

LPS MASERATI BEIJING

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INTERVIEWS 采访

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独家专访

CHIA-YI TUNG
CHIEF HAPPY BROKER OF
HAPPYBROKERS.CA

董家宜女士
HAPPYBROKERS.CA 首席快乐经纪人

董家宜女士 20 岁那年独自从亚洲移居加拿大。从留学生到建筑公司项目经理，再到蒙特利尔第一家亚洲营销咨询公司 Orchimedia.ca 的创始人，她如今是一个快乐的妈妈，也是 HappyBrokers.ca 的首席快乐经纪人，涉足蒙特利尔诸多商业和文化社区，旨在提升妇女、移民和企业家的地位，即将成为“蒙特利尔 - 北京”真人秀节目的电视主持人。

LPS: 请您介绍一下您自己和您的公司 HappyBrokers.ca ?

我从 7 岁开始在一家制鞋厂工作，从很小的时候我就学会了勇敢、保持积极，创新解决方案，并始终保持这个习惯。在创建 HappyBrokers.ca 之前，15 年来，我一直致力将各个领域的东西方企业联合起来，例如，将蒙特利尔与整个亚洲（北京）之间的第一个直达航班具体化。我意识到意志力、正直、开放、沟通和毅力是使不可能成为可能的关键。

我的设想是，我们的快乐经纪人能与我们的跨境客户建立和谐的关系。在蒙特利尔房地产专业知识的基础上，我们还以积极主动的态度、专业精神和多语言能力为您提供服务。因为我们自己本身就是移民，所以我们能真正了解我们的角色是多么的重要，与我们的国际客户沟通、弥合文化差异，使他们适应并享受他们新生活和的工作环境。它不仅仅是一个简单的住宅而已。

每次我们联系来自不同文化背景和思维方式的卖家和买家时，我们都会因为他们通过我们所达成的双赢协议而激动不已。例如，一个美国犹太集团投资了一家法裔加拿大公司出售的多住宅房产项目；或者一些当地企业家将他们的旅游业务出售给中国投资者。由于我们的快乐经纪人是 OACIQ - 魁省房地产经纪协会的持牌商业和住宅房地产经纪人，并拥有强大的业务网络，我们与不同领域的专家倾力协作，如法律顾问、税务专家、会计师、估价师、房产检查员、工程师、房地产开发商、城市顾问、承包商、物业管理等.....为我们的客户提供良好的建议和保护，特别是当涉及到金额较大的房地产投资和交易时。充分了解客户的理性和情感需求，并实现他们的投资目标，对我们而言至关重要。

您是否对土地、公寓、房屋、多户住宅、商业办公楼、工业、酒店、购物中心、农业企业、新建建筑项目，及再开发混合用途项目感兴趣；价格从 50 万加元到 2 亿加元不等；我们的本地关系网络使我们能够为我们的投资者提供第一手的市场见解和机会，并且我们行动迅速。我们专注于实现客户的投资目标，我们的服务范围涵盖从投资咨询、经纪到房地产开发等领域。

LPS: 您认为中国投资者在加拿大蒙特利尔投资的主要原因是什么？

加拿大是世界上最安全和政治最稳定的国家之一，有着和睦的生活

品质和高质量的教育。加拿大的城市，如温哥华和多伦多都是亚洲人所熟知的，但欧洲人和美国公民的认知中最著名的城市是蒙特利尔。当您在谷歌上搜索“加拿大最热门的房产市场在哪里？”答案是“蒙特利尔”。

LPS: 为什么是蒙特利尔？蒙特利尔对中国投资者有何吸引力？

根据我个人的经验，我认为购买 / 投资蒙特利尔房地产的主要原因可能与在温哥华不同。

当我在北京、上海、香港和台北的旅途中遇到一些人时，他们都说：“哦，你来自加拿大，我知道加拿大，我已经买了，或者我认识的人在温哥华买了房产”，但是却并没有生活质量的评论，就好像是温哥华是整个加拿大，在温哥华购买房产是每个人都必须要做的“事”。然而，他们要么从未听说过蒙特利尔，要么说：“哦，我去过蒙特利尔，那里太美了，我喜欢蒙特利尔的 ____ 某某事物 ____ 或者“我在那里有个朋友，他真的很喜欢那里，所以我也打算搬到那里去！”或者“我听说蒙特利尔的孩子很幸福，我打算送我的孩子们去那里上学！”或者“我想在哪个大学学习或者继续教育！”或者“我听说过蒙特利尔的创业生态系统，我想在那里拓展我的业务！”

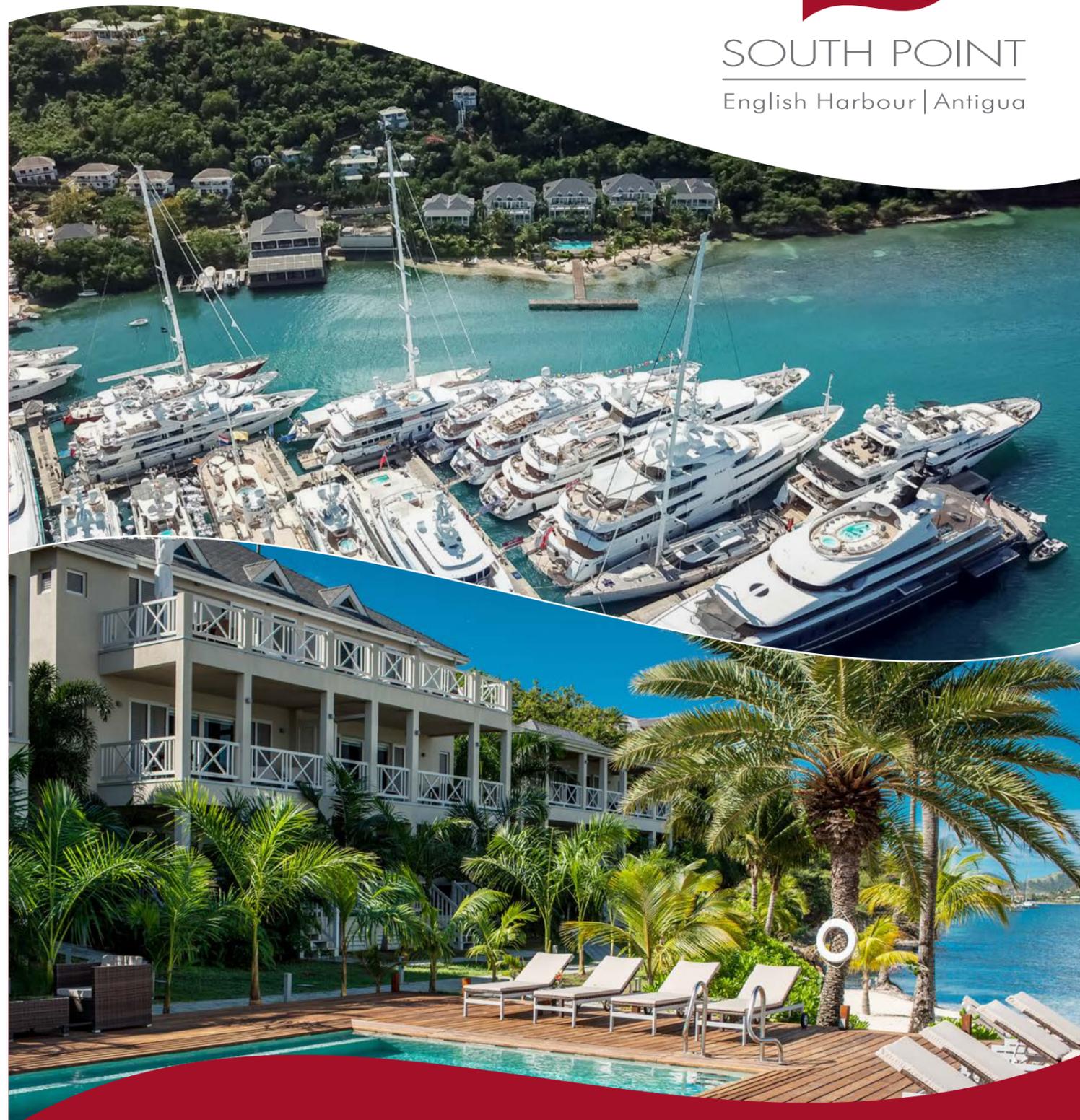
对亚洲人来说，这两个目的地就好比“熟悉且轻松”与“不那么熟悉且需努力”。他们确实需要更具“创业精神”才会选择移民 / 投资蒙特利尔，因为他们的资源 / 经验教训 / 建立的联系比在温哥华要少得多。

以下是一些“为什么选择蒙特利尔？”的重要原因：

1. 生活方式和生活质量：根据 InterNations 的年度排名，2020 年蒙特利尔在全球最佳城市（加拿大 TOP 城市）中排名第五。
<https://www.internations.org/expat-insider/2019/the-best-and-worst-cities-for-expats-39894>
2. 教育：蒙特利尔是加拿大最大的大学城，拥有 11 所大学和 17 万学生。
3. 创意与文化融合：北美与欧洲的交汇碰撞，传统与现代的交相辉映，加拿大几个最古老的城市与人工智能、娱乐、电影和创新产业的融会贯通.....蒙特利尔的文化和商业活动丰富多彩！
4. 负担能力：蒙特利尔是加拿大和美国最负担得起的城市。
5. 通过翻转蒙特利尔实现经济增长：政府在城市基础设施上的投资为 64 亿美元，2018 年外商直接投资为 20 亿美元。

出于我在不同的文化、学术和商业团体中的积极性，并且始终致力于获得市场趋势和最新数据，因此我要补充一点：

6. 欣欣向荣的就业前景：蒙特利尔刚刚进入 10 年劳工危机的开端。在中文中，“危机”一词由“危险”和“机会”两个字组成，蒙



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特利尔日益严重的劳工危机是企业家和专业人士需要抓住的大好机会!

LPS: 目前, 哪些地区和房产类型受到中国投资者青睐/不受欢迎?

在过去的十年里, 中国投资者主要在韦斯特蒙特(单户家庭)、蒙特利尔市中心(预售公寓)、皇家山(也被称为“TMR 单户家庭”)、宝沙市(蒙特利尔南岸, 由于有很多中国人居住, 当地人称之为“王城”)和西岛(单户家庭, 比蒙特利尔南岸更远)。

现在, 伴随着越来越多的市场经验, 投资者们在其他地区寻求更加多样化的生活方式和高性价比的项目, 例如 Ville Marie East (最大地铁站 Berri UQAM 附近的公寓, 这里有很多节日活动)、Plateau Mont Royal (具有艺术气息的联排别墅和公寓)、Old Montreal (别具艺术风格的阁楼套房)、NDG (单户家庭, 我们也将这一地区称为新西区)、Sud-Ouest (公寓、住宅、多户住宅)、Lachine/LaSalle/Verdun (健康的海滨生活和高性价比)、Longueuil (蒙特利尔南岸唯一一个有去蒙特利尔的地铁站的城市)、Candiac (南岸, 安静的社区)、Laval (蒙特利尔北岸的商业中心, 3 个新的地铁站使 Laval 拥有更便捷、更实惠、更漂亮的住宅)和其他法语区。

只要所选区域靠近公共交通, 为了距离工作场所更近, 年轻一代更倾向选择较小的居住空间。

他们中的一些人还根据自己的生活方式选择魁北克省的其他城镇, 例如与土地相关的业务(如酒店、酿酒厂、农产品、农场.....)

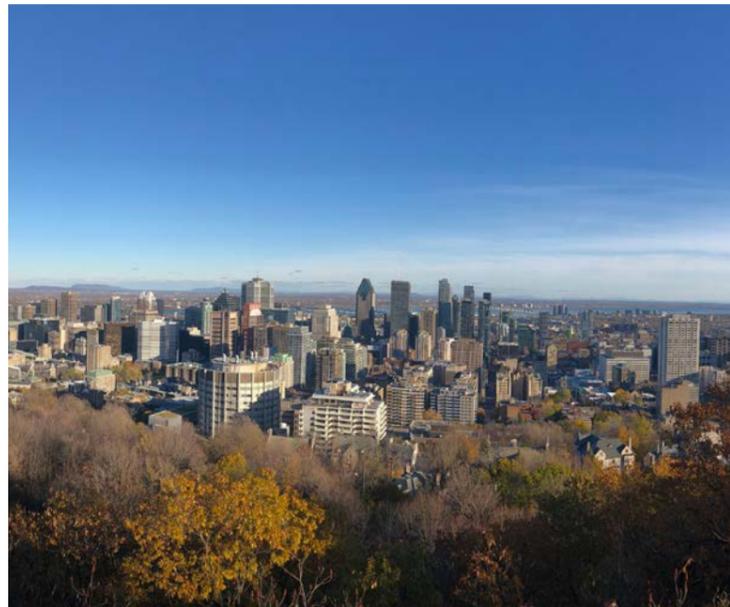
LPS: 在疫情 Covid-19 之前, 中国对蒙特利尔房地产投资的显著趋势是什么?

中国投资者现在更注重商业和机会, 而不是只停留在中国人集中的地区。我的快乐经纪人和我自己都见证了商业地产投资动机的重要提升。根据魁北克房地产经纪专业协会的预测, 我们正处于 10 年期收益递增的初期。我们看到蒙特利尔的许多地区正在发生变化。以下是一些商业机会的案例:

- 用房产购买业务: 中国商人仍希望在蒙特利尔持续商务活动, 因此他们购买各行各业的本地企业(通常, 他们会接手与其在亚洲之前或现在持有的相似业务)。
- 较大的多户型房产、住宿业(酒店和老年人居住区)和办公楼。
- 开发: 在大蒙特利尔购买土地以开发房地产项目。自从全球疫情爆发后, 度假屋的建筑项目很受欢迎。
- 重建: 购买靠近新交通系统 REM 的现有建筑, 根据当前和当地市场需求对其进行改造。

我在蒙特利尔已经居住 24 年了, 我很高兴看到她的积极转变, 也很高兴看到她在不久的将来实现高速增长。由于来自全球的创新行业/公司/人才的到来, 她将变得更性感, 对工作/生活都更具有吸引力, 然而, 房地产的供需仍然在可承受范围内。

根据最近的研究, 蒙特利尔岛上 50% 的居民是移民, 到 2030 年, 亚洲人将占 30%。我很荣幸能带领我的 HappyBrokers.ca 通过分享我的生活/创业经验, 为新移民创造价值!



Ms. Chia-Yi TUNG moved from Asia to Canada by herself at the age of 20. From international student to architecture firm project manager to founder of the 1st Montreal based Asian marketing consultancy, Orchimedia.ca. Today, she is a happy mom and the Chief Happy Broker at HappyBrokers.ca, who is involved in various Montreal business and cultural communities to help improve the status of women, immigrants and entrepreneurs, and furthermore, will also soon be the TV host of the “Montreal–Beijing” reality show.

LPS: Could you please introduce yourself and your company HappyBrokers.ca?

I started working in a shoe factory at the age of 7, I learned from a very young age to be courageous, stay positive, look for answers and always be active. Before founding HappyBrokers.ca, I was involved in connecting East and West businesses in diverse sectors for 15 years. This included great successes such as the establishment of the very first non-stop flight between Montreal and Asia (Beijing). I realized that will power, integrity, openness, communication and perseverance are the keys to making the impossible possible.

My vision is that our happy brokers to build harmonious relationships with our clients across borders. On top of our Montreal real estate know-how, we

serve with a proactive and positive attitude, professionalism and a multilingual capability. Since we ourselves, are immigrants, we truly understand how important our role is in accompanying our international customers to bridge cultural differences and to adapt and appreciate their new living and working environments. It is so much more than a simply buying a new property.

Every time we connect sellers and buyers from different cultural backgrounds and mindsets, we are always thrilled when we can assist them in reaching win-win agreements. A couple of examples of real-life situations where we can help could be: An American Jewish group invests in a multi-residential property sold by a French Canadian company; or a couple of local entrepreneurs sell their tourism business to a Chinese investor.

Since our happy brokers are OACIQ – Organisme d'autorégulation du courtage immobilier du Québec – licensed commercial and residential real estate brokers and have strong business networks, that means that we are always surrounded by qualified professionals such as legal advisors, tax specialists, accountants, appraisers, property inspectors, engineers, real estate developers, city counselors, contractors, property managers... that can advise and protect our clients, especially when it comes to larger real estate investments and transactions. It is fundamental for us to understand our

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店屋商业使用类别

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- 酒吧
- 办公楼
- 零售店
- 会馆
- 俱乐部
- 补习中新/学院

新加坡保护性店屋成为投资者的天堂

- 不限制外国人拥有
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- 永久/999/99年地契
- 多种商业用途
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clients' rational and emotional needs in order to achieve their investment goals. Whether you are interested in land, condos, houses, multi-family properties, business office towers, industry, hotels, shopping malls, agricultural businesses, new construction projects, mixed-use redevelopment projects; prices can range from CAD\$500,000 to \$200,000,000; our local network allows us to have first-hand market insights and opportunities for our investors and we usually act fast upon this. We focus on our clients' investment goals and our services cover everything from consulting and brokerage over investments to real estate development.

LPS: What are the main reasons why the Chinese should invest in Montreal, Canada?

Canada is one of the safest and politically stable countries in the world, it also offers people a peaceful and quality life and as well as having a great education system. Canadian cities such as Vancouver and Toronto are well known by Asians, but the most famous city for Europeans and US citizens is Montreal. When you search on Google "Where is the hottest real estate market in Canada?" The answer is "Montreal".

LPS: Why Montreal? What is the appeal of Montreal to Chinese investors?

From my personal experience, I believe the main reasons of buying/investing in Montreal real estate are different to the reasons for investing in Vancouver.

When I met people during my trips in Beijing, Shanghai, Hong Kong and Taipei, they all said: "Oh you are from Canada, I know Canada, I have bought, or someone I know has bought a property in Vancouver", all without commenting about the quality of life, which makes it sound like they think Vancouver is the whole Canada and buying in Vancouver is a "thing" that everyone should do. However, either they have never heard about Montreal, or they said: "Oh I've been in Montreal, it's so beautiful, I like the _____ in Montreal!" or "I have a friend there and they really like it there, so I plan to move there, too!" or "I heard that children are happy in Montreal, I plan to send my kids to school there!" or "I want to study at a university or continue my education there!" or "I heard about Montreal's startup ecosystem and I want to expand my business there!"

The other observation I have made about what people say about these 2 destinations is, "familiar and easy" vs. "less familiar and hands on". It's true that they do need to be more "entrepreneurial" to want to immigrate/invest in Montreal since they have much less resources/lessons learnt/established connections than in Vancouver.

- Here are some top reasons to the question "Why Montreal?":
1. Lifestyle and quality of life: Montreal ranks fifth among the best cities in the world (TOP Canadian city) to settle in 2020 for expatriates according to InterNations' annual ranking. <https://www.internations.org/expat-insider/2019/the-best-and-worst-cities-for-expats-39894>
 2. Education: Montreal is Canada's largest university city with 11 universities and 170,000 students.
 3. Creativity and mix of cultures: North America meets Europe, tradition meets modern, and one of the several oldest Canadian cities meet AI, entertainment, cinema, life sciences and innovative industries... so there's a lot going on, both culturally and business wise in Montreal, all the time!
 4. Affordability: Montreal is the most affordable city in Canada and the United States.

5. Economic growth: \$6.4 billion invested in city's infrastructure by the government plus \$2 billion of foreign money directly invested in 2018. Since I am quite active within different cultural, academic and business communities and am always eager to see market trends and data, I would personally add:
6. Awesome job prospects: Montreal has just started to experience a 10 year labor crisis. In Chinese, the word crisis [] is composed of 2 characters "danger" and "opportunity", the increasing labor crisis in Montreal is a great opportunity for entrepreneurs and professionals to seize!

LPS: What areas of the city and types of real estate are in favour / out of favour with Chinese investors at this time?

Over the past decade, Chinese investors have mostly bought in Westmount (single families), downtown Montreal (presale condos), Mont-Royal (also known as TMR for single families), Brossard (South shore of Montreal, there are so many Chinese there that locals call it the "City of Wang") and West Island (single families).

Now with more market experience, Chinese investors seek more diversified lifestyles and value for money, which can be found in other areas such as Ville-Marie East (condos near the biggest metro station Berri-UQAM, as well as many festivals), Plateau Mont-Royal (artsy townhouses and condos), Old Montreal (artsy lofts), NDG (single families, we also call this area the new Westmount), Sud-Ouest (condos, houses, multi-families), Lachine/LaSalle/Verdun (healthy waterfront lifestyle and value for money), Longueuil (the only city on the South shore of Montreal that offers a metro station to travel directly into Montreal), Candiac (South shore, quiet neighborhood), Laval (business center of North Shore of Montreal, with 3 new metro stations that make Laval more accessible and affordable as well as having beautiful houses) and other francophone areas.

As long as the area is close to public transportation, younger generations prefer to be closer to services often opting for smaller living spaces.

Some of them also choose other cities or towns in the Quebec province according to their lifestyles, for example; in order to set up a land related business (hotels, wineries, agrifoods, farms...)

LPS: What were the notable trends in Montreal real estate investment from China before Covid-19?

Chinese investors are now more business and opportunity-oriented instead of traditionally only sticking to Chinese concentrated neighborhoods. My happy brokers and I have witnessed an important rise in the motivation for commercial real estate investment. According to The Quebec Professional Association of Real Estate Brokers's projection, we are at the beginning of 10-year increase in yield. We see many areas of Montreal which are transforming. Here are some examples of commercial opportunities:

- Purchase a business with real estate: Chinese business people still want to be active in Montreal so they buy local businesses in all sectors (usually they will take over a similar business to what they have/had in Asia).
- Larger multifamily properties, lodging businesses (hotels and residential homes) and office buildings.
- Development: buying land in Greater Montreal to develop real estate projects. Since Covid, it has become popular to take on vacation home construction projects.
- Re-development: buying an existing building close to a new transportation system REM, in order to transform it based on the current local market needs.

It's been 24 years since I first came to Montreal; I'm delighted to see that she has transformed positively since then and am excited to bear witness her hi-speed growth in the near future. She's become sexier and very attractive to work and live in because of the arrival of innovate industries, life sciences, companies and talents from around the globe, yet, the real estate is still affordable. According to recent studies, 50% of residents on the island of Montreal are immigrants and in 2030, 30% of residents will be Asians. I really do feel very privileged to be able to lead my HappyBrokers.ca team to create value for newcomers by sharing my life/entrepreneurial experience!



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把握目前难得一见房价低位的好时机, 实现梦想进军纽约市各区最佳地段, 与来自全球亿万富翁做邻居!



出生于香港的 Jason, 于美国接受高等教育, 操流利粤语, 普通话和英语。他在美国修毕财务及经济学士学位。

曾经在银行界拥有十多年管理层的经验, 累积着丰富理财和投资理念, 而他对于从事房地产买卖及投资一直是他梦寐以求的理想工作。他一直以最真诚的态度服务所有客户, 同样地, 客户们亦对 Jason 有百分百的信任。

Jason 致力为他所接触的每一位客户提供最顶尖优质及愉快的服务体验。顾客们不单止成为了 Jason 的长期客户, 他们还成为朋友, 亦为 Jason 介绍新客户, 或许这就是他在竞争激烈的地产销售业成功的主要原因。 Jason 在 2019 年八月更成为了 Corcoran 地产公司纽约曼哈顿区最顶尖的头十五强地产专家。

在多元文化环境下学习及成长, 使他培养成一位细心聆听及喜欢帮助别人的良好品格。 Jason 认为, 他的责任不仅在于一般的顾客服务, 而是在整个投资过程当中协助他们, 与他们一起研究, 使他们能够了解每一个细节, 并作出最适当合理的选择。



Jason Lau

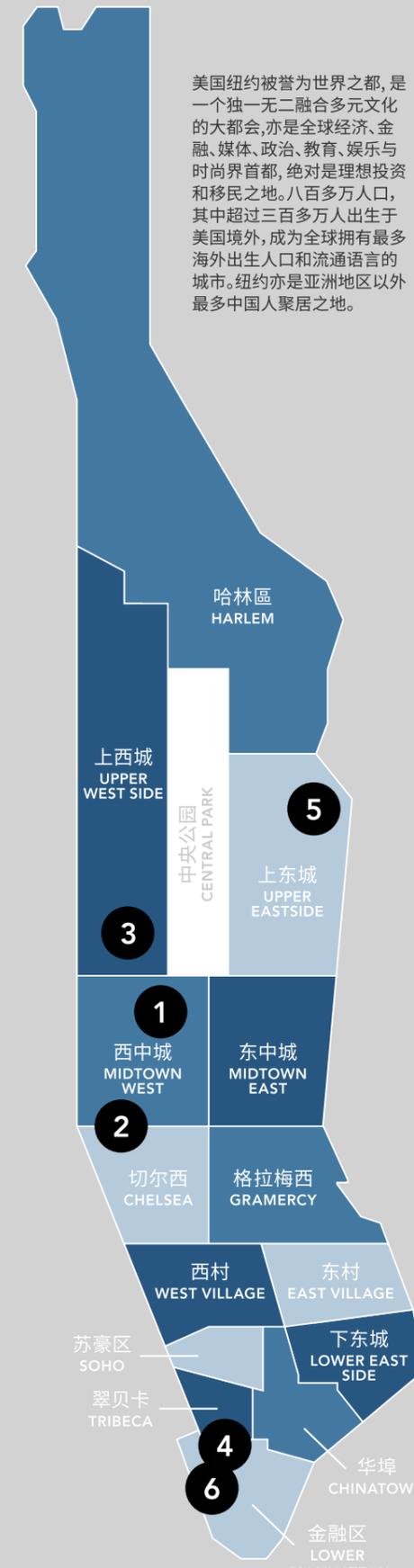
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- | | |
|-------------------------|----------------------|
| 1 53 West 53 | 4 25 Park Row |
| 2 Hudson Yards | 5 40 East End Avenue |
| 3 15W61 The Park Loggia | 6 130 William |

美国纽约被誉为世界之都, 是一个独一无二融合多元文化的大都会, 亦是全球经济、金融、媒体、政治、教育、娱乐与时尚界首都, 绝对是理想投资和移民之地。八百多万人口, 其中超过三百多万人出生于美国境外, 成为全球拥有最多海外出生人口和流通语言的城市。纽约亦是亚洲地区以外最多中国人聚居之地。

Real estate agents affiliated with The Corcoran Group are independent contractor sales associates and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 660 Madison Ave, NY, NY 10065. All listing phone numbers indicate listing agent direct line unless otherwise noted. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.

53 West 53

价格区间(美元):\$3,470,000 - \$63,815,000

1-4居室起价(美元) \$3.47M

可俯瞰中央公园单位起价(美元)\$13.8M

临近第五大道,居于现代艺术博物馆(Museum of Modern Art)之上,一座现代优雅的尖塔拔地而起。53 West 53由普利兹克奖得主让·努维尔(Jean Nouvel)精心设计,为纽约市的天际线和城市的文化生活增添了戏剧性和清新感,宛如现代艺术博物馆的延展扩建。

在其引人注目的立面背后,是由著名室内建筑师蒂埃里·德蓬(Thierry Despont)设计的住宅,精致绝伦,每一处都宽敞明亮,拥享全景视野。

53 West 53结合了世界级的服务和特色建筑的别样优势。该项目的一系列服务和便利设施包括24小时门卫和礼宾、门房服务、电梯、65英尺长的游泳池、壁球场、高尔夫模拟器、私人放映室和一个双层高休息室,带独立用餐区,可俯瞰中央公园。业主还将获得楼下现代艺术博物馆的Benefactor Membership会员资格。



Hudson Yards

哈德逊广场的住宅坐落于曼哈顿西城与西切尔希区这个磁场与艺术交汇的地方,面积28英亩的纽约最新滨河社区充分体现了现代曼哈顿的创意精神。两座住宅楼分别是哈德逊广场15号和35号,高达近1000英尺,入口直对哈德逊广场并俯瞰Vessel。Vessel这一壮观的蜂巢型纽约新地标由国际建筑师Thomas Heatherwick设计。



THE VESSEL

哈德逊广场是曼哈顿第一个获得LEED金牌认证的社区,占据纽约西区这片城市绿洲的中心,拥有100多家商店和兴旺餐厅、文化景点,包括西半球最高的户外观景台 - The Edge。此外,环绕哈德逊住宅楼的除了面积14英亩的哈德逊公共广场和花园外,还有世界上第一家Equinox酒店和Equinox健身及水疗中心,脸书、黑石、CNN、欧莱雅、波士顿咨询集团等公司总部,和拥有最先进医疗的西奈山(Mount Sinai)医疗中心。

哈德逊广场15号和35号住宅楼布局精良,通览多面城市景观和无敌水景,并为选定住宅提供20年的421-A地税减免。由著名开发商瑞联集团(Related Companies)打造的哈德逊广场住宅具有世界一流的环保和健康元素,包括:

- 新鲜空气通过四个空气过滤点输送到各户住宅
- 现场燃油发电机提供100%应急备用电源
- 高效冷凝锅炉降低运行成本和能源消耗
- 带有路创(Lutron)照明和温度控制的家庭自动化系统
- 多区域温度控制
- 全年通过风机盘管系统增效加热和冷却
- 隐蔽的窗帘嵌匣可安置最佳的窗帘/遮光系统

价格区间(美元):

哈德逊广场15号(建筑1)

1居室起价 \$2.950M

2居室起价 \$3.850M

3居室起价 \$5.495M

4居室起价 \$11.940M

哈德逊广场35号(建筑2)

2居室起价\$4.250M

3居室起价\$6.950M

4-5居室起价\$15.775M

欢迎咨询了解顶层复式公寓详情

包括421A减税优惠 两个建筑均可拎包入住



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NEAR TO CENTRAL PARK.
The Park Loggia at 15 West 61st Street continues to be Manhattan's top selling condominium.

The Park Loggia

1-4 居室起价 (美元) \$1.555M
TOWER LOGGIA RESIDENCES
起价 (美元) \$3.34M

拎包入住

The Park Loggia位于中央公园附近, 项目中许多住宅以公园景观和私人室外空间为特色, 可俯瞰著名的哥伦布广场。

The Park Loggia不仅傲居于曼哈顿最好的位置之上, 其著名建筑团队: Skidmore、Owings 和 Merrill 还设计了令人印象深刻的私人车道入口、闪耀吸睛的陶土立面和巨型窗户。

该项目拥有超过20000平方英尺的室内和室外设施, 包括巨型室外露台、休息室和游戏室、健身中心、高尔夫模拟器、音乐独奏室和儿童房等。



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25 Park Row

2-3居室起价 (美元) \$2.765M
全层私家顶楼起价 (美元) \$12.5M

拎包入住

25 Park Row公寓是纽约市最畅销的公寓之一, 可以欣赏到世界著名的伍尔沃思大厦、标志性的布鲁克林大桥、市政厅公园和两条河流的壮美景观。这座现代装饰艺术风格的摩天大楼由顶级设计团队CookFox Architects设计, 俱乐部内饰由Studio Mellone的品味大师Andre Mellone倾力打造。

25 Park Row超级豪华, 仅有110套, 其中38%的住宅拥有私人室外空间, 许多住宅位于半私人楼层, 每层只有1-3套公寓。

25 Park Row的便利设施魅力十足, 包括65英尺高的游泳池; 私家大花园和带室外烹饪、餐饮和儿童游戏区的草坪; 双层高俱乐部带休息室、私人餐厅, 面朝公园; 图书馆配有壁炉, 壁炉上装饰着美国音乐协会主席、著名音乐家捐赠的金唱片; 公园里有一个美丽的健身中心, 还有一个精致的室内儿童游戏室。配备私家车库和名人的秘密入口。



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40 East End

价格区间 (美元) : \$2,995,990-\$25,500,990

拎包入住

东端大道40号 (East End Avenue) 是全新的精品公寓楼, 坐落在曼哈顿东城最迷人的住宅小区之一。这幢由Lightstone开发, Deborah Berke Partners设计的楼盘远超期待, 拥有28套定制住宅, 包括半层和全层两至五居室的户型、一套带有私人庭院和室外厨房的小别墅以及一套带有私人屋顶露台的复式顶层公寓。该建筑的每套住宅均拥有雅致的布局、高达14英尺的天花板和天然宽条白橡木实木地板。

宽敞的厨房配有手选意大利阿普安阿尔卑斯山的大理石板材、意大利木制橱柜和德国嘉格纳 (Gaggenau) 品牌的最先进电器。主浴室铺有意大利大理石, 并设有一个六英尺的浸泡浴缸、步入式淋浴间和私密马桶间。大楼的会所与设施被设计为住宅的功能性延伸, 既带来便利又带来精致魅力。会所与设施包括带有戏剧性雕塑楼梯的双高层大厅、图书室、游戏室和健身中心。楼外设有遮阳的停车门廊连通确保隐私的私密次入口。



130 William

价格区间 (美元) :

- 1 居室起价 \$1,295,990
- 2 居室起价 \$1,890,990
- 3 居室起价 \$2,675,990
- 4 居室起价 \$5,925,990
- LOGGIA 和顶层住宅起价 \$6,855,990

拎包入住

公寓位于曼哈顿下城
设计方: DIR DAVID ADJAYE

130 William位于曼哈顿下城, 几个街区内囊括了这座城市的所有特色。附近有丰富的历史、文化、娱乐、餐饮、购物和公园。130 William由屡获殊荣且远见卓识的建筑师大卫·阿贾耶爵士 (Sir David Adjaye) 设计, 他是国际知名的当代设计最具创造力的领导者之一。

130 William为纽约市的天际线做出了重要贡献。该建筑通过醒目的手工浇筑混凝土立面和超大的拱形窗户来体现纽约丰富的砖石建筑历史。内部, 豪华和手工选择的定制饰面在细节和材料上赋予了工艺感。

130 William 拥有种类繁多的便利设施, 包括一个健身俱乐部, 内有一个无边际水疗池, 以及一系列娱乐设施, 包括室内和室外休息室、IMAX™私人剧院和儿童活动中心。130 William 全面的便利设施, 与活跃的城市生活方式相得益彰。



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独家专访

CITIZENSHIP BY INVESTMENT? AN INTERVIEW WITH THE TEAM AT BANK OF NEVIS INTERNATIONAL TRUST SERVICES INC (BONITS)

投资移民？来自BANK OF NEVIS INTERNATIONAL TRUST SERVICES INC (BONITS) 团队的独家专访，帮助您了解更多相关信息。

什么是投资移民？

您和您的家人可以通过投资圣基茨和尼维斯的可持续发展基金或通过持有全部或部分房产所有权获得本国公民身份。当持有房产被选为首选方式时，您还可以从租金收入中获益。

我们有适合广大投资者的不同价位。投资入籍对于一个四口之家来说，起价仅为 15 万美元。

为什么是现在？

2020 年注定与众不同。我们向所有失去亲人的家庭和任何因 COVID 19 而遭受苦难的人致以衷心的慰问。

在圣基茨和尼维斯，没有人因这可怕的疾病而丧生，我们感到特别幸运。然而，从这个有利的角度，我们看到、感受，并理解世界各地的人们正在经历什么。这一年，人们比以往任何时候都更加坚定，把注意力集中在自己所爱的人身上，并努力为自己和家人的定义所渴望的未来生活。

我们所投身的事业是为全新的征程带来希望和欢乐，为黄金梦想带来可能。

有哪些好处呢？

您和您的家人只需约 60 天就能收到在圣基茨和尼维斯的公民身份和护照。圣基茨和尼维斯 (St Kitts & Nevis) 的税收制度也非常优惠，包括零个人所得税、零遗产税和零赠与税。

除却我们热情好客的加勒比海文化，圣基茨和尼维斯也是一个门户地理位置。我们的独立金融中心受人尊敬，与全球市场有着高度的联系。我们的岛屿们是为您的家庭获得持久遗产的理想之地。

持有圣基茨和尼维斯护照您可以去哪里旅行呢？

凭圣基茨和尼维斯护照，您可以免签证前往全球超过 155 个国家/地区，包括英国、欧盟、俄罗斯和香港等。

去往圣基茨和尼维斯有多么的便利？

圣基茨和尼维斯有很多世界一流的航空公司为乘客提供直接航班，去往北美、英国、欧盟和其他市场的多个目的地。但是，如果您希望选择私家航空租赁服务，我们将很乐意为您提供帮助。

为何选择 BONITS？

我们是一家受认证的国际营销代理、服务提供商和托管代理机构。我们是唯一一站式解决方案提供品牌。与“兜售”护照和公民身份，以获得佣金的其他品牌所不同的是：我们与全球客户密切合作，以满足他们的严格需求。

我们认识到，没有一刀切的办法；我们理解，对许多人来说，第二张护照不是奢侈品，而是必需品。父母希望他们的家庭过得最好，为他们的孩子争取最好的未来。商务人士想要免签证旅行所允许的灵活性。在工作中，他们谈论即时性的语言，所以当他们说“我明天将在意大利佛罗伦萨开会”时，他们并没有时间去争抢签证。

我们以美丽的尼维斯岛为基地，以我们的加勒比文化而闻名。我们相信把人联系起来的东西相当重要。我们欢迎中国和全亚洲人民前来与我们 - BONITS 做生意。

我们以出色的业绩记录和跨越 20 多年的无缝服务而感到自豪。我们的包容性方法使我们能够与客户锻造持久的个人关系 - 建立在致力于为我们的客户，我们的国际以及我们的价值之上的关系。

您的客户源自哪些国家和地区？

我们的客户遍及世界各地，他们拥有不同的背景、经验。开放、热情和包容的方法是我们业务固有的本质。

多样性也是我们内部所追求的。我们的团队具备丰富多样的全球历史，其中大部分为女性，拥有 8 种语言能力！我们兼容并包、富有同情心，正如您所期望的那样，纪律严明，并竭诚为全球客户提供最佳服务。



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房产仲介：
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The Ragbir Group
The Keyes Company Realtors



1003 Hillsboro Mile
Hillsboro Beach, FL, 33062



6 Bedrooms • 6.3 Bathrooms • 10,145 Living SqFt
Indeed a mansion on Hillsboro Mile, one of South Florida's most desirable locations. Oceanfront gated estate with 150 ft. docket / intracoastal. 6 bedrooms and 6 full bathroom, 3 half baths, 3 car garage. Enchanting home with spectacular designs. Heated pool with Jacuzzi and waterfall. Inviting kitchen with stainless steel appliances. Wine room (16 wine coolers). Media room/home theater and game room. Loft on the 4th floor. A full house generator, 13 AC units.

6房 • 6.3 卫浴 • 居住面积10,145 平方英尺
希尔斯伯勒英里的豪宅，坐落于南佛罗里达州最抢手的地段之一。临海的门控房产，沿海150英尺。拥有6房以及6间全套卫浴，3间半套卫浴，3车车库。是间拥有壮观设计的迷人住宅。温水游泳池带按摩浴缸和瀑布。舒适的厨房配有不锈钢家电。酒房含16个酒柜。媒体室/家庭影院和游戏室。4楼有阁楼。含全屋发电机一台以及空调13台。

出价\$28,000,000美元

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The Ragbir Group has 25 years of experience in the banking, real estate (in the USA and International), and business development fields. We combine business and technology savvy with banking, investments, and real estate to enhance our professionalism. Our customers come first. We work with diverse clientele, both nationally and internationally. We are members of Luxury Portfolio International and the Leading Real Estate Companies of the World. The Ragbir group is a VIP member of LPS China, Certified International Property Specialist with NAR, and a member of the Miami Board of Realtors. We deliver global and local service at concierge level. We will make every effort to make sure your deal is taken care of with the utmost integrity, honesty, and ease. Being that we have lived and played here in South Florida for over 20 years, our knowledge of the local real estate market is strong. It is our home, and we will do everything to make it yours as well.

The Ragbir Group在银行、房地产(美国境内和国际上)和商业发展领域有25年的丰富经验。我们将商业和技术知识与银行、投资和房地产相结合，以提高我们的专业性。我们秉持的客户至上的精神，为境内境外的不同客户服务。我们是Luxury Portfolio International和Leading Real Estate Companies of the World的成员。Ragbir集团是LPS中国的VIP会员、NAR认证的国际地产专家、以及迈阿密房地产经纪人委员会成员。我们提供礼宾级的全球和本地服务。我们将秉持着最高的诚信尽一切努力确保您的交易最顺利地顺利完成。由于我们已经在南佛罗里达州生活成长了20多年，我们对当地房地产市场的了解非常深刻。这是我们的家，我们会尽一切努力让它也成为您的家。

圣基茨和尼维斯：天堂般的闪光点

魅力非凡的圣基茨和尼维斯群岛坐落在加勒比东部，拥有 5.8 万热情好客的居民。白色的沙滩、起伏的山丘和清澈的海水只是它诸多吸引力中的一部分。

想象一下，花一天时间徒步游览美丽的瀑布、潜水或参观亚历山大·汉密尔顿的出生地。或者您更倾向于打高尔夫球、品尝朗姆酒，亦或是泡在尼维斯的温泉里？无论是热闹的音乐活动、体育赛事，还是探索房地产的最新开发项目，在这里每个人都会有所收获。

在品尼海滩上（Pinney's Beach）的四季度假村，品尝时尚别致的餐点。沉浸于 Sunshine 海滩酒吧和烧烤餐厅的乡村风味美食中。漫步在克里斯托弗·海港码头（Christophe Harbour Marina）的标志性超级游艇上，被周围的 Kittitian 山丘所沉迷。欣赏建于 1643 年的加勒比地区第一座圣公会教堂，圣托马斯低地教堂（St. Thomas' Lowland Church）。

无论您渴望来一场冒险之旅还是休闲度假，圣基茨和尼维斯都将以其别具魔力的方式锁住您的心。

我们诚挚期待在您的新家中欢迎您的到来！

圣基茨和尼维斯护照，助力您实现全球雄心

- **门户地理：**圣基茨和尼维斯护照可免签证进入 155 个以上国家
- **模范服务：**通过投资和信托服务管理实现高度个人公民身份
- **热情好客的加勒比海文化：**以圣基茨和尼维斯为基础，构画完美岛屿



What is citizenship by investment?

Citizenship to St Kitts & Nevis for you and your family can be secured through investment in the country's Sustainable Growth Fund or through whole or fractional property ownership. When property ownership is chosen as the preferred route, you can also benefit from rental income.

We have price points that suit a broad spectrum of investors. Citizenship by investment starts from as little as US\$150,000 for a family of four.

Why now?

The year 2020 has been a year like no other. Our hearts go out to all families that have lost loved ones, and anyone that has suffered hardship as a result of the coronavirus pandemic.

We feel extraordinarily blessed that here in St Kitts & Nevis no one has lost their life to this terrible disease. However, from this vantage point we see, feel, and understand what people are going through around the world. This year has made people more determined than ever to tie-up loose ends, to focus on the ones they love, and to try to define what kind of future they want for themselves and for their families.

Our business is one that brings hope, rings the joy of a new start and the possibility of a New Gold Dream.

What are the benefits?

It can take just 60 days for you and your family to receive your citizenship and St Kitts & Nevis passports. St Kitts & Nevis also has a highly favorable tax regime that includes zero personal income tax, zero inheritance tax and zero gift tax.

In addition to our warm and welcoming Caribbean culture, St Kitts & Nevis is a gateway geography. We are a respected independent financial center that is highly connected to global markets. Our islands are the ideal place to secure a lasting legacy for your family.

Where can you travel on a St Kitts & Nevis passport?

With a St Kitts & Nevis passport you can travel visa free to more than 155 countries around the world, including the United Kingdom, European Union, Russia, and Hong Kong.

How easy is it to get to St Kitts & Nevis? How connected is the country?

There is direct air access to multiple destinations in North America, the United Kingdom, European Union, and other markets, served by some of the world's leading airlines. However, should you prefer a private charter, we would be happy to assist.

Why choose BONITS?

We are an accredited International Marketing Agent, an accredited Service Provider, and an accredited Escrow Agent. We are the only one-stop solution. Others are 'hawking' passport and citizenship opportunities for a commission, whereas we work closely with our global clients to meet their exacting needs.

We recognize that no one size fits all and understand that a second passport is not a luxury but a necessity for many, especially given the levels of strife and conflict in certain parts of the world. Parents want the best for their families and to secure the best future for their children. Businesspeople want the flexibility that visa free travel allows. At work they talk the language of immediacy, so when they say, "I'll be in Florence, Italy tomorrow for the meeting", they do not have time to scramble around for a visa.

want the flexibility that visa free travel allows. At work they talk the language of immediacy, so when they say, "I'll be in Florence, Italy tomorrow for the meeting", they do not have time to scramble around for a visa.

We are based on the beautiful island of Nevis and we are famed for our welcoming Caribbean culture. We believe that the things that connect people are so important. We welcome the people of China and the whole of Asia, to come and do business with BONITS.

We pride ourselves on an exemplary track record and a seamless service spanning more than 20 years. Our inclusive approach enables us to forge lasting personal relationships with our clients, relationships built on our drive to win for them, our nation, and our values.

Where are your clients from?

Our clients are from all around the world. They have different backgrounds, experience and have got to where they are through different points along the way. An open, welcoming, and inclusive approach is something inherent in our business.

Diversity is something we strive for internally as well. We are a majority female team with a rich and diverse global history, and we speak eight languages between us! We are inclusive, we are empathetic and, as you would expect, disciplined and driven to achieve the best for our global clients.

Highlights of Paradise: St. Kitts and Nevis

Nestled in the Eastern Caribbean, the charming islands of St Kitts and Nevis is home to 58,000 warm and welcoming people. The white sand beaches, rolling hills and crystal-clear waters are only some aspects of its appeal.

Imagine spending your day hiking to beautiful waterfalls, scuba-diving or visiting the birthplace of Alexander Hamilton. Or would you rather play golf, go rum tasting or soak in the curative waters of the Nevisian Hot Springs? From lively music and sporting events to exploring the latest property developments, there is truly something for everyone in the Federation.

Savor the upscale chic canapés at the Four Seasons Resort on Pinney's Beach.

NEW GOLD DREAM

With a St Kitts & Nevis passport we can help you achieve your global ambitions

- **A gateway geography:** a St Kitts & Nevis passport grants visa free access to 155+ countries
- **An exemplary service:** highly personal citizenship by investment and trust service management
- **A warm and welcoming Caribbean culture:** based on St Kitts & Nevis, picture perfect islands

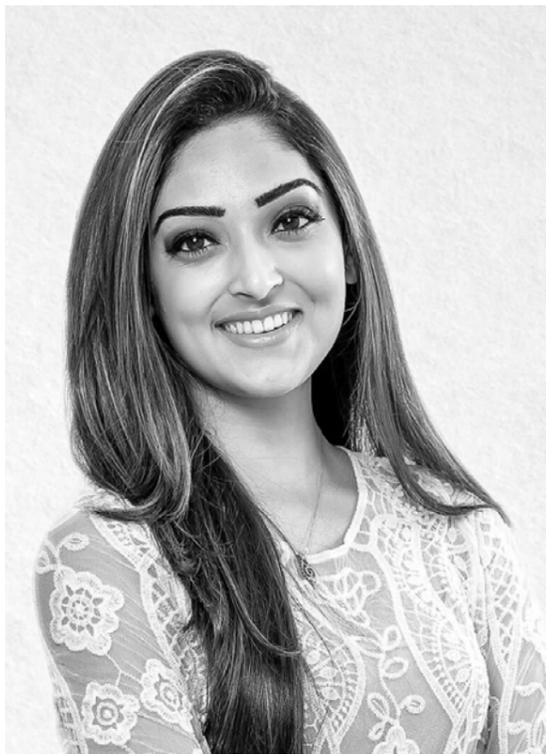


Immerse in the rustic, local culinary delights of Sunshine's Beach Bar and Grill. Stroll past the iconic superyachts in Christophe Harbour Marina, mesmerized by the surrounding Kittitian hills. Admire the first Anglican Church in the Caribbean built in 1643, St. Thomas' Lowland Church. Whether you want an adventurous stay, or a relaxing getaway, St Kitts and Nevis will capture your heart in magical ways.

We look forward to welcoming you to your new home.

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独家专访

MS. HOORIYA QAZAL RAJPUT
MANAGING DIRECTOR OF
LECOCQASSOCIATE

HOORIYA QAZAL RAJPUT 女士
LECOCQASSOCIATE 董事总经理

LPS: LECOCQASSOCIATE'S ADJUSTMENT 是什么?

lecocqassociate's Adjustment 服务是一家极具优势的线上名誉管理服务公司 (ORM)。我们生活在因特网时代，它主宰并控制着我们的日常商业和个人生活。当您有需要建立新的银行服务、和/或商业关系、或开展求职面试等，人们都会倾向于在搜索引擎上查找与您相关的具体信息，从而“更多”地了解您。

Adjustment 协助个人及公司机构等避免在管理以及开展银行业务、商业关系上所面临的各种困难，特别是在出现任何误导性、过时和不正确的数据方面上，这些数据出现或存储在作为严格合规要求一部分的全球 KYC 筛选数据库中。

LPS: 什么让您脱颖而出?

市场上的许多 ORM 服务只在技术方面起作用，这意味着 ORM 专家监控个人或公司在各种社交媒体平台上的声誉，处理可能损害个人声誉的内容，压制负面搜索结果，并利用搜索引擎优化 (SEO) 技术将积极的一面展现出来。

lecocqassociate 拥有一支由律师、数据保护官员 (DPO)、研究人员、设计师、内容编写者和技术人员组成的完整团队，以确保从多个方面解决问题的根源。我们的律师和 DPO 深谙诽谤、数据保护，特别是通用数据保护条例 (GDPR)、机密性和其他隐私法的法律知识，就如何删除和/或修改搜索引擎结果和 KYC 筛选数据库上的虚假或侵入性信息提供建议，而这些仅靠 SEO 是无法做到的。

我们利用创新的方法和技术，为您的企业和/或个人事务的声誉需求量身定制战略和解决方案。

LPS: 我们如何在这个领域上服务客户? 都包含了哪些步骤?

正式开始: 首先，我们进行 KYC 筛选并查看客户的互联网资料。然后，我们代表客户与筛选数据库进行协调，以接收客户的数据库资料。

风险评估: 然后，我们根据互联网或筛选数据库中客户资料的出现情况进行风险评估。

战略制定: 在进行风险评估的基础上，制定调整策略，以创建和管理客户的在线声誉。

法律实施: 运用谷歌的“被遗忘权”、欧盟关于 GDPR 的法规、本地数据保护法规、隐私权法规、与诽谤相关的法规以及其他民事权利，我们的值班律师与筛选数据库和网站托管商进行协调，以删除、更新和/或纠正误导性信息。

技术实现: 使用机器学习、网络智能、内容编写和反向搜索引擎优化技术，我们的技术专家团队能够识别和管理对客户在线声誉的威胁。

LPS: 谁将是受益者?

因 KYC 筛选数据库和互联网上的错误、误导和/或过时信息而名誉受损的任何个人和/或公司将会是受益者。我们的 ORM 和法律团队可以帮助您更新和管理这些来源上出现的诽谤性和/或误导性信息，并减轻这些信息可能对您和/或您的业务造成的任何不利影响。

然而，我们也帮助那些希望在国外市场站稳脚跟的个人、家庭和/或公司，帮助他们建立在线业务，帮助交易对手“了解更多”。这对在新国家的就业、银行和商业关系以及活动都是有益的。

LPS: 与 lecocqassociate 合作的理由是什么?

lecocqassociate 有 4 个办事处，总部设在瑞士，在马耳他、迪拜和阿布扎比有 3 个国际办事处，平均各有 40 名职员。我们为客户提供 4 个主要领域的建议：

监管金融，我们高度专注于金融/受监管实体、一系列加密平台和投资计划的设立、结构和运作。

私募股权和资本市场结构设计，涉及以下方面：为股东和企业的私募股权投资和资本市场交易提供咨询，进行并购尽职调查，合同起草和谈判；在企业的首次公开发行、上市、退市以及二次上市和私募等方面提供建议。

声誉管理和数据保护（我们在本次访谈的第一部分中讨论过），在这两个方面，我们向客户提供关于通用数据保护的欧盟指令和适用的数据保护法规的建议，以及为公司遵守数据保护法规标准制定的政策草案。

白领犯罪，我们代表客户处理国内和跨境金融犯罪案件，协助欺诈调查、追查和追回被挪用资产，以及国际刑事和行政事务。



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غرفة دبي
DUBAI CHAMBER

LPS: WHAT IS LECOCQASSOCIATE'S ADJUSTMENT?

lecocqassociate's Adjustment service is an online reputation management (ORM) service with an edge. We live in a time where the internet dominates and controls our day-to-day business and personal lives. When you meet develop a new banking and/or commercial relationship or proceed with a job interview, people are most likely to look up your name on search engines to "know more" about you.

Adjustment helps individuals and companies avoid facing difficulties in managing and conducting banking and commercial relations, particularly with respect to the appearance of any misleading, outdated and incorrect data appearing or stored in various KYC Screening Databases used globally as part of a strict compliance requirements.

LPS: WHAT MAKES YOU DIFFERENT?

Many of the ORM services in the market work only in the technical aspect which means that ORM specialists monitors an individual's or a company's reputation on various social media platforms, addressing content which risk damaging a persons reputation, suppressing negative search results, and bringing positive ones into light using search engine optimization (SEO) techniques.

At lecocqassociate, we have a full team of lawyers, Data Protection Officers (DPO), researchers, designers, content writers, and techies that go above and beyond to ensure that the root of the issue is dealt with on multiple fronts. Our lawyers and DPOs who are well versed in legalities surrounding defamation, data protection, in particular, the General Data Protection Regulation (GDPR), confidentiality, and other privacy laws to advise on how to remove and/or modify false or intrusive information on search engine results and KYC Screening Databases that SEO alone cannot do.

We make use of innovative methods and technologies to build strategies and solutions tailored to your reputational needs, for business and/or for personal matters.

LPS: HOW DO YOU HELP CLIENTS IN THIS AREA? WHAT ARE THE STEPS?

Official commencement: At first we conduct a KYC screening and review the client's internet profile. We then coordinate on behalf of the client with the screening databases to receive the client's database profile.

Risk assessment: We then conduct a risk assessment based on the appearance of the client's profile from the internet or the screening databases.

Strategy: On the basis of the risk assessment conducted, Adjustment strategies are drafted to create and manage the client's online reputation.

Legal implementation: Applying Google's Right to be Forgotten, the EU regulation on GDPR, local data protection legislation, privacy rights legislation, defamation-related legislations and other civil rights, our in-hour lawyers coordinate with the screening databases and website hosts to remove, update and/or correct misleading information.

Technical implementation: Using machine learning, cyber intelligence, content writing, and reverse SEO techniques, our team of technical experts identify and manage threats to the client's online reputation.



LPS: WHO WILL BENEFIT?

Any individual and/or company whose reputation has been damaged due to incorrect, misleading and/or outdated information on KYC screening databases and the internet. Our ORM and legal team can help you update and manage defamatory and/or misleading information appearing on such sources as well as mitigating any adverse impact it may have on you and/or your business.

However, we also help with individuals, families, and/or companies looking to get a foothold into foreign markets by building them an online presence to help counterparties "know more" about them. This can be beneficial in terms of employment, banking and commercial relationships and activities in new countries.

LPS: WHY SHOULD PEOPLE WORK WITH LECOCQASSOCIATE?

lecocqassociate has 4 offices, with a head office in Switzerland, and 3 international offices in Malta, Dubai and Abu Dhabi and counts an average of 40 fee earners. We advise clients in respect of 4 main fields:

Regulatory finance, where we are highly specialised in the set-up, structuring and functioning of financial/regulated entities, a range of crypto platforms, and investment schemes.

Private equity and capital market structuring, in areas relating to advising shareholders and undertakings in their private equity investments and capital market transactions, conducting M&A due diligences, drafting and negotiation of contracts, advising companies on initial public offerings, listing and delisting of companies as well as on secondary issues and private placements.

Reputation management, which we discussed in the first part of this interview, and data protection, where we advise clients on the EU directive on General Data Protection and applicable data protection legislation, as well as draft policies for companies to comply with data protection regulatory standards.

White-collar crime, where we represent clients in both domestic and cross border cases in financial crimes, assist with fraud investigations, tracing and recovery of misappropriated assets, and international criminal and administrative matters.

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Our ORM website as well please: www.kyc-central.com





独家专访

MS. MAJIDA ALI RASHID

CEO OF THE REAL ESTATE PROMOTION AND INVESTMENT MANAGEMENT SECTOR AT DUBAI LAND DEPARTMENT

MAJIDA ALI RASHID – 马吉德·阿利·拉希德阁下（音译）

迪拜土地局 – 房地产推广和投资管理部门 首席执行官

LPS: 迪拜的经济和房地产市场是否正在从 Covid 中逐渐复苏？您对经济复苏持乐观态度，还是您觉得这种情况仍会在阿联酋持续一段时间？

迪拜房地产市场持续表现良好，尽管我们最近经历了封锁期。在 4 月份迪拜处于封锁期间，我们登记了 1,808 笔交易，总价值约 10 亿美元。

在 2020 年 4 月和 5 月，房地产行业完成了 4000 多宗房地产交易，价值超过 120 亿迪拉姆。

与 2019 年同期相比，我们见证了 2020 年 2 月和 1 月房地产销售分别增长了 40% 和 16%。

因此，我们从未停止过，虽然我们本可以做得更好。现在，市场已经开放，我们已经恢复到接近 100% 的水平。我们目睹了巨大的活力和源自国内本地市场以及来自世界各国日益增长的需求和兴趣。因此，我们对即将发生的事情感到非常兴奋。

LPS: 迪拜房地产市场实力如何？

由于迪拜政府和土地局采取了预防措施，以便在封锁期内继续开展经济活动，因此疫情对房地产行业并未造成显著影响。

在疫情发生前，我们从供需两个方面开始调控市场，现在在疫情发生后，这些措施一定能够帮助我们在市场放缓的情况下保持价格的价值。

在疫情之前，迪拜房地产销售的很大一部分来自国际市场，而在当今世界面临挑战的情况下，迪拜对每个人来说更像是一个安全的避风港，具体表现在以下几方面：

我们制定了非常严格的法规来保护投资者，当涉及到您的美元在迪拜房地产市场投资时，我们的市场仍然有实际价值，因为我们在价值方面的表现一直超过世界上所有顶级城市。

我们发现，自迪拜开放市场以来，投资迪拜房地产的兴趣水平不断增加，而且这种兴趣还在持续增长。

我们的政府领导层向世界展示了如何应对全球疫情。阿联酋在每千人进行的测试中排名第二高，并且是截至 2020 年 7 月 31 日阳性率低于 1% 的国家之一。

我们为投资者 / 业主开放了各种沟通渠道，以提出他们的疑虑，例如电子投诉，建议热线和电子邮件 ID。

通过发起各种举措提高透明度，如名为 Mo' Asher Report “音译：莫亚舍报告”的销售价格指数和“绿色名单”，投资者可以根据其

专业知识和要求与认证经纪人名单取得联系。

仅举几个例子：我们的每千人测试次数为 482.98，而美国为 638.17，英国为 152.98。

迪拜仍然是世界上最安全的城市，对于来自世界各地的投资者来说，这是一个非常重要的因素，尤其是在我们今天所看到的世界形势下。以下是我们为支持房地产投资推出的激励措施：

- 将适用于首次购房者抵押贷款的“贷款房价比”提高 5%。这使得外籍人士可以获得高达房产购买价格 80% 的抵押贷款。
- 所有消费群体（包括住宅、商业和工业）可享受 3 个月的水和电消费账单 10% 的折扣优惠。
- 阿联酋中央银行针对受 COVID-19 影响的零售和企业客户提供 273 亿美元经济支持计划。

LPS: 疫情如何改变了我们进行房地产交易的方式？您是否认为我们房地产业务的这些最近变化中有很多会长期存在？

显然，疫情已经改变了我们现在生活中的一切，对未来和房地产来说没有什么不同。

- 此次疫情表明，迪拜政府已做好充分准备，以完全明智的方式管理和确保业务连续性。
- 房地产的数字解决方案对于行业的未来至关重要。他将包括从数字化查看住宅，到在线支付解决方案和房地产销售的在线登记等。
- 迪拜在创建成熟的“电子政府”方面一直处于领先地位，而“智能迪拜”计划利用诸如区块链和人工智能之类的新兴技术以各种方式改变我们的日常生活。
- DLD - 迪拜土地局正全力以赴，引领我们开展业务的方式，并一直按照阿联酋总理兼迪拜统治者谢赫·穆罕默德·本·拉希德·阿尔·马克图姆的愿景为我们的未来做好准备，这对我们应对疫情非常有帮助。我相信，不管未来有何挑战，这个愿景都将是我们将持续受益。

LPS: 为了帮助恢复进程，并确保国际房地产在未来继续蓬勃发展，迪拜土地局做出了哪些方面的努力呢？

- 我们的城市和国家已经捐赠并继续捐赠支持和资金，以帮助世界其他国家，例如捐赠给在华盛顿特区和伦敦设立的医院，并向全球 30 万医疗专业人员提供医疗设备和用品。
- 在房地产领域，我们一直并将继续为投资者的投资提供安全避风港，为经纪人提供增长业务和赚取实际收入的机会。
- “迪拜土地局”在这段艰难时期，以专业、透明的方式管理该部门，并积极地为市场提供每日最新信息。
- 我们将继续与 LPS 等机构合作，为行业创造最佳环境，为我们今天或明天可能面临的任何潜在挑战做好准备。

LPS: How is your economy and real estate market recovering from COVID? Do you feel optimistic about the recovery or do you think this situation will continue in your country for some time?

The Dubai real estate market kept performing well despite the lockdown period that we experienced recently. During the month of April when Dubai was on lockdown, we registered 1,808 transactions during the month totaling about US\$ 1 billion.

The real estate sector was able to perform more than 4,000 real estate transactions during the months of April and May 2020, with a value exceeding 12 billion dirhams.

We have witnessed a growth of 40% in February and 16% in January 2020 in the real estate sales compared to the same in 2019.

Hence we never stopped, whereas we could have done better. And now that the market has opened up and we are back to nearly 100%, We are witnessing a great energy and an increased demand and interest locally within our market and from many countries around the world. So we are really excited about what is coming.

LPS: How's the strength of your real estate market?

The impact of the Covid-19 pandemic on the real estate sector has not been significantly influenced due to the precautionary measures that the Dubai government and the Land Department have taken in order to continue economic activity during the period of lock down.

Prior to Covid-19, we started regulating the market with regards to supply and demand, and now with Covid-19 these steps will surely help us maintain value of pricing despite any slowdown that may happen.

Before the pandemic, a good percentage of sales in Dubai real estate came from international markets and with the challenges the rest of the world is facing today, Dubai, is even more of a safe haven for everyone in the following ways:

Before the pandemic, a good percentage of sales in Dubai real estate came from international markets and with the challenges the rest of the world is facing today, Dubai, is even more of a safe haven for everyone in the following ways:

- We have created very strong regulations to protect investors and there is still real value in our market when it comes to what your dollar can buy in real estate in Dubai as we have consistently outperformed all the top cities in the world every single year when it comes to value.
- We have identified that the level of interest for investing in to Dubai's real estate has grown since Dubai has opened up its markets and this interest continues to grow.
- Our government leadership showed the world how to deal with global pandemics. The UAE is ranked 2nd highest number of tests conducted per thousand people and is among the countries that have a positive rate of less than 1% as of 31st July 2020.
- We have opened up various communication channels for investors/ landlords to raise their concerns like the e-complaints and suggestions hotline and email id.
- Increasing the level of transparency by launching various initiatives like the sales price index called the Mo' Asher report and the Green List where the investors can contact the list of certified brokers as per their area of expertise and requirement.
- We are at 482.98 tests per thousand compared to 638.17 per thousand for the USA, 152.98 per thousand for the UK and 129.60 per thousand for to name a few.
- We remain the safest city in the world and for investors from around the world, this is a very important factor especially with what we see happening in our world today.

As for the incentives that were launched to support real estate investment.

- Increasing the "LTV" ratio applied to mortgages for first-time buyers by 5%. This allows expats to avail a mortgage up to 80% of the property purchase price.
- 10% discount on the water and electricity consumption bill for all consumer groups (residential, commercial and industrial) for three months.
- 27.3 Billion USD economic support plan for retail and corporate customers affected by COVID-19 from the central bank of UAE.

LPS: How has COVID-19 changed how we conduct real estate transactions? Do you think much of these recent changes in our real estate practices will stay with us for a long time?

Obviously Covid-19 changed everything we do in our life today and for the future and for real estate its not any different.

- This pandemic demonstrated the full readiness of the government Dubai to manage and ensure business continuity in a fully smart manner.
- Digital solutions in real estate are essential for the future of industry from viewing homes digitally, to online payment solutions and online registrations of real estate sales.
- Dubai has been historically at the forefront in creating a full-fledged e-government and The Smart Dubai initiative uses emerging technologies such as Block Chain and Artificial Intelligence to change our everyday life in every way possible.
- At the DLD we are fully onboard and leading the way we conduct our business and have been preparing for our future as per the vision of HH Sheikh Mohammed Bin Rashed Al Maktoum Prime minister of the UAE and Ruler of Dubai and this has served us really well in dealing with this pandemic and I believe it will continue to benefit us going forward no matter what the challenge is.

LPS: What are some of the efforts your organization is focused on to help with the recovery process and to ensure that international real estate continues to be vibrant into the future?

- Our City and country has donated and continue to donate support and funds to help other countries around the world, like donating to a set up hospitals in Washington DC and London and to provide medical equipment and supplies to over 300,000 medical professionals around the world.
- On the real estate front, we have been and we continue to provide investors with safe havens for their investments and brokers the chance to grow their business and earn real income in our industry.
- Dubai Land Department professionally and transparently managed the sector during this tough period and is keen to provide the market with the updates daily.
- We will continue to partner with organizations such as LPS and others to create the best environment in the industry to prepare us for any potential challenges that may face us today or tomorrow.



独家专访

MR. MAJID AL MARRI

CEO-REAL ESTATE REGISTRATION & SERVICES SECTOR
DUBAI LAND DEPARTMENT

MAJID AL MARRI –
马吉德·阿尔·马励阁下（音译）

首席执行官 – 房地产登记和服务部门
迪拜土地局

LPS: 迪拜土地局对迪拜有什么样的愿景？

迪拜土地局（DLD）致力于在创新、信任和幸福方面将迪拜转变为全球首要的房地产目的地。它通过提供创新和可持续的房地产环境来实现这一目标，该环境通过其“智能服务”将迪拜变成了最幸福的城市，并随时随地向投资者开放。

为此，我们推出了多种智能服务，如“迪拜房地产自助交易（Dubai REST）”应用程序，为客户和迪拜居民提供服务，并提供专业的人力金融服务，以及综合房地产立法，所有这些都与迪拜 2021 年智能可持续城市计划相一致。

LPS: 迪拜如何塑造迪拜房地产投资故事的新未来？

多年来，迪拜土地局（DLD）一直在开发智能和创新的应用程序，旨在通过提供广泛的数字服务来吸引投资者到迪拜，以确保最大程度的客户满意度并进一步简化流程。DLD 还成为了第一个在其所有业务中应用区块链技术的政府实体。我们与许多合作伙伴合作，并配合“2021 阿联酋区块链战略”和“迪拜智能政府”指令，使迪拜在 2020 年成为这项新技术的全球首都。

我们还成功地利用了人工智能，并在“注册和房地产服务”领域创建了更加透明的定价政策。我们的努力表明，我们致力于通过不断发展我们的服务和应用，为未来做好准备，使我们现在成为世界上最先进的政府实体之一。在服务受托人，注册受托人和调查公司等合作伙伴的支持下，我们不遗余力地吸引投资到阿联酋。我们将继续发展自己的服务，以服务于我们的客户，迪拜以及整个地区。

LPS: 请您为我们介绍一下关于“迪拜房地产自助交易”的更多详情：

迪拜房地产自助交易 (Dubai REST) 应用程序是一个智能的房地产平台，通过这个平台，业主、租户、房地产经纪人、开发商、房地产评估师、投资者以及房地产市场的所有受益者均可获得所有的房地产服务。在 App Store 和 Google Play 上都下载英语和阿拉伯语版本。

该应用程序使房产所有者可以通过“房地产钱包”访问其房产，该钱包为他们提供有关其房地产当前价格、租金回报和服务费等信息。该应用程序允许房产所有者提交发布其房地产地图的请求、“致其关注的人”的信函、抵押竞标和房地产估价、并为他们提供结算服务费的机会。此外，“迪拜房地产自助交易”使房产所有人和租户都能管理租赁（注册，续签和取消）、提交租金争议案件并进行跟进。

LPS: 请您为我们讲述关于“迪拜房地产自助交易”应用程序的主要特色：

该应用程序最重要的特点之一是，它使“期房项目”的所有受益人能够获得有关项目的实时信息，包括完成百分比、项目的实际图像、托管账户号码和项目支付费用等。此外，业主可能更倾向于能够实时跟踪其详细信息的项目。

除上述外，该应用程序还为所有房地产市场受益人提供多种服务，包括显示不同时期的租金指数和销售指数。此外，该应用程序还提供了有关房地产经纪公司及其绩效水平、房地产办事处及其分类、评估公司、管理公司、咨询公司和认证开发商等的详细信息。

此外，迪拜房地产自助交易（Dubai REST）还向所有房地产市场受益人授予多项服务，例如访问迪拜的租金指数、销售指数以及物业的服务费指数，并能够通过该应用程序或电子支付门户 Noqodi 进行付款结算。

LPS: 根据迪拜土地局的统计，哪些国家的投资者更热衷于投资迪拜的房地产？

迪拜已经成为世界上最具吸引力的房地产市场之一。这个酋长国有 200 多个民族，包括印度人、巴基斯坦人、沙特人、英国人、埃及人，他们都在迪拜大举投资，尤其是中国投资者，在过去几年里，他们表达了越来越强烈的投资迪拜房地产行业的热情。这些投资主要集中在住宅单位，其次是商店和办公室。

LPS: 根中国投资者在迪拜投资房产能获得哪些益处？

基于两国之间牢固的双边关系，中国公民可在抵达迪拜时办理落地签，并且从迪拜可直飞中国多个城市。迪拜拥有卓越的教育设施，包括一些列国际学校和大学等。迪拜拥有安全稳定的生活和工作环境，良好的社区和许多其他福利，迪拜确实是一个家外之家，是一个值得投资的非凡所在。

LPS: What is the Vision of Dubai Land Department for Dubai?

Dubai Land Department (DLD) seeks to transform Dubai into the premier real estate destination in the world in terms of innovation, trust, and happiness. It sets out accomplishing that by providing an innovative and sustainable real estate environment that has turned Dubai into the happiest city through its smart services, granting open access to investors anytime and anywhere.

To that end, we have introduced a multitude of smart services, such as the Dubai Real Estate Self Transaction (REST) app, in the service of customers and Dubai residents, as well as offered professional human and financial services, and integrated real estate legislation, all in alignment with Dubai Plan 2021 for a smart and sustainable city.

LPS: How is Dubai shaping its new future of the Dubai real estate investment story?

Over the years, DLD has been developing smart and innovative applications that aim to attract investors to Dubai by offering a wide range of digital services to ensure utmost customer satisfaction and further streamline processes. DLD also became the first government entity to apply blockchain technology in all its operations, in cooperation with a number of our partners and in alignment with the Emirates Blockchain Strategy 2021 and Smart Dubai Government directives to make Dubai a global capital for this new technology in 2020.

We also succeeded in employing artificial intelligence and creating more transparent pricing policies in the registration and real estate services sector. Our efforts speak for our commitment to be future ready through our continuous development of our services and applications that makes us now one of the most advanced government entities in the world. With the support of our partners, such as service trustees, registration trustees, and survey companies, we spare no efforts in attracting investments into the Emirate. We will continue to evolve ourselves in the service of our customers, Dubai, and the region as a whole.

LPS: Can you please tell more about Dubai REST?

Dubai REST is the smart real estate platform through which all real estate services are fulfilled for property owners, tenants, real estate brokers, developers, real estate valuers, investors, and all beneficiaries of the real estate market. It is available on both the App Store and Google Play in both English and Arabic.

The application enables property owners to access their properties through a real estate wallet that provides them with information about the current prices of their properties, rental returns, and service charges. It also allows them to submit a request for issuance of their property's map, 'To Whom It May Concern' letters, mortgage bids, and property valuations as well as grants them the opportunity to settle service charges fees. In addition, Dubai REST enables both property owners and tenants to manage leases (registration, renewal, and cancellations), submit rental dispute cases, and follow up on them.

LPS: Please tell us about the Key Features of Dubai REST.

One of the most important features of the application is that it enables all the beneficiaries of off-plan projects to obtain real-time information about the projects, including the percentage of completion, actual images of the project, the escrow account number, and project payment dues, among others. In addition, property owners may favourite projects to be able to follow-up on their details in real-time.

Asides from the above, the application also provides multiple services for all real estate market beneficiaries, including displaying the rental index and the sale index across different periods. Moreover, the application provides details about real estate brokers and their performance levels, data on real estate offices and their classifications, valuation companies, management companies, consultancy companies, and certified developers, among other.

Additionally, Dubai REST grants all real estate market beneficiaries multiple services, such as access to the rental index and the sale index in Dubai as well as the service charges index of the property, with the ability of settling payments through the application, or through the electronic payment portal, Noqodi.

LPS: According to statistics of the Dubai Land Department, which nationalities are more enthusiastic about buying Dubai properties?

Dubai has become one of the most highly attractive real estate markets in the world. The emirate is home to more than 200 nationalities, including Indians, Pakistanis, Saudis, Britons, Egyptians, all of whom are investing heavily in Dubai, especially Chinese investors who, over the past few years, have expressed increased keenness to invest in Dubai's real estate sector. The majority of these investment were made in residential units, followed by shops and offices.

LPS: What benefits does Dubai offer to the Chinese investing in Dubai property?

Due to the strong bilateral relations that result in visas on arrival for Chinese nationals, direct flights from Dubai to cities in China, exceptional educational facilities that include international schools and colleges, a safe and stable environment to live and work, a great community and many other such benefits, Dubai indeed is a home away from home and an exceptional environment for valuable investments.

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在尼亚加拉湖之顶，其奢华的滨水豪宅是高端杂志的宠儿，吸引着国际名流。该项目设有5间卧室，带有相邻套房；无边际泳池；其码头可俯瞰到美国一侧的湖边景致；优雅的厨房和用餐区域点缀着闪亮的水晶吊灯；石灰岩壁炉；45英尺的船用自动升降机；高架甲板享有180度全景；户外庭院配置了石制壁炉；温控主层酒窖；悬挂式弧形玻璃楼梯，带有浮动立管；玛瑙柜台带彩色底灯；步入式蒸汽淋浴、运动吧和休闲区；加热车库可停放三台车、乔治角堡的历史景观，Revel最新推出的高端房产名录在同时代的项目中独树一帜，其建筑富丽堂皇，距离尼亚加拉举世闻名的老城区仅步行之遥，令人艳羡。

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Dear readers,

Welcome to this Winter 2020-21 edition of the LPS Maserati Beijing 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 New York to London, Auckland, Geneva, Tokyo, Melbourne, Dubai, Paris and many more desirable destinations: get on board a voyage into the fascinating world of luxury properties!

亲爱的读者，

欢迎阅读《LPS北京玛莎拉蒂》杂志2020-21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，他们将有助于您觅获您心仪的下一个美丽家园。

在此，您可以了解旧金山、伦敦、奥克兰、日内瓦、东京、墨尔本、迪拜、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！



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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风港，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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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

SAFARI GROUP

价格: 504,690 - 1,750,899 美元

Price Range : USD 504,690 - 1,750,899



Safari 集团由 Robert Neil 和 Stephen Taylor 于 1996 年创立，现已成长为一间新西兰领先的家族企业，并以投资者为中心的房地产开发建筑公司。

经过努力和前瞻性思考，Safari 确定并寻求符合或超越标准的发展机会，以便通过长期价值和卓越的质量使客户受益。

在建筑业中，公司的声誉建立在信任的基础上。Safari 在社区中有着深厚的根基，长期以来一直为客户提供高质量的产品，一次又一次地兑现承诺，足以证明 Safari 集团是一个值得信赖的房地产开发建筑公司。

Safari 集团致力于为客户提供高质量的公寓，并保持“亲身实践”的角色和通过与所有顾问和分包商的紧密合作。通过我们大胆和全面集成的整合方法，Safari 集团将继续发展，监督从收购和设计到施工和销售的所有环节。

Safari 集团最近竣工的项目包括奥克兰南市区中心的华美达酒店和套房、奥克兰市中华美达酒店和套房、皇后镇市中心华美达酒店和套房。

Founded in 1996 by Robert Neil and Stephen Taylor, Safari Group has grown to become one of New Zealand's leading family owned and investor focused property development and construction companies. Hardworking and forward thinking, we identify and pursue development opportunities that meet or exceed a strict set of criteria, in order to benefit our customers through long-term value and uncompromising quality.

In the building business, a company's reputation is built on trust. With deep roots in the community and a longstanding track record of consistently delivering high quality product to our clients, Safari has proven itself as a trusted building that delivers on promises, time and time again.

Safari Group is dedicated to their clients and maintains a 'hands on' role, by working closely with all consultants and sub-contractors alike. Through our bold and comprehensively integrated approach, we continue to evolve, overseeing all pieces of the process from acquisition and design, through to construction and sales.

Our most recently completed projects are Ramada Manukau Hotel and Suites, Ramada Victoria Hotel and Suites, Ramada Queenstown Hotel and Suites.

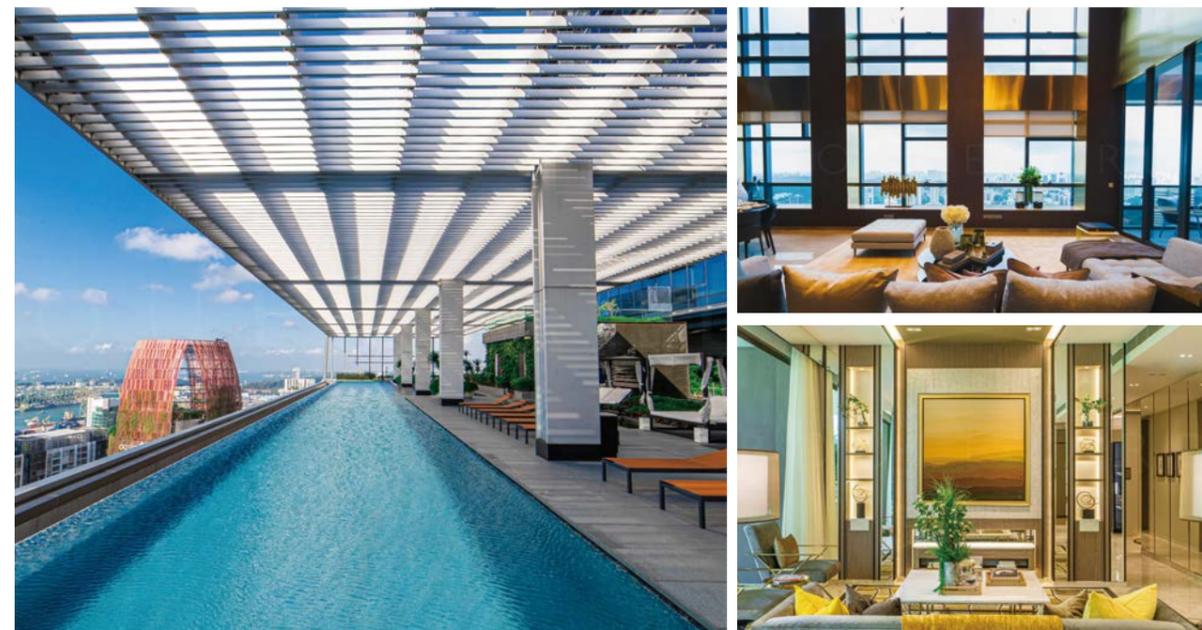


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BOULEVARD

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。



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BOULEVARD
新加坡高端房产专家

PROPnex REALTY PTE LTD - MS ESTHER LI

价格 : 500,000 - 35,000,000 美元

Price Range : USD 500,000 - 35,000,000



我是新加坡证券交易所上市公司 (Propnex Realty Pte Ltd Singapore) 是新加坡最大的房产交易公司的一名经验丰富, 敬业以及专业的房产顾问, 我一直帮助海外, 特别是来自中国大陆和香港的客户购买新加坡的房产。

I am a company listed on the Singapore Stock Exchange (Propnex Realty Pte Ltd Singapore). I am an experienced, dedicated and professional real estate consultant in Singapore's largest real estate trading company. I have been helping customers from overseas, especially from mainland China and Hong Kong, to buy Singapore real estate.

着重推荐符合客户要求的产业。将提供全方位一站式服务: 包括分析客户需求, 推荐专业房产律师及精通海外业务的银行从业人员。融合财务规划, 法律咨询以及交易全程护航等等。时刻准备为您提供协助。

Focus on recommending services that meet customer requirements. Will provide a full range of one-stop services: including analysis of customer needs, recommending professional real estate lawyers and banking professionals proficient in overseas business. Integrate financial planning, legal consultation, and escort the entire transaction process, etc. Always ready to assist you.

我们有几百个项目, 有高端以及大众项目: 价格从新币 65 万起到几十千万的都有。

We have hundreds of projects, including high-end and mass projects: Prices range from SGD 650,000 to several tens of millions.

项目有 3 Orchard By The Park (乌节路公园), Boulevard 88, Marina One Residences (滨海盛景), Wallich Residence (华利世家), Leedon Green 绿顿, 以及 New Futura (银峰) 等。

Projects include 3 Orchard By The Park (Orchard Road Park), Boulevard 88, Marina One Residences (Marina One Residences), Wallich Residence (Wallich Residence), Leedon Green, and New Futura (Silver Peak).



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China and Sri Lanka have been the epitome of mutual assistance and everlasting cordial camaraderie while been one of the most influential partners in Sri Lanka's drive towards economic development. As a result of this economic expansion, Sri Lanka's real estate industry is experiencing a phenomenal boom, coupled with higher ROI and potential rental crop amidst a surging tourism sector during the global present pandemic situation. International Construction Consortium PVT Ltd, celebrates four decades of robust existence in Sri Lanka's construction industry, being the pioneers of introducing the Serviced Apartment concept to Sri Lanka with Oceanfront Condominiums array. ICC PVT Ltd is known for their wide-ranging portfolio that consists a combination of government infrastructure projects, local and foreign client projects such as ITC towers, the premier contractor has set standards for their quality and trust while harnessing advances in innovation and technology.

Oceanfront Condominiums Galle by ICC, located in Galle, which is one of Sri Lanka's most attractive tourism pivot, features a building with 101 units of duplex apartments across 15 floors. To ensure that all units have a view of the open-sea and an investment-value regardless of the floor, Oceanfront Galle was designed and constructed on a single pane including facilities such as a Heritage Building that depicts the Galle Fortress, a Café Deck and a secluded courtyard consisting of a swimming pool and a gymnasium making the property an ideal real estate investment avenue and one of a kind luxurious beachfront experience

中国和斯里兰卡的关系一直以来都是互帮互助和团结友爱的, 同时中国也是斯里兰卡经济发展中最具影响力的伙伴之一。由于经济的扩张, 在当前全球疫情影响的形势下, 斯里兰卡的房地产业仍然以惊人的速度繁荣增长, 加之其上的更高的投资回报率和潜在的租赁收益, 以及蓬勃发展的旅游业。International Construction Consortium PVT Ltd成立四十余载, 在斯里兰卡建筑业稳健发展, 并率先将服务式公寓概念引入斯里兰卡。该公司以领先的建筑商以其广泛的投资组合而闻名, 包括政府基础设施项目, 如ITC大厦等本地和外国客户项目, 在利用创新和技术进步的同时, 为质量和信任制定了标准。加勒是斯里兰卡最具吸引力的旅游枢纽之一, 由ICC打造的 Oceanfront Condominiums Galle 公寓位于即位于此, 该建筑共15层, 其中分布着101套复式公寓。为了确保每一套公寓, 无论楼层, 都能拥享广袤的海景, 与此同时保证其投资价值, Oceanfront Galle 的设计和建造都是在统一界面展开的, 包括诸如Heritage Building (遗产大楼) 的设施, 可俯瞰加勒要塞 (Galle Fortress)、咖啡厅露台 (Café Deck)、以及由游泳池和健身房组成的幽静庭院等, 这些使得该项目在成为理想的房地产投资渠道的同时, 又提供了豪华的海滨体验。



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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.


ELLINGTON
PROPERTIES
艾灵顿房地产集团

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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。

我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。

我们的工作目标是为我们分布于世界上各个主要城市的客户和投资者介绍最有价值的房地产机会。

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.

GLOBAL99
PROPERTY INVESTMENT

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由于多年的经验积累，我们认识了许多当地市场的建筑师，工程师和分包商。直接与许多公司合作时，我们知道各自的优点和缺点，可以精准地选择合适的合作伙伴，以确保准时交货和无可挑剔的质量。



如您需要了解更多信息，请联系：



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别墅和房屋

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高端装饰、乡村生活及豪华房地产

2020年
12月
第2期

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

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〈寄语〉

“ MADE IN ITALY GROWS IN CHINA
意大利制造, 中国开花 ”

CANTORI



新冠疫情之前, 中国每年有1.5亿人出国旅游, 其中米兰和罗马两地位居人次最多的城市前十名。到访欧洲的中国游客中, 约有三分之二的人将佛罗伦萨和威尼斯等地纳入路线之中, 巧合的是, 最早在意大利发现的病例也是前来旅游的中国游客, 令所有人都感到欣慰的是, 他们都康复了。

中国游客对意大利的兴趣将在未来几年中不断恢复并增长, 主要体现在对“意大利制造”的热爱, 这种趋势在意大利公司于中国设立的展示厅数量不断增加中得以很好的体现。仅米诺迪 (Minotti) 就设立了十多家展厅。

31年来, 《别墅和房屋》一直是意大利领先的家具杂志之一。本期杂志将为您介绍以下内容: 米兰市中心一栋建筑的翻新和内饰, 了解设计师如何通过色彩对比和陈设规划, 保持了建筑往日的优雅; Tenca&Associati 工作室的设计师们构造了一个开放空间, 在优化家人共处的同时, 展现房间功能如何各司其职; 一栋落成于法国著名蓝色海岸的豪华别墅是如何由南非工作室Saota打造的(照片); “家具专栏”和“意大利优质企业专栏”; 最后是有蒙费拉托 (Monferrato) 的新闻报道, 这个意大利小镇是列入联合国教科文组织遗产清单的51个地点之一, 许多欧洲人和美国人都在此地投资房产, 更出产闻名世界的葡萄酒产品。

OF THE APPROXIMATELY 150 MILLION CHINESE WHO TRAVELED ABROAD EACH YEAR, BEFORE COVID, MILAN AND ROME WERE AMONG THE TOP TEN LONG-HAUL DESTINATIONS. ABOUT TWO THIRDS OF THE CHINESE WHO VISITED EUROPE ALSO INCLUDED OTHER ITALIAN CITIES, SUCH AS FLORENCE AND VENICE, IN THEIR ITINERARY.

aproni jurei
Editor in chief 主编

内容:

随机应变 • 直击 • 室内装饰 • 报道
市场 • 房产橱窗

Armchairs Twist - design Castello Lagravinese Studio.
Bookcase Macao, coffee tables Ninfea - Designer Maurizio Manzoni

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FRANCESCO FORNASIER OF STUDIO EMO TELLS THE STORY OF THE COLLABORATION WITH ILVE AND HOW THE INSPIRATION FOR NEW PROJECTS IS BORN



FINALLY, TASTING THE DESIGN!

来吧， 领略设计的魅力！

来自 STUDIO EMO 事务所的弗朗切斯科·福纳西耶 (FRANCESCO FORNASIER) 畅谈同 ILVE 的合作史，讲述新设计的灵感源泉。

维罗妮卡·巴鲁托 (VERONICA BALUTTO) 著

Emo Design 事务所成立于 2008 年，如今已是一个专业人才荟萃的团队，在国际工业和交互设计行业不断前行。弗朗切斯科·福纳西耶 (Francesco Fornasier) 于 2012 年加入 Emo Design 事务所，向《别墅和房屋 (Ville&Casali)》杂志畅谈工作室的设计之道：“大部分情况下，设计外形始于一张白纸：手绘出一系列草稿，从中选择定稿。有时候，我们也会从其他领域，如建筑或自然风光等类似素材中寻找灵感。我们在生活中所遇到的物件，或多或少会留下一点踪影。有的是它的饰面；有的是材料的组合；还有的是特定形状或交互方式。这些细节映在我们的脑海里，并在项目的创意阶段反复涌现。”福纳西耶主动比较了本行业的领头羊企业，如 Falmec、Ilve、Sergio Leoni、Scarabeo Ceramiche 等等，表示：“在 Ilve 工作期间，我感到特别兴奋：事务所内部创建的人际关系极具吸引力。设计师和企业一同推动项目的进展，每一个人都可以作出自己的贡献，创造一个极为有效的激励环境，设计出我们大家都满意的作品。到了展会上，我们就会以威尼斯地区的方式来庆祝，带上面包、咸肉和葡萄酒。”他指出，“设计就是创建或重塑产品或服务的过程，无论是交互方式上，还是视觉体验上，要尽可能地给客户带来最好的体验。我们工作的优点在于设计范围涵盖了从家用到专业，从运动到交通等大部分行业。我们接触不同的人群，项目各要素，如限制条件、材料、美学时尚、用户类型及使用背景等等，也在动态变化。”未来的设计构思已经在弗朗切斯科的脑海中成型，充满了生动的创意，融入他所钟爱的环境，同自然密切接触。最后，他表示：“我梦想的家要有不同的气氛，各个房间的风格相互融合：根据个人的品味而交融，并与室外环境和谐统一。”



左上：为 SERGIO LEONI 品牌设计的陶瓷火炉。右侧：为 ILVE 品牌设计的 PANORAMAGIC DESIGN EMO。上图：弗朗切斯科·福纳西耶。
ABOVE LEFT, THE CERAMIC PELLET STOVE DESIGNED FOR SERGIO LEONI. ON THE RIGHT, PANORAMAGIC DESIGN EMO FOR ILVE. ABOVE, FRANCESCO FORNASIER.



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采用色彩对比和室内家具, 完好保存了原有的沧桑和优雅

文: 艾伦诺娜·波斯科(ELEONORA BOSCO) 文 摄影: 里卡多·加斯帕罗尼(RICCARDO GASPERONI)
设计师: 伊伦娜·巴拉托(IRENE BARATTO)



在 这个现代而大胆的设计选出的时尚城市, Studio Tenca & Associati 工作室的设计师们重新装修了一栋公寓, 将永恒的古典风采融入无可比拟的典雅, 展现米兰市区老宅的特性。工程师艾米利奥·滕加 (Emilio L. Tenca) 向《别墅和房屋》描述: “光是位置就足以令人羡慕。” “房屋位于城市的标志性中心地带——圣巴拉区, 是公认的上层人士居住区。室内环境考究, 展现主人的品味, 依然散发出难以抗拒的魅力。室内房间的布置, 如: 前厅、带餐厅的大客厅、带厨房的起居间、书房、卧

IN MILAN, THE RENOVATION OF A LARGE APARTMENT KEEPS INTACT THE ELEGANCE OF THE PAST BY PLAYING WITH COLOUR CONTRASTS AND DESIGN FURNISHINGS

上页, 古典风家具装饰入口以及FLEXTEAM高档家具布置的客厅。本页, 以灰色墙壁为背景, 衬托出GALLOTTI E RADICE方桌和NOVAMOBILI座椅的魅力。吊灯则采用大牌GALLOTTI E RADICE灯具。TOP, THE ENTRANCE FURNISHED IN CLASSIC STYLE AND THE LIVING ROOM DOMINATED BY THE SOFA SIGNED BY FLEXTEAM.ON THIS PAGE, THE GRAY WALL IS THE BACKGROUND OF THE TABLE OF GALLOTTI AND ROOT AND CHAIRS OF NOVAMOBILI.THE HANGING LAMP IS SIGNED GALLOTTI AND RADICE.





厨房中的
金峰大理石台面
吸引众人目光

本页，厨房为定制设计，展现出色彩搭配的迷人魅力。中心带水槽的台面采用金峰大理石制作，靠墙部分则采用坎白色。
ON THIS PAGE, THE KITCHEN HAS BEEN TAILOR-MADE WITH INTERESTING CHROMATIC GAMES. THE CENTRAL ISLAND WITH SINK IS IN EMPERADOR MARBLE, WHILE THE WALL PART IS CANDIDO WHITE.



侧图, 其中一间卧室的私人卫浴采用大牌
MODULNOVA大理石。吊灯则为**LUCE PLAN**灯具。
本页, 卧室色调柔和、轻松, 可俯瞰轻奢的内部庭院。卧
室内家具均为定制产品。
TO THE SIDE, THE PRIVATE BATHROOM OF
ONE OF THE BEDROOMS MADE OF MARBLE
AND SIGNED MODULNOVA. THE HANGING
CHANDELIER IS BY LUCE PLAN. ON THIS PAGE,
THE SOFT AND RELAXING TONES BEDROOM
OVERLOOKS THE LUXURIOUS INTERNAL
COURTYARD. THE FURNITURE HAS BEEN
TAILOR-MADE.

室等等, 无不保留着年代的印迹。”显然, 这样的空间
布局利用欠缺, 不能满足新房主——一对年轻而干练的
米兰夫妇的需求, 为了展现房屋原有的魅力, 他们将这
个约200平米公寓的翻修任务委托给了 Studio Tenca
& Associati 工作室 (www.studiotenca.it)。很快,
工作室就确定了设计宗旨, 将房屋分为亲密与社交空
间、家庭亲情空间和展现空间三部分。“我们重新考虑

了房间的设置, 最大程度利用光源塑造出一个环绕客
厅和厨房的开放空间”, 滕加一边解释, 一边阐述如何
使用色彩对比增加室内的自然照明度。黑白灰三色在房
间布景中交相辉映, 令室内场景更加优雅而温馨。每一
个房间都用时尚家具美化, 点缀着复古气息浓厚、用料
尊贵的镜框, 细节感十足, 厨房中心则用珍贵的金峰大
理石为主体。

< 随机应变 >

匠心与创意 MADE IN ITALY

L'OTTOCENTO 生产的家具是意式匠心技艺的完美结晶，
将材料的优异、典雅和功能发挥到极致。

保拉·皮安佐拉 (PAOLA PIANZOLA) 文



CREATIVITY AND
CRAFTSMANSHIP
MADE IN ITALY

LOTTOCENTO FURNISHINGS
ARE THE RESULT OF A
COMPLETELY ITALIAN
TAILORED PROCESS THAT
COMBINES EXCELLENT
MATERIALS,
ELEGANCE AND
FUNCTIONALITY



左页: ARCHETIPO中央厨房同FLORAL细木护墙有机结合, 这个L'OTTOCENTO的成品令MAKETHATSTUDIO工作室的设计终成现实。下图: 公司首席执行官马里亚诺·坎帕尼罗 (MARIANO CAMPAGNOLO) 本页: 弯曲的细木护墙成品及加工工序, 下图: 预装配ARCHETIPO中央厨房和FLORAL细木护墙
TO THE LEFT, THE ARCHETIPO ISLAND COMBINED WITH FLORAL PANELING, A SYMBOL OF THE OTTOCENTO PRODUCTION, DESIGNED WITH MAKETHATSTUDIO. BELOW, MARIANO CAMPAGNOLO, CEO OF THE COMPANY. ON THIS PAGE, THE CURVED PANELING AND THE TWO PHASES OF PROCESSING INCLUDING, BELOW, THE PRE-ASSEMBLY OF ARCHETIPO WITH FLORAL PANELING.



L'ottocento 公司位于威尼斯地区奇塔德拉 (Cittadella) 镇, 始建于1993年, 从事珍贵的意大利面料生产, 其精湛的技艺和经验, 加上企业卓有远见的抉择, 令公司产品享有极高的国际声誉。公司的品牌名称致敬十九世纪, 一个文化蓬勃发展、社会和经济快速变革的时代, 也是公司的生产理念形成并逐渐获得认可的时代。来自欧洲各地的珍贵木材, 如胡桃木、樱桃木、橡木和白蜡木, 坚固耐用, 成为每件家具的主力。公司生产车间内依然采用古老而传统的加工工艺, 同时也结合了技术创新和美学创意, 令实木家具的表现力更加深刻。由此诞生了不断变革的家具风格和符合人体工程学的设计方案, 以美观、使用和舒适为宗旨, 创造美好的环境体验。公司的所有创意围绕着“整体家居”



(Total Home) 的概念而展开, 通过“量身定制”的制作工艺, 展现出概念的魅力和原创感, 从每一个细节上都显现出独一无二和量身打造。

公司首席执行官马里亚诺·坎帕尼罗 (Mariano Campagnolo) 在设计房屋, 展现其精美一面的过程中, 这样总结L'ottocento 公司在风格上的演变: “我们公司注重发掘材料加工和工艺质量的潜力, 结合设计构思, 为各房屋空间设计多功能性的用途。珍贵的木材是我们能够精益求精的原料基础, 通过扎实的工作, 用一种新颖的语言来诠释家具风格, 传达设计师要表达的潜在韵味, 此外, 我们还选择采用先进技术, 令设计的家具体现出精致而永恒氛围。”

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<室内>

A LARGE VILLA
UNDER THE PINE FOREST

大別墅
松林藏



由南非设计事务所SAOTA所设计的这座别墅, 位于圣·特洛佩兹 (SAINT-TROPEZ), 沐浴在蓝色海岸的耀眼阳光下

保拉·潘佐拉 (PAOLA PIANZOLA) 著, 亚当·雷奇 (ADAM LETCH) 摄影



以室内自然光和 室外生活为设计 主题

一方面, 女主人的想法很明确: 由于建筑依圣特洛佩兹地区山势而建, 又毗邻大海, 设计就要尽量偏重室外, 让平静的水面触手可及, 迎合夏日悠闲的生活节奏, 这些并不是什么过分的要求。然后, 别墅还要融入海边的松树林, 显得若隐若现, 让树林成为美景的点缀。另一方面来说, 这家来自南非的大型设计事务所主持过各种项目, 遍及全球, 有能力提出天才般的创意, 并从全局层面将设计诠释出来。

“女主人是建筑和设计的爱好者, 我们很谈得来。” Saota 事务所 (www.saota.com) 主管斯特凡·安东尼 (Stefan Antoni) 建筑师这样对《别墅和房屋》杂志表示, “我们在室内布局上投入了大量心血, 由于建筑极为宽阔, 某些方面还采用了别具一格的设计。别墅叫 ‘Le Pine’, 是同一客户在圣特洛佩兹的第二套宅邸。早在第一套别墅的设计上, 房主们就同意采用实验性的创举, 最终认可了整个设计方案, 认为同他们的生活方式协调。不久, 他们找到了另一地块, 希望能建造一个更大的别墅, 并把设计工作再次委托给我们事务所。”

施工阶段同业主的合作极为重要, 但关于光照和室外生活的设计创意却始终没有改变。”

这座位于蓝色海岸的度假屋最终合作完成, 为海滨宅邸式的传统建筑融入了现代的设计理念, 摆脱了风格和色彩的束缚。

建筑所在地块狭长, 南侧相依茂密浓郁的树林。安东尼 (Antoni) 继续说: “我们第一次来这里的时候, 从下往上仰视, 都以为藏在树木高大的

A RESIDENCE IN SAINT-TROPEZ,
SIGNED BY SOUTH AFRICAN STUDIO
SAOTA, CAPTURES THE SPARKLING
LIGHT OF THE FRENCH RIVIERA



树冠下。”而项目负责人菲利普·福熙 (Philippe Fouche) 建筑师也表示：“设计的首要目标，就是最大程度地保留室外空间的观感。为此我们创建了宽广的带顶室外区域，给人一种室内空间往外延伸的印象，让夏日的微风和光线自由地在各空间洒落流淌。”

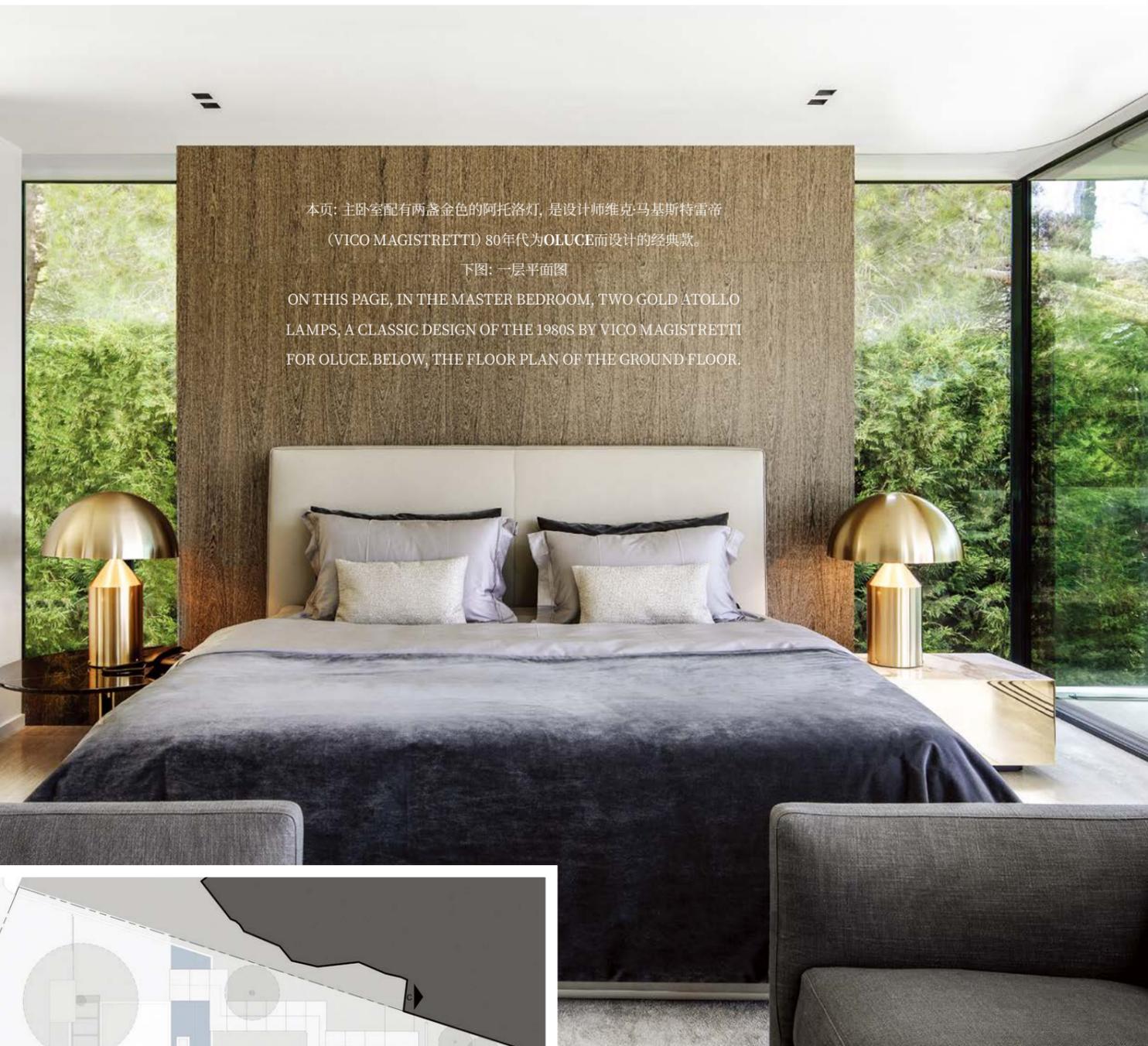
游泳池位于中心，由沿着斜坡向下流淌的瀑布同主泳池相连，突出了建筑的透视感和纵向布局。别墅还设计了两条直线伸出的侧屋，环绕中间的庭院。一边的侧屋由上层的卧室和下层的厨房和餐厅组成。从两边侧屋所留下的双层空间出发，沿楼梯而上可到达主套间，主套间为起居室，顶部采用混凝土粗糙饰面的天花板，波浪般的木质纹理令人记忆深刻，显得室内更加富丽堂皇。这种设

左页：客厅分为休闲区和餐厅区等部分，桌子和扶手椅均为MINOTTI产品。本页上图：中央式厨房采用BOFFI品牌的定制产品。底墙则采用暗色石材饰面，地面为石灰石材质。

ON THE PAGE ON THE LEFT, THE LIVING ROOM HAS VARIOUS AREAS FOR RELAXATION AND DINING WITH MINOTTI TABLE AND ARMCHAIRS. ABOVE, THE KITCHEN ISLAND IS CUSTOM MADE BY BOFFI. THE BACK WALL IS COVERED IN DARK STONE AND THE FLOORS ARE IN TRAVERTINE.

本页：起居室混凝土波纹天花板一览。右页：条石出入楼梯通往设有玻璃栏杆的卧室。
ON THIS PAGE, A VIEW OF THE LIVING ROOM, WITH THE CORRUGATED CEILING MADE OF CEMENT. RIGHT, THE
ACCESS STAIRCASE MADE IN STONE, LEADING TO THE SLEEPING AREA FEATURING A GLASS BALUSTRADE.

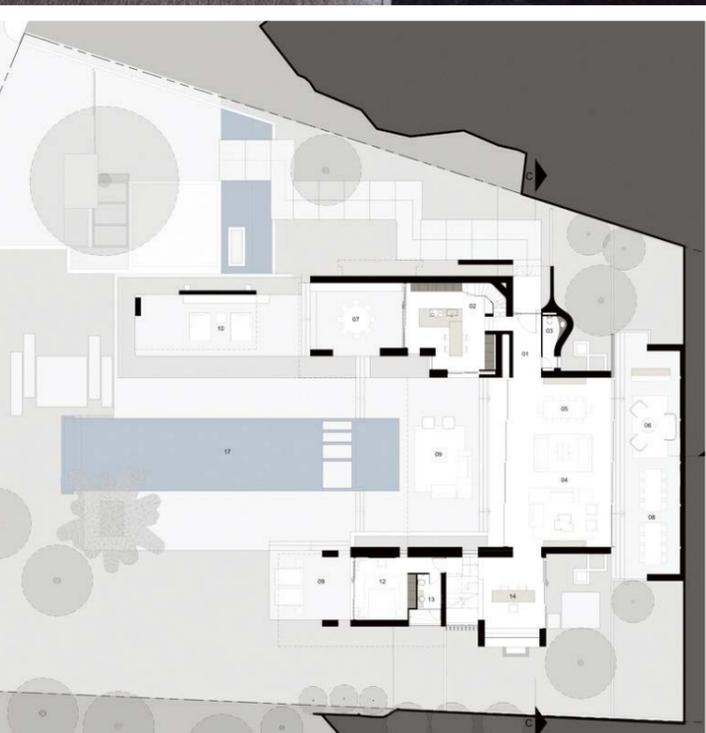




本页：主卧室配有两盏金色的阿托洛灯，是设计师维克·马基斯特雷蒂（VICO MAGISTRETTI）80年代为OLUCE而设计的经典款。

下图：一层平面图

ON THIS PAGE, IN THE MASTER BEDROOM, TWO GOLD ATOLLO LAMPS, A CLASSIC DESIGN OF THE 1980S BY VICO MAGISTRETTI FOR OLUCE. BELOW, THE FLOOR PLAN OF THE GROUND FLOOR.



设计处理同两侧的直线形成鲜明的对比，并构造出一个跨度为12米、无支柱的空间。

通过巨大的双开门，起居室的的空间变得更加宽敞明亮。从窗户可窥见花园不同空间的景色，将室内和室外融为一体。室内饰面的材料也相映成趣：混凝土浇筑的天花板同深色大理石堆砌的后墙形成对比，突出了空间的深度感，同石灰石地板和别墅前方的轻质石材区分开来。家具优雅而简约，由Libre Architecture Concept主持设计，正如沙发和扶手椅上的饰面织物，以经典造型、中性色彩和天然材料为设计元素。



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CLASSIC ELEGANCE

经典 典雅

这栋由GDG DESIGN设计室负责重建的住宅,位于老城区,整个建筑被柔和的曲线和边角分明的几何造型所包络,并在入口处用 NEW DESIGN PORTE设计的木质大门画上圆满的句号。

保拉·皮安佐拉(PAOLA PIANZOLA)文 - 贾科莫·阿尔伯(GIACOMO ALBO)摄影

A LUXURIOUS HOUSE IN MILAN, RENOVATED BY THE GDG DESIGN STUDIO, IS A DELICATE SHELL BUILT ON SOFT CURVES AND STRONG GEOMETRIES, DEFINED BY THE ELEGANT WOODEN WORKS CREATED BY NEW DESIGN PORTE.

米 兰设计工作室GDG Design (www.gdg.design) 承接了一栋公寓的装修设计任务,他们提出了结合古典主义传统的解决方案,通过对设施功能和室内细节的专注,令这栋位于米兰市中心的著名建筑既能承载日常生活,又可作为接待客人的理想地点。GDG的联合创始人——陆奇奥·阿普雷阿(Lucio Aprea)和马可·伯塔内利(Marco Bottarelli)对此侃侃而来:“我们的设计要和委托人的需求紧密结合。从设计角度来说,这是装修风格、材质、室内空间和人居需求等方面内容的激烈碰撞,最终达到日常生活中的舒心效果。”

这座优雅、温馨的米兰老宅采用了传统的精致方正格局,辅以柔和的曲线和线条分明的几何构型,同室内的家具装饰和极具现代气息的装饰元素形成鲜明对比。阿普雷阿和伯塔内利继续表示,“整个项目包含了各种难以整合的元素,但我们通过精心设计,将众多细节揉合在一起。所有的设计元素,无论从材料的构造到家具的选择,还是考虑环境和功能的相互作用,都围绕着一个逻辑主线——每一个细节是一段历史。”

“在这种风格和功能的展示过程中, New Design



文首及本页: NEW DESIGN PORTE设计的TWIST 门将各居室分开, ZANOTTA, VITRA, NEMO等品牌家具营造出室内的典雅品味。木质及玻璃门由 NEW DESIGN PORTE设计制作。
 AT THE OPENING AND IN THESE PAGES, THE PRESTIGIOUS FURNITURE THAT INCLUDES, AMONG OTHERS, PIECES BY ZANOTTA, VITRA, AND NEMO EMBELLISHES THE ENVIRONMENTS CONNECTED TO EACH OTHER BY THE TWIST DOORS BY NEW DESIGN PORTE. THE WOOD AND GLASS PORTAL WAS ALSO DESIGNED BY NEW DESIGN PORTE.

本页：墙挂式书架和精致双色细木护墙由 GDG DESIGN 工作室设计，并由 NEW DESIGN PORTE制作。
IN THESE PAGES, A BOOKCASE WALL AND THE REFINED TWO-TONE BOISERIE CUSTOM DESIGNED BY THE
GDG DESIGN STUDIO AND CREATED BY NEW DESIGN PORTE.



Porte (www.newdesignporte.com) 设计的精致木质用具：如细木护壁板、时尚玄关、木质及玻璃门、走廊门等等，起到了重要作用，遍布整个室内。”

作为托斯卡纳地区豪华家具和门窗的经销商，尼可洛·科迪贾尼 (Niccolò Cortigiani) 十分赞赏同New Design Porte事务所团队的合作，认为该事务所团队人员的专业素质和知名建筑师所带来的声誉是能够承接重要承包项目的重要因素。“他们的工作令人极为满意。庄重、清晰，对细节一丝不苟，可以看出工作室对细节

质量的极端注重。手工涂漆呈现出鲜艳色彩，加深了房间的景深，营造出平和却又舒适的氛围。”

客厅照明充足，光线透过时尚款玻璃，洒落在四周的墙壁上。置身于室内空间，厨房、客厅、卧室和书房等房间沿着透视线交于一处。阿普雷阿建筑师说：“通过设计门和走道，我们创造了一个连续的空间，将环境视为唯一的重点，同时我们也没有放弃技术解决方案，以便在必要时划分各种功能空间。”在这几个房间之外，设计师构建了连接元素——“走廊”，通过三个入口，可以进入不同的房间，令业主可自由选择空间使用。 🏠

报告

THE PARADISE OF FINE CUISINE

美食天堂

朗格·埃罗 (Langhe Roero) 和蒙费拉托 (Monferrato), 从不毛之地到列入联合国教科文组织遗产目录, 打开了美食旅行的高质量小众市场

文: 亚历山德罗·卢昂戈 (ALESSANDRO LUONGO)





酒庄

埃罗 (ROERO) 的酿酒师

Malverà酒庄负责人罗伯特·达蒙特(Roberto Damonte)将所有葡萄酒转换为有机葡萄酒

“我的家族自十四世纪便从事这个行业，但酒庄则创立于1974年。”罗伯特·达蒙特说。Malverà酒庄位于埃罗市中心(www.malvira.com)，是卡纳勒(Canale)镇迪波尔第别墅农业旅游产业的下属部分，配有相应的葡萄园(仅占总面积42公顷一部分)。“我们在此特别谈论的是埃罗本地出产的两个葡萄品种——Arneis和Nebbiolo。自2017年以来，为了保护环境，满足客户的要求，酒庄的酿造全部转换为有机生产。年产30万瓶，其中70%销往国外。”酒庄寄托着罗伯特妻子——帕特里奇亚(Patrizia)的梦想、热爱和渴望，希望买下一座位于山丘上、建于1750年的别墅，从而拥有10公顷葡萄园和壮丽景色。她的梦想终于在1997年实现，这座别墅也于2003年变为一个农业旅游地点(www.villatiboldi.com)。2004年餐厅开张，年轻的厨师以创新的方式重新诠释了当地美食，更有不容错过的Agnolotti del plin菜肴。2021年他们将翻修葡萄园中的小建筑，扩建另外两间房间，可容纳4张床。



直到20-25年前，这两个地方因贝佩·费诺尼奥(Beppe Fenoglio)的《不毛之地》(La malora)而闻名，这本1954年出版的小说讲述了一片贫瘠的土地被“不幸”所困扰，那里生活的人们则遭受苦难和不公正对待。作品以布雷达(Braida)家族为主角：他们生活在兰加(Langa)上游，这个丘陵地区植被和水源贫瘠，土地不肥沃，食物稀缺。然而，这个世界在上世纪下半叶所发生的“奇迹”，正是由这群农民所亲手塑造。

“如果联合国教科文组织(UNESCO)没有认可这种葡萄酒景观独一无二的价值，也就不会在2014年将其加入遗产目录；正是由于数代农民知道如何随着时间的推移建造和维护葡萄酒酒庄并熟练工作，才让此地的传统得以传承，具有非凡的美感。”朗格-蒙费拉托-埃罗地区游客协会负责人爱丽萨贝塔·格拉索(Elisabetta Grasso)解释优质葡萄酒生产时，这样说到。

以前去这些丘陵地区的时候，我们可以品尝美味的羊肉拼盘和优质葡萄酒；而现在，虽然整个地区已成为具有国际地位的旅游圣地，但依然只是一个小众市场。这些地区并不适合大众旅游，所选择的重点是中小型酒店，最多可容纳10-12间客房，其民宿特色要和风景相符。

格拉索表示，“2006年借冬奥会之机，政府出台了旅游住宿激励计划，我们协会则扮演了主角。首先，我们帮助许多企业完成文案，选择最真实的解决方案，将房产改造成农舍，而不是酒庄或度假屋。

”成果？“如今每一个镇都由各自的民宿或主题酒店、酒庄、酒屋或小酒馆。”天堂的辉光分散在阿尔巴、埃罗和蒙费拉托的山丘上；在葡萄园设有大量泳池，水疗中心则设在令人叹为观止的建筑一角。

朗格-埃罗和蒙费拉托地区自皮埃蒙特南部开始延伸，包括阿

LANGHE-ROERO AND MONTFERRAT, FROM THE “RUINS” TO WORLD HERITAGE, WELCOMING HIGH-END NICHE FOOD AND WINE TRAVELLERS

斯蒂、亚历山德里亚、库尼奥等省，最终与利古里亚大区接壤。这里的景色已成为一个全球品牌，格拉索最后说：“这要归功于投资于酒店和餐饮业的众多当地企业家所做出的承诺。”

因此，来自瑞士、比利时、荷兰、英国等地的外国人被这些魅力十足的酒店和民居所吸引，它们小巧精致却难以忘怀，我们特地避免同大型连锁酒店采用相同的报价，也避免本地的旅游业与其他国家雷同。

这里的景色独一无二，令人流连忘返。要想达成这个愿望，你得参观列入联合国教科文组织世界遗产目录的29个不同

城镇，分布在六个特定区域。首先是位于朗格·德尔·巴罗洛(Langa del Barolo)的城堡，那里有适合全家和儿童参观的互动式葡萄酒博物馆WiMu；位于格林扎恩·卡沃尔(Grinzane Cavour)的同名城堡，是皮埃蒙特地区葡萄酒专卖店的所在地；巴尔巴雷斯科(Barbaresco)丘陵则是内比奥罗(Nebbiolo)葡萄种植区，出产巴尔巴雷斯科、巴贝拉(Barbera)、多尔切托(Dolcetto)等葡萄酒；尼扎·蒙费拉托(Nizza Monferrato)、蒙贝切利(Mombercel-

li)及阿利亚诺(Agliano)等地则出产巴贝拉(Barbera)葡萄酒；卡内利(Canelli)可参观历史悠久的大教堂，品尝地窖出产的起泡酒；最后我们还会回到蒙费拉托，在塞拉·蒙特(Cella Monte)和奥扎诺·蒙费拉托(Ozzano Monferrato)由砂岩或凝灰岩堆砌的酒窖中，品尝瓶装Infernot美酒。旅游的主旨始终是美食。这里有23家星级餐厅，总共27颗米其林星级推荐，另外100家获业内最佳指南推荐；这绝不是偶然。欢迎来到佳肴和美酒的天堂。

上页，格林扎恩·卡沃尔(GRINZANE CAVOUR)鸟瞰图。左页：格林扎恩·卡沃尔城堡(CASTLE OF GRINZANE CAVOUR)上日落时的黄红色阴影。TOP, AN AERIAL VIEW OF GRINZANE CAVOUR. LEFT, YELLOW-RED SHADES AT SUNSET ON THE CASTLE OF GRINZANE CAVOUR.

农宿

仅仅有机榛子

吉安·弗朗哥·卡瓦洛托(Gian Franco Cavallotto)的公司——Alta Langa每年销售约1000吨的榛子,其中四分之三销往海外。

这是朗格地区第一个在整个供应链中探索有机路线的农场企业。Alta Langa (<https://altalangaaaziendaagricola.it/>)公司诞生于2013年,所在地在塞雷托·朗格(Cerreto Langhe);原保险员吉安·弗朗哥·卡瓦洛托(Gian Franco Cavallotto)出于对乡村和榛子的热爱,随后投入企业的运作;目前他拥有20公顷的榛子树林和一间旧农舍(已重建改造成了可住7人的度假屋),可欣赏风景和作为供往其他四个城镇的产品生产用地。“我把精力投注在榛子上,我知道皮埃蒙特的IGP榛子尚不为人所知,所以才选择了一条有机的创新之路;整个行业正朝着这个方向发展,我们是时候停止播撒有害农药了。”起初,卡瓦洛托连加工车间都没有,

陆续开业,其发展也走向了转折点,国外市场的产品销量占其总产量的75%,其中包括每年100多吨的榛子(主要销往德国,随后是斯堪的纳维亚国家)。其通过完整工艺,获得了



这个小企业只能从种植从头开始,但不久便参加了著名的阿尔巴松露交易会。2016年,公司在阿尔巴的车间和商店



优质成果:从烤制焦糖榛子到巧克力榛子,从榛子冰淇淋到无麸质蛋糕,也包括适用于糖尿病患者的龙舌兰面糊,无不出现产品的身影;更不用说具有美容功能的榛子油了。Alta Langa的产品在高档有机产品店,部分高级冰淇淋店和商店有售,比如罗马的Castroni。

上: ALTA LANGA 公司加工榛子。下: 采集松露。
ABOVE, HAZELNUT PROCESSING AT THE ALTA LANGA COMPANY. BELOW, TRUFFLE HUNTING.



<去哪住宿, 去哪用餐>

酒庄间的酒屋和按摩店

朗格(Langhe)和蒙费拉托(Monferrato)之间的地区无疑是最令人感兴趣的地方。实际上,这里的两个室外游泳池是葡萄园的主角:一个通过可加热,提供水力按摩,另一个泳池则在建在葡萄园旁。SPA设有4个房间,可提供不同的美容项目。设施启用于2014年,当时业主购买了这座建于1890年、业已废弃的别墅,并把酒窖改建成现在的SPA中心;2019年,开发继续进行,增加了另一处住宅,届时将启用其他房间和带有室内海水游泳池的健康翼楼。“La fontana del re”餐厅中的美食非常可口,您可以品尝经典菜肴和美味鱼类。名菜包括:番红花奶油配土豆章鱼、巴西番茄蜜饯、腌制橄榄等。Villa Fontana Relais & Wellness Spa, via Giuseppe Mazzini 69, Agliano Terme (AT), www.villafontanaaglianoterme.it/.



位于格沃内圣彼得镇的浪漫民居



您可以在露台上欣赏阿尔巴(Alba)、尼维(Neive)、特雷索(Treiso)地区景色,享受令人难以置信的宁静时刻。民居由1776年的一间农舍改建而成,截至2015年,共有六个双人间,包括一间套房和一间可供残障人士使用的房间,共有24张床位,所有房间均配有不同时期的古董家具。此外还有一个全景式游泳池和SPA中心。该餐厅于2019年营业,供应传统美食,仅向酒店客人开放。Antica Locanda San Pietro, via San Pietro, 75/77, San Pietro di Govone (CN), www.anticolocandasanpietro.com/.



位于尼维市中心的温馨酒屋

该建筑建在巴尔巴雷斯克(Barbaresco)的山丘上,这是一栋经过翻新的十八世纪典雅农舍,在乡村设有全景游泳池,距离Neive历史中心仅数公里。这六个套间全部采用定制家具,风格各异,装饰有燃木壁炉、砖石塑像,葡萄园和榛子树林交相环绕,景色优美。室外休闲区景色壮丽,配有游泳池,通向种满莫斯卡托(Moscato)和内比奥罗(Nebbiolo)葡萄的园圃。Langhe Country House, via Pallareto 15, Neive (Cuneo), www.langhecountrypatio.it/.

FIRST AMERICANS LAND IN MONTFERRAT

蒙费拉托迎来了首批美国人



2022年,第一家真正的公寓式酒店将应运而生。越来越多的北欧人占据前排,意大利人则返回寻找“度假”家园。

文:亚历山德罗·卢昂戈 (ALESSANDRO LUONGO)

2014年,朗格·埃罗 (Langhe Roero) 和蒙费拉托 (Monferrato) 两地区列入联合国教科文组织的遗产目录后,逐渐成为度假屋的“狩猎”地。

意大利国内的都灵人、米兰人蜂拥而来,但购买农舍和别墅的主力军还是来自北欧的外国人,还有大量购买力高于意大利国人的美国人。

“从奥瓦达 (Ovada) 到阿奎温泉 (Acqui Terme) 这一路,沿着尼扎·蒙费拉托 (Nizza Monferrato) 方向,包括卡内里 (Canelli) 和阿尔塔兰加 (Alta Langa) 等地区,直到卡洛索 (Calosso) 和卡萨莱·蒙费拉托 (Casale Monferrato) 丘陵,再加上阿尔巴地区的重

镇——巴罗洛 (Barolo) 和巴尔巴列斯科 (Barbaresco),都存在旺盛的房产需求。” Fiaip皮埃蒙特大区分会海外部主任安德雷·蒙迪 (Andrea Conte) 向《别墅和房屋 (Ville&Casali)》杂志解释道。“同去年相比,房产价格稳定,变化不大。但不同房产的价格却存在很大的差别。例如,阿尔巴 (Alba)、瓜拉尼 (Guarene) 或玛利亚诺·阿尔费里 (Magliano Alferi) 地区的价格翻了一番。”

Valore Casa a Canale 事务所 (电话: 0173.970228) 负责人马可·卡斯特拉诺 (Marco Castellano) 却这样表示。“阿尔巴 (Alba) 省朗格 (Langhe) 地区和马焦雷湖 (Lago Maggiore) 皮埃蒙特海岸区域的房产

要贵一倍,” Engel & Völkers (www.engelvoelkers.com/it-it/asti-monferrato/) 阿斯蒂 (Asti) 地区特许合伙人——斯特法尼亚·艾曼努尔 (Stefania Emanuel) 肯定了这一说法,“这也是我们在阿斯蒂和亚利桑德里亚地区增加房产投资的原因,例如亚历山德里亚省的切拉·蒙特 (Cella Monte)、阿斯蒂省的格拉扎诺·巴多格里奥 (Grazzano Badoglio) 和蒙特马尼奥 (Montemagno) 等等;这片土地位于不像令人流连忘返的托斯卡纳地区,却遍布各种美景、美食和美酒。因此,我们将吸引更多的美国人前来蒙费拉托,采用策略和展示项目,让他们了解皮埃蒙特的历史,也让该地区成为国际客户的关注目标。”

乡间农舍,价值几何? (1公顷土地,建筑面积300平米,价格单位为千欧元)		
地区	是否需要重新装修	新房/需重新装修
尼扎·蒙费拉托 (NIZZA MONFERRATO) 地区 (Canelli, Calosso, Santo Stefano Belbo, Castagnole)	100/150	300/600
阿尔巴丘陵 (COLLINE ALBA) 地区 (Barolo, Barbaresco, Neive, La Morra, Serralunga, Treiso)	130/200	350/800
卡萨莱·蒙费拉托丘陵 (COLLINE CASALE MONFERRATO) 地区 (Vignale, Moncalvo, Ozzano, Cereseto, Terruggia)	100/150	300/500
奥瓦达丘陵 (COLLINE OVADA) 地区 (Cremolino, Carpeneto, Trisobbio, Montaldo Bormida, Cassinelle)	100/150	350/600

资料来源:意大利房产中介协会 (Fiaip)-皮埃蒙特大区分会

AND IN 2022 THE FIRST TRUE CONDO HOTEL WILL ARRIVE FOR THEM.THERE IS AN INCREASING NUMBER OF NORTHERN EUROPEANS IN FRONT OF THE QUEUE, WHILE ITALIANS RETURN TO SEARCH FOR THEIR HOLIDAY HOME

寓保证,房主不用时,可获得所属房产的租金收入。

“重新装修工作将在今年开始,计划将在2022年结束,最迟不超过2023年年初。”斯特法尼亚·艾曼努尔 (Stefania Emanuel) 明确表示。

“这样一来,自2019年开始的推销活动将会结束;就在今天,阿斯蒂和蒙费拉托地区的 Engel & Völkers 以150万欧元的价格出售给一位加州人一栋农舍,其中包括两公顷的葡萄园、一座游泳池和美不胜收的景观;还把位于卡斯特拉菲罗 (Castell'Alfero) 的一座农舍部分产权 (约150米) 以15万欧元的价格卖给一位纽约居民,满足其意大利地区房产心愿,距离他所住的日内瓦仅三小时车程;最后,公司还与另一名加州人洽谈,涉及蒙特马尼奥地区 (Montemagno) 一座建于1300年、已重新装修并配有豪华家具的石砌宫殿。这一房产的价格约为110万欧元。如果朗格·埃罗 (Langhe Roero)

的房地产价格翻倍,那么蒙费拉托 (Monferrato) 当然不会袖手旁观。位于蒙贝切利·阿斯蒂 (Mombercelli d' Asti) 的 Verde Abitare 物业 (www.verdeabitare.it) 人士玛利亚·克里斯蒂娜·奥捷罗 (Maria Cristina Oggero) 收到了大量挪威富人的咨询,还有大量来自北欧非欧元区 (如丹麦、芬兰) 高收入人士的申请,对此,她表示:“他们想要购买典型的皮埃蒙特式房屋,带有木横梁和仿古地板,通常是待修复的十九世纪农舍,至少有4-5间卧室和花园,位置独立,周围没有建筑物或八十年代的别墅。他们不喜欢新艺术风格的房屋,特别喜欢自己建造游泳池;房产面积约为300-400平方米。

价格?至少12-13万欧元以上。

最受欢迎的地区是尼扎·蒙费拉托 (Nizza Monferrato)、蒙贝切利 (Mombercelli) 和阿利亚诺温泉 (Agliano Terme)。”需求变化“米兰人和都灵人对

ENGEL & VÖLKERS



蒙巴卡罗 (MOMBARCARO) 的砌石谷仓
房产位于朗格 (Langhe) 丘陵边缘的蒙巴卡罗 (Mombarcaro), 已装修的砌石谷仓。共计4个房间, 6个卫生间, 面积635平米; 土地面积2735平米。价格: 180万欧元
电话: 0141 1766570

STONE BARN IN MOMBARCARO
In Mombarcaro, near by the high Langhe's Hills, a wonderful stone farmhouse entirely renovated. Four bedrooms and six bathrooms over a total of 635 sqm; 2.735 sqm plot. Price: 1,8million €.

VERDE ABITARE



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495,000 euros.

房子的看法大不一样,”奥捷罗继续说,“不同于过去每周末的度假生活,他们更喜欢灵活的工作方式。房产价格大约为8-10万欧元,半装修,主要是位于阿斯蒂省罗卡·达拉索(Rocca d' Arazzo)或蒙塔尔多·斯坎皮(Montaldo Scarampi)地区的农舍部分;这些村庄的一边是葡萄园,另一边则是树林;此外还



包括拥有自然公园的罗切塔·塔纳罗(Rocchetta Tanaro)。”

如果说我们同胞的购买力比外国人低,那么至少与卫生紧急情况时相比,他们如今更有动力规划自己的职业生涯和住房。来自Internau Monferrato (www.internaumonferrato.com)的罗莎巴·波雷洛·瓦拉里诺·甘西亚(Rosalba Borrello Vallarino Gancia)评论说:“他们更急于实现这一目标。”“就在最近,一对英意夫妇(女方是教师)就向我提出了短期内购买小农企业的意愿。”这名置业专家引用了洛伦佐·美第奇(Lorenzo il Magnifico)的话来证明实地调研的内容:“快乐的人要面对多变的未来。”因此,他试图勾勒当前旅游房地产市场现象。“一方面,来自都灵和米兰的购房者希望以较低的成本在蒙费拉托置业,通常不超过20万欧元,也许还要进行一些小小的装修工程:典型的例子是乡间具有3-4个墙面的空置房屋。也有第二种类型的购买者,他们将第二套住房视为将来的第一套住房;这些人通常是年龄在40至50岁之间的专业人员,能够在家工作,置业预算在30到80万欧元之间。他们中意蒙费拉托地区已经装修完毕的农舍:包括蒙卡尔沃(Moncalvo)、蒙加迪诺(Mongardino)、科科纳托(Cocconato)、卡斯特拉菲罗(Castell' Alfero)、维拉·圣·斯康多(Villa San Secondo)、穆里森戈(Vurisengo)地区。”在第二类买家中,Internau Monferrato的经纪人以28万欧元的价格出售了一座200平方米的独立式住宅,该已装修完毕的房屋位于维拉·圣·斯康多(Villa San Secondo),可欣赏到山丘和花园的壮丽景色。此外,该区域设施良好,可全年居住。其他推荐:位于蒙卡尔沃(Mon-

calvo)的一栋农舍,两层,占地400平方米,有五间卧室,可为保姆或看护提供一个小型住所,另外还有1.5公顷土地,可建游泳池。房屋的装修风格颇为现代,但内部却配有珍贵的古董家具。房屋可以用作度假屋(每个房间都有自己的浴室),也可改造为专业活动的场所。在蒙费拉托置业的最后一种人,是农场的购买者。

“但这主要得益于葡萄酒生产的扩大,尤其是朗格·迪·巴贝拉(Langhe di Barbera)和莫斯卡托(Moscato)地区酒庄的生产商,他们希望在蒙费拉托(或在阿斯特·科科纳托)寻找占地约为10公顷、可种植的葡萄园,且价格为每公顷约一百万欧元。这样的价格,在朗格很难找到合适的房产。

”事实上,一公顷巴罗洛葡萄园的造价至少为200万欧元。



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RUSTIC STONE IN THE LANGHE
For sale, renovated rustic stone property on the Langhe hills, with garden. Ground floor: open concept kitchen, spacious living room with heater, two bedrooms with ensuite bathrooms, two porches. First floor: two bedrooms with ensuite bathroom and balcony with a view.

VILLA SOLANA, A MASTERPIECE ON THE COSTA SMERALDA

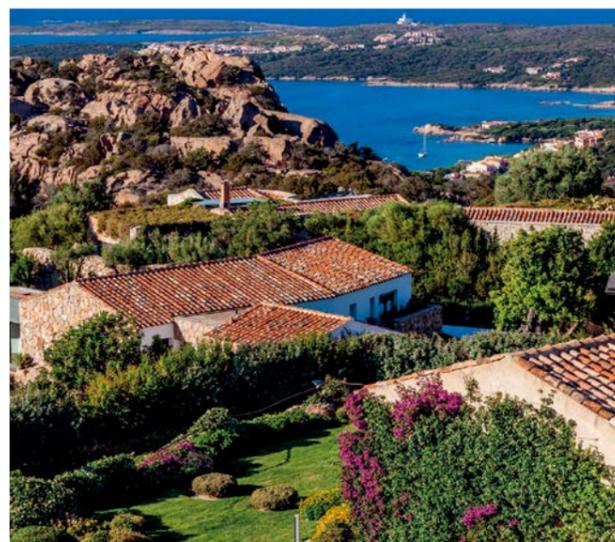
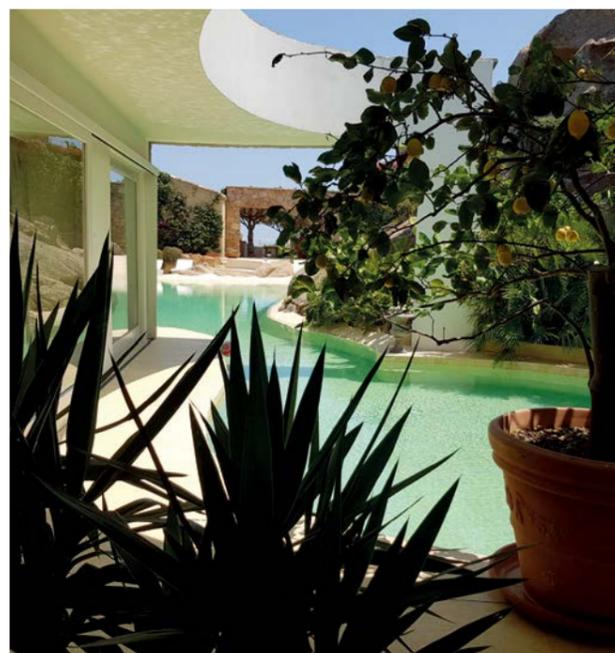
索拉纳别墅， 翡翠海岸的杰作

加卢拉(GALLURA)的色彩和芬芳，再次焕发切尔沃港(PORTO CERVO)活力

蓝天碧海，绿树粉岩，加上大红色的珊瑚，这种撒丁岛的颜色和芬芳激发了建筑师的灵感，创造了索拉纳别墅，吸引所有人的目光，给人一种纯正的幸福感受。别墅独立位于米亚塔(Miata)山上，海拔450米。这座别墅是十二栋别墅综合体的一部分，融于地道的撒丁岛加卢拉地区环境中，是真正的房产杰作。

这片平静而安详的绿洲由数座建筑物组成，带有水塔和住所，后者还保留着19世纪的杜松房梁，共可容纳18张床，分为8间卧室、10间浴室、游泳池和健身房。建筑师用现代线条和考究的风格为别墅注入灵魂，例如沉浸在马达莱纳群岛(La Maddalena)壮丽景色中的大窗户、使用珍贵的大理石和非洲木材等，使内饰历久弥新。空间的布置遵循风水之道，将正能量传递到装饰有蔓藤花纹大理石的中央壁炉上。

游泳池则完全采用大理石饰面，镶嵌着花岗岩雕塑，组成悠扬的乐章，由外向内无声润物，周围则是宽阔的休闲区，可以充分享受当地美景。



ENERGIZE WITH THE COLORS AND PERFUMES OF GALLURA AT PORTO CERVO

The emerald sea, blue skies, green trees, coral euphorbia, pink granite: these are the colors and perfumes of Sardegna that inspired the architect who created Villa Solana. In a dominant setting on the hill of Miata, only 450 metres from the sea, the villa is part of an exclusive complex of 12 villas set in the Gallura area of Sardegna. An oasis of wellbeing made up of different buildings including a tower and a stazzo with juniper wood beams dating from 1800, with a total of 18 beds, 8 bedrooms, 10 baths, swimming pool and gym. The architect uses contemporary lines and a stylistic research born from the marriage of large windows that bring the panorama of the La Maddalena archipelago indoors and uses prestige marble and African woods to create timeless interiors. The spaces follow the rules of Feng Shui channeling positive energy to the central fireplace with its Arabesque marble. The swimming pool in marble is set among granite sculptures surrounded by large areas for relaxation where one can fully enjoy the beauty.

VILLE & CASALI 致谢



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www.coldwellbanker.it/ostuni

我们为您提供在比塞盖利(Bisceglie)地区, 小镇入口处的一座重要而著名的历史别墅。该别墅有一条主要车道, 设有足球场, 网球场和带蹦床的游泳池。整个建筑被百年历史的树木, 植物和鲜花所环绕。在别墅的一楼, 拥有宏伟的大门入口, 由三个客厅, 两间卧室, 一间餐厅, 厨房, 两间浴室, 洗衣房和储藏室组成。在二楼, 有一个双人起居室, 四个非常大的卧室, 三个带休息室的浴室, 以及一个带壮丽景观的大露台。在三楼, 有两个独立的公寓, 每个公寓均有各自入口和两间卧室组成。该雄伟且舒适的别墅将成为您一项绝佳的投资, 也适合自住。

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在距拉察市约一公里的最美丽的住宅区之一, 我们将出售一栋别墅, 周围环绕着约30,000平方米的独立公园。该别墅分两层, 总面积约314平方米。可通过宽敞而宜人的阳台进入。在第一层, 有带拉察石壁炉的客厅, 书房, 三间大卧室, 且每间卧室均设有私人浴室, 其中一间带衣帽室, 一间带壁炉的大厨房, 以及一间独立卫生间, 连接着后阳台, 直接俯瞰别墅的壮丽公园。二楼设有一间带浴室的卧室和一间可直接通往全景露台的明亮客厅。对于那些喜欢宽敞的空间, 安静而绿意盎然的客户来说, 该别墅是理想的解决方案。别墅还包括60平方米的大型车库。

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galatina@cbitaly.it
www.coldwellbanker.it/galatina

我们出售的独家别墅享有美丽的无敌海景, 周围环绕着精心管理的花园。该物业总面积为152平方米, 于2015年进行了全面翻新, 共有两层楼由外部楼梯连接。一楼(96平方米)被一个约27平方米的美丽露台所望, 可俯瞰大海, 并通向一个温馨明亮的客厅和一间带杂物间/洗衣房的厨房。一楼还设有两间卧室和一间浴室。外部楼梯通向二楼, 面积为56平方米, 包括一间独立公寓, 宽敞的入口可通往带小厨房的明亮起居区, 宽敞的玻璃窗可欣赏迷人的海景, 并设有一间带海景的浴室。二楼还拥有55平方米的大露台。若在市政当局和省政府的许可下, 可建造约30平方米的游泳池。

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比塞格利(巴里)

€ 2.500.000

BARI
Via Nicolò Putignano, 20



拉察

€ 595.000

GALATINA
Piazza Dante Alighieri, 41



Marina di Novaglie(拉察)

€ 890.000

MAGLIE
Via Trento e Trieste, 299



EUROPE 欧洲

INTERNATIONAL LAW BUSINESS AND ESTATE

价格：询价可知

Price Range : Available Upon Request



ILBE, International Law Business and Estate, 总部位于欧洲中部, 是投资者和企业的全球枢纽, 使您能够购买具有完整“定制”法律服务组合的高端豪华房产项目, 可根据您的投资需求进行定制。

ILBE, International Law Business and Estate, based in the center of Europe, is a global hub for investors and the company that enables you to buy high-end luxury real estate projects with a full 'Bespoke' legal package, customizable to your investing needs.

我们的房地产包括豪宅、项目和商业地产, 这些都是我们公司独有的, 只能通过我们的直接沟通渠道获得。在提交您的预期投资要求后, 我们将就其可行性和程序要求与您沟通联系。如果我们的沟通成功, 我们将建立您直接查看我们所有服务的权限。在此过程中, ILBE 在专注于投资者需求的同时保证了最大程度的谨慎态度和顺畅的沟通。

Our real estate consists of luxury homes, projects and business deals exclusive to our company and only accessible through our direct communication channels. After submitting your intended investment requirements, we will contact you about its feasibility and procedural requirements. If our communications are successful, we'll establish your direct access to all our services. Through this process, ILBE guarantees utmost discretion and smooth communication while focusing on her investor's needs.

投资者可以查看我们的年度杂志和所有的投资交易。除此之外, 当您通过投资豪华房产项目或公民身份时, 我们专门负责这一事项的首席执行官将直接与您沟通联系。

Our investors will have access to our yearly magazine and all incoming investment deals. On top of this, when investing in luxury real estate projects or citizenship through investment, we connect you directly with our CEO who is specialized in the matter.

根据投资者的需求, 我们将共同寻找最佳和最有效的盈利策略, 以实现您的目标。

Depending the investor's needs, together we'll find the best and most efficient profitable strategy to match your objectives.

《Investment Magazine 2021》杂志由 ILBE 出版, 现在短期内无需精英会籍, 即刻申请可优先获得最实质的量身定制服务。

Request your own copy of our 'Investment Magazine 2021' by ILBE and be the first to access the greatest deals custom fit – temporary available without Elite Membership.

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ILBE

LANDERTSHAMMER REAL ESTATE

价格 : 3,500,000 - 90,000,000 美元

Price Range : USD 3,500,000 - 90,000,000



LRE 成立于 2003 年，为德国境内和境外的私人机构和机构投资者提供广泛的服务。服务范围涵盖咨询、经纪、投资和项目开发等，我们始终根据客户的需求和投资目标量身定制相应服务。尤其是对于国际客户，清楚的了解客户的投资策略至关重要，继而锁定最有前景的交易。相互信任和良好信誉是成功的客户关系的主要因素。

作为海外投资者可信赖的合作伙伴，我们努力成为强大的本地代表，帮助您了解房地产市场、法律和法规制度，最重要的是了解当地（商业）文化。

LRE 拥有优秀的专业经纪人、律师、银行和税务顾问网络。我们对法兰克福和柏林市场了如指掌，并且在德国各大城市也有着良好的联系网。除此之外，我们还覆盖了许多欧洲国家的首都，如维也纳和苏黎世。

LRE, founded in 2003, offers a wide range of services, both for private and institutional real estate investors, in Germany and beyond. The range of services goes from consulting and brokerage on to investment and development, always tailored to the client's needs and investment goals. Especially with international clients, it is essential to clearly understand their investment strategy and then target the most promising deals. Mutual trust and credibility are the main ingredients for a successful client relationship.

As a reliable partner for foreign investors we strive to be a strong local representative, who understands the real estate markets, rules and regulations, and most importantly, the local (business) culture.

LRE has an outstanding network of specialized brokers, lawyers, banks and tax advisors. We know Frankfurt and Berlin inside out, but also have excellent connections in all major German cities. Beyond that, we cover many European capitals, like Vienna and Zürich.

Landertshammer
Real estate, wisely.

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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。

我们有 70 多个房产经纪人，他们有着极强的沟通能力、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.

RE/MAX
newdeal

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ELITE PROPERTIES INTERNATIONAL

价格: 60,000 - 40,000,000 美元

Price Range : USD 60,000 - 40,000,000



Elite Properties International 恒久展示第二家园以及国际房地产投资项目。

我们是您所有房地产项目的合作伙伴，您的满意是我们的第一要务。

因此，我们为您提供房产、房地产综合体以及大型的、私人的项目等。通过与我们合作伙伴们的紧密合作，我们对每一个项目进行全面的分析，以了解哪一个项目对我们的客户更为有益。

我们随时为您服务：

- 您正在着手购置度假屋或梦想家园
- 您期待购置房地产，并从中获取比银行所提供的更为可观的回报
- 您公司有兴趣在国际上进行扩张，尤其是欧洲版图

什么是我们能提供的呢？

全方位的房地产建议

- 全球合作伙伴网络
- 国际房地产平台
- 房地产以及投资项目等的可行性研究
- 在我们所代表的 20 个国家中获得黄金签证的机会

在线了解更多关于我们的信息：

<https://elite-properties-international.com/>

电话 / T: +1 32 2 770 40 03

网站 / W: www.elite-properties-international.com



Elite Properties International is a permanent exhibition for second homes and international real estate investment.

We are a partner team for all your real estate projects that set your satisfaction first.

To do so, we offer you properties, real estate complexes and significant and personalized projects. In collaboration with our partners, we thoroughly analyze each project that is likely to be beneficial to our clients.

We are at your disposal for you:

- Who is looking to acquire a holiday home or a dream house
- Who is looking to acquire a property to obtain a significant return, better than in the bank
- Who is a company interested in expanding abroad, especially in Europe

What do we propose?

Property advice in the fullest sense of the word.

- A network of partners throughout the world
- An international real estate platform
- Feasibility studies for real estate and investment projects
- The opportunity of a golden visa in 20 countries we represent

Because every customer is unique, so are our services!

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.

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FLORENS
LAKE RESORT & SPA

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 Yapı 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 Yapı 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，正是这种充满活力方式使其成为土耳其主要的开发商之一。Mar Yapı 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 Yapı 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 Yapı 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 Yapı 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 Yapı creates sustainable models for investors as well as lifestyle communities.

With a slate of award winning projects, Mar Yapı'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 Yapı mission of "the realisation of perfection".

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YALIHAN INTERNATIONAL

价格: 50,000 - 13,000,000 美元

Price Range : 50,000 - 13,000,000



我们专注于销售拥有最佳生活品质的特色房产。

无论您想要何种生活方式，我们都会在这里为您找到阳光下的梦想家园。

我们已在博德鲁姆居住和投资超过 15 年，我们建立了宝贵的人脉资源网络，并且对市场有着透彻的了解。我们通过为客户提供卓越的服务，来实现这一目标。

我们的目标是提供专业、个性化和一对一的服务，这是客户在其他地方找不到的。

我们与国际资质律师合作，确保您的合法权利在交易期间和交易完成后得到很好的保护。我们也提供广泛的服务，包括居住许可、公民身份申请和搬迁服务。

我们经验丰富的房地产专家团队花了大量时间研究当地的房地产市场，以便为我们的客户提供博德鲁姆半岛上最好的住宅项目。

我们期待在阳光下助力您找到梦想之家。

We specialize in selling character properties which offer the very best quality of life.

Whatever lifestyle you desire we are here to find you your dream home in the sun.

Having lived and invested in Bodrum for over 15 years, we have built up a network of valuable contacts and have an unrivalled knowledge of the market. This can only be achieved by giving outstanding service to our clients.

Our aim is to offer a professional and personal, one on one service, that clients will not find anywhere else.

We work with international qualified lawyers to ensure that your legal rights are protected during, as well as after the transaction is completed. We offer wide range of services including residency permit, citizenship application, and relocation.

Our team of experienced property professionals spends a great deal of time researching the local property market in order to offer our clients the best homes available on the Bodrum peninsula.

We look forward to helping you find your dream home in the sun.

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土耳其地处欧洲、中东和中亚的十字路口，人口近8300万，具有庞大的建筑行业 and 不断增长的商业和工业产出，为房地产开发和投资者提供了巨大的商机。

因此，在可预见的未来，城市更新和大型项目将成为主要议题，尤其是在伊斯坦布尔。

该市的一些项目包括马尔马瑞（Marmaray）、伊斯坦布尔运河、亚武兹苏丹塞利姆大桥、欧亚隧道、大伊斯坦布尔三层隧道和伊斯坦布尔第三机场。

伊斯坦布尔商会（ICOC）是土耳其和世界上规模最大、根基最深厚的商会之一，会员超过44万人。

伊斯坦布尔商会的宗旨是增加其成员在国际贸易中的份额，引导他们通过全球政治发展，促进土耳其作为一个地区大国的崛起。

伊斯坦布尔商会深知应对私营行业面临的结构性 and 当前问题、增强土耳其的国际贸易实力、为国民经济提供安全稳定的发展环境至关重要。

伊斯坦布尔商会本着支持其成员发展经济和商业生活各个方面的使命开展工作。

作为一个致力于土耳其未来发展的机构，伊斯坦布尔商会在其使命的基础上鼓励贸易、小规模工业和服务业的快速发展和扩张。

伊斯坦布尔商会努力开发新的海外市场，组织贸易展览，识别商业世界前进道路上的障碍，并努力将其排除。

伊斯坦布尔商会持续不断地在房地产领域开展活动、研究与房地产领域有关的法规发展情况，并为该行业的未来制定计划。

同时，商会也开展诸多国际活动 – 每年组织超过30场国际展览。

2019年，土耳其房地产市场售出的住房总量约为140万套；同样，在2012年废除互惠法（reciprocity law）

之后，向外国人出售的房地产也开始增加。

根据土耳其统计研究所(TUIK)的数据，在2020年的前9个月，房屋销售量与去年同期相比增长了34.2%。

由于COVID-19疫情迅速蔓延，几乎所有行业都受到了不同程度的负面影响。2020年4月，在我国各地疫情严重的情况下，房屋销售量比上年同期下降了55%，约为4.3万套。

由于采取了很多措施，疫情所带来的影响已经降低，因此在大多数市场中，人们的积极性仍持续不变。

事实上，受益于政府在常态化过程中所采取的措施，土耳其在2020年7月的房屋销售量比去年同期增长了125%，达到了历史最高的销售量，约23万套。

首先，在2020年总共有45,483套房子卖给了国外买

家。在疫情期间，由于我国相对于世界其他国家的成功管理，预计在未来一段时期内对外销售的房地产将会增加。

2020年9月，对外国人的住房销售比上年同期增长26.1%，达到5269套，使伊斯坦布尔成为外国买家最喜欢买房的省份。

在对外国人的房产销售方面，伊斯坦布尔在2020年1-9月期间以11,966套的销量排名第一，其次是安塔利亚(5,125套)，安卡拉(1,829套)和布尔萨(882套)。

可以看出，尽管处于全球疫情的状态下，对国外买家的住房销售量仍然在持续上升中。

因此，考虑到建筑业和房地产业对国家经济和就业的贡献，以及它们对许多直接和间接部门的积极影响，估计由于我国人口的不断增加，估计该行业在未来几年将有更大的增长。





NORTH AMERICA & CARIBBEAN 北美洲和加勒比

雨虹艺术

雨虹艺术中心创立于2002年，是国际知名的高定位艺术品品牌机构，致力于打造一个多元化的艺术品服务平台。

旗下囊括六大板块

雨虹艺术投资
雨虹艺术馆
雨虹艺术软装
雨虹艺术衍生品
雨虹艺术教育

雨虹艺术多媒体

雨虹艺术创立至今，凭借专业的艺术品投资及专业的艺术品管理团队，为艺术品需求者提供专业的艺术品服务，雨虹艺术承载着整合异业资源，做百业联盟，使合作者资源倍增，能量倍增。

雨虹艺术的优势和未来发展趋势

多年的诚信品牌；
与众多国际知名艺术家合作，成功策划多场知名艺术家展览；
集收藏、交流、展览、设计、策划、咨询服务为一体的艺术中心；
国内外艺术交流和百业联盟共赢将是雨虹艺术发展的主要方向。



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展厅：12 Menzies Avenue, Point Cook, VIC3030, Australia



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 & Volkers 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

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.

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ENGEL & VÖLKERS
ANDRÉ PARISIEN

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.

deleon
P L A T I N U M

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这座新近改建的现代住宅坐落在西硅谷之上，透过其琳琅的玻璃幕墙即可欣赏到从萨拉托加到旧金山天际线城市阑珊的全貌夜景。您可以在宁静而私密的山顶环境中享受室内外生活，这里距离萨拉托加和财富 500 强科技公司仅数分钟的路程。

SARATOGA, CALIFORNIA

这座位于旧金山和圣何塞之间的豪华硅谷别墅拥有壮丽的海湾景色。宽敞的内部空间采用优良结构和高品质材料建成，是正式娱乐和加州休闲生活方式的理想之选。私家场所包括室外厨房、私家花园和一个客居小屋。附近有一所一流的学校、高尔夫球场、徒步旅行、自行车和马道、市中心购物、餐馆和娱乐场所。

EMERALD HILLS, CALIFORNIA

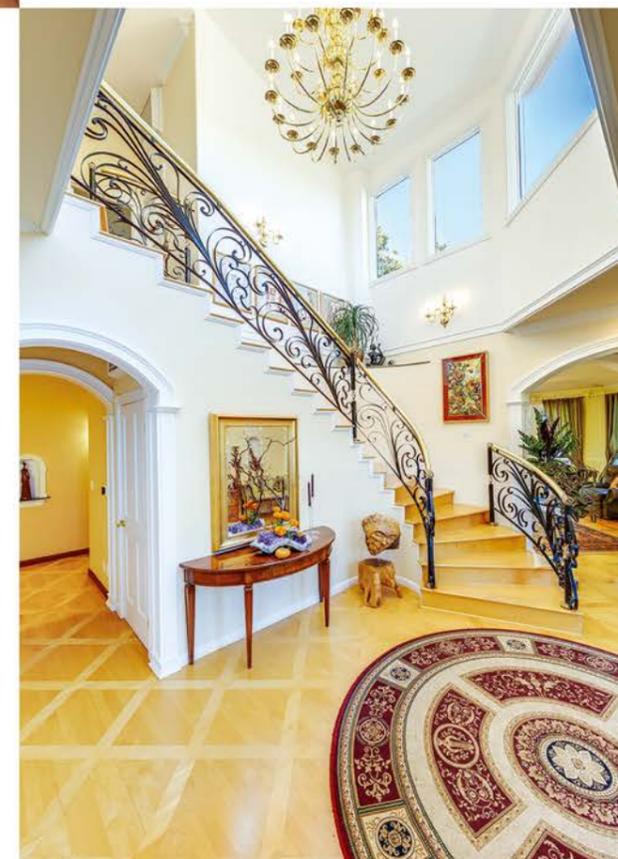
欢迎随时致电我，了解更多关于这些豪宅和其他房源的信息。



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COMPASS

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EXP REALTY JAMES SHEA

价格: 500,000 - 2,000,000 美元

Price Range : USD 500,000 - 2,000,000



这栋海滨房屋项目可欣赏到壮阔的海滨景观。这是一个度假、投资或居住的经济适用房。位于美国东北部的单户住宅、多户住宅或豪华联排别墅，经由 EXP Realty 关联全美。我们首屈一指的商业模式正在颠覆影响着整个行业，我们的增长速度在该领域已成为其中最快的之一。

EXP Realty 是虚拟经纪概念的创新者，与我们的支持性领导关系和尖端技术相结合，这使我们成为行业内显而易见的最佳选择。我们已经实现并将继续实现我们的目标，以帮助您来实现您的目标。在这个繁忙和竞争激烈的房地产市场，我们有着丰富的经验和创新精神。请您深吸一口气，在改变人生的置业过程中做出一个平静的决定。无论您是初次投资还是经验丰富的投资者，我们为您提供无限选择。让我们一起启程去实现它吧。

Waterfront property with oceanfront views. Affordable homes for vacation, investment or to live. Single family homes, multi-family homes or luxury townhomes located in the Northeastern part and affiliated with all of the United States through EXP Realty. Our premiere business model is disrupting the industry and our growth is one of the fastest in the field.

EXP Realty is an innovator in the virtual brokerage concept and collaborated with our supportive leadership and cutting edge technology this makes us the obvious choice. We have met and are continuing to meet our goals so let us help you meet yours.

We have a wealth of experience and innovation in this hectic and competitive real estate market. Take a breath and make a tranquil decision in your life changing purchase. Unlimited options for the first time as well as seasoned investors. Let's take this journey together.



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SCOTT JAMES LUXURY ESTATES

价格: 询价可知

Price Range : Available Upon Request



Scott James 先生, 房地产经纪人®
DOUGLAS ELLIMAN CALIFORNIA
执照: #01911554

出生于加拿大安大略省圭尔夫
在美国加州洛杉矶生活和工作
专注于豪宅的购置和销售

Scott 正直和高尚的职业道德使他能够在不违背房地产领域边界的前提下满足客户的需求。Scott 强大的知识面和令人印象深刻的创业成就增强了他对买卖房产过程的敏感性和理解力。

“我致力于为您提供个性化的服务、卓越的沟通和专业知识，为您带来最后的成功”。Scott 倾听客户的需求，并着手打造个性化房地产投资组合，以找到“完美”的房产，或创建一个特别营销计划致力于为其客户销售现有房产。Scott 非常坚毅可靠，每周 24 小时全天候为您服务。

Scott James, Realtor®
DOUGLAS ELLIMAN CALIFORNIA
License: #01911554

Born in Guelph, Ontario Canada
Living and working in Los Angeles, California USA
Specialist in Buying and Selling Luxury Residential Properties

Scott's integrity and strong work ethic enables him to satisfy the needs of his clients without compromising the realm of the Real Estate boundaries. Scott's unparalleled knowledge and impressive entrepreneurial accomplishments reinforce his sensitivity and understanding of the process of selling or buying property.

"I am dedicated to delivering the personalized service, exceptional communication and professional expertise that will give you successful results" Scott will listen to what his client's needs are and begin to develop a personal Real Estate Portfolio to find that "perfect" property or create a specific marketing plan designed to sell his client's existing properties. Extremely tenacious and dependable, Scott works 24/7.



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至臻风范奢华新境 玛莎拉蒂全新家族璀璨上市

广州——羊城一隅，珠江之滨，太古仓码头生动展现着广州这座城市独特的多元风采。这里更因一次充满意式风范的盛宴备受瞩目——MMXX 玛莎拉蒂品牌之夜暨全新家族上市盛典在此上演。

现场，群“星”闪耀，由总裁、Ghibli 和 Levante 领衔的全新家族车型，联袂中国首秀的绝尘黄 MC20、昭示品牌未来私享定制风向的 LevanteFUTURA 未来系列概念车，尽展玛莎拉蒂对奢华与运动的极致演绎，以及定制传统与创新精神。



三叉戟家族焕新上市

自诞生以来，总裁、Ghibli、Levante 便以其对个性、性能、奢华与舒适的完美融合享誉全球。此次，全新家族迎来焕新，再度以出众的型格、卓越的驾驶体验和创新科技诠释其非凡魅力。

激情驾控一直是玛莎拉蒂的核心特质，随着品牌首款混动车型新 Ghibli 锋芒版于今年七月正式亮相，三叉戟家族首次推出混合动力引擎。通过创新性地将 4 缸涡轮增压发动机和搭载 48V 技术的电机与超级电动增压器相结合，这一动力系统在降低 20% 油耗的同时，确保了毫无妥协的动力表现，因此成为众多热衷绿色生活方式、追求不凡性能人士的心动之选。同时，作为全新家族的重要一员，搭载 V6 发动机的 GhibliGranSport 运动版也将继续以其鲜明的动感特性，满足年轻精英们对极致驾乘的渴求。

对玛莎拉蒂而言，伟大的旅程不仅在于高性能体验，同样也需全面的安全性作伴。此次焕新，全新家族通过引入主动式驾驶辅助系统，可实现目前允许的最高水平的自动驾驶，令每一段纵情驰骋的旅途更加自在、安心无虑。

外观方面，家族车型也以全新的设计元素再塑了其兼具优雅与动感的视觉效果：豪华版与运动版上采用“调音叉”设计的全新前格栅，与前脸镌刻的三叉戟徽标一起，巧妙融入车身，令整车尤为瞩目；灵感源自玛莎拉蒂传奇车型 3200GT 的“回旋镖”式 LED 尾灯则在致敬经典的同时，凸显了运动气息。

同时，新车均配备全新一代 MIA 系统，并支持 OTA 升级功能，用户可依据个人使用偏好进行自定义设计，享受全新的操作体验和更多便捷。首次运用于全新家族的玛莎拉蒂互联（MaseratiConnect）也将互联体验提升到全新高度：实时互联。通过智能手机上的玛莎拉蒂互联 App，用户可借助远程车辆状态、车辆寻找功能等随时关注爱车使用以及“健康”状况，并通过位置服务例如导航到车、POI 搜索等开启轻松旅程。

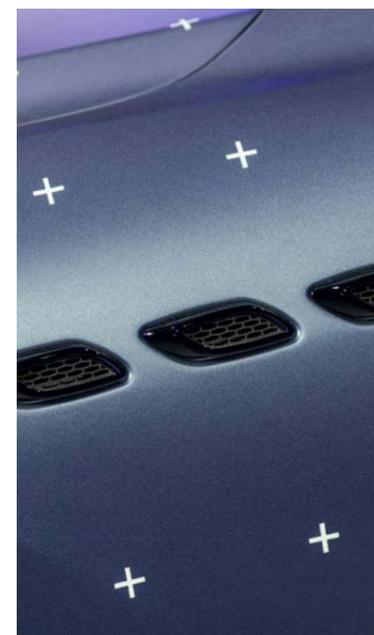
值得一提的是，得益于腾讯生态车联网 TAI 的引入，全新家族更囊括一系列精彩纷呈的信息娱乐应用，赋予驾控之旅更多可能。座舱内，通过语音助手发出“你好，玛莎”指令，即可启动系统，还可借助语音管理各类应用程序及车辆功能如导航、温度控制等，或在座舱内享受音乐、有声读物等流媒体服务；同时，借助微信小程序“腾讯我的车”，用户可在微信端连接爱车，尽享一系列实用的车辆服务，或通过车内“小场景”的接入，让旅程时刻充满乐趣。



玛莎拉蒂 FUORISERIE 私享定制项目 正式登陆中国

定制是玛莎拉蒂传承百年的精髓之一，可以说，每一款玛莎拉蒂都是一件独特的艺术品。现场，LevanteFUTURA 未来系列概念车的亮相，生动彰显了三叉戟品牌独有的定制文化、个性化设计和创新理念。

作为诠释玛莎拉蒂私享定制项目（MaseratiFUORISERIEprogramme）“FUTURA 未来”系列的概念车，Levante FUTURA 以前卫设计诠释未来风格。极具工业感的石墨蓝车漆科技感十足，车身点缀着由反光材料勾勒而成的十字坐标点，在光照下可交互反射光束，仿若穿梭于未来空间。





内部采用了白色和灰色调为主、蓝色和深灰色调为辅的冷色调设计，营造出充满科幻感的座舱；Alcantara® 面料、防撕裂尼龙织物和超级织物等高科技高性能材料以及 3D 编织等创新技术的运用，更完美贴合了“未来”这一定制主题。

除面向热衷未来先锋科技用户的 FUTURA 未来系列外，定制项目还涵盖了 CORSE 赛道系列和 UNICA 个性系列。其中，CORSE 系列将为所有渴求速度激情的驾控爱好者提供定制灵感，基于 Ghibli 打造的 CORSE 概念车以金属感十足的银灰色车漆、红色条纹涂装和复古配色座舱，凸显其所强调的赛道元素；UNICA 则专为追逐时尚个性的潮流人士打造，玛莎拉蒂对当下时尚趋势的敏锐捕捉也通过基于总裁定制的概念车完美呈现，例如布满车身内外的品牌 Logo 元素，以及采用年度流行色和渐变色彩设计的个性座舱。



三大定制系列提供了大胆而独特的个性化组合。基于私享定制项目，用户可充分实践自己对于梦想座驾的全部想象，将个人的喜好、故事、热情融于爱车之中。目前，玛莎拉蒂私享定制项目已正式登陆中国市场，并面向全新家族车型开放定制，全新超跑 MC20 的私享定制服务将于今年 12 月陆续启动。

绝尘黄 MC20 首秀中国

现场，绝尘黄 MC20 的首秀也为这场盛典增添一抹极速魅影。自于北京车展首次亮相中国后，全新超跑 MC20 便以其堪称机械艺术的优雅身形、动感澎湃的海神“心脏”征服众多驾控爱好者。此次，绝尘黄 MC20 的到来也再次燃动现场每一颗向往疾驰的冒险之心。



不同于此前“冰川皓白”车身的简洁与凝练，“绝尘黄”极具活力色彩。玛莎拉蒂将品牌总部所在地摩德纳标志性的深蓝色与黄色加以融合，最终打造出独树一帜的“绝尘黄”，直观呈现了这款全新超跑的赛道基因与激情特质。

除此之外，MC20 还提供另外四款专属打造的车身颜色——烈焰红、无界曜蓝、秘境黑和神秘灰。所有颜色均以亚平宁半岛和玛莎拉蒂的经典传承为灵感，在赋予 MC20 多重魅力的同时，生动展现着玛莎拉蒂百年来所坚守的意式设计和独特个性。

秉持传承与创新，坚守激情与匠心，每一款迭代升级、专属定制、极速而至的三叉戟座驾都是玛莎拉蒂品牌信仰的完美呈现。玛莎拉蒂将始终以先锋精神，演绎意式优雅与激情。





关于玛莎拉蒂

意大利超豪华汽车品牌玛莎拉蒂于1914年成立于意大利博洛尼亚，现总部位于摩德纳。作为汽车行业的先锋代表，玛莎拉蒂始终以与生俱来的创新精神、独一无二的设计美学、永不磨灭的激情能量，满足每一位渴求速度的冒险家与生活鉴赏家对理想座驾的追求。每一款玛莎拉蒂均以“生而无界”的先锋精神重新定义了意大利汽车基因：设计、性能、舒适、优雅和安全的完美结合，并销往全球70余个市场。

目前，旗下车型包括总裁轿车、Ghibli 轿车、SUV Levante，以及搭载 V8 发动机的高性能 SUV Levante Trofeo。全新超跑 MC20 于 2020 年 9 月燃擎登场，其搭载的“Nettuno 海神”发动机首次将 F1 尖端技术引入量产车型动力系统，以前所未有的极致性能回归品牌非凡的运动灵魂，并宣告了三叉戟品牌全新纪元的开启。

北京骏东玛莎拉蒂金港销售展厅

预约专线：010-84337430

地址：北京市朝阳区金盏乡东苇路北京金港汽车公园 C 区 8 号

北京骏东玛莎拉蒂金宝街销售展厅

预约专线：010-85221355

地址：北京市东城区金宝街 89 号金宝大厦 1 层

北京骏东玛莎拉蒂五棵松销售展厅

预约专线：010-68282630

地址：北京市海淀区五棵松华熙 Live hi-up 商业中心 88 号



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DOMAIN RESIDENTIAL NORTHERN BEACHES



171 Ocean Street, Narrabeen World Class Beachfront

Thoughtfully designed and magnificently executed, this absolute beachfront residence epitomises elegant and relaxed coastal living on a large, level street to Pacific Ocean block of over 1000 square meters.

Practical and purposeful, the property affords large expanses of open living space fully exploiting its unique ocean front position. Stunning views from every room are complimented by a feeling of space, light and privacy. With a seamless flow from indoor to outdoor living areas, it is a home to be enjoyed. A gourmet style kitchen with large walk through pantry is a focal point for entertaining and offers excellent views of the sparkling, sun drenched pool and ocean backdrop. In total there are 4 bedrooms and 3.5 bathrooms, with the 2 master bedrooms featuring walk in robes and en suites. There is also a fully equipped media room, a double lock up garage and gated parking for another 2 vehicles.

No expense or effort has been spared to ensure the highest quality finishes. Key features include – Ocean facing outdoor kitchen with Wolf BBQ and Sub-Zero fridge, freezer and ice maker combination, a natural gas pebble design fireplace with limestone surround, a heated pool, fully automated awning and blind installations covering outdoor patios for all weather outdoor entertainment, a selection of limestone, marble, natural stone and travertine flooring and tiles, Sydney blue gum floorboards and 100% wool carpet, fully imported from Germany, integrated AEG kitchen appliances including cooktop, oven, steamer, coffee maker, fridge and dishwasher, Caesar stone benches to kitchens and bathrooms, a selection of Kohler, Caroma and Artego bathroom fittings, ducted reverse cycle air conditioning and ducted vacuuming, 80 inch LED TVs with surround sound, HD security cameras.

The fully landscaped, child friendly yard is your direct pathway to the golden sands of one of Australia's finest surfing beaches.

Price: Expressions of Interest USD \$5,000,000 – \$5,500,000



世界一流的海滨住宅

经过精心设计和完美执行，这座无与伦比的海滨住宅坐落在通向太平洋街区面积超过 1000 平方米的超大平坦的街道上，彰显了优雅和轻松的沿海生活。

该住宅实用性和目的性明确，充分利用其独特的海滨位置，特设广阔的开放式居住空间。每个房间都能欣赏到令人惊叹的景色、阳光充沛且私密性高。从室内到室外起居区的无缝衔接，令您享受家的美好时光。美食家风格的厨房设有大型步入式餐具室，是娱乐活动的焦点，可欣赏到波光粼粼、阳光普照的游泳池和海洋为背景的绝佳景致。共有 4 间卧室和 3.5 间浴室，其中 2 间主卧室设有步入式衣柜和套内浴室，还有一个设备齐全的媒体室，一个双锁车库和另外 2 辆车的带门停车场。

我们竭尽全力地确保住宅内的高质量内饰。主要特色包括：Wolf 烧烤和 Sub-Zero 冰箱、冰柜和制冰机组合、面朝大海的户外厨房、以石灰石环绕的天然气鹅卵石设计壁炉、恒温游泳池、全自动遮阳篷和遮阳帘、供全天候户外娱乐的室外露台、精选石灰石、大理石、天然石材和石灰华地板和瓷砖、悉尼蓝胶地板和 100% 羊毛地毯、德国全进口、集成的 AEG 厨房用具，包括灶台、烤箱、蒸锅、咖啡机、冰箱和洗碗机，通往厨房和浴室的凯撒石凳、科勒、科玛卫浴和 Artego 浴室配件供选择、逆循环风道式空调和风道吸尘器、带环绕声的 80 英寸 LED 电视以及高清监控摄像头。

其庭院纵享全景观、优美适宜儿童娱乐，是您通往澳大利亚最好的冲浪海滩之一的金沙的捷径。
意向价 USD \$5,000,000 - \$5,500,000



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WENTWORTH PARTNERS



Darling Point Luxurious Waterfront Retreat with Unrivalled Views

Secure Your Slice of Paradise in one of Sydney's Most Prominent Locations.

Showcasing unrestricted harbour views, this masterfully architect designed home offers an abundance of remarkably detailed and appointed living and entertaining areas.

Recently renovated and taking luxury to new heights, it has up to six bedrooms, 5 bathrooms, 3 powder rooms, a large office with its own security entrance, private gym, air conditioned wine cellar, a self-contained 1 bedroom guesthouse and boating facilities.

Luxury heated granite coped infinity pool and spa with sundeck.

Commanding a perfect north-easterly aspect with an unparalleled 54 meters of water frontage and set on 2396 sqm in one of Sydney's most coveted streets, this home is truly a once in a lifetime opportunity.

For a full description of this outstanding property please visit: <https://wentworthpartners.com.au/887/3-lindsay-avenue-darling-point>
Inspections strictly by appointment only

坐拥无敌美景的 Darling Point 豪华海滨度假酒店

置身悉尼最著名的地点之一，享受您如天堂般的美景。

这栋由建筑师精心设计的住宅展现了无敌海港景观，其居住和娱乐区域，细节丰富，引人注目。

该住宅最近经过重新装修，其豪华程度上升到了一个新高度，拥有多达 6 间卧室、5 间浴室、3 间化妆间、一个带安全入口的大办公室、私人健身房、恒温酒窖、一个独立的一居室和船艇设施。

豪华花岗岩建造的恒温无边泳池和带日光浴的水疗中心。

该住宅有着完美的东北朝向，拥有 54 米长无与伦比的临水面，坐落在悉尼最令人垂涎的街道之一，占地 2396 平方米，确实是一个千载难逢的入手机会。

欲了解这栋住宅的完整介绍，请点击下方链接：

<https://wentworthpartners.com.au/887/3-lindsay-avenue-darling-point>

仅限预约看房



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ANDERSON MONTROSE REAL ESTATE



In the renowned Fort-Jaco district in Uccle, Brussels, discover this beautiful villa-style building which has undergone a complete renovation and is divided into 4 apartments. With luxurious, refined and contemporary finishes, this is the last available penthouse: 280sqm. Hall, cloakroom, large and bright receptions of 100m², terrace of 14sqm, Bulthaup kitchen, 3 bedrooms, 3 bathrooms, office, laundry, cellar and lift with private access.

在著名的布鲁塞尔 Uccle 的 Fort-Jaco 区，您会发现这座美丽的别墅风格建筑，现已全面翻新，分为 4 套公寓。这些是最后待售的顶层豪华公寓，有着豪华、精致和现代化的装修风格，共 280 平方米。包括大厅、衣帽间、100 平方米的接待处宽敞明亮、14 平方米的露台、带 Bulthaup 橱柜的厨房、3 间卧室、3 间浴室、办公室、洗衣房、地下室和专属电梯。

Price: 2,250,000€ 价格: 2,250,000 欧元



In the prestigious district of "Prince d'Orange" in Uccle (Brussels), discover this beautiful 1950's villa, completely renovated and located on a plot of +2500sqm with a living area of +850sqm. Receptions, dining room, garden with a small pond, fully equipped, master bedroom, 5 bedrooms, 4 bathrooms. Indoor swimming pool with hammam and sauna. Large cellars. 6 car garage. Optional next to the property: plot of 1500sqm with a conciergerie.

在 Uccle (布鲁塞尔) 享誉盛名的 "Prince d' Orange" 地区，您会发现这栋瑰丽的 1950 年代别墅，已经过全面翻新，位于逾 2500 平方米的地块上，居住面积超过 850 平方米。包括有接待处、餐厅、带小池塘的花园，设备齐全，包括主卧室、5 间卧室和 4 间浴室。室内游泳池，配有土耳其浴和桑拿浴室、大酒窖、6 车库。该项目旁可搭配选择：1500 平米地块，带礼宾服务。

Price: 3,900,000€ 价格: 3,900,000 欧元



UNIQUE PENTHOUSES in Brussels, opposite Boulevard de Waterloo with its prestigious brands (LV, Chanel, Hermes, ...), discover THE COND'OR which offers deluxe apartments that will meet all your needs. Situated on the top three floors, the penthouses include terraces with amazing views, cameras, security doors. Conciergerie - Quintessentially Lifestyle. The penthouses are sold in shell condition (flooring, bathrooms and kitchen not included).

布鲁塞尔独有的顶层公寓位于 Waterloo 大道对面，周边有著名品牌 (LV、香奈儿、爱马仕等)，您会发现 THE COND' OR 提供满足您所有需求的豪华公寓。该顶层公寓位于顶部三层，包括可欣赏美景的露台、摄像头和防盗门。礼宾部 - 国际精英生活方式。顶层公寓以毛坯形式出售 (不包括地板、浴室和厨房)。

Price: From 1,537,000€ 价格: 1,537,000 欧元起



Nestling in the "Prince d'Orange" district in Uccle (Brussels) on an unusually large and prime plot of land of almost 1 hectare comprising a beautiful 1950's villa and a conciergerie. Receptions (115sqm), equipped kitchen, 5 bedrooms, 3 bathrooms, 2 garages. Ultra-exclusive AAA location and possibility to build an additional villa or redevelop the entire site to build a development of 11 luxury apartments STPP.

坐落在 Uccle (布鲁塞尔) 的 "Prince d' Orange" 地区中，占地近 1 公顷的黄金地段，包括一栋瑰丽的 1950 年代别墅和门卫服务。接待处 (115 平方米)、设施齐全的厨房、5 间卧室、3 间浴室以及 2 个车库。超独家 AAA 位置，也可建造额外的别墅或重新开发整块土地，用来重新建造 11 个 STPP 豪华公寓。

Price: 11,000,000€ 价格: 11,000,000 欧元



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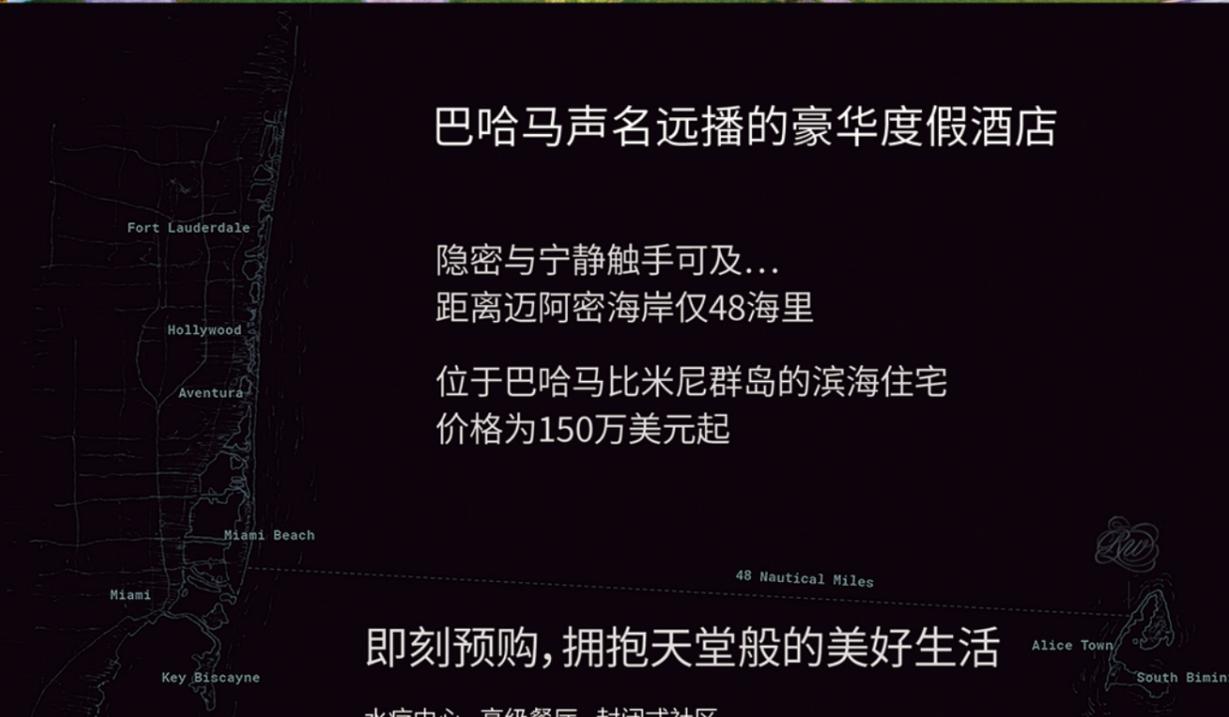
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PRIVATE MANSION IN THE CENTER OF EUROPE

**The mansion 豪宅**

Le Trésor des Fagnes is a private mansion in the center of Europe. This unique property of 2500 m² is situated in Malmédy, a picturesque village in Belgium, nearby several main airports. The most beautiful European cities are just around the corner: Liège 30 min – Cologne 30 min – Maastricht 45 min – Brussels 1h – Frankfurt 1h30 – Paris 3h – Amsterdam 3h – Berlin 6h

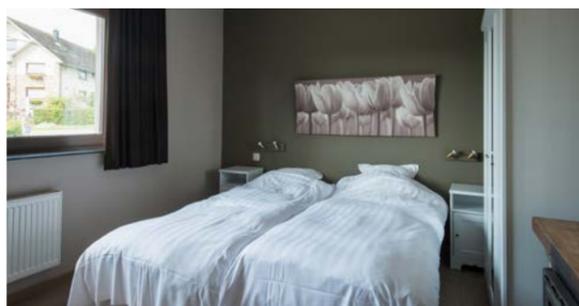
Mansion: 15 bedrooms, 15 bathrooms, a private Wellness area, a large kitchen, two leisure areas, conference room, a living & dining room and a spacious garden.

Le Trésor des Fagnes, “Fagnes 之宝”是位于欧洲中心的一座私人豪宅。这座占地 2500 平方米的独特住宅位于比利时风景如画的马尔梅迪村庄，临近有几个主要机场。欧洲最美丽的诸多城市将之围绕：距离列日 30 分钟、科隆 30 分钟、马斯特里赫特 45 分钟、布鲁塞尔 1 小时、法兰克福 1 小时 30 分钟、巴黎 3 小时、阿姆斯特丹 3 小时以及柏林 6 小时。豪宅内含：15 间卧室、15 间浴室、一个私人健身区、一个大厨房、两个休闲区、会议室、一个客厅和餐厅以及一个宽敞的花园。

**Spacious dining room 宽敞的餐厅**

Well equipped, spacious but still very cosy dining room (> 30 seats). The comfortable kitchen – central in the living area – provides all the facilities to prepare tasty breakfast, lunch or diner. This area is the heart of the house, connecting the several places to each other. The dining room has movable tables to create the perfect atmosphere.

用餐区设备齐全、宽敞且非常温馨（超过 30 个座位）。厨房位于起居中央区域，舒适且各种设施均有配备，您可随时准备美味的早餐、午餐或晚餐。该区域是住宅的中心，将多个地方相互连接。餐厅设有可移动的桌子，以营造完美氛围。

**Bedrooms 卧室**

Le Trésor des Fagnes is an ideal residence to organize family meetings. The private mansion has 15 comfortable bedrooms, tastefully renovated conform the “Ardennes” style and settings. Every bedroom has hotel twin beds and a separate bathroom with shower and toilet. Two baby beds are available for the little ones.

Le Trésor des Fagnes 是家庭聚会的理想住所。该私家豪宅拥有 15 间舒适的卧室，经过重新装修，具有“Ardennes”的风格和布置。每间卧室均配有两张酒店式单人床、带淋浴和卫生间的独立浴室。两张婴儿床可供小童使用。

**Lounge area 休息区**

Next to the dining room, there is a cheerful living room where the fireplace and Chesterfield sofas ensure a homey feeling and a relaxing ambiance. The whole family can sit together with the crackling fire, playing board games or watching movies on the large flatscreen. Children can play endlessly in the separate kid's play area next to the living room.

餐厅旁边有一个令人愉悦的客厅，其壁炉和 Chesterfield 沙发确保了家的感觉和轻松的氛围。全家人可以一起围坐在炉火旁，玩棋盘游戏或在大屏幕上看电影。孩子们可以在客厅旁边的独立儿童游戏区尽情地玩耍。

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PRIVATE MANSION IN THE CENTER OF EUROPE

**Leisure area 休闲区**

The leisure area has two levels. The “in-house” private pub with a phenomenal view of the garden and landscapes is ideal for drinks or evening parties, enjoying the music or the view. Underneath the pub, there is a game room to play some table football or have a game of billiards on the pool table. All this without ever feeling too crowded.

休闲区有两层。“室内”私家酒吧可欣赏到花园的绝妙风景，是举办酒会或晚会、欣赏音乐或欣赏风景的理想之地。在酒吧下层有一个游戏室，可以玩桌上足球或台球。所有这些设施都不会让人感到拥挤。

**Conference room 会议室**

Are there business relations coming over? Meetings can be organised in the conference room. This conference room can host 30 people in theatre or square-style and has all the necessary equipment (beamer/projector and stereo system). Relaxing while doing some business, or making business while relaxing.

您有业务往来吗？会议室可容纳 30 位宾客，配有所有必要的设备（光束器 / 投影仪和立体声系统）可举行各种商业会议，或以剧院形式或以方形布局展开。让您在做生意同时得到放松，或者在休闲之时兼顾生意。

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**Wellness area 健康养生区**

In this wellness paradise, people can relax in the large indoor pool (8x4m), blow out in the Finnish sauna or step into the jacuzzi and have a “bubbling” chat. Enjoying the outstanding view of the garden is a blessing. In this wellness area one can rediscover the feeling of a pleasant relaxation. In one word: heavenly!

在这个养生天堂里，您可以在大型室内游泳池（8x4m）中放松身心，在芬兰桑拿浴室中尽情放松，或者走进按摩浴缸，来一场“泡泡”对话。享受花园的壮丽美景也是一件幸事。在这个健康区，您可以重新找到身心愉悦的感觉。如同在天堂般！

**Ski station and F1 circuit nearby F1 附近有滑雪站和 F1 赛道**

Want to enjoy skiing while in Europe? In wintertime, there can be snow on the High Fens of Belgium. The small but charming Ovipat ski station is only 5 km away. Discover the slopes out of the mansion's garden, even the Alps are just a 5-hour drive away. Let's have some ski fun! Also a ride on the F1 circuit of Spa-Francorchamps which is located only 12 km from the mansion is possible. It is known as the most beautiful circuit in the world!

您想在欧洲滑雪吗？冬季，比利时的 High Fens 可能会下雪。小而迷人的 Ovipat 滑雪站距离住宅仅 5 公里。在豪宅花园外探索斜坡，即使是阿尔卑斯山也只有 5 小时的车程。让我们一起来滑雪吧！您也可以在距住宅仅 12 公里的 Spa-Francorchamps 的 F1 赛道上尽情驰骋。它被称为世界上最美丽的赛道！

AGRO CONCEPT MANAGEMENT



CASA GENOVEVA – LUXURY MANSION IN UBATUBA, BRAZIL

Perched high on the unspoiled Atlantic Ocean the luxury house is located overlooking the Peninsula with an incredible 270-degree view. It overlooks the Atlantic Ocean and three popular beaches in the resort city of Ubatuba.

The beautiful house itself is an open-concept, multilevel Mediterranean style villa with an amazing garden.

- Total area: 2040 m2
- 9 apartments with balconies
- An enormous swimming pool
- Bar, sauna and Jacuzzi
- Located in private and protected area.

IT WAS BUILT TO IMPRESS!

Price: US\$ 9,500,000

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 网站 / W: https://agcmglobal.com

CASA GENOVEVA - 巴西乌巴图巴豪华府邸

这座豪宅坐落在纯净的大西洋上，俯瞰半岛，270度全景视野，令人难以置信。它俯瞰着大西洋和乌巴图巴这座度假城市三个受欢迎的海滩。

这座美丽的住宅是一座开放式的多层地中海风格别墅，花园景致惊艳迷人。

- 总面积：2040 平方米
- 9 间带阳台的套房
- 一个巨型泳池
- 配备酒吧、桑拿和按摩浴缸
- 位于私密、受保护地区

令人印象深刻！

售价：9,500,000 美元

AGRO CONCEPT MANAGEMENT



FARM SERRANO KURT, BRAZIL

This farm is your investment opportunity to acquire an excellent agricultural land in Western Bahia, Brazil, where farmland is among the most productive available anywhere in the world! The farm is ideal for cattle raising operation with incredibly high productivity or for corn, soybean, cotton and coffee production at a large scale. Vast flat plots of land with rich water resources combine nature and business opportunities in one.

Total area: 3 840 ha, grassland: 1,200 ha, farmhouse, electricity, good roads, low administrative, production costs and taxes: <https://agcmglobal.com/farm-serrano-kurt-brazil/>

Price: USD\$ 11,500,000



FARM ESTANCIA VIRA, PARAGUAY

Probably the most beautiful farm in the world!

Farm Estancia Vira lies in the Pantanal area of Paraguay. It is a 7,650 ha. cattle raising farm with a great location, 5 km north of Fuerte Olimp town. Estancia Vira is an opportunity to invest in interesting mix of eco/adventure tourism, cattle breeding and fishing operations. It borders the Rio Paraguay River, has many palm trees, natural grass, water lakes and many species of birds: <https://agcmglobal.com/farms-estancia-vira-paraguay/>

Price: USD\$ 6,500,000

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巴西农场 SERRANO KURT

巴西 Western Bahia 的农田是世界上最高产的农田之一，而位于此处的 Serrano Kurt 农场则是您获得优质农业用地的绝佳投资机会！该农场是繁育牲畜的理想之地，生产力极高，或可用于大规模生产玉米、大豆、棉花和咖啡。广阔的平地和丰富的水资源将自然和商业机会合二为一。

总面积：3840 公顷，草地：1200 公顷、农舍、电力、良好的道路、较低行政管理成本、生产成本和税收：<https://agcmglobal.com/farm-serrano-kurt-brazil/>

售价：11,500,000 美元

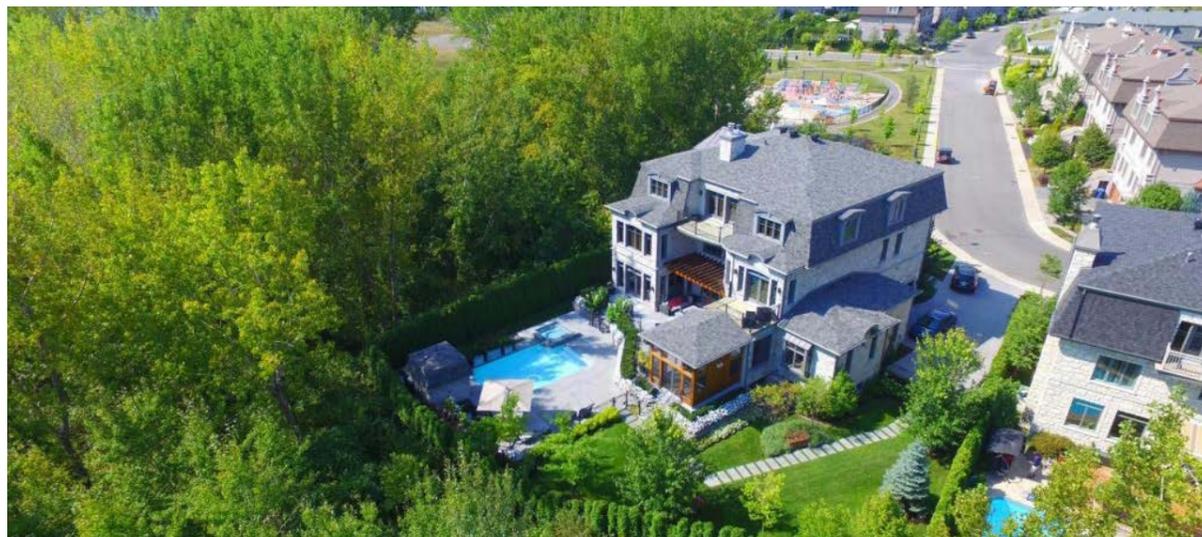
巴拉圭农场 ESTANCIA VIRA

它或是世界上最美丽的农场！

Estancia Vira 农场位于巴拉圭的 Pantanal 地区，占地 7650 公顷，其畜牧地理位置优越，距 Fuerte Olimp 镇以北仅 5 公里。Estancia Vira 是一个集生态 / 冒险旅游、养牛和捕鱼活动组合的投资机会。它与巴拉圭河接壤，有许多棕榈树、天然草地、湖泊和许多鸟类：<https://agcmglobal.com/farms-estancia-vira-paraguay/>

售价：6,500,000 美元

CANADA LUXURY PROPERTY-MONTREAL-NUNS' ISLAND (ÎLE DES SOEURS)
加拿大 - 蒙特利尔 - 修女岛 - 花园洋房



Welcome to 41 Claude-Vivier, the most prestigious address of Nun's Island, Quebec, Canada. This exceptional residence backs onto forest and St. Lawrence River which offers complete intimacy for its occupants. Interior courtyard overlooks pool and gardens.

6 large bedrooms, 5+2 bathrooms, numerous living rooms and balconies, industrial kitchen and 2-car garage.

1,300 + bottle capacity wine cellar with adjacent tasting room. Pool table adjacent living room and gas fireplace. Massage room. Fully equipped exercise room. Bathroom with steam bath. Home theatre.

Eloquently designed garden surrounding superb inground saltwater pool with integrated massage bath. Wrought-iron fence. Extreme intimacy with backyard backing onto forest

加拿大蒙特利尔市修女岛，私密性极好的一栋豪宅。这座洋房独具特色，紧靠树林和圣劳伦斯河，带游泳池和花园。

建于 2008 年，三层加地下一层，占地 1115 平米，居住面积 280 平米，6 间大卧室，5 + 2 个浴室，有多个客厅和阳台，厨房装饰为工业化风格，双车库。

住宅内有可收藏超过 1300 瓶酒的私人酒窖和品酒室，并配有台球桌、壁炉、按摩室、健身房、蒸汽浴室，以及一个家庭影院。

走进精心设计的花园，有盐水游泳池，按摩浴缸，院子设置了锻铁围墙，正对树林，几步之遥就是圣劳伦斯河。

41 Rue Claude-Vivier, Montréal (Verdun/Île-des-Sœurs), H3E 0A3

PRICE 价格: \$8.5 Million CAD | 4335 万元



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HAPPYBROKERS.CA



Prestigious Mount-Royal district condo

This amazingly located luxury and spacious 161m2 condo offers you comfort and elegance: gourmet kitchen, 2 bed, 2 baths, 2 balconies and 2 indoor parkings. Close to STM subway and REM train stations, shopping center, highways; enjoy its sleek design, high quality materials and chic lifestyle.

著名的皇家山区

这套 161 平米的豪华公寓，为您提供舒适和优雅的生活方式：美食厨房，2 室，2 卫，2 个阳台和 2 个室内停车场。靠近 STM 地铁和 REM 火车站，购物中心，高速公路；享受其时尚的设计，高品质的建材及卓越的地理位置。

Price: CAD\$ 1,195,000
售价: 1,195,000 加元



Dreamy private estate for nature lovers

This 66-hectare property sits 2.5 hours from Montreal and 1.5 hour from Ottawa, surrounded by 600-hectare Crown land, you'll find a lakefront main house, a guesthouse, a caretaker's house, a barn, garages... all built with high quality materials giving you serene yet luxurious lifestyle.

大自然爱好者的梦幻私人庄园

坐拥 66 公顷的物业，距蒙特利尔路程 2.5 个小时，距渥太华 1.5 个小时，周围被 600 公顷的公有土地环绕。庄园上有湖边别墅，宾馆，看守房，谷仓，车库等，皆以高档建材所造，为您带来宁静而奢华的生活方式。

Price: CAD\$ 1,780,000
售价: 1,780,000 加元



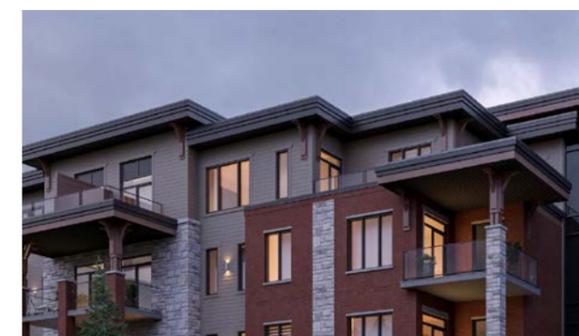
Best Western Plus Hotel

This 3-star 88-room popular brand hotel is perfect for those who love hotel management and a relaxing lifestyle close to nature, mountains and lakes. Located 2.5 hours from Montreal in the well-know tourist destination Laurentides, this lucrative business offers you great investment return CAD\$950,000 EBITDA.

贝斯特韦斯特优质酒店

这家三星级酒店拥有 88 间客房，是一间受欢迎的品牌酒店，非常适合喜欢酒店管理，热爱自然，高山，湖泊等休闲生活方式的业主。这家利润丰厚的酒店，位于著名的旅游胜地洛朗第 Laurentides，距蒙特利尔路程 2.5 个小时，可为您带来 95 万加元的投资回报（税息折旧及摊销前利润）。

Price: CAD\$ 8,800,000
售价: 8,800,000 加元



Newly built 100 luxury condos for sale

Phases 1 and 2 sold out. Phases 3 and 4 include 100 high-end condos for sale. Located in the heart of Westmount of West island of Montreal, close to all services, schools, dining, medical centers, yacht clubs, train station and highways.

新建 100 套豪华公寓出售

第一和第二期售罄。第三和第四期包括 100 套待售高端公寓，位于蒙特利尔西岛富人区的中心，靠近各种服务设施，学校，餐饮，医疗中心，游艇俱乐部，火车站和高速公路。

Price: CAD\$ 48,000,000
售价: 48,000,000 加元



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NEW LISTING AT THE SHANGRI-LA HOTEL AND RESIDENCE VANCOUVER, BC, CANADA



Prestigious living in the tallest building in Vancouver Canada! An amazing opportunity to own this distinguished condo in Downtown Vancouver rests here at this two bedroom two-bathroom unit in the world renowned Shangri-La Hotel and Residences.

Wake up to the unobstructed gorgeous mountain and water views from every room. Lavish five star hotel amenities are at your disposal including an outdoor swimming pool and hot tub, indoor steam room and sauna, full fitness centre, the Chi Spa, 24 hour concierge, business centre, car service, and valet parking. Featuring one of the most coveted floorplans, the open layout leaves behind no wasted space and is the perfect place for entertaining.

This meticulously maintained unit boasts electronic roller shades throughout, geothermal heating and air conditioning, marble countertops and backsplash for the modern resident. Also featuring high end custom finishings and stainless steel appliances such as Sub Zero and Miele.

Master ensuite has a large soaker bathtub, a separate shower and double sinks. Situated in the most luxurious neighbourhood in the city with the finest options when it comes to dining, shopping and entertainment!

The Shangri-La Vancouver has direct access into a boutique grocery store and Rolex from the hotel lobby and is within steps of designer stores including Hermes, Prada, Versace, Tiffany, Louis Vuitton, and Nordstrom just to name a few!

Scan the QR code for access to the custom property website. If you desire a new home and a lucrative investment property filled with sophistication and opulence, look no further. This luxury life awaits you!

Price: CAD\$ 2,248,000



加拿大最高建筑中的雍容居所 - 享誉全球的“香格里拉酒店和公寓”。该项目位于温哥华市中心，公寓单元为两室两卫，是您拥有卓越公寓的非凡机遇。

无论您从哪个房间里醒来，都能纵享一览无余的山川水景。豪华的五星级酒店设施供您使用，包括室外游泳池和热水浴缸、室内蒸汽浴室和桑拿房、全套健身中心、Chi 水疗、24 小时礼宾服务、商务中心、汽车服务和代客泊车等。

开放式的布局没有任何空间浪费，是娱乐的理想场所。这个精心维护的住宅单元配有电子卷帘、地热供暖和空调、大理石台面和现代居住风格的壁砖，以及高端定制饰面和不锈钢器具，如 Sub Zero 和 Miele。

主套房配有大型浴缸、独立淋浴和双水槽。该住宅坐落于城市最豪华的街区，在餐饮、购物和娱乐方面拥有最佳选择！温哥华香格里拉可从酒店大堂直接进入精品商店，劳力士位于酒店大堂内，距离包括爱马仕、普拉达、范思哲、蒂芙尼、路易威登和诺德斯特龙等设计师店铺仅几步之遥！

欢迎扫描二维码以访问符合您需求的房产网站。如果您想要一个新家和一个收益丰厚的房产投资项目，无需再犹豫，这里的奢华生活正在拥抱您的到来！

售价：2,248,000 加元



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Prevision
PROPERTY

INVEST IN BIRMINGHAM'S MOST PRESTIGIOUS ADDRESS

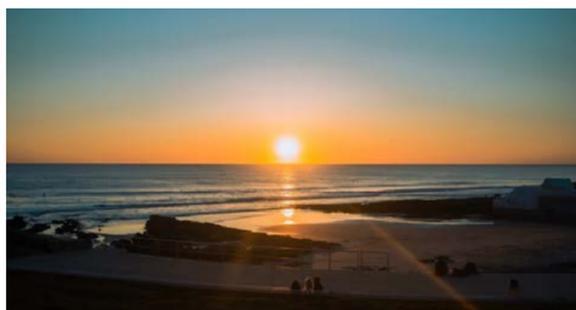


Prices from £195,995

Located in Birmingham's highly sought after Jewellery Quarter, we are pleased to present this one of a kind development. With prices starting at £199,995, this development offers sophisticated luxury at low entry level prices. With Birmingham quickly becoming one of the hottest investment spots in the world, the development is perfect for an investor looking for a high yield, high capital growth property. With only a select number of units left, please get in touch today to find out more:



GRUPO GOLDEN LINE REMAX



Development Alta de Oeiras Residence, under construction. Located in Barcarem. All with large terraces and / or balconies, storage and parking. Oeiras It is located on the Estoril Coast. Globally it is considered a municipality that enjoys a great quality of life. Its privileged position in relation to the capital led to a growing development and urbanization, especially due to the relocation of companies to the municipality.

Alta de Oeiras 住宅开发项目位于巴尔卡伦 (Barcarem), 目前正在建设中。所有住宅都配有大型露台和 / 或阳台、储藏室和停车场。Oeiras 位于埃斯托里尔海岸, 在全球范围内, 它被视为一个享有优质生活的城市。巴尔卡伦因与首都的地理位置关系得到了诸多优势, 促使其不断增长和城市化发展, 特别是有很多公司迁移至本城。

Price: 230,000€ to 495,000 价格: 230,000 到 495,000 欧元



São Julião Terrace is a gated condominium of superior quality, located in Oeiras The complex consists of 67 units, 12 one bedroomed, 32 two bedroomed and 23 three bedroomed apartments. The contemporary architecture privileges sun exposure, privacy and comfort, with a swimming pool, tennis court and ample green spaces. The project was conceived to provide ideal living solutions but also as a great investment.

São Julião Terrace 优质封闭式公寓位于奥伊拉斯 (Oeiras), 建筑群包括 67 个住宅单元, 12 个一居室, 32 个两居室和 23 个三居室公寓。这个现代建筑配有游泳池、网球场和充足的绿地, 让您享受阳光的同时, 确保隐私性和舒适度。本项目不单为创建理想生活提供解决方案, 更创造了极好的投资机遇。

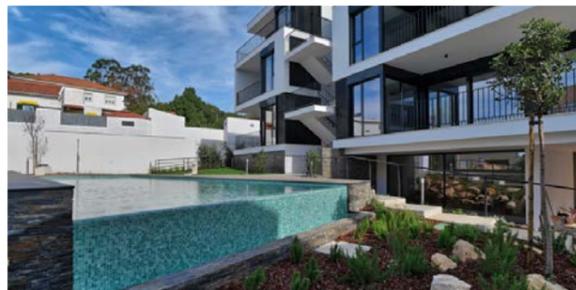
Price: 350,000€ to 640,000€ 价格: 350,000 到 640,000 欧元



The Glicínias Development, located in Cacem has a perfect location right next to the main accesses to Lisbon, Sintra and Oeiras. All apartments have outdoor space, balconies or terraces, fully equipped kitchen, air conditioning, central vacuum, solar panels for water heating, aluminum lacquered in gray with thermal cut, double glazed windows and electric shutters in profiled aluminum in color Grey.

Glicínias 开发项目位于 Cacem, 地理位置优越, 毗邻通往里斯本、辛特拉和奥伊拉斯的主要通道。所有公寓均设有室外空间、阳台或露台、设备齐全的厨房、空调、中央吸尘器、太阳能热水板、热切割灰色铝漆, 双层玻璃窗和灰色铝制异型材电动百叶窗。

Price: 155,000€ to 298,000€ 价格: 155,000 到 298,000 欧元



Villa Romão gated community, under construction. Located in Carnaxide, in the municipality of Oeiras, served by schools, commerce, services and transport. With easy access to all types of transport, A5 (Lisbon / Cascais), Creil and Avenida Marginal. It is a condominium consisting of 24 apartments of types T2, T3 and T4, with top quality finishes and excellent balconies. There is also an outdoor lawn area for the exclusive use of apartment owners, with a swimming pool!

Villa Romão 封闭式社区, 位于 Oeiras 市 Carnaxide, 目前正在建设中。其周边设施囊括学校、商业、服务和便利的各种交通方式 - A5 (里斯本 / 卡斯凯斯)、Creil 和 Avenida Marginal。Villa Romão 项目由 24 公寓组成, 分为二居室、三居室和四居室, 装修质量上乘, 阳台也非常出色。室外草坪区为公寓业主专用, 并配有泳池!

Price: 430,000€ to 780,000€ 价格: 430,000 到 780,000 欧元

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GRUPO
GoldenLine RE/MAX

IRINA PERMINOVA



Château de Blet, Loire valley region
卢瓦尔河谷地区 Blet 城堡

2500 sq m. living space | 78 rooms | 5 levels | 15 ha english park | 6 commun buildings of 1900 sq m.

Private Chapel | 2 Dining rooms | Boudoir | Library | Grand salon | Lounge | Office | 2 Kitchens | Massage room | 10 bedrooms (plus 16 bedrooms to be redone)

Oak floors | 3 staircases | Perfect condition slates roof | Central wood heating system | 110 m² Terrace | 250 m² out of Honour

Sight labeled "remarkable" | 7 free fresh water wells | Exotic trees including the oldest Ginkgo Biloba in Europe

2500 平米的生活空间 | 78 间客房 | 5 层 | 15 公顷的英式公园 | 6 栋 1900 平方米的公共建筑。

私家教堂 | 2 间餐厅 | 小客厅 | 图书馆 | 大沙龙 | 酒廊 | 办公室 | 2 间厨房 | 按摩室 | 10 间卧室 (外加 16 间需重新装修的卧室)

橡木地板 | 3 个楼梯 | 完美的石板屋顶 | 中央木材供暖系统 | 110 m² 露台 | 250 m² 优美庭院

非凡景观 | 7 个免费的淡水井 | 异国情调的树木, 包括欧洲最古老的银杏

Price: 4,200,000€ 售价: 4,200,000 欧元



3 rooms apartment in the heart of Budapest
z 布达佩斯市中心的三房公寓

Situated in the heart of Budapest, Hungary, this bright 160 square meters apartment is fully renovated and offers 3 large bedrooms, an ensuite bathroom with a spa bath and shower, an american kitchen with a central island, a large storage room and a basement storage room as well. 5th floor. Balcony. No vis-a-vis. Transport 1 min walk. City centre.

这套明亮的公寓位于匈牙利布达佩斯市中心, 160 平米, 经过全面翻新, 包括 3 间大卧室、一间带水疗浴缸和淋浴的套间浴室、一个带中央岛的美式厨房、一个大储藏室和一个地下储藏室。共 5 楼。有阳台。无邻居。步行 1 分钟即可搭乘交通。位处市中心。

Price: 385,000€ 售价: 385,000 欧元



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*Your
Private
Island*

如果
您有一座私人海岛
可以自由设定规则
在岛上
闲人勿扰 唯我独尊

如果
您有一座私人海岛
它可以万里随行
在岛上
清晨有切沃港的晨光朝拜
傍晚有卡普里的夕 景仰

最重要的是
如果您有一座私人海岛
可以厚待每一位岛民

无需问我这座岛在哪
因为您已是它的主人

#yourprivateisland


FERRETTIGROUP

WALLY


FERRETTIYACHTS

PERSHING

Itama

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MOCHI CRAFT

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