIVATE SALT WATER SWIMMING POOL, SOFT WALK AND A LARGE COPPER ROOFED GAZEBO. THE VILLA HAS A SPECTACULAR SEA VIEW OVER THE ENTIRE GULF AND IS SET IN THE MOST PRESTIGIOUS AREA OF SANREMO, THE CITY OF THE SONG FESTIVAL AND CASINO. PRESENTLY IT IS TWO APARTMENTS (ANOTHER POSSIBLE IN THE PENTHOUSE): THE FIRST FLOOR AND GARDEN LEVEL, PLUS THE SECOND LEVEL APARTMENT. ALL THE FLOORS ARE CONNECTED BY A MODERN INTERNAL LIFT. THE TWO APARTMENTS HAVE SEPARATE INDEPENDENT SYSTEMS OF UNDERFLOOR HEATING AND AC. THE PROPERTY IS THE EPIITOME OF LUXURY, BEAUTY AND QUALITY OF LIFE. THE GOLF CLUB OVERLOOKING THE GULF IS NEARBY AND THE NICE





卡斯特阿扎拉(Castell'Azzara)- 由石头, 木制元素, 陶土地板组成的精细的托斯卡纳风格农舍。共由三栋建筑组成, 总面积760平方米, 内含一家对外开放的餐厅。酒店已经运营多年, 地理位置优越, 交通便利, 但非常私密, 可以看到绿意盎然的自然景观。若您想继续酒店和餐饮业务, 或作为一个华丽的私人住宅, 这都是一个极好的机会。距格罗塞托70公里, 距锡耶纳90公里, 距A1公路出口(Chiusi/Fabro) 50公里, 距佩鲁贾国际机场90公里。

Castell'Azzara (GR) - Finely Tuscan style restored farmhouse: stone, wooden elements, terracotta floors. It is made up of three buildings, for a total surface area of 760 sqm, including a restaurant inside the main house, actually open to the public. The hotel activity has been well underway for many years, and included in international circuits. The location is strategic, easily reachable but very private, with a panoramic view of the uncontaminated nature. An excellent occasion for those who wish to continue the hospitality and catering business, or as a gorgeous private home. 70 km from Grosseto, 90 km from Siena, 50 km from A1 highway exit Chiusi/Fabro, 90 km from Perugia International Airport.



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# RE/MAX PRAGUE CZECH REPUBLIC

价格 : 1,500,000 - 14,000,000 美元      Price Range : USD 1,500,000 - 14,000,000



来自 RE/MAX PRAGUE CZECH REPUBLIC 的 Daniel Cerv 拥有销售捷克共和国首都——布拉格地区的豪华房地产的专业经验, 作为一个从小生活在布拉格的居民, 他对全城了如指掌, 无论您想要什么样的房产, 都能找到令您满意之地。

Daniel Cerv at RE/MAX PRAGUE CZECH REPUBLIC specializes in selling luxury real estates in the capital city of Prague, Czech Republic. As a lifelong resident of Prague, he knows the city very well and can deliver what you looking for.

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网站 / W: [www.luxuryrealestate.com/profiles/181402-danielcerv](http://www.luxuryrealestate.com/profiles/181402-danielcerv)



# HONORÉ IMMO

价格 : 询价可知      Price Range : Available upon request



作为房地产代理, 我们的成功在于将客户放在一切工作的核心。

As one of real estate agency, our success is built on keeping clients at the heart of everything we do.

我们知道, 在最好的情况下, 房地产决策很困难, 我们对我们的专业知识充满信心, 可以帮助您做出正确的决策。正如我们的许多奖项和成就所证明的那样, 我们的同行也必须如此思考!

We know that property decisions are difficult at the best of times, and we are confident in our expertise to help you make the right decisions. Our peers must think so too as our many awards and accomplishments prove!

为简化起见, 我们希望所有客户都为自己的幸福感到高兴.....这就是驱使我们每天早上和每个晚上工作的原因。

To make it simple we want all of our customers to shout from the rooftops how pleased they are...that's what keeps us pushing and striving, each morning and each night.

Honoré Immo 的政策是实现客户的梦想, 我们为此而努力并进行战略性的努力。

The policy of Honoré Immo, it's to make the customer dream come true and we work hard and strategically for that.

我们在法国各地运营 ...

We are operating, anywhere in France...

豪宅, 建造梦想家园, 投资物业, 酒店, 室内设计 ... 您梦想着, 拥有它 #Behonoré

Luxury properties, Build a dream house, investment properties, Hotels, Interior design...

You dream it, you own it #Behonoré





## LA SCALA REALTY

价格：询价可知

Price Range : Available Upon Request



当您想要实现在享负盛名的法国里维埃拉拥有房产的梦想时，La Scala Realty 是您唯一需要的房地产代理！

无论您是在色彩缤纷的尼斯市寻找小户型房地产租赁投资，还是在圣 Saint Jean Cap Ferrat 寻找豪华的家庭住宅，我们都将尽全力确保您找到自己的理想之所！

凭借多年与国际客户的丰富经验，我们专业的团队将为您在法国进行投资提供宝贵的建议。我们为每个客户量身定制服务，以确保他们享受到法国生活方式的最佳待遇和印象。

我们将为您提供与我们领域相关的所有必要服务：

- 预订前往法国的住宿和机场接送
- 在整个购买过程中协助您做选择和协商
- 与最佳租赁管理公司的专属合作

欢迎立即与我们联系，一同欣赏我们为您选择的美丽住宅！



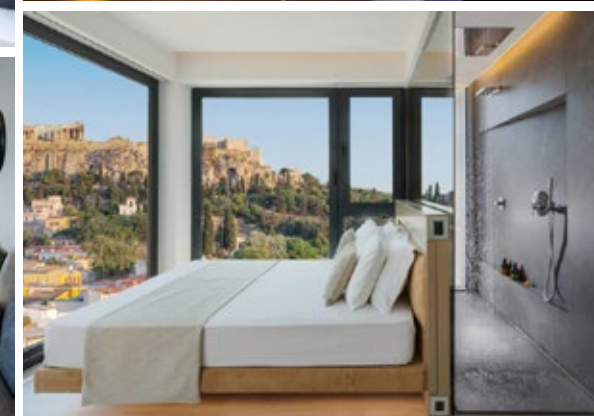
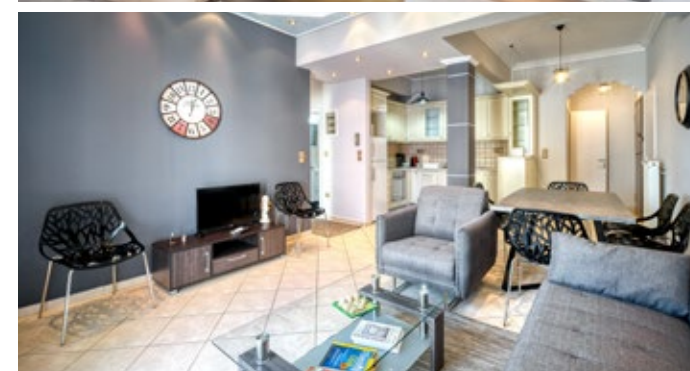
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## RE/MAX NEW DEAL

价格：50,000 - 5,000,000 美元

Price Range : USD 50,000 - 5,000,000



RE/MAX New Deal 由 Stavroula Vamvaka 女士成立于 2005 年。Stavroula Vamvaka 女士是一位优秀的法学专业毕业生，也是一位经验丰富的商人。

RE/MAX New Deal 现今是世界上最大的房地产网络的一部分，旗下有 7000 个房源，其中 1000 个是独家拥有的。公司共有四个办事处，分别位于雅典 Kolonaki 区，Piraeus 区，Glyfada 区，以及希腊第二大城市塞萨洛尼基。此外我们还提供房子的翻新、家具陈设、装修、长期出租、AirBnB 出租、以及房产管理服务。

我们公司有 70 多个房产经纪人，他们有较强的沟通能力、谈判能力和市场洞察力，是公司成功的支柱，更是房地产市场最优秀的房产经纪人。

我们致力于为客户提供一个独特又愉快的购房经历。我们在各方面尽心协助客户，带客户游览雅典，向相关部门代提交文件，并根据客户的要求为客户管理房产。

RE/MAX New Deal was founded in 2005 by Stavroula Vamvaka, a Law School graduate and experienced businesswoman. Nowadays is a part of the largest real estate network in the world with the largest database of properties (7,000 listings) in the country that many of them are exclusive listings (1,000 listing).

Our company has four offices located in Kolonaki, Piraeus, Glyfada and Thessaloniki and specializes in finding the best deals and opportunities of the real estate market for our clients. Additional services include renovating, furnishing and decorating, long term leasing, AirBnB leasing and property management.

Capable, motivated and efficient, our agents, more than seventy, are the backbone of our company's success. Excellent communication skills, market insights and a talent for striking deals are some of their qualifications that make them the best in the market.

We strive to make the purchase of properties a unique and pleasant experience for our clients. Moreover, we assist our clients in every step, tour the city with them, handle paperwork and bureaucracy on their behalf and even manage their property should they request it.



联系人 / P: Ms. Vicky Vamvaka  
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网站 / W: www.remaxnewdeal.com



LAFORÊT

价格：询价可知

Price Range : Available upon request



卢森堡 Laforêt 地产开发 是由首级加盟商 Pierre TEL 先生开发的卢森堡房地产开发代理商。

其第一家 Laforêt 地产开发店建于 2006 年 5 月 2 日在卢森堡 阿尔泽特河畔埃施 (Esch-sur-Alzette) 市中心开业。

从此，该地产开发业务在整个卢森堡大公国稳步发展，该团队专业从事为在卢森堡大公国的投资项目服务。

迄今为止，该公司在卢森堡大公国已有十几个房地产中介代理为您提供一系列地优质务。

Laforêt 地产开发集团的声誉因其国际影响力而得以增强和提高，尤其是在法国，现已有 750 多家房地产中介代理公司。

Laforêt Immobilier Luxembourg is a network of real estate agencies developed by the master franchisee Mr. Pierre Tel.

The opening of the first Laforêt branch took place on May 2, 2006 in Esch-sur-Alzette.

Since then, the network has grown steadily and specialized in investing in Luxembourg.

To date, a dozen real estate agencies are at your disposal and at your service in the Grand Duchy of Luxembourg.



联系人 / P: Mr. Pierre Tel  
Ms. Zhou Min  
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网站 / W: www.laforet.lu

RE/MAX EXPO

价格：375,000 - 3,760,000 美元

Price Range : USD 375,000 - 3,760,000



房地产业务一站式服务  
RE/MAX EXPO 是一个运营房地产业务的商业集团。

2001 年成立，为外国投资者提供非凡的服务。EXPO 集团在房地产经纪、租赁管理、财务咨询、城市定居领域拥有独一无二的核心实力，可以为国外投资者提供所需的所有支持。

外国投资者现在拥有绝佳的机会来购买位于葡萄牙的地产项目，这个国家拥有独特的魅力以及合适的制度，来为您提供超凡的投资机会。

服务 | RE/MAX 集团：

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- 翻译服务；
- 旅途行程安排；
- 预定住宿和搬家。

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RE/MAX Expo is a business group operating in the real estate market since 2001, offering outstanding services to foreign investors. The ExpoGroup have specific competencies in real estate brokerage, lease management, financial advisory, urban intervention and can provide all the support that foreign investors need.

Foreign investors have now excellent opportunities to buy properties in Portugal, given the country's current attractiveness and regulations.

SERVICES | RE/MAX EXPOGROUP:

- Privileged circuit in obtaining residence permits;
- Proximity with the authorities in charge of issuing the resident visa;
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- Trip scheduling;
- Booking accommodation and transfers.



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# PRIME LOCATION SPAIN

价格 : 555,000 – 55,000,000 美元      Price Range : USD 555,000 – 55,000,000



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Real Estate

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# FLORENS LAKE RESORT & SPA

价格 : 800,000 - 3,000,000 美元      Price Range : USD 800,000 - 3,000,000



弗洛伦斯湖水疗度假村位于伯尔尼高地，距因特拉肯仅 10 分钟车程。

面向南方、阳光明媚、恬淡闲适、毗邻湖泊、壮丽山色一览无余，这些仅是弗洛伦斯湖水疗度假村的部分优点。

该地区拥有瑞士阿尔卑斯山脉少女峰 - 阿雷奇冰河这一联合国教科文组织指定的世界自然遗产。

这里还拥有世界上最壮丽的山景之一，三大高峰艾格峰、莫希峰和少女峰更是闻名于世。

The Florens Lake Resort & Spa is located in the Bernese Oberland, just 10 minutes from Interlaken.

Direct access to the lake, breath-taking views of the mountains, relaxing tranquility and a sunny south-facing location are just a few of the Florens Lake Resort & Spa's best features.

The area is characterized by the Jungfrau-Aletsch UNESCO Natural World Heritage Site in the Swiss Alps.

The mountain landscapes are amongst the most beautiful in the world and are dominated by three Alpine giants-the Eiger, the Mönch and the Jungfrau.



**FLORENS**  
LAKE RESORT & SPA

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# AEGEAN INVESTMENT

价格: 250,000 – 80,000,000 美元

Price Range : USD 250,000 – 80,000,000



Bodrum / Turkey



Istanbul / Turkey

土耳其爱琴海房地产投资是一家致力于房地产买卖，租赁和管理的国际性公司。在公司国际性业务的框架下，我们已经超越其他同类公司取得了前所未有的成功。

基于公司的规模，我们拥有丰富的行业经验和当地房地产资源，有能力向包括私人，公司和各类机构在内的所有客户提供专业的服务和最佳的置业咨询。我们的业务涉及各种类型的房地产，可以帮助客户代理从物业管理到税收咨询等各项其他服务。

我们拥有包括土耳其最大的几家建筑公司在内的多个合作伙伴，他们在房地产业有着超过 15 年的经验，对土耳其本地的市场变化有很深的了解。在我们的共同合作下，我们的客户可以在房地产买卖和投资中获得最大的利润，这也使我们的业绩远远高于其他同类公司。

土耳其爱琴海房地产投资公司可根据客户的不同需求提供全套的服务：

- 提供有专属权的房地产
- 地产和物业管理服务
- 住宅类房地产代理
- 商业性房地产代理
- 投资机会
- 开发性服务
- 地产销售和促销活动

Aegean Investment is a global real estate group specialising in buying, selling, renting and managing in Turkey. Supported by the global framework of the Aegean Investment, we have unprecedented access no other real estate company has. Our scale gives us wide-ranging specialist and local knowledge, and we take pride in providing best-in-class advice as we help individuals, businesses and institutions make better property decisions. We provide in-depth knowledge and expert advice across all property sectors, so we can help with everything from asset management to taxes. Our partners have at least 15 years experience in the property industry and have a deep understanding of the forever changing market. As such we understand what makes a property sell, as well as how to sell it; which defines us as an agency in a crowded market.

Aegean Investment offer a complete set of premium services to match your requirements:

- Access Exclusive Off Market Properties
- Property & Portfolio Management Services
  - Residential Agency
  - Commercial Agency
  - Investment Opportunities
  - Development Services
  - Property Marketing & Campaigns



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# HASHIM GROUP

价格: 89,000 - 1,500,000 美元

Price Range : USD 89,000 - 1,500,000



Hashim Group (哈希姆集团) 是商业领域领头羊公司之一，通过其在房地产、投资、贸易、旅游和汽车设计领域的子公司取得了非凡的成功。

Hashim Group 为可持续回报开发新的投资机会，并不断建立其投资组合和服务。集团汇集了知名投资者，包括国际公司、个人投资者、国际共同基金和王族家庭成员。

Hashim Group 管理着投资领域的重要投资组合，并在伊斯坦布尔成功举办了 2014 和 2015 年两个国际投资峰会。此外，据集团记事，集团曾通过 2015 年在安塔利亚举行的国际活动 --G20 峰会中提供贵宾服务在旅游业作出了重大成就。

Hashim Property (哈希姆房产) 是 Hashim Group Company (哈希姆集团公司) 的一部分，是在伊斯坦布尔新机场设立办事处的第一家房地产公司。凭借其全球经验，我们的专家欢迎您来到我们的展位，为广泛的投资组合提供服务，以最大限度地提高投资者的回报为目的的独家服务，并提供丰富的投资选择和特殊的咨询服务。

Hashim Group is one of the leading companies in the fields of business and has achieved remarkable success through its subgroup companies operating in real estate, investment, trade, tourism and car design sectors.

Hashim Group develops new investment opportunities for sustainable returns and continuously builds up its portfolio and services. The Group brings reputable investors together including international companies, individual investors, international mutual funds and members of royal families.

Hashim Group, managing a significant portfolio in the investment field, have successfully hosted two International Investment Summits in Istanbul in 2014 and 2015. Besides, the Group recorded major accomplishments in the tourism sector by providing VIP services at international events such as the G20 Summit held in Antalya in 2015.

Hashim Property, part of the Hashim Group Companies, is the first real estate company to ever establish its offices in the new Istanbul Airport. With its global experience, our experts welcome you to our booths to serve a wide range of portfolio, offer exclusive services to maximize our investors' return and provide ample investment options along with special guidance services.



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## MAR YAPI TURİZM İNŞAAT SAN. VE TIC. A.Ş.

价格：100,000 - 4,000,000 美元

Price Range : USD 100,000 - 4,000,000



Mar Yapi 成立于 2006 年，是一家集设计与创新于一体的房地产开发公司，为追求生活品质的高端用户打造标杆社区。Mar Yapi 是一家采用新方法的年轻公司，通过历久弥新的高品质项目为投资者创造了更高的价值，正是这种充满活力的方式使其成为土耳其主要的开发商之一。Mar Yapi 通过当地及国际合作伙伴为投资者和时尚生活社区创造了多种可持续发展的模式。

卓越的品质和融入血液的环境意识铺就了 Mar Yapi 的成功之路，公司的项目借此屡屡赢得殊荣。公司不辱使命，同全球顶尖建筑和设计大师携手踏上铸就“完美无瑕”的新旅途。

Established in 2006, Mar Yapi is a real estate development company embracing design and innovation to create benchmark communities for sophisticated end-users seeking enhanced lifestyle. It is this dynamic approach that has grown Mar Yapi to one of Turkey's leading developers, a young company with a fresh approach, creating enhanced investor value with enduring projects that stand the test of time. Through its local and international partners Mar Yapi creates sustainable models for investors as well as lifestyle communities.

With a slate of award winning projects, Mar Yapi's approach is differentiated through exceptional quality, environmental consciousness, and new collaborations with the world's greatest architectural and design minds, to achieve the Mar Yapi mission of "the realisation of perfection".



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## PRESTIGE ISTANBUL

价格：300,000 - 20,000,000 美元

Price Range : USD 300,000 - 20,000,000



土耳其是一个充满魔力的地方。Prestige Istanbul 会为您找到您梦想中的房地产。Prestige Istanbul 的总部位于伊斯坦布尔的心腹地，拥有超过 500 以上各有千秋的独家房地产项目，我们保证能为您找到您梦寐以求的。我们有专业员工负责公寓、别墅、顶层公寓、土地、商业地产、酒店和投资性地产，并随时为您提供服务。

我们提供以下服务：

- 房地产和投资机会
- 室内设计和房地产管理
- 移民和公民身份获取计划
- 旅游组织
- 财富管理

在过去的 10 年里，我们已经成长作为一家专业、可靠的公司，而且客户对我们的服务感到非常满意。我们的工作原则就是让客户满意，所以我们竭尽全力提供高质量的服务，让您满意与我们的交流过程。我们十分期待为您服务，您就是我们的重点客户。

In Turkey you will find Magic. And with Prestige Istanbul you will find your dream property. Via a headquarter in the heart of Istanbul and more than 500 different exclusive properties, Prestige Istanbul guarantees to provide what exactly you are looking for. Apartments, Villas, Penthouses, Lands, Commercials, hotels, and Investment properties are covered by our professional employees and ready to serve you the way you deserve.

We provide the following services:

- Real Estate and investment opportunities
- Interior design and real estate management
- Immigration and citizenship programs
- Trip organizations
- Wealth management

For the past 10 years we have become a specialized and well trusted company where our clients are satisfied with the service they got. Since our principle of work is based on client satisfaction, we do our best to provide a high-quality service so you can feel pleased when dealing with us. We are looking forward to serve and make you our very special client.



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# ROX BRIGHTON

价格：256,500 – 1,250,000 美元

Price Range : USD 256,500 – 1,250,000



Ktesius 是一家以小众设计为导向的住宅开发商，总部位于伦敦，在伦敦和英国东南部均有开发项目。我们专注能改善客户生活方式的高品质现代住宅，同时我们也非常重视项目优质位置的选择和内部便民设施的完善。

我们专注开发较小型的项目，这样我们就能以更加仔细的方式交付每个住宅。

我们的董事会和高级管理团队已在房地产领域（主要是英国东南部）打拼了 20 多年，并且我们还制定了一个建造可持续发展房产的长期战略。

我们力争在交付过程的每一个环节中都能与我们的买家建立并保持良好关系。

ROX Brighton 开发项目将会为我们的买家提供高品质的生活方式和极佳的投资机会，该项目位于著名城市布莱顿核心地带中的黄金地段，而且离海滩非常之近。

Ktesius is a niche design-led residential developer, based in London, with developments in London and south east U.K.

We focus on quality, contemporary homes which help to enhance our clients lifestyle, and we maintain a strong emphasis on quality locations and residents amenities to complement the project.

By concentrating on smaller developments, we are able to bring a more careful approach to delivering each home.

Our Board of Directors and Senior Management team have each been in the property and development business for over 20 years, mostly in S East England, and have a strategy to build sustainable properties for the long term.

We seek to create and maintain a strong relationship with our buyers at every point of the delivery process.

The ROX Brighton development will deliver a high quality lifestyle for our buyers and presents an excellent investment opportunity, being located in the best possible position at the very heart of the famous city of Brighton and a very short distance from the beach.

**KTESIUS**

# SALBOY INTERNATIONAL

价格：209,000 美元起

Price Range : From USD 209,000



Salboy International 是英国著名的房地产开发商。由房地产专家 Simon Ismail 和世界最大独立博彩公司 Betfred 创始人 Fred Done 两个股东共同经营管理。即使 Salboy 的总部设在英国，但是其产品依然对外来投资者具备高度吸引力，亦获得一众海外投资者的信任和认同。

Salboy 一直秉承着专业及优质的建设发展理念去规划及建设曼彻斯特城市。2018 年更将事业版图进一步扩展到亚洲，并在香港成立亚洲区总部，旨在为来港的海外投资者提供更专业贴心的优质服务，以及推动和建立更多的业务发展，来满足广大客户的需求。

Salboy 目前开发的四大住宅项目正由旗下的建筑公司 DOMIS 承建。Local Blackfriars 项目已于 2019 年的第二季度完工。Local Crescent、Burlington Square 和 The Press 项目均按照英国最高标准所建造，落成后将会成为曼彻斯特城市最为瞩目的地标式优质住宅。

Salboy International is a renowned UK property developer. Salboy is owned and managed by property expert, Simon Ismail and the founder of the largest independent bookmaker in the world, Fred Done. While headquartered in the UK, Salboy is globally recognised with a worldwide clientele.

While transforming the UK cityscape and a vision for the future, Salboy further expanded into Asia in 2018. Salboy's Asia division, headquartered in Hong Kong, aims to better service and meet the needs of new and recurrent overseas investors; as well as having a vision to promote and establish the development and lending arms of the business.

Four major residential UK schemes are currently under development by Salboy's own construction company, DOMIS. Local Blackfriars recently completed in Q2 2019, whilst Local Crescent, Burlington Square and The Press are being built to the highest standards and are amongst Manchester's prime locations.

**LOCAL**  
**Crescent**  
SALFORD / MANCHESTER

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## ANDREA NEEFF & ASSOCIATES REAL ESTATE GROUP

价格：500,000 – 4,000,000 美元

Price Range : USD 500,000 – 4,000,000



Andrea Neeff & Associates 房地产集团充满热情的专家团队会一步步地指导您购买魁北克蒙特利尔高端住宅地产。我们的总部位于皇家山区这一蒙特利尔最豪华的住宅社区之一，我们专攻市中心豪华公寓和最繁华地区的精品住宅。

我们的团队在加拿大社区和加拿大华裔社区都有广泛的人脉，这让我们在发现新兴房地产机遇方面具有巨大的竞争优势。

40 年的生活和工作让我们对蒙特利尔这座城市有着深入了解。而正是对这座城市和其房地产市场有着深入了解，我们才能专业地指导您在这座世界上最美丽、最具文化气息的城市之一进行成功且回报丰厚的投资。

今天就来见见我们的团队，开始我们的旅程吧。

The team of enthusiastic professionals at Andrea Neeff & Associates Real Estate Group will guide you and advise you every step of the way through the acquisition of high-end residential real estate in Montreal, Quebec. Based out of Town of Mount-Royal, one of the most luxurious residential communities in the city, we focus on both luxury downtown condos and exquisite residential homes in the most sought-after areas.

Our team is very well-connected within both the Canadian and Chinese-Canadian communities which gives us an edge over the competition when it comes to identifying emerging real estate opportunities.

Our knowledge of the entire city of Montreal has been built over 40 years of living and working in the city. It is this intimate knowledge of the city and its real estate market that allows us to expertly guide you to a successful and lucrative investment in one of the most beautiful and cultural cities of the world.

Come meet with the members of our team and begin the journey with us today.

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## ENGEL & VÖLKERS TREMBLANT

价格：300,000 - 800,000 美元

Price Range : USD 300,000 - 800,000



Tremblant 位于加拿大东海岸劳伦琴山脉的心腹地，是一个一年四季都开放的度假胜地和滑雪场，衷心欢迎家庭、情侣、朋友和旅行团前来游玩。

在雪花飘飘的冬季，Tremblant 度假村简直就是一个集滑雪场、精品店、餐厅和酒店于一身的人间仙境；这里十分适合家庭游玩，其内所有的设施都可以步行前往。如果您不想滑雪，这里还有很多活动可以让全家人乐在其中。Tremblant 度假村在夏季也是一个完美的度假胜地；湖边有沙滩和网球俱乐部可供游玩，引人入胜的大型活动、表演和庆祝活动层出不穷，贯穿整个夏季。

我们 Engel & Völkers 以超乎客户想象的热情、联合像 André Parisien 一样杰出的房地产专家，为来自全球各地的客户提供能满足所有需求的华丽地产，包括豪华套房、独特住宅、现代公寓、田园别墅和不同地块。欲知最新的房地产信息，请至 Engel & Völkers 的 C63 展位面见 André 和他的团队，或访问 [andreparisien.evrealstate.com](http://andreparisien.evrealstate.com)

Four-season holiday destination and ski resort, Tremblant welcomes families, couples, friends, and groups in the heart of the Laurentian mountains on the East coast of Canada.

During the snowy Winter months, Tremblant resort is a wonderland of ski slopes, boutiques, restaurants and hotels; all within easy walking distance in this family-friendly pedestrian resort. If you are not a skier, there are plenty of activities to keep the entire family busy. Tremblant resort is the perfect summer destination too; with a Beach and Tennis Club on the lake, and a spectacular lineup of events, shows and festivals taking place throughout the Summer season.

At Engel & Völkers our passion is exceeding client expectations, with exceptional real estate professionals like André Parisien serving clients across the globe to introduce you to a panoply of properties to suit your needs including luxurious suites, unique homes, modern condos, idyllic cottages and parcels of land. For the most current real estate opportunities, visit André and his team at the Engel & Völkers both number C63, or by email: [andre.parisien@evrealstate.com](mailto:andre.parisien@evrealstate.com).

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ENGEL & VÖLKERS  
ANDRÉ PARISIEN



## LOS SUENOS DEVELOPMENT

价格: 300,000 - 2,100,000 美元

Price Range : USD 300,000 - 2,100,000



Ocean's Boulevard 是 Dimitri Vasiliadis-Los Suenos Developments 开发的最新最豪华的公寓项目。位于多米尼加共和国蓬塔卡纳的巴瓦罗白沙海滩。

这个开发商最新的 LOS SUEÑOS 房产项目 (<http://www.lossuenos.do/>), 包括位于多米尼加共和国, 由最大无边游泳池围绕着的 15 栋建筑组成。

Ocean's Boulevard 的海滨项目有三座 14 层的塔楼。位于海滩上的私人海滩俱乐部是这个房产项目附加值。欢迎点击观看该地区的概况视频:  
<https://www.youtube.com/watch?v=DACgtEhUla4>

价格范围最低从 300,000 美元至 2,100,000 美元。提供多个单位购买折扣和较高的投资回报率。

提供协助以确保获得多米尼加共和国的居住权, 并在与波多黎各的商业伙伴协助办理 EB-5 签证。

Ocean's Boulevard is the newest and most luxurious deeded condo project by Dimitri Vasiliadis – Los Suenos Developments. Situated on the white sands of Bavaro Beach in Punta Cana, Dominican Republic.

The Developers recent project LOS SUEÑOS (<http://www.lossuenos.do/>), consists of 15 buildings surrounding the largest infinity pool in the Dominican Republic.

Ocean's Boulevard Stunning Beach front project has three 14 story towers. A private beach club directly on the beach is an added bonus to this project. Here's an overview of the area:  
<https://www.youtube.com/watch?v=DACgtEhUla4>.

Available from the low \$300,000 USD – \$2,100,000 USD. Multiple unit discounts and higher ROI available.

Assistance provided to secure Dominican Republic residency as well as assistance with EB-5 Visas with our business associates in Puerto Rico.

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## CLEAR MOUNTAIN

价格: 29,888,000 美元

Price Range : USD 29,888,000



拉巴斯为游客提供了许多休闲机会, 其中包括世界一流的海滩, 潜水, 赏鲸之旅和钓鱼。众所周知, 这座城市是北美任何主要城市中生活质量最高的城市之一。

拉巴斯正逐渐成为墨西哥的世界航海亿万富翁的藏身之地, 这是拉巴斯通往科尔特斯海的通道, 科尔特兹被联合国教科文组织保护的被称为“世界水族馆”的水域正吸引着一些世界上最大的超级游艇入驻。史蒂芬·斯皮尔伯格, 大卫·格芬, 拉里·埃里森, 比尔和梅琳达·盖茨都有在拉巴斯码头停泊。

蓬塔布兰卡的房产项目占地 20 公顷 (49.42 英亩), 位于墨西哥最好的海滩 BALANDRA 附近。对于许多游客来说, BALANDRA 被认为是世界上最好的海滩。这里是浮潜, 桨板, 皮划艇或只是寻找贝壳的好地方。它晶莹剔透的碧绿海水和白色沙丘, 衬托着红色的丘陵和仙人掌的沙漠背景, 即使距离繁荣的拉巴斯市仅 30 分钟路程, 也让它感觉就像是一个偏僻而客流量少的海滩。

蓬塔布兰卡是第一个获准开发的豪华住宅项目, 拥有 176 个住宅单元 (范围从 450 到 1250 平方米), 2 个公寓单元, 2 个商业地段, 1 个海滩俱乐部和 1 个俱乐部住屋。176 个单元中有 52 个拥有海景房, 可看到科尔特斯海和 Espiritu Santo 岛, 而海滨则超过 1.6 公里。

La Paz offers numerous recreational opportunities for tourists that include world class beaches, diving, whale watching, and sport fishing. The city is known to have one of the highest qualities of life of any major city in North America.

La Paz is evolving into Mexico's under-the-radar hideaway for the world's seafaring billionaires, it's La Paz's access to the Sea of Cortez, the UNESCO-protected waters referred to as "the aquarium of the world" by Jacques Cousteau, that is luring some of the world's largest superyachts. Steven Spielberg, David Geffen, Larry Ellison, Bill and Melinda Gates all dock or anchor at La Paz Marinas.

The property, Punta Blanca, is 20 hectares (49.42 Acres) lot located near by the very best beach of Mexico named BALANDRA. For many visitors BALANDRA is considered the best beach of the world. It is a great place to snorkel, paddle board, kayak or just seek seashells. Its crystal-clear turquoise waters and white sand dunes are set to a desert backdrop of red-hued hills and prickly cactus that making it feel like a remote, deserted beach even though it's only 30 minutes from the busy city of La Paz.

Punta Blanca is the first luxury residential project fully approved for development with 176 residential lots (ranging from 450 to 1250 square meters), 2 apartment lots, 2 commercial lots, 1 beach club and 1 club house. 52 out of the 176 lots have beach front to the Sea of Cortez and Espiritu Santo island with more than 1.6km of beach front.

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## BERKSHIRE HATHAWAY HOMESERVICES

价格：1,000,000 美元起

Price Range : From USD 1,000,000



Berkshire Hathaway HomeServices offers more than 50,000 network real estate professionals in 1,500 offices around the world. With its American footprint firmly planted, the network initiated global expansion in 2018 and now includes network members across Western Europe and Dubai, with additional members on the way in Asia, Australia, Europe and North America.

Berkshire Hathaway HomeServices shares the same core values as its parent company, Warren Buffett's Berkshire Hathaway Inc.: Trust, Integrity, Stability and Longevity. These values permeate our real estate brokerage franchise network and guide it in the service real estate clients in the U.S. and throughout the world.

Berkshire Hathaway Inc. Chairman and CEO Warren Buffett said this about the value of a home: "A home is one of the most important assets that most people will ever buy."

Homes are also where memories are made and you want to work with someone you can trust."

For Chinese real estate investors and home buyers, and everyone else ... Berkshire Hathaway HomeServices is "Good to Know."

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## COLDWELL BANKER

价格：750,000 - 50,000,000 美元

Price Range : USD 750,000 - 50,000,000



Coldwell Banker 豪宅项目在 2017 年初以 Coldwell Banker 全球豪宅的名义重新启动，对以前的豪宅项目做出了重大改进，重点在于向全球讲述 Coldwell Banker 豪宅项目的故事。

Coldwell Banker 的豪宅项目可追溯至 Coldwell Banker 的 Previews International® 和 Previews® 项目，该项目自 1933 年以来一直是全球豪华地产领域的领导者。Coldwell Banker 国际豪宅专家团是 Coldwell Banker 组织内的一个独立团体，在该品牌旗下的全球独立经纪人中只占不到 10%。Coldwell Banker 旗下的经纪人和团队在 2018 年进行了大约 30,478 次 100 万美元以上房产的交易，平均售价为 190 万美元。

Coldwell Banker 在 100 万美元以上房产方面的日平均交易总额达大约 1.618 亿美元。Coldwell Banker、Coldwell Banker 商标、Coldwell Banker 全球豪宅和 Coldwell Banker 全球豪宅商标均为 Coldwell Banker 不动产有限责任公司拥有的注册商标。每家办事处都由我们独家拥有、独立运营。详情可见 [ColdwellBankerLuxury.com](http://ColdwellBankerLuxury.com)。

The Coldwell Banker luxury program was re-launched in early 2017 under the name Coldwell Banker Global Luxury, with major enhancements to the luxury program with a keen focus on telling Coldwell Banker's luxury program story globally.

Coldwell Banker's luxury program legacy traces its roots to Coldwell Banker Previews International® and the Previews® program, a world leader in luxury real estate since 1933. Coldwell Banker Global Luxury Property Specialists are an exclusive group within the Coldwell Banker organization, making up under 10 percent of independent agents affiliated with the brand worldwide. Coldwell Banker affiliated agents and teams conducted approximately 30,478 transaction sides of homes priced at \$1 million-plus or more in 2018, with an average sales price of \$1.9 million.

On average, the Coldwell Banker brand handles approximately \$161.8 million in million-plus homes each day. Coldwell Banker, the Coldwell Banker logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo are registered mark owned by Coldwell Banker Real Estate, LLC. Each office is independently owned and operated. Visit [ColdwellBankerLuxury.com](http://ColdwellBankerLuxury.com).



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# COMPASS

价格 : 500,000 - 75,000,000 美元      Price Range : USD 500,000 - 75,000,000



Compass 由 Ori Allon 和 Robert Reffkin 于 2012 年创立，其业务遍布 100 多个城市，并成为了发展最快的房地产科技公司，同时拥有能支持整个买卖流程的强大端对端平台。我们能为代理商及其客户提供无与伦比的无缝式体验。Compass 的使命就是：帮助每一个人在世界上找到属于自己的寓所。

作为 Who's Who 豪华房地产网站的一员，Compass 网络在美国拥有的 100 万美元以上的房产数量比任何其他豪华地产网络都要多。我们致力于为那些相信我们能为其提供最好的信息和最深入的本地市场知识的全球客户提供无缝式体验。

作为行业领袖，Compass 在经验、生产力和谈判实力方面均位居行业前列，并因此一直保持着极高的服务标准。您可访问 [caimeiju.com/APR](http://caimeiju.com/APR) 或与我们的专家进行交流，体验不一样的服务。

Founded in 2012 by Ori Allon and Robert Reffkin, Compass operates in more than 100 cities and is the fastest growing real estate technology company with a powerful end-to-end platform that supports the entire buying and selling workflow. We deliver an incomparable, seamless experience to both agents and their clients all in service of the Compass mission: to help everyone find their place in the world.

As a member of Who's Who in Luxury Real Estate, the Compass network represents more \$1 M+ homes in the U.S. than any other luxury network. We ensure a seamless experience for our clients around the globe, who trust us to assist them with the best information and insightful local market knowledge.

As industry leaders, Compass maintains high standards by ranking at the top of the industry in experience, productivity, and negotiating strength. Visit [caimeiju.com/APR](http://caimeiju.com/APR) or speak to one of our professionals to experience the difference.

COMPASS

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## ABOUT

Crown Canyon, a secluded hidden gem surrounded by the Phoenix Mountain Preserve evokes the silhouette of a crown with its majestic ridges and peaks. This amazing architectural symphony is being brought to life by an internationally awarded builder and architect team.

While there are many beautiful desert communities in the Valley of the Sun, Crown Canyon's hillside location sets it above all others. The peace, solitude and tranquility of the community provide the illusion that one is far removed from the hustle and bustle of the nation's fifth largest city. However, this stunning enclave is located less than 10 minutes from the Valley's premier financial, entertainment and shopping districts. Phoenix Sky Harbor International Airport and Scottsdale Executive Airport are both only 10 miles away.

America One Luxury Real Estate, trusted and established since 1988 in Arizona, is a Scottsdale based luxury boutique brokerage that focuses on high end residential developments and sales in the most prestigious locations in Phoenix, Scottsdale and Paradise Valley. The owners Maximilian de Melo and Patrick Niederdrenk are Managing Partners, Exclusive Agents and part of the Development Team of Crown Canyon.

皇冠峡谷，这个被凤凰山包围着的隐藏瑰宝，唤映着皇冠般的轮廓、雄伟的山脊和山峰。这个引人入胜的建筑交响乐是由一个备受国际荣誉的建筑和建筑师团队带来的。虽然太阳谷有许多美丽的沙漠社区，但皇冠峡谷的山坡位置使它比其他任何地方都更为优越。这个社区的祥和、独立和宁静让人产生一种错觉，即远离这个国家第五大城市的喧嚣。然而，这个令人惊叹的飞地距离硅谷最重要的金融、娱乐和购物区不到10分钟路程。凤凰城天空港国际机场和斯科茨代尔行政机场都只有10英里远。

America One Luxury Real Estate 于1988年在亚利桑那州成立，是一家总部位于斯科茨代尔的奢侈品精品经纪公司，专注于凤凰城、斯科茨代尔和天堂谷最负盛名的地区的高端住宅开发和销售。业主马克西米利安·德梅洛(Maximilian de Melo)和帕特里克·尼德德伦克(Patrick Niederdrenk)是皇冠峡谷的管理合伙人、独家代理和开发团队的成员。

## KEY FACTS

- ✓ 12 Stunning Canyon Homesites
- ✓ 1.5 to 5.4 Acres
- ✓ Entirely surrounded by the Phoenix Mountain Preserve
- ✓ Spec Homes
- ✓ Starting at \$7+ Million
- ✓ Custom Build to Suits available upon request
- ✓ 12个巧夺天工的峡谷家园
- ✓ 1.5至5.4英亩
- ✓ 完全被凤凰山保护区所包围
- ✓ 起价700多万美元
- ✓ 可根据客户要求度身打造相应需求

## CONTACT

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**America One**  
LUXURY REAL ESTATE



# COMPASS

价格：600,000 美元

Price Range : USD 600,000



以 Compass 在美国有数以千计的豪华物业，顶层公寓和海滨土地的独家资源，我们一定能为您找到您梦寐以求的家！

Compass 作为美国的一家房产初创公司，在 2018 就吸引了全球的关注。该公司由顶尖的风险投资公司资助，如软银、惠灵顿管理公司、高盛、和 IVP 等，筹集资金 150 万美金。Compass 是全美增长排名第一的公司，作为排名前三的美国房地产经纪公司，Compass 讲解决方案驱动的创业思维与奢侈品牌的复杂程度结合起来，正在渐渐改变房地产行业。Compass 通过开发创新的数据工具和定制的营销策略，从头到位增强了经纪人的能力。在 Compass，我们招募最优秀的经纪人，为他们和他们的客户提供行业所能提供的最佳技术。

通过将我们的专业代理商与我们直观的技术相结合，以及最独特，最独特的清单，我们为像您一样的挑剔的买家，卖家和投资者提供了现代的房地产体验。

Compass 将由专注于豪华住宅和商业地产领域的 3 个区域顶级销售团队代表，参加此次 LPS 盛会。

Find your American dream home or investment with the fastest-growing, innovative brokerage in luxury real estate.

In just 7 years, Compass has become the #1 largest independent luxury brokerage in the United States. Driven by tech, our vision to disrupt the real estate industry is backed by the most established investors, from Softbank and Wellington Management to Goldman Sachs and IVP, raising \$1.5B in capital.

By pairing our expert agents with our intuitive technology-and the most unique, exclusive listings, we deliver a modern real estate experience to discerning buyers, sellers, and investors just like you.

Let us help you find your place in the world.

Compass is represented by 3 regional teams with specialization in Luxury Residential and Commercial Real Estate.

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COMPASS

# CORCORAN SUNSHINE MARKETING GROUP NEW YORK CITY

价格：1,200,000 - 65,000,000 美元

Price Range : USD 1,200,000 - 65,000,000



Corcoran Sunshine 营销集团拥有 30 多年的营销经验，销售总额高达 450 亿美元，在豪宅开发的研究、规划、设计、营销和销售方面是公认的行业领袖。公司拥有业内最出类拔萃的人才，并在无与伦比的市场知识和创新性战略眼光的加持下，始终保持着业内顶尖营销和销售公司的地位。

Corcoran Sunshine 的投资组合有许多世界上最令人向往的位置，其中一些更是世界闻名，项目包括多层建筑、多功能建筑、精品地产、酒店式共管公寓、度假社区以及总体规划开发。我们还主导了许多现有建筑的改造，包括商用建筑、租赁建筑和酒店式公寓的改造，从预开发阶段到后开发阶段各种类型的住宅我们都能提供。

作为 Corcoran 集团的新开发部门，Corcoran Sunshine 是纽约、汉普顿和南佛罗里达州首屈一指的住宅地产经纪公司，直接管理着我们核心市场内的 2000 多名销售助理。我们母公司 Realogy 的销售网络遍布全球 100 多个国家，拥有 286,000 多位独立销售代理。

Corcoran Sunshine's portfolio contains a collection of the world's most desirable New York City addresses—many of which are global icons—including high-rise and mixed-use buildings, boutique developments, hotel-branded condominiums, resort communities, and master plan developments. We have also led the conversion of existing buildings, including commercial, rental, and hotel to condominium conversions, and we consult on a variety of residential types from predevelopment through post-development.

With over 30 years of experience in marketing and collective sales of \$45 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the researching, planning, design, marketing, and sales of luxury residential development. Bringing together the best and brightest minds in the business, and bolstered by incomparable market knowledge and innovative strategic vision, Corcoran Sunshine has consistently been ranked the top marketing and sales organization in the industry.

As the new development division of The Corcoran Group, the premier residential real estate brokerage in New York City, The Hamptons, and South Florida, Corcoran Sunshine has direct access to over 2,000 sales associates in our core markets. Through our parent company Realogy, our distribution network consists of over 286,000 independent sales agents in over 100 countries throughout the world.

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MARKETING GROUP



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## DELEON REALTY, INC.

价格: 3,000,000 - 40,000,000 美元

Price Range : USD 3,000,000 - 40,000,000



德立昂地产公司由肯·德立昂 (Ken DeLeon) 创立，公司设立在美国加州硅谷诞生地帕罗阿托市 (Palo Alto)。根据 2019 年《华尔街时报》公布的全美房地产数据公司真趋势 (RealTrends, Inc.) 的排名，德立昂地产以 2018 年超过 \$8.5 亿美金的代理销售量，当之无愧的成为了全美 #1 房地产代理团队。此外，德立昂地产公司法律事务顾问兼首席执行官迈克·雷普卡 (Michael Repka) 有着超过 15 年税务及房地产领域的经验。再加上拥有 50 多位中、西方精英的德立昂团队做后盾，您可以说是兼有东西方之长，成功在望。

我们的一站式服务亮点还包括：

1. 奔驰豪华专车看房服务
2. 空中看房服务
3. 协助贷款服务
4. 税务及产权义务咨询服务
5. 购房后一条龙服务 (室内设计咨询、维修工服务、建筑咨询、特许供应商优惠协议价等)

DeLeon Realty, Inc. is an innovative Silicon Valley-based real estate company that is home to one of the United States' top Realtors®, Ken DeLeon, and his specialized team. Our company has revolutionized the home-selling process by offering the most comprehensive suite of services in real estate, including attorneys, licensed contractors, interior designers, and an in-house marketing team. DeLeon Realty's buyer specialists are experienced, highly educated, and skilled in knowledge of their respective regions. The DeLeon Team is ranked #1 in the United States (per Wall Street Journal/REAL Trends 2019 Team Volume). Dedication to delivering exceptional service is at the core of our commitment to our clients.

We specialize in high-end luxury properties, including two of the most magnificent homes currently available in the Bay Area: 27500 La Vida Real in Los Altos Hills, CA an extraordinary estate with flawless craftsmanship and every conceivable amenity, and 369 Churchill Avenue in Palo Alto, CA which combines old-world style and modern sophistication in a prestigious neighborhood. Meet with us to experience Silicon Valley real estate at its best. For more information, please visit [www.DeLeonRealty.com](http://www.DeLeonRealty.com).

**deleon**  
P L A T I N U M

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## PREMIERE PLUS REALTY, CO.

价格: 询价可知

Price Range : Available Upon Request



街区里的超精致房产，近日被评为全美第一！这是因为 .... 它位于佛罗里达州那不勒斯市大学区，毗邻墨西哥湾，地块合适，附近还有 Mercato 餐厅和丽思卡尔顿酒店！

当传统遇到变迁 .... 该住宅一直被精心维护，刚完成全面翻修，2019 年 5 月才换上全新的屋顶！步入您的私人绿洲，这里有一个超大泳池、两个独立遮阳棚，还有一个瀑布水疗供您享受！

瑰丽花草不仅环绕着庭院泳池，也铺满了通往精致寓所内的小路！泳池边上有间一居室小屋，内有起居室和厨房。主屋内有一个顶级电影院、正式的客厅和餐厅、书房、休闲娱乐室、楼上还有大备用房以及私人健身房和会议室！

一楼还有 5 间带卫浴的卧室，屋后还有间一居室公寓，为您的保姆或亲戚提供完全的隐私环境！当然也可用于出租！该住宅不容错过！

Absolutely exquisite estate home located in the neighborhood that was just rated #1 overall in the USA! Reason being....located in Naples FL., proximity to the Gulf, Great School District, size of the Lots and the proximity to the Mercato and Ritz Carlton!

Where Traditional meets Transitional....this home has been meticulously maintained and just had a complete overhaul including a brand new roof that was completed in May of 2019! Enter into your own private oasis where an oversized pool area with 2 separate large sun shelves and a waterfall spa await you!

Gorgeous plants and flowers surround the courtyard pool area on the way to your interior entrance of this exquisite home! Along the pool area is a 1 bedroom cabana complete with living room and kitchen. The main home offers a state of the art movie theatre, formal living and dining room, den, casual family room, large bonus room upstairs along with your own private fitness studio and boardroom!

5 ensuite bedrooms are on the first floor with a 1 Bedroom Apartment attached to the back of the house for your Nanny or In laws to have complete privacy! Also could be income producing! This home is truly one not to be missed!

PREMIERE PLUS  
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INTERNATIONAL

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网站 / W: [www.luxuryrealestate.com/residential/3155713#p1](http://www.luxuryrealestate.com/residential/3155713#p1)



# REALTY ONE GROUP

价格：询价可知

Price Range : Available Upon Request



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Resort and Second-Home Property Specialist (RSPS)  
Short Sales and Foreclosure Resource (SFR®)  
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Nevada (USA) License S.0188515.LLC

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集团公众号



# TROON PACIFIC

价格：询价可知

Price Range : Available upon request



Troon Pacific 有限公司位于旧金山，是一家豪华住宅开发商，为旧金山最受欢迎的社区设计过众多奢华美宅。这些专属住宅的所在地同样吸引着科技巨头和精英人士。

Troon Pacific 住宅令人惊叹、独一无二，内有最先进的娱乐系统和安全系统。所有住宅的独特设计均采用了最精致的设施和最尖端的技术。

Troon Pacific 也经常在《华尔街日报》、《福布斯》、《富甲天下》、《南华早报》以及《创意家居》和《城里城外》等报刊杂志中亮相。Troon Pacific 同时也是一家房地产投资管理公司，一直在为客户带来丰厚的回报。

Troon Pacific 住宅特色：

- 纵览金门大桥、城市天际线等旧金山的标志性景观
- 配备豪华设施，如温泉、美术馆、电梯、游泳池等等
- 毗邻顶尖的私立学校
- 房产位置风水极佳
- 配有先进的技术和安全系统
- 配有空气和水过滤系统
- LEED（能源与环境设计先锋体系）白金认证
- 户外景色美不胜收

Troon Pacific, Inc. is a San Francisco-based luxury home developer that designs luxurious, lavish homes in San Francisco's most desirable neighborhoods. These exclusive homes are located in neighborhoods which draw tech titans and the elite.

Troon Pacific homes are spectacular one of a kind properties, featuring state of the art entertainment and security systems. They are uniquely designed with the most sophisticated amenities and leading-edge technologies.

Troon Pacific is mentioned regularly in publications like The Wall Street Journal, Forbes, Apex Manual, South China Morning Post, as well as Dwell and Town and Country magazines. Troon Pacific also operates as a real estate investment manager and has consistently yielded strong returns.

Troon Pacific homes feature :

- Iconic views of San Francisco from the Golden Gate Bridge to the city skyline
- Luxury amenities including spas, art galleries, elevators, pools, and more
- Proximity to top-notch private schools
- Property addresses have lucky Feng Shui
- Advanced technology and security systems
- Air and water filtration systems
- LEED Platinum-certification
- Beautiful outdoor living spaces

网站 / W: [www.TroonPacific.com](http://www.TroonPacific.com)  
[www.Residence950.com](http://www.Residence950.com)  
[www.Residence2646.com](http://www.Residence2646.com)  
[www.Residence2582.com](http://www.Residence2582.com)



# TURNKEY REAL ESTATE COMMERCIAL INVESTMENT SOLUTIONS

价格：1,000,000 美元起

Price Range : From USD 1,000,000 and up



我们是代表买家的代理。我们帮助房地产买家和投资者在美国市场上寻找具有升值潜力和健康现金流的商业地产。我们可以为您的新投资节省了时间和金钱。

作为您的代理商，我们会在整个购买过程中为您提供全方位的指导和专业知识。我们随时欢迎您提出任何问题或疑虑。以下是我们为您提供的一些服务：

- 具备找到最合适房产的专业知识和经验
- 代表您来准备和商谈报价
- 关于房产项目的所有尽职调查
- 推荐合适的专业人士，并监督购买过程中的每一步，以便于加快交易的成功（房产检查员，抵押贷款人，房产法务代理人，房产经理，会计）
- 每月整理报告物业现况
- 定制税收策略，使潜在利润最大化

我们不接受卖家的推介，因此我们没有向您推荐指定房产的压力，我们为您工作，只给您介绍那些真正适合您投资需要和要求的項目。我们在法律上有义务帮助买家，并有义务为他们获得最大利益而努力。

我们的竞争优势是确保您能以最合适的价格找到最满意房产的。避免付出昂贵的错误，我们为您的投资保驾护航。

We are Buyer's agents. We help Real Estate buyers and investors navigate the United States' market in search of commercial properties that have appreciation potential and healthy cash flow. We save you time and money on the road to your new investment.

As your agent, we guide you and provide expertise through the buying process. We are always at your disposal for any questions or concerns. Here are some of the services we offer you:

- Knowledge and experience to find the right property
- Prepare and negotiate offer on your behalf
- Due Diligence of the property
- Recommend the right professionals and supervise each step of the buying process to expedite a successful transaction (Property Inspector, Mortgage Lender, Real Estate Attorney, Property Manager, Accountant)
- Monthly reporting of property's performance
- Customized Tax strategy to maximize profit potential

We don't accept sellers' listings. We work for you and have no incentive to show you particular properties, only those that best suit your investment needs and requirements. We are legally bound to help buyers, and have a fiduciary duty to work in their best interest.

We are your competitive advantage to find the right property, at the right price. Avoid expensive mistakes, protect your investment

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## WINDERMERE REAL ESTATE

价格：500,000-25,000,000 美元

Price Range : USD 500,000-25,000,000



Windermere 的房地产专业人士社区是我们最大的资产。我们拥有房地产各个领域的专家，小至典型的简易房，大至公寓、豪宅以及新型建筑。Windermere 的核心业务是住宅房地产，但同时也设有专门从事房产管理、商业地产以及保险和安家服务的办事处及相关人员。为了进一步方便购房流程，Windermere 联合某些地区的合作伙伴提供抵押贷款、产权及托管服务。

通过利用各种创新工具和计划，我们的代理人可以以 Windermere 特有的方式为购房者和卖家提供服务。我们的一些最成功的工具都源自于我们代理人自己的聪明才智，我们继续期待他们寻求改善我们提供服务的方法。最终，Windermere 最强大的工具就是我们的代理人；他们的专业精神和对社区的承诺使得他们能够根据每位客户的需求为其量身定制服务。

Windermere's community of real estate professionals is our greatest asset. We have experts in all areas of real estate, from your typical starter home to condos, luxury properties, and new construction. While residential real estate is the mainstay of our business, Windermere also has offices and associates who specialize in property management, commercial real estate, insurance and relocation services. To further facilitate the home buying process, Windermere has affiliated partners in certain regions to provide mortgage, title, and escrow services.

Our agents have access to a wide range of innovative tools and programs, allowing them to serve home buyers and sellers in a way that is truly unique to Windermere. Some of our most successful tools were born from our agents' own ingenuity, and we continually look to them for ways to improve upon everything we do. Ultimately, the most powerful tool that Windermere has is our agents; their professionalism and commitment to community enables them to tailor their service individually to each of their clients' needs.

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LENNAR®

美国最大住宅建筑商莱纳



## 拥抱“硬核资产” 稀缺高档门禁别墅社区 Altair

Altair是拥有840套住宅的24小时大型门禁社区，三面环山，一面向海，在大多为开放式社区的美国更显高档，住户的左邻右舍均是具有相当社会地位的高素质和高收入群体。莱纳在Altair社区开发的别墅最大户型面积超过600平米，如此低密度、大面积的住宅区在整个尔湾地区也是绝属稀有。社区由全美最大开发商莱纳精心打造，提供内装满全包 (Everything's Included®)服务，买家省心省力，可以直接拎包入住。

### Altair Starlight 楼盘

价格：\$158万起  
面积：287 - 405 平方米  
卧室：3 - 4 间  
浴室：3.5 - 4 间  
车库：2车位



天然氧吧，全球首个超大型城市公园旁

莱纳公司中国区授权代理：小猪美居



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加州办公室  
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佛州办公室  
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# PROPERTY FINDER 房产索引

## COUNSEL



**30 % Guaranteed income by Developer over first Three years**  
Paramount Hotels & Resorts is an iconic hotel and residential complex located in the of Dubai's prestigious Burj area. This four-tower development, comprising 1,400 luxury serviced hotel apartments and the world's first Paramount Hotel & Residences, will present sumptuous living with a Hollywood flavour.

The multi-level plaza, which links the four 250-metre towers, will offer an eclectic selection of speciality dining, screening rooms, wellness centres, swimming pools, a kids club and retail, including a fascinating Paramount Hotels & Resorts merchandise store.

**开发商保证前三年 30% 的利润收入**  
派拉蒙酒店及度假村是迪拜著名的 Burj 地区的标志性酒店和住宅综合体。这座有 1400 间豪华服务式酒店公寓和世界上第一家派拉蒙酒店及公寓组成的四座塔楼的开发项目，将呈现具有好莱坞风格的奢华生活方式。

这座连接四座 250 米高楼的广场将提供各种各样的特色餐厅、影音室、健康中心、游泳池、儿童俱乐部和零售店，包括一家迷人的派拉蒙酒店和度假村商品店。



Dubai Hills Estate is a collection of elegantly designed neighbourhoods set around an 18-hole championship golf course. The 2,700-acre 'city within a city' encompasses Dubai Hills Mall, Dubai Hills Park, a vibrant boulevard, community retail centres, restaurants and much more.

Dubai Hills Estate is most known for its vast stretches of landscaped parks and gardens, winding walkways, and extensive open areas. Completing the trendsetting lifestyle are breath-taking views of the Dubai skyline.

迪拜山庄是一个为了高尔夫 18 洞锦标赛而精心设计的周边社区集合。占地 2700 英亩的“城中城”包括迪拜山购物中心、迪拜山公园、一条琳琅满目的大道、社区零售中心、餐厅等。

迪拜山庄最为著名的是其开阔的景观公园和花园，蜿蜒的人行道，以及广博的开放区域。壮丽的迪拜天际线景色引领潮流生活方式。



At Marina Vista, live a seafront dream right from your door. Each apartment shares a visual connection to the water. Every detail embodies easygoing elegance, perfectly complementing the beachfront setting. Choose between one, two, three and four bedroom beachfront apartments with uninterrupted views of Dubai Marina and the Arabian Gulf. Live life inspired.

Marina Vista 就是您一个触手可及的海滨梦。每套公寓都领略美妙的海景。每一个细节都体现出随和优雅，与海滨环境完美互补。选择一、二、三和四个卧室的海滨公寓，可以尽情欣赏到迪拜码头和阿拉伯湾的壮丽景象。让您的生活充满灵感。



Sweden Island's shoreline will boast 10 prestigious beachfront villas inspired by the beautifully crafted and intricate structure of inverted Swedish Viking vessels. The roof of each majestic seven bedroom residence will resemble the upturned hull of a Viking ship and inside each luxury abode, a stylish interior unfolds. Synonymous with clean lines, stunning design features and functionality, each Sweden Palace offers the very best in modern Scandinavian living.

瑞典岛的海岸线上将建有 10 个著名的海滨别墅，设计灵感来源于瑞典维京船只倒立的精美工艺和复杂结构。每个宏伟的七居室住宅的屋顶将被建为类似于一艘海盗船朝上的船体，每个豪华住宅的内部结构都符合时尚品味。瑞典宫殿是简洁的线条，叹为观止的设计特色和功能的代名词，是现代斯堪的纳维亚人生活中的最高品质。

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# 18 PATINA LANE S.W., CALGARY, ALBERTA CANADA



Stunning views & the best in lot location here folks! This walkout bungalow provides an abundance of quality finishings & custom upgrades throughout that exhibit both an attention to detail & a pride of ownership. The floorplan is an entertainer's dream. With a grand foyer, gourmet kitchen, dining room, living room & powder room on the main, and 2 bedrooms, 2 bathrooms (inc. the luxurious ensuite), spacious living room & plenty of storage in the lower level. Featuring oversized windows, multiple skylights, 10ft ceilings plus a 15ft barrel ceiling off the foyer, custom millwork, solid wood doors, high profile baseboard, built in appliances, granite counters, built in speakers throughout, 3D projector with 80 drop down screen... the list of extras goes on and on! The 62 x 162 foot lot has been professionally landscaped to include a waterfall, fish pond, multiple deck & patio areas & an abundance of matures trees. Enjoy a glass of wine & take in the amazing city & downtown views from your upper deck!

Price: USD 1,400,000



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# 18 PATINA LANE S.W., CALGARY, ALBERTA CANADA



这是居民们可以欣赏到无与伦比的美景和最佳地段！这间简易别墅提供许多优质装饰和升级定制，既注重细节又足以让人引以为豪。平面图是艺人的梦想。主厅有一个宏伟的门厅，美食厨房，餐厅，客厅和盥洗室，以及2间卧室，2间浴室（包括豪华套间），宽敞的客厅和地下大存储空间。内设有超大窗户，多个天窗，10英尺高的天花板以及门厅外15英尺高的桶形天花板，定制木制品，实木门，高脚踢脚线，内置电器，花岗岩柜台，整个内置扬声器，带80'下拉屏幕的3D投影仪.....附加功能清单不胜枚举！62 x 162英尺的土地经过专业美化装饰，包括瀑布，鱼塘，多个平台和露台以及大量成熟树木。在平台上一边享用着葡萄酒，一边欣赏美丽的城市 and 市区美景！

价格: 1,400,000 美元



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## INDONESIA PROPERTY INVESTMENTS



## 绝佳投资 – 松巴岛上首屈一指的土地待售中

位置：恰在印度尼西亚西松巴的 Nihiwatu 海滩上 – 松巴岛最适宜冲浪的海滩。

据传说，松巴的祖先‘马拉普’几个世纪前踏上这块海滩。马拉普的灵魂驻留于此直至今天，它庇护着这里的生活方式，吸引着尊重和颂扬松巴人传统和故事的托管人。

该地区的自然环境平静祥和，尚未被文明所触及，而且它分享着松巴岛的惊人之美，是崇尚自然的人们的理想居所。这片土地上种植着椰子树，物业北部由作为自然栖息地的稻田环绕，南部直通白色的沙滩。曾被评为世界最佳酒店的 Nihiwatu 度假村（Nihl 松巴度假村）仅 500 米之遥。

此处无其他可供出售的土地，因为附近的所有土地均被 Nihiwatu 度假村租用。

这片土地适合于建造豪华度假村或私人别墅。

土地面积：1.49 公顷  
每平米售价：76 欧元  
土地所有权：永久产权

总价：1,133,000 欧元

## Excellent Investment – Unbeatable Best Land on Sumba Island for Sale

Location: Sumba Barat, Indonesia, directly on the Nihiwatu beach – the best surf beach on the island of Sumba.

According to legends, Sumba's ancestors, the 'Marapu,' landed on this beach centuries ago. On this place, the Marapu spirit continues to exist until the present and its protecting the way of life and attracting custodians whom honor and carry forth the heritage and stories of the Sumbanese people.

The nature in this area is serene, still untouched by civilization and shares the breathtaking beauty of Sumba Island, precisely for those who can appreciate it. This land is planted with coconut palms, the northern part of the property is surrounded by rice paddies serving as a natural habitat and the southern part of the plot links directly to the white sandy beach. The distance from the once rated best hotel in the World – Nihiwatu resort (Nihl Sumba Resort) is just 500 meters away.

There is no other land available for sale in this location, because all of the land nearby is leased by the Nihiwatu resort.

The land is suitable for the construction of a luxury resort or a private villa.

Plot size: 1.49 hectares  
Price per m2: 76 EUR  
Land Ownership: Free hold

Total price: EUR 1,133,000



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## BUKIT SEMBAWANG ESTATES LIMITED

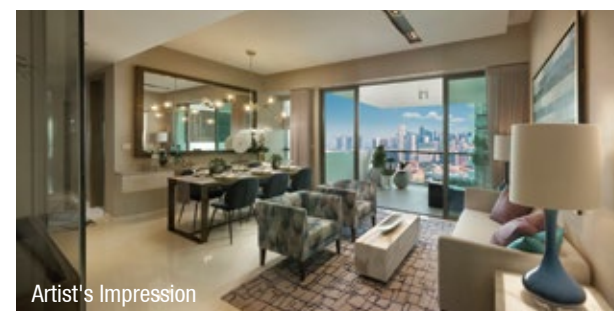


## Freehold and ready for immediate occupancy

8 St Thomas is one of Singapore's finest luxury properties nestled in district 9, a prime residential neighbourhood encompassing River Valley and Orchard Road, located just minutes away from Singapore's premier shopping belt. The brand new development sits on a rare sprawling land size of almost 1-hectare and provides full condominium facilities.

## 永久产权，即刻入住

圣多马士八号（8 St Thomas）是新加坡最好的豪宅之一，坐落在第九区，一个高档住宅区，包括里峇峇里（River Valley）和乌节路（Orchard Road），距离新加坡顶级购物商圈只有几分钟的行程。这个全新的开发项目占地近 1 公顷，这种规模实属少见，可提供完善的公寓设施。



## Attractive deferred payment schemes to suit your needs

The Stay-and-Pay Scheme\* allows buyers to make an initial payment of just 20% deposit and move in immediately. The remaining 80% can be paid by 31st October 2020.

The Reservation Scheme\* allows buyers to reserve the apartment of their choice with just a 10 percent deposit, until 30th April 2020.

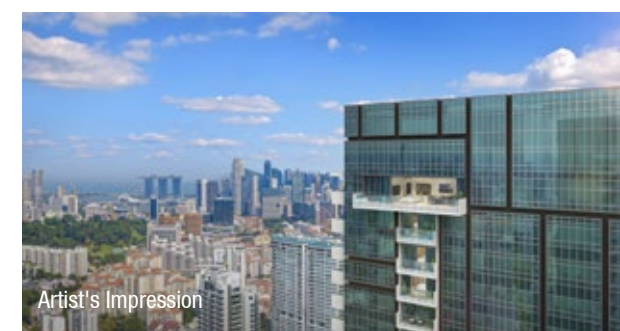
\*Terms and conditions apply.

## 极具吸引力的延期付款计划来满足您的需求

拎包入住付款计划\*的买主，只需支付 20% 的首期付款预定心仪的单位，即可立即入住。其余 80% 余款则可延长至 2020 年 10 月 31 日之前缴清。

预留计划\*的买主只需交 10% 的首期付款预定心仪的单位，然后在 2020 年 4 月 30 日之前，再付其余款项即可拥有圣多马士八号豪华公寓。

\*受有关条款及细则约束。



## Live in luxury with sweeping views of the city

8 St Thomas consists of two tower blocks, with apartment sizes from 441 sq ft (one bedroom) to 1,744 sq ft (four bedrooms, dual-key), and penthouses that reach a spacious 2,659 sq ft. These homes enjoy a breathtaking view of the glittering city overlooking Orchard Road and Marina Bay Sands, while offering a luxury of shopping and dining options in the vicinity.

## 奢华生活，城市美景风月无边

圣多马士八号由两座高耸的大厦组成，公寓面积从 441 平方英尺（一间卧室）到 1744 平方英尺（四间卧室，双钥匙），顶层阁楼面积达 2659 平方英尺。在这里可俯瞰乌节路和滨海湾金沙，一览华丽城市的壮丽景色，同时在周边还可以享受豪华的购物和餐饮体验。



## Multi-award winning development

8 St Thomas is developed by Bukit Sembawang Estates Limited, winner of BCI Asia's "Singapore Top Ten Developers 2017", and committed to designing and building distinctive homes of the highest standards. 8 St Thomas has won several distinguished awards, including the New York Design Awards (Gold), BCA Green Mark (Gold), and Asia Property Awards (Best Luxury Condo Development and Best Condo Architectural Design).

## 荣获各类奖项的豪宅项目

圣多马士八号由万国公司（Bukit Sembawang Estates Limited）开发，该开发商位列 BCI 亚洲“2017 新加坡十大开发商”，致力于设计和建造具有最高标准的独特住宅。圣多马士八号荣获多次杰出奖项，包括：纽约设计奖（金奖），BCA 绿色建筑标志（金奖）和亚洲房地产奖（最佳豪华公寓开发和最佳公寓建筑设计）。

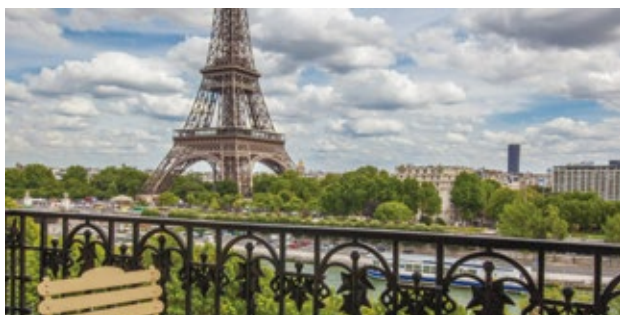


BUKIT SEMBAWANG  
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网站 / W: www.bsel.sg/8stthomas



## GLAMOUR APARTMENTS



Magnificent duplex of 215 m2 with a breathtaking Eiffel Tower view. Situated on the bank of Seine, in the prestigious 16th arrondissement of Paris on Avenue de New York. On the 7th floor of the beautiful haussmannian building with concierge and elevator. It disposes of a spacious living room with terrace, dining room, 5 chic rooms, 3 bathrooms, 5 wc, kitchen, corridors. Big windows, high ceilings, excellent interior.

尊贵双层公寓，215 平方米空间，奢享埃菲尔铁塔景观。地处塞纳河畔，巴黎最著名的十六区纽约大道 haussmannian 建筑第七层，配有礼宾部和电梯。公寓包含：宽敞起居室（与阳台联通）、餐厅、5 间时尚风格房间、3 间浴室、5 间卫生间、厨房、走廊。超大开窗、屋顶挑高、内部设计精湛。

售价 4,270,000 欧元 / Price 4,270,000 €



Luxury and stylish 4 star hotel near Champs Elysees, in the 8th arrondissement of Paris. 2100 square meters, 47 rooms and suits, SPA and sport club, restaurant. Completely renovated in 2015. Turnover between 2 300 000 € and 2 700 000 € per year, occupancy rate 75%. The real jewel in the heart of Paris.

豪华时尚四星级酒店，地处巴黎第八区，近香榭丽舍大道。2100 平方米，包含 47 个房间和套房、水疗和运动娱乐部、餐厅。2015 年整体翻新。年营收可达 2,300,000-2,700,000 欧元，入住率为 75%。堪称巴黎项上的明珠。

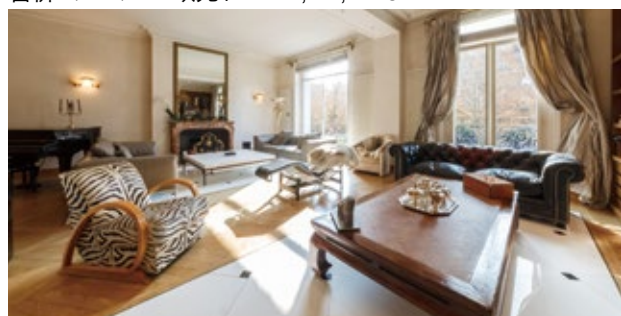
售价 25,000,000 欧元 / Price 25,000,000 €



A splendid villa in the safe and elegant area of Saint-Tropez, near the city center and the beaches of Pampelonne. A beautiful modern house of 390 m2 of living surface, with 7 spacious bedrooms and suites, very chic living room and two terraces, inside and outside kitchens, office, laundry, dressing rooms. South exposure with an outstanding view, wonderful garden. Heated swimming pool with sea salt. Air conditioning, irrigation system, alarm system. High-quality modern equipment (marble, chain parquet, custom-made doors). A real dream of French Riviera!

雅致别墅，地处高档社区 Saint-Tropez，临近市中心和 Pampelonne 海滩，治安良好。房屋具有现代气息，居住面积 390 平方米，含 7 个宽敞卧室和套房、时尚起居空间、2 个阳台、内外厨房、办公区、洗衣房及更衣室。南向开放花园，可尽享丽景。配有海盐温水游泳池。空调、灌溉及警报系统。优质现代设备（大理石、链式拼花地板、定制门）。实现真正的法国蓝色海岸之梦！

售价 5,800,000 欧元 / Price 5,800,000 €



Amazing spacious apartment in the 16th arrondissement, on Avenue Georges Mandel. Very sought after area of Paris, a stone's throw from Trocadero. Rounded by garden and flooded with light this 240 m2 property disposes of a large entrance hall, double living room, a dining room, 3 beautiful bedrooms with their bathrooms, fully equipped kitchen. Balcony with an Eiffel Tower view. 3,30 m high ceilings, parquet, fireplaces, wonderful interior, elegant furnishings. This property is a definition of prestige and elegance.

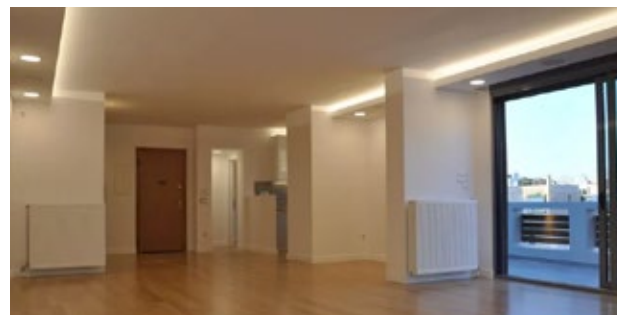
第十六区乔治·曼德尔大道开阔公寓地处巴黎最热门区域，毗邻特罗卡迪罗广场。房屋面积 240 平方米，四周花园围绕，光照充足，包含宽敞门廊、2 间起居室、1 间餐厅、3 间优雅卧室及配套浴室以及精装修厨房。埃菲尔铁塔观景阳台。3.30m 挑高、配有镶木地板和壁炉、内部设计精湛、典雅家装。高贵优雅之选。

售价 4,500,000 欧元 / Price 4,500,000 €



联系人 / P: Ms. Hélène Samoilava, Founder  
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## HOMES IN EUROPE LTD



Beautiful 2 bedroom apartment in Kolonaki, Athens Center for €335,000 on Fokilidou Street with master bathroom

Financial Details  
size: 142m  
Bedrooms: 2  
Bathrooms: 2  
floor: 5th with elevator  
original construction: 1985  
renovated: 2018  
private parking: yes  
price: €335,000  
Suitable for Golden Visa: YES

雅典市中心 Kolonaki 两室公寓，售价 335,000 欧元  
位于 Fokilidou 街，主卧自带浴室

财务详细信息  
房屋尺寸：142m  
卧室数量：2  
浴室数量：2  
楼层：5 层，带电梯  
始建日期：1985 年  
翻新日期：2018 年  
私人车位：有  
售价：335,000 欧元  
适用于黄金签证

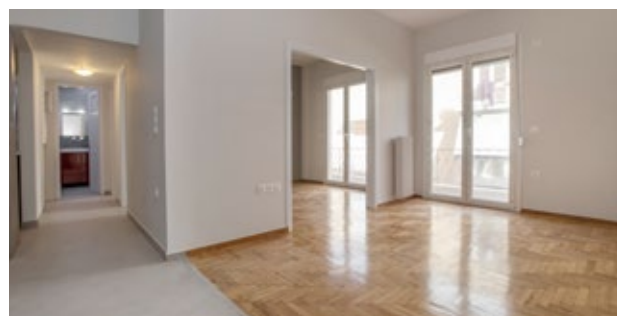


Stunning apartment in Zografou, Athens Center with panoramic views for €290,000 on Pontou Street

Size: 128m  
Bedrooms: 2  
bathrooms: 2  
floor: 6 with elevator  
construction: 1968  
renovated: 2018  
private parking: no  
price: €290,000  
Suitable for Golden Visa: YES

雅典市中心 Zografou 典藏全景公寓，位于 Pontou 街，售价 290,000 欧元

房屋尺寸：128m  
卧室数量：2  
浴室数量：2  
楼层：6 层，带电梯  
始建日期：1968 年  
翻新日期：2018 年  
私人车位：无  
售价：290,000 欧元  
适用于黄金签证



Gorgeous Flat in Palaio Faliro, in Athens South and walking distance from the beach for €250,000

Financial Details  
size: 70m  
bedrooms: 2  
bathrooms: 1  
floor: 3 with elevator  
construction: 1978  
renovated: 2019  
private parking: no  
price: €250,000  
Suitable for Golden Visa: YES

雅典南部 Palaio Faliro 华丽海滨公寓，步行即达海边，售价 250,000 欧元

财务详细信息  
房屋尺寸：70m  
卧室数量：2  
浴室数量：1  
楼层：3 层，带电梯  
始建日期：1978 年  
翻新日期：2019 年  
私人车位：无  
售价：250,000 欧元  
适用于黄金签证



Entry Flat in Poligono, Athens Center for €250,000 on Xristou Mantika street with excellent rent potential.

Financial Details  
size: 75m  
bedrooms: 2  
bathrooms: 1  
floor: 2nd with elevator  
construction: 1969  
renovated: 2018  
private parking: no  
price: €250,000  
Suitable for Golden Visa: YES

雅典市中心 Poligono 入门级公寓，售价 250,000 欧元位于 Xristou Mantika 街，便于出租

财务详细信息  
房屋尺寸：75m  
卧室数量：2  
浴室数量：1  
楼层：2 层，带电梯  
始建日期：1969 年  
翻新日期：2018 年  
私人车位：无  
售价：250,000 欧元  
适用于黄金签证



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## LUŠTICA DEVELOPMENT A.D.



**Marina Village Waterfront Residence Kamelija – NOW AVAILABLE**  
Blessed with having a prime frontline location, aside from the 360 degrees sea views, they command unobstructed access to the waterfront, marina, beach, the 5\* Chedi Lustica Bay hotel, and shopping and dining amenities.

Size: 219 sqm  
No of bedrooms: 3

**Marina Village Waterfront Residence Kamelija——待售**  
此地位得天独厚，360度海景环绕，前往海滨、码头、沙滩、5\* Chedi Lustica Bay hotel(安岚Lustica Bay五星级酒店)、购物和餐饮中心的道路畅通无阻。  
规模：219平方米  
卧室数目：3

售价：1,585,000 欧元 / Price: €1,585,000



**Unique hillside townhouses – LIMITED OFFER**

A desirable transition between the apartments and the stand-alone villas, limited hillside townhouses offering is designed to give residents panoramic views at every level, and offer a peaceful seclusion within reach of the action.

Size: 157 sqm  
No of bedrooms: 2

**独一无二的山间联排别墅——限量出售**  
此次限量出售的山间联排别墅兼具公寓和独栋别墅的优点，拥有多层次全景视野，带给您触手可及的隐士生活。  
规模：157平方米  
卧室数目：2

售价：845,000 欧元 / Price: €845,000



**Marina Village Residence Lipa – NOW AVAILABLE**

Surrounded by the elegance and tranquility of the natural setting, this unit has direct waterfront exposure to the marina and maximized vistas further towards the open sea, combined with the vicinity of Lustica Bay beach and vibrant promenade community living.

Size: 56 sqm  
No of bedrooms: 1

**Marina Village Residence Lipa——待售**  
这里紧邻 Lustica Bay 海滩，环境优雅而宁静，社区生活充满朝气，出门就是码头，无限放大了大海广阔的美景。  
规模：56平方米  
卧室数目：1

售价：336,000 欧元 / Price: €336,000



**Marina village – Stand-alone villas**

Poised above the hillside overlooking the marina, our stand-alone bespoke villas covet an exclusive haven within Luštica Bay, providing all homeowners with their own Montenegrin paradise of serenity and splendour, perfect for those seeking privacy and unsurpassed luxury.

Size: 450+ sqm

**Marina village ——独栋别墅**  
耸立山坡、俯瞰码头，我们的独栋定制别墅是 Luštica Bay 独一无二的避风港，为居民创造了一个宁静多彩的黑山式的天堂，十分适合那些追寻隐秘而奢华房屋的人。  
规模：450+ 平方木

售价：2,000,000+ 欧元 / Price: €2,000,000+



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## LUŠTICA DEVELOPMENT A.D.



**Centrale coastal homes – EARLY BIRD BENEFITS**

Set between the Marina Village and the Gary Player golf course, homes in Centrale will offer numerous amenities – international school, private hospital, shopping mall, promenade and piazza, police and fire station, sport club, free transfer to other resort areas, promenade and piazza, bars, restaurants and many other.

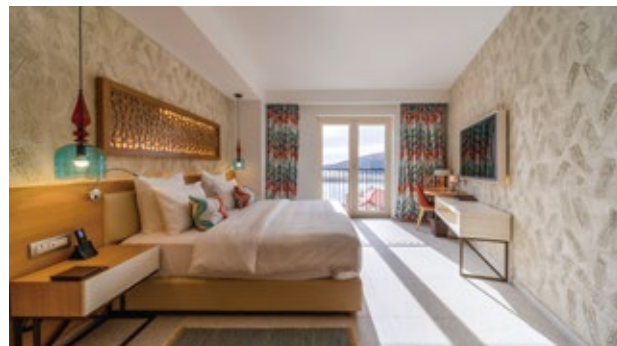
Size: 40 sqm + 24 sqm of yard  
No of bedrooms: 0

**Centrale 海滨住宅 —— 先到先得**

Centrale 的住宅位于 Marina Village（码头村）和 Gary Player 高尔夫球场之间，这里的便利设施十分丰富，有国际学校、私人医院、购物中心、散步道和广场、警察局和消防局、体育俱乐部、前往其他度假区的免费接送车辆、散步道和广场、酒吧、餐厅以及许多其他设施。

规模：40 平方米 + 24 平方米的庭院  
卧室数目：0

售价：128,000 欧元 / Price: €128,000



**The Chedi studios – GUARANTEED FIXED TERM RENTAL RETURN**

These finest, branded waterfront residences are available as studios and suites. The Chedi Residences represent an excellent investment option, with a guaranteed fixed rental returned.

Size: 48 sqm

No of bedrooms: 0

**安岚套间 —— 保证您的固定租金收益**

这些品质极佳的住宅既有独立套间也有套房。Chedi Residences（安岚住宅）是极佳的投资选择，保证您有固定的租金收益。

规模：48 平方米

卧室数目：0

售价：315,000 欧元 / Price: €315,000



**Centrale coastal homes – EARLY BIRD BENEFITS**

Set between the Marina Village and the Gary Player golf course, homes in Centrale will offer numerous amenities – international school, private hospital, shopping mall, promenade and piazza, police and fire station, sport club, free transfer to other resort areas, promenade and piazza, bars, restaurants and many other.

Size: 111 sqm

No of bedrooms: 3

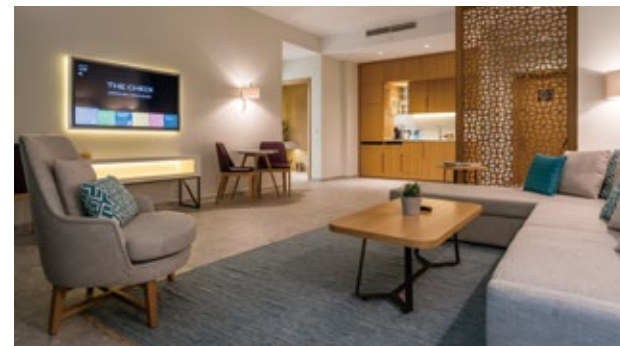
**Centrale 海滨住宅 —— 先到先得**

Centrale 的住宅位于 Marina Village（码头村）和 Gary Player 高尔夫球场之间，这里的便利设施十分丰富，有国际学校、私人医院、购物中心、散步道和广场、警察局和消防局、体育俱乐部、前往其他度假区的免费接送车辆、散步道和广场、酒吧、餐厅以及许多其他设施。

规模：111 平方米

卧室数目：3

售价：310,000 欧元 / Price: €310,000



**The Chedi suites – GUARANTEED FIXED TERM RENTAL RETURN**

These finest, branded waterfront residences are available as studios and suites. The Chedi Residences represent an excellent investment option, with a guaranteed fixed rental returned.

Size: 116 sqm

No of bedrooms: 2

**安岚套房 —— 保证您的固定租金收益**

这些品质极佳的住宅既有独立套间也有套房。Chedi Residences（安岚住宅）是极佳的投资选择，保证您有固定的租金收益。

规模：116 平方米

卧室数目：2

售价：785,000 欧元 / Price: €785,000



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# OPTYLON CAPITAL



## I/ Prima at Palacio do Comercio (Façade picture)

Prima Collection's Porto Flagship, Palacio do Comercio is Porto's most iconic residential development, located in the heart of the historical center. Apartments ranging from 1 to 6 bedrooms. Rooftop pool, spa & fitness centers, concierge and room services.

## 一 / Prima 在 Palacio do Comercio (立面图)

Prima Collection 的波尔图旗舰产品 Palacio do Comercio 是波尔图最具有象征性的住宅小区，位于历史中心的中心地带。公寓有 1 至 6 卧类型。有屋顶游泳池、水疗与健身中心，同时提供礼宾和客房服务。

价格 /Price: From € 340,000 / 340,000 欧元起



## III/ Prima Douradores One (Façade picture)

Prima Collection latest development is also located in Baixa in a historical Pombaline building. Designed by Arq. Frederico Valsassina, this unique project features 12 high end apartments with comfort, character and elegance at heart, ranging from 1 to 2 bedrooms.

## 三 / Prima Douradores One (立面图)

Prima Collection 的最新开发住宅区也位于拜沙的一栋历史悠久的 Pombaline 建筑内。这一独特项目由建筑师 Frederico Valsassina 设计，有 12 套体现内在舒适、个性和优雅的高端公寓，有 1 到 2 卧类型。

价格 /Price: From € 500,000 / 500,000 欧元起

地址 / A: Rua da Assuncao 7  
1100-042 Lisboa / Portugal  
(Lisbon Headquarters)  
Palacio do Comercio  
Rua Sa da Banreira 517, 1D  
(Porto Office)  
电话 / T: +351 222 034 057 (The Porto Office)  
+351 213 420 516 (The Lisbon Office)  
邮件 / E: investors@optylon.com  
nicole@optylon.com



## II/ Prima Corpus Christi (Façade picture)

Prima Collection's Lisbon Flagship, Corpus Christi is an exceptional 18th century monastery, located in Baixa, Lisbon's main touristic and shopping destination. Apartments ranging from 1 to 2 bedrooms. Besides concierge and room services, the project will benefit from several outdoor amenities, as well as world-class restaurants.

## 二 / Prima Corpus Christi (立面图)

里斯本的主要旅游区和购物天堂拜沙。公寓有 1 至 2 卧类型。除了礼宾和客房服务外，该项目还将得益于多种户外设施以及世界一流的餐厅。

价格 /Price: From € 550,000 / 550,000 欧元起



## IV/ Prima collection

Prima Collection is Europe's first full-service residential brand, seamlessly blending the luxury of a world-class hotel with the comforts of home. Buyers can benefit from the Golden Visa Program, Property Management solutions, as well as the guaranteed yearly options available.

## 四 / Prima Collection

Prima Collection 是欧洲首家提供全方位服务的住宅品牌，将世界级酒店的奢华与家庭的舒适完全融为一体。买家可以享受黄金签证计划、物理解决方案以及 4% 担保收益选择权。

Optylon  
CAPITAL

# MICHAEL KEATING INTERNATIONAL



## Morning Star Château Estate Vineyard

5 bedroom, 4 bathroom mansion, with a 20 bedroom hotel, cellar door and 30 acre vineyard.  
A fully licensed restaurant and venue for weddings, functions, conferences, corporate events.  
Improve or develop all or part (STCA) and capitalize on the growth potential that a 156 acre beach side Mount Eliza land holding offers.

5 间卧室，4 间浴室的豪宅，20 间客房的酒店，地窖门和 30 英亩的葡萄园。  
一家拥有全部执照的餐厅，可举办婚礼，宴会，会议和公司活动。  
可改建或开发全部或部分土地（STCA），并利用有增长潜力的 156 英亩的海滩边的伊丽莎土地。



## South Hampton

5 acres with the best views of Port Phillip Bay  
A 9 bedroom lifestyle property.  
Home cinema, gymnasium, wine cellar and infinity-edge swimming pool and spa, solar array, Two Tesla fast-charge stations for electric vehicles and a bore with a de-sal/purification plant.  
Operating as a corporate retreat business.

可欣赏菲利普港湾的最佳景观的 5 英亩  
9 间卧室的乡村住宅  
家庭影院，体育馆，酒窖和无边泳池和水疗中心，太阳能电池板，两个特斯拉电动汽车快速充电站以及带脱盐 / 净化装置的钻孔  
可作为企业后备业务来经营

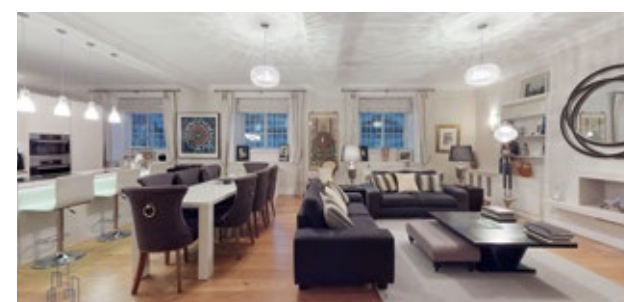
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## Loire Estate Vineyard & Lavender Farm

The 4 Bedroom residence on 37 acres offers extraordinary levels of comfort, future-proofed, with no expense having been spared by meticulous owners.  
A solar array, heat-pump heated self-cleaning swimming pool and abundance of freshwater storage including a 100m wide, 16ML spring-fed lake.

占地 37 英亩的 4 居室住宅可为您带来无与伦比的舒适感，与时俱进，由细心的业主不惜重金打造而成。  
太阳能电池板，热泵加热的自清洁游泳池和充足的淡水储存库，包括一个 100m 宽，16ML 的泉水湖。



## Lincoln's Inn Fields Residences' London, England

Two bedroom, two bathroom with roof terrace whole floor luxury apartment in London's legal precinct, Lincoln's Inn Residences is a blue chip investment opportunity not to be missed.  
Includes private access to the exclusive Club Quarters Hotel and its facilities.  
Owners can also receive maid service, room service, laundry and dry cleaning.

位于伦敦法律辖区的两室两卫带屋顶露台的整层豪华公寓，Lincoln's Inn Residences 是一个不容错过的蓝筹投资机会。  
包括可使用俱乐部会所酒店及其设施的私人通道。  
业主还可以享受女佣服务，客房服务，洗衣和干洗服务。

MICHAEL KEATING  
INTERNATIONAL



LUXURY LIFESTYLE PROPERTY



**Palm Jumeirah, Dubai**  
Custom Design Signature Villa  
We are delighted to offer this stunning beach front villa on palm Jumeirah for sale. The house has 5 en-suites bedrooms, private swimming pool, direct beach access.  
The house has been extended and upgraded (approx 14,800 sqf plot size + 8,400 sqf internal area).  
Price: 11.5 million GBP – 100,410,000 CNY.

**朱美拉棕榈岛, 迪拜**  
定制专属特色别墅  
我们很荣幸推出朱美拉棕榈岛极具魅力的海滨别墅。这套住宅设有 5 间带浴室的卧室及 1 个私人游泳池, 让您与海滩零距离。该住宅现已升级扩建 (建筑面积大约 14800 平方英尺, 居住面积约 8400 平方英尺)。  
售价: 1150 万英镑 / 1.0041 亿人民币。



**Emirates Hills, Dubai**  
Stunning Mansion overlooking Emirates Hills Golf course.  
Own a magnificent 8 bedroom family villa with 28,000 BUA located directly on the golf course within the prestigious Emirates Hills. This grand villa features the finest in materials used throughout, with hand-picked Italian Marble, handcrafted wooden European Maple ceilings, custom-made Murano glass chandeliers and a full Crestron operating system.  
Price: 20 million GBP – 174,500,000 CNY

**Emirates Hills 别墅社区, 迪拜**  
Stunning Mansion 可俯瞰 Emirates Hills 别墅的高尔夫球场。拥有一座 8 居室豪华家庭别墅, 建成区面积 28000, 坐落于 Emirates Hills 别墅社区内的高尔夫球场内。这栋宏伟的别墅配套极尽奢华: 精心挑选的意大利大理石、手工制作的欧式枫木木制天花板、定制的摩拉诺装饰玻璃吊灯和一套完整的 Crestron 操作系统。  
售价: 2000 万英镑 / 1.745 亿人民币



**The Penthouse, Berkeley Square, Mayfair W1**  
This stunning 3 en-suite Bedrooms penthouse with 2,319 SQFT plus a huge terrace overlooking the Square. Newly refurbished, owner occupied property. The penthouse located in the famous Mayfair, just few steps away from to the famous Annabel's, Sexy Fish Restaurant and Morton's private social club.  
Price: 10 million GBP – 87,250,000 CNY.

**顶层豪华住宅, 伯克利广场, Mayfair 区 W1**  
这套极具魅力的顶层豪华住宅拥有 3 个带浴室的卧室, 面积 2319 平方英尺, 还有一个可俯瞰广场的巨大露天阳台。新近装修, 业主拥有产权。该顶层豪华住宅位于著名的 Mayfair 区, 毗邻著名的 Annabel's、Sexy Fish Restaurant 和 Morton 的私人社交俱乐部。  
售价: 1000 万英镑 / 8725 万人民币



**Central London Investment Opportunity**  
Triple A trophy asset hotel building  
The "201keys" hotel with 123,107 SQFT internal area, located in the sought after area of South Kensington – SW7  
The hotel includes restaurant, Bar, Ballroom, meeting room and fitness centre.  
• Free hold asset  
• 201 rooms  
• Total internal area: 123,107 SQFT  
• Price on application

**伦敦中心投资商机**  
Triple A 炫耀性资产酒店大厦  
“201keys”酒店使用面积 123107 平方英尺, 坐落于南肯辛顿抢手地带——SW7  
酒店设有餐厅、酒吧、宴会厅、会议室和健身中心。  
• 永久产权资产  
• 201 间房间  
• 总使用面积: 123107 平方英尺  
• 询价可知

RESIDENTIAL LAND



**Palace Wharf, Rainville Road, Fulham, London, W6 9UF**  
Palace Wharf, 伦敦 Rainville 路 Fulham W6 9UF

A collection of five south-west facing, new build townhouses with parking, overlooking the River Thames. Each unique, three-storey townhouse benefits from three double-bedrooms with en-suite bathrooms and a double reception room with floor-to-ceiling windows and river facing balconies at every level. Set within an exclusive, landscaped, gated re-development of a former Edwardian marble warehouse, along one of the most dramatic stretches of the River Thames. These freehold, three-bedroom townhouses are on the market for £3.5m each (¥31.4m).

这是一幢西南向的新建联排别墅, 设有停车场, 可俯瞰泰晤士河。每栋独特的三层联排别墅均设有三间含独立卫浴的双人卧室、一间带落地窗的双人接待室以及各楼层的河畔观景阳台。它位于泰晤士河畔最具戏剧性的一段, 坐落在一处有门控的独特景观中。它也是爱德华七世时期的一座大理石仓库的二次开发项目。这些永久业权的三居室联排别墅市场上的售价为每栋 350 万英镑 (3140 万元人民币)



**60 Bathurst Mews, Bayswater, London, W2 2SB**  
60 Bathurst Mews, 伦敦 Bayswater W2 2SB

60 Bathurst Mews is a turnkey, three-storey property comprising three-bedrooms and three bathrooms with a large, open-plan living and dining space featuring a vaulted ceiling and Juliette balcony on the first floor, as well as a private garage, luxury cinema room and outdoor terraces. Bathurst Mews is one of the most prestigious and picturesque mews in London and offers residents access to Hyde Park Stables, one of London's last remaining horse riding stables. This exquisite freehold mews house is on the market for £3.15m (¥28.24m).

60 Bathurst Mews 是一幢三层楼的交钥匙房产, 包括三间卧室和三间浴室, 一楼设有大型开放式起居区及用餐区、拱形天花板和朱丽叶 (一步式) 阳台, 并配有私人车库、豪华放映室和户外露台。Bathurst Mews 是伦敦最负盛名、风景如画的由马厩改造而成的住房之一, 居民前往海德公园马厩 (Hyde Park Stables) 十分便利, 该马厩是伦敦最后仍然保留马匹骑行的马厩之一。这栋具有永久业权的精致住房在市场上的售价为 315 万英镑 (2824 万元人民币)。

**Garden House, Kensington Gardens Square, London, W2 4BB**  
Garden House, 伦敦肯辛顿花园广场 W2 4BB

Overlooking tranquil Kensington Gardens Square, Garden House occupies an island terrace of Grade II listed, stucco-fronted buildings, offering a collection of one, two and three-bedroom apartments. Garden House benefits from an exceptional outlook and is the only building on the square able to offer direct access to the garden – which occupies two acres. Prices starting from £995,000 (¥8.92m).

Garden House 俯瞰宁静的肯辛顿花园广场 (Kensington Gardens Square), 位于一座二级保护岛屿平台上。该建筑正面抹灰粉刷, 提供一室、两室和三室公寓。Garden House 外观独特, 是广场上唯一一栋可直接通往花园的建筑, 占地 2 英亩。售价 995000 英镑 (892 万元人民币) 起。

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90' ARGO  
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*Riva*

只因是你







Photo 1

## THE HEIGHT of PRESTIGE 笔架山上 峻极天下

On Beacon Hill, one of Hong Kong's most coveted residential locations, lies a secluded enclave of luxury dwellings designed to offer the best of the city in a serene grandeur.

Mont Rouge, an exclusive collection of homes created by Kerry Properties, comprises 5 three-storey villas, 14 two-storey houses and two towers with 26 apartments. These dwellings are intended for a privileged few who relish gracious elegance and timeless design.

**MONT ROUGE**  
緹山



Photo 2

District: Shek Kip Mei • Street Name and Street Number: 9 Lung Kui Road • The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. • The address of the website designated by the vendor for the development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: [www.themontrouge.com.hk](http://www.themontrouge.com.hk)

### A View of All Things Splendid<sup>1</sup>

傲然卓立 处尊居显

Situated on the lofty heights of Beacon Hill, Mont Rouge commands breathtaking 180-degree views of the entire Kowloon Peninsula and surrounding mountain peaks on Hong Kong Island, the Lei Yue Mun Strait,

and Stonecutter's Island<sup>1</sup>. Residents of this prestigious development can bask in unobstructed sunshine, savour mountain breezes, and enjoy tranquility that is rare and precious in this bustling metropolis.



Photo 3

### Refined Living in Spacious Elegance

深邃奢华 超逸风范

The five spacious and meticulously designed villas provide between 5,128 and 7,171 square feet<sup>2</sup> of living space in three storeys, with front and back gardens, a carport as well as a rooftop garden. The surrounding trees enhance residents' privacy while making greenery an everyday feature of living. The rooftop garden, served by a private lift, adds an extra touch of natural beauty.

### Fine Living Inside Out

匠心巧艺 鸿图华构

At Mont Rouge, outside spaces blend with striking interiors. The approximately eight-metre high ceilings<sup>3</sup> and full-view windows bring in ample natural sunlight, and reveal the splendours of Kowloon and Hong Kong<sup>1</sup>. The master bedroom fills an entire floor, and provides a spacious walk-in closet area, a rare and much sought-after amenity in Hong Kong.

### A Legendary Lifestyle of Unrivalled Convenience

极致体验 心向往之

Mont Rouge promotes well-being and peace of mind in an exquisitely private setting. Those who make their home in these exceptional villas enjoy not only their own parking, but also a thoroughfare, Lung Kui Road, specifically built for the residents.

A man-made natural wonder, a refuge of singular status, a legend lying between the Kowloon skyline and the clouds above, Mont Rouge will be admired by all. Only a very fortunate few, however, will call it home.



嘉里建设有限公司  
KERRY PROPERTIES LIMITED  
(Incorporated in Bermuda with limited liability)

Enquiry Hotline

(852) 2524 8484



Website



Video

Vendor: NMC 8 Limited (Remark : The place of incorporation of the Vendor is British Virgin Islands. The liability of the members of the Vendor is limited.) • Holding Companies of the Vendor: Kerry Group Limited, Kerry Holdings Limited, Kerry Properties Limited, Kerry Properties (Hong Kong) Limited, Goldash Holdings Limited and Mazlo Holdings Limited • Authorized Person for the Development: Mr. Wong Ming-yim • The firm or corporation of which the Authorized Person for the development is a proprietor, director or employee in his or her professional capacity: DLN Architects Limited • Building Contractor for the Development: CR Construction Company Limited • The firm of solicitors acting for the owner in relation to the sale of residential properties in the Development: Baker & McKenzie • Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Not applicable • Any other person who has made a loan for the construction of the Development: Dragon Fame Limited • This advertisement is published by the Vendor of Mont Rouge • Prospective purchasers are advised to refer to the sales brochure for any information on the Development • Date of print: 19th June 2020 Photos 1,2,3, were taken at the entrance of the Development (on 6th Jun 2019), Tower 2 Unit 7A (on 15th Jan 2019), and living room of Villa 2 (1st May 2020), respectively and have been edited and processed with computerized imaging techniques (merging, colour tuning and retouching of external appearance). These photos show the general condition of the surrounding environment, buildings or facilities of the part of the Development concerned. The view of a residential property is dependent on the residential property's level, orientation and the surrounding buildings and environment and the surrounding environment, buildings and facilities of the Development are subject to change from time to time. The environment, views, facilities, buildings, design, fittings, finishes, equipment, decorations, plants, landscaping and other objects shown on the photos may not be in existence or provided in the Development or its vicinity. The provision of fittings, finishes and appliances is subject to the terms and conditions of the sale and purchase agreement. The vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby. These photos and the content thereof are for reference only and shall not constitute or be construed as constituting any offer, promise, representation or warranty, whether express or implied (whether in relation to the Development and its surrounding environment, landscaped areas, open spaces, view, facilities and buildings). 1. The view of a residential property is dependent on the residential property's level, orientation and the surrounding buildings and environment and the surrounding environment, buildings and facilities of the Development are subject to change from time to time. 2. These are references to saleable areas. Please refer to the sales brochure for details of the saleable areas. The saleable area of each residential property and the floor area of every balcony, utility platform or verandah (if any) are calculated in accordance with section 8 of the Residential Properties (First-hand Sales) Ordinance. 3. Not applicable to each residential property. Only applicable to certain part(s) of a villa in the Development. The Vendor reserves the right to amend the building plans and other plans, design, fittings, finishes and appliances of the Development or any part thereof from time to time. Fittings, finishes and appliances shall be provided according to the terms and conditions of the agreement for sale and purchase. The design of the Development is subject to the latest approval of the relevant Government authorities. This advertisement/promotional material is for reference only and shall not constitute or be construed as constituting the giving of any offer, promise, representation or warranty whether expressly or implied, or any seeking of any general expression of intent on any residential property. The sale of the residential properties in the Development will be carried out in accordance with the Residential Properties (First-hand Sales) Ordinance. Market conditions may change from time to time. Prospective purchasers shall consider their own financial status and ability to afford and all relevant factors before deciding whether to purchase or when to purchase any residential property. In any circumstances or at any time, prospective purchasers shall not rely on or be affected by any content, information or concept of this advertisement/promotional material in deciding whether to purchase or when to purchase any residential property.



# ALDAR PROPERTIES

Mamsha Al Saadiyat, Saadiyat Island

We are one of the most trusted and recognised real estate developers in the United Arab Emirates. Our goal isn't simply to build properties. We strive to shape communities that people love to live in Abu Dhabi, the capital of the UAE. Communities that become homes, brimming with life and everything we love. Home isn't just a place, it's a feeling and that's what we promise to deliver to you every day.