

LPS CHINA FERRETTI GROUP

# MAGAZINE 杂志

SPRING-SUMMER EDITION

2021

春夏版



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4房豪华单位云看房



Name of housing project: Midtown Modern • Name of housing developer: Midtown Modern Pte. Ltd. (Co. Reg. No. 201931235H) • Licence No. of housing developer: C1369 • Tenure of land: leasehold 99 years commencing on 10 December 2019 • Encumbrances on land: encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to Mortgage No. IF/940383F • Location of the housing project: Lot 01062X of TS12 at Tan Quee Lan Street • Expected date of vacant possession: 30 June 2026 • Expected date of legal completion: 30 June 2029

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Filigree's award winning condominium, Botanika Nature Residences, is located in what is touted as a Garden City in Metro Manila. Its atrium is an architectural beauty and smart design that allows residents to enjoy a healthy surrounding.

# Filigree: Elevating luxury property choices in the Philippines

When it comes to modern luxury living, real estate developers strive to exemplify elegance, unmatched craftsmanship, and great attention to details, one developer continuously pushes the envelope to tick everything off the list: Filigree.

Since its inception in 2017, the premier real estate brand has built a sizable portfolio of luxury properties.

As a result, Filigree's distinctive projects have reaped various awards and recognitions over the years.

Its flagship development, Botanika Nature Residences, has received accolades as it breaks new grounds in green building projects and delivers benefits through a holistic approach to sustainability.

It has been given a four-star BERDE (Building for Ecologically Responsive Design Excellence) certification; a Leadership in Sustainable Design and Performance by the Philippine Green Building Council; and the Best Residential Development in the Philippines Award by the Asia Pacific Property Awards 2020.

Meanwhile, its horizontal village project, The Enclave Alabang, was named the Best Residential Development of the Philippines in 2018 for its purposefully masterplanned design and architecture. Filigree's first subdivision, The Enclave Alabang has been reinventing the residential landscape of the Metro South.

But even with all these recognitions, Filigree is not about to rest on its laurels as it continues its streak of building quality projects in highly innovative locations. This time, it has expanded in Filinvest Mimosa+ Leisure City in Clark City, Pampanga with its newest project: **Golf Ridge Private Estate**.

Hailed as the future modern city in Northern Luzon, Clark is a booming locale that is ripe for investment, with more international and local businesses showing interest in the area. Its enviable location allows easy access for those who are looking to relocate away from the extremely congested urban areas. Notably, it is home to the much talked about Clark International Airport, which is undergoing renovation to accommodate more passengers and serve as an alternative gateway to Ninoy Aquino International Airport.

Golf Ridge Private Estate underlines the highly-coveted country club lifestyle that is idyllic for end-users and investors looking for respite from the bustling cities. This is evident in its features and amenities designed to help residents rejuvenate and enhance their health and wellbeing. Residents can relax and unwind with a slew of well-curated amenities including a fully-equipped gym, infinity pool, and outdoor lounge.



Architect's Perspective of Golf Ridge Private Estate

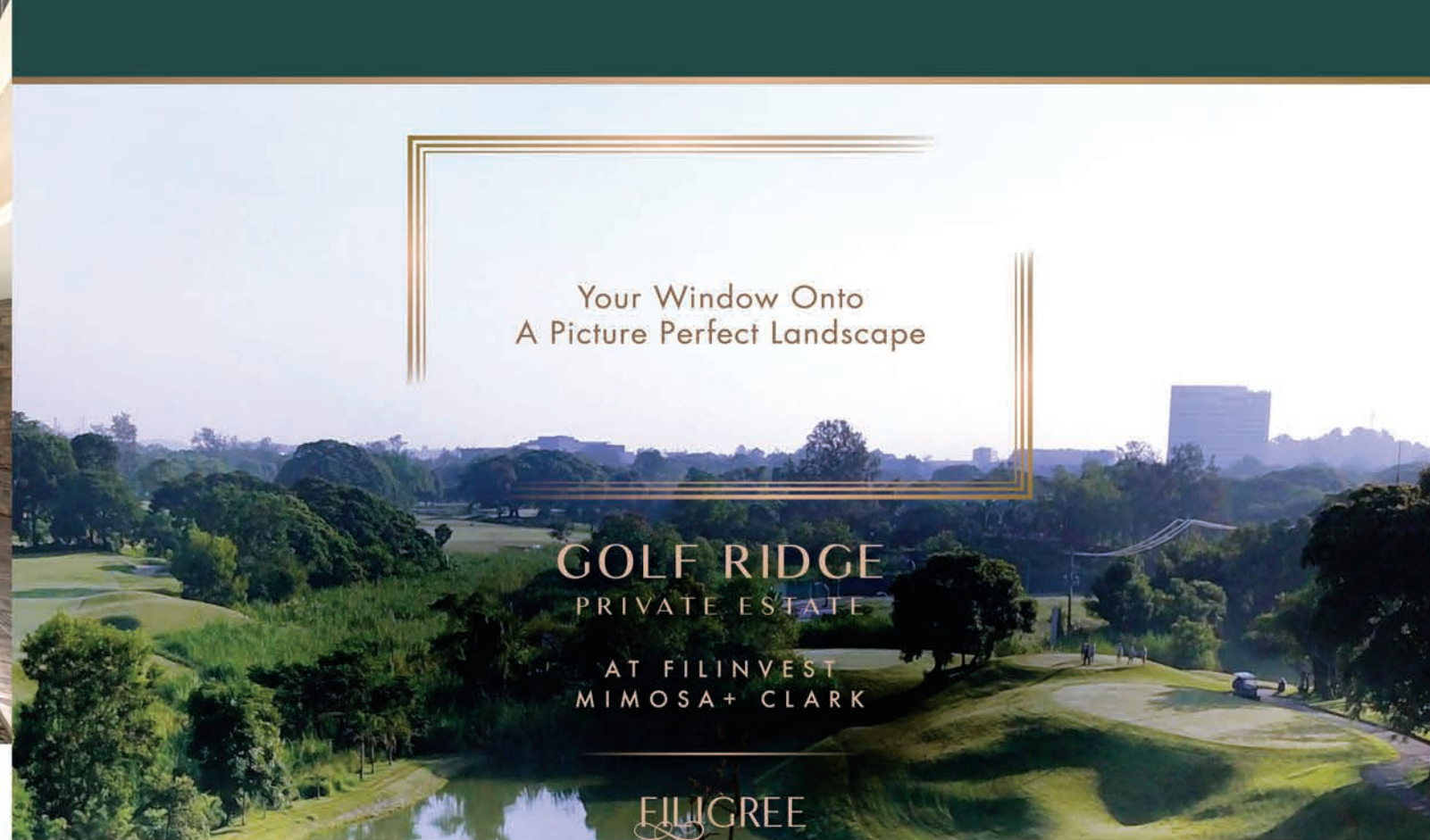
Completing these are generous living spaces that allow only four to eight units on the floor to ensure privacy, ease of movement, abundant natural light and better indoor air quality. Each unit features amply-sized balcony that gives a commanding, borrowed view of Mimosa Golf Course's 18-hole rolling terrain. Designed to cater to people of varying lifestyles, Golf Ridge offers one-bedroom units for singles, two-bedroom units for young couples or empty-nesters, and three-bedroom units for bigger families. It is also offered on a leasehold agreement, which means investors or residents who want to enjoy modern luxury living within appealing prices can find all that and more with Filigree's newest project venture.

Setting the standards for high living in the north, Golf Ridge is easily accessible, a comfortable two-hour drive to and from Metro Manila via major highways. It is only a 10-minute drive to the Clark International Airport.

To know more about Filigree and its luxurious yet sustainable developments, visit [www.filigree.com.ph](http://www.filigree.com.ph)



Architect's Perspective of 2BR in Golf Ridge Private Estate



Your Window Onto  
A Picture Perfect Landscape

**GOLF RIDGE**  
PRIVATE ESTATE

AT FILINVEST  
MIMOSA+ CLARK

FILIGREE



This mid-rise, luxury development and private estate located in Filinvest Mimosa+,

Clark, Philippines provides unprecedented views of lush greeneries of Mimosa's

world class golf course. Its resort style amenities combined with modern, spacious and

refreshing living spaces, create a space of tranquility and solace for its residents.

Scan to know more  
about Golf Ridge





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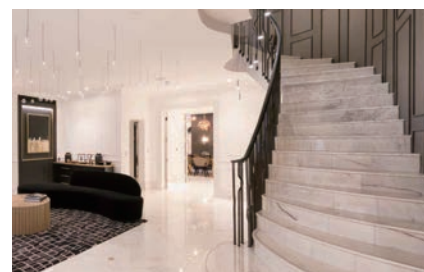
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## HARFORD MANOR

Harford Manor was built as a home, as impressive for its livability as for its luxury. Award-winning design and modern values come together in this beautiful estate; a spacious, contemporary home for luxurious twenty-first century life. The house features four sumptuous reception rooms, six bedrooms and its own spa, as well as stables, helicopter pad, staff quarters, a swimming pool and a wine cellar. Just thirty miles from London, Harford Manor offers the very best in modern country living in a most convenient location.

哈福德庄园 (Harford Manor), 倾心铸就之家, 因其宜居性和豪华性而令人印象深刻。这座匠心独运的美丽庄园集屡获殊荣的设计和现代价值于一身; 宽敞开阔、现代感强, 缔造21世界美好生活。该庄园不仅设有四个豪华的接待室、六间卧室及私家水疗中心, 更有马厩、直升机停机坪、员工宿舍、游泳池和酒窖等。哈福德庄园距离伦敦仅30英里, 地理位置极为便利, 提供舒适的现代乡村生活。



## THE GRAND HOUSE

A Luxurious townhouse with a striking black brick facade in the heart of St James' situated near The Ritz, St James' Palace and near by to May-fair. There is an abundance of impressive features, including a stunning staircase which runs through the heart of the house, a fabulous clubroom, cinema, spa, sky lounge with retractable roof & lift to all floors.

这是一座豪华的联排别墅, 坐落于圣詹姆斯市中心, 其黑砖立面引人注目, 与圣詹姆斯皇宫、丽兹酒店及梅菲尔等比邻而居。它的特色繁多, 令人沉迷其中: 其楼梯贯穿房子中心, 如梦似幻、一个极好的俱乐部、电影院、水疗中心、带可伸缩屋顶的天空休息室和通往所有楼层的电梯。



## 9 MILLBANK

A Statement address in Westminster : Gracing the banks of the River Thames in the heart of historic Westminster, 9 Millbank is a landmark residential address that captures the very essence of British Luxury and style. The Beaufort is a dual aspect, 4 bedroom apartment located across 3 floors, including a large private terrace with unrivalled views of Big Ben, Westminster Cathedral and The Houses of Parliament.

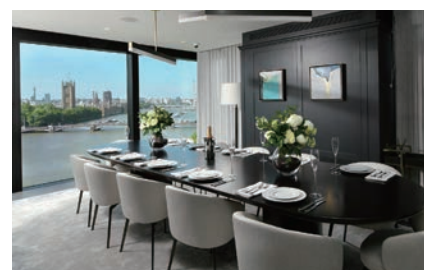
威斯敏斯特标志性地所在: 位于历史悠久的威斯敏斯特市中心, 在优雅的泰晤士河沿岸, 9 Millbank是一个具有里程碑意义的住宅地址, 它充分展现了英国奢华与时尚风格的精髓。博福特 (The Beaufort) 双面公寓, 位于3层之上, 共有4间卧室, 包括一个大型私家露台, 在这里放眼可及大本钟、威斯敏斯特大教堂和议会大厦等令人心驰神往的美丽风景。



## THE DUMONT

Orientated to enjoy outstanding and enviable views of the capital, The Dumont has views which take in Westminster, the Houses of Parliament, the London Eye and the City. Over the last 10 years St James has transformed a collection of 1960's office buildings, widely regarded as one of central London's prime riverside regeneration areas, into a vibrant place to live, work, relax and socialise.

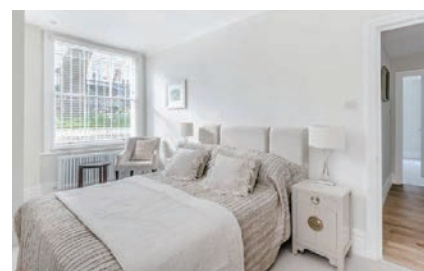
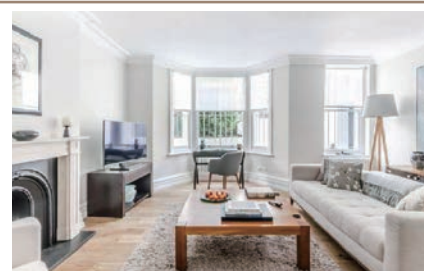
杜蒙公寓的朝向旨在欣赏令人羡慕的首都美景, 将威斯敏斯特、议会大厦、伦敦眼和伦敦城等尽收眼底。在过去的10年里, 圣詹姆斯已经将一批60年代的办公楼改造成了一个充满活力的生活、工作、放松和社交场所, 这些办公楼被广泛视为伦敦市中心主要的滨河再生区之一。



## CHEYNE WALK

A jewel in the crown: The project will see the creation of 13 ultra luxury apartments on this most famous of London streets, the entire building is for sale or purchase a selection of one and two beds located close to the banks of the River Thames in this uber- glamorous part of the UK capital.

堪比皇冠之上的瑰宝: 位于泰晤士河沿岸, 英国首都令人流连忘返的所在。在这条远近闻名的伦敦街道上, Cheyne Walk项目将呈现13套与众不同的超豪华公寓, 投资者即可购置整栋楼宇, 也可单独购置1房或2房公寓。







# 独家专访

## Maria Abreu

### CEO and Managing Attorney

### Abreu & Associates

**LPS: 可以和我们介绍下您自己和您的律所吗？**

我是 Maria Abreu, Abreu & Associates 的首席执行官兼管理律师，我司在多米尼加共和国和加勒比各国从事移民和国籍法律业务。我们律所在移民法的所有实践领域都有值得信赖的顾问，包括：

- 签证
- 临时居住
- 永久居留权
- 公民身份
- 续签
- 投资管理
- 开设业务或公司实体
- 多米尼加驾照
- 财富管理

我出生在纽约的布鲁克林。30 岁时,我决定移居多米尼加共和国(以下简称多米尼加),成为一名入籍公民,从而亲身经历了移民和入籍过程的各个阶段。通过这段经历,我意识到外国人,尤其是不会说西班牙语的人,在多米尼加的整个移民过程中都需要个性化的帮助。

**LPS: 在多米尼加投资有哪些优势？**

多米尼加是加勒比和拉丁美洲增长最快的经济体之一。随着与中国等国建立国际贸易关系,经济有望继续增长。事实上,来自多个行业的几家中国公司在我国进行了大量投资。

多米尼加对外国投资很友好,根据行业的不同,为投资者提供他们可以利用的税收优惠和信贷。

旅游业强劲。多米尼加仍然是加勒比海最大的旅游市场,表现优于牙买加、波多黎各和古巴等其他热门岛屿目的地。岛上旅馆的平均入住率超过 70%。此外,这里的房地产价格只是邻近岛屿可比房产成本的一小部分。较低的最低投资,加上强劲的旅游业和高入住率意味着投资者可能获得两位数的租金收益。

从房地产投资的角度来看,这里有资本增值的上行空间。由于越来越多的北美人士希望购买房产——用于生活方式和投资——以及中层

管理人员搬到这里,在新成立的国际商业企业生活和工作,对房地产,特别是住宅的需求正在上升,这将推高房地产价值。

投资多米尼加的最大优势之一是能够在不到两年的时间内快速获得完全公民身份。

**LPS: 中国投资者在多米尼加获得公民身份需要采取哪些步骤？**

投资者必须首先成为永久居民,才能获得多米尼加的公民资格。

获得公民身份的步骤是：

- 居留签证
- 永久居留权
- 公民身份

通常,外国公民必须连续两年拥有永久居留权才有资格入籍。然而,通过投资部获得居留权的外国投资者可以在获得居留证后的六 (6) 个月内申请公民身份。这类申请人必须参加多米尼加国籍考试。需要精通西班牙语的口语和阅读能力。



通过婚姻也可以选择入籍或公民身份。在这种情况下,申请者必须与多米尼加公民结婚至少两年,并拥有至少六 (6) 个月的居民身份。在这一类别下申请的人不需要多米尼加国籍测试。

**LPS: 您公司协助在圣卢西亚的投资。您能告诉我们投资圣卢西亚的好处吗？**

嗯,对于想快速获得第二本护照的外国投资者,圣卢西亚有一个“通过投资获得公民身份”的项目,投资者可以在 60 到 90 天内获得公民身份和护照。此外,这个过程可以完全在线完成。

**LPS: 多米尼加和圣卢西亚目前有哪些类型的投资？**

在这两个国家都有不少投资机会,包括商业和住宅地产、政府债券和高收益的银行存单。此外,在农业、能源和旅游业等部门也有直接投资机会。



**LPS: Could you pls introduce yourself and your law firm?**

I’m Maria Abreu, CEO and Managing Attorney of Abreu & Associates, a law firm practicing immigration and nationality law in the Dominican Republic and countries throughout the Caribbean. Our firm serves as trusted advisors in all practice areas of immigration law including:

- Visa’s
- Provisional Residency
- Permanent Residency
- Citizenship
- Renewals
- Investment Management
- Business or Corporate Entity Set-up
- Dominican Driver’s License
- Wealth Management

I was born in Brooklyn, New York. At the age of 30, I decided to migrate to the Dominican Republic and become a naturalized citizen, where I experienced firsthand all phases of the immigration and naturalization process. From this experience, I realized that foreign nationals, especially ones who do not speak Spanish, needed personalized assistance to navigate through the entire immigration process in the Dominican Republic.

**LPS: What are the advantages to investing in Dominican Republic?**

The Dominican Republic has one of the fastest growing economies in the Caribbean and Latin American. Economic growth is expected to continue with the establishment of international trade relationships with countries like China. In fact, several China-based corporations, from several business sectors, have made significant investments in the country.





The DR, which is friendly to foreign investment, offer investors, depending on the sector, tax incentives and credits that they can take advantage of.

The tourism industry is strong. The DR remains the top tourism market in the Caribbean outperforming other popular island destinations like Jamaica, Puerto Rico, and Cuba. The average hotel occupancy rate on the island is over 70%. Further, real estate prices here are a fraction of the cost of comparable properties on the neighboring islands. A lower minimum investment coupled with strong tourism and high occupancy rates means the potential double digit rental yields for investors.

From a real estate investment perspective, there's capital appreciation upside here. Due to more North Americans looking to buy property—for lifestyle and investment— and mid-level executives relocating here to live and work at newly established international business ventures, the demand for real estate, specifically residential, is on the rise, which will drive up property values.

One of the biggest advantages of investing in the DR is the ability to fast track to full citizenship in less than two years.

**LPS: What are the steps involved for Chinese investors in order to get a citizenship in Dominican Republic?**

You must first become a permanent resident in order to qualify for citizenship in the Dominican Republic.

The steps to citizenship are:

- Residency Visa

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- Permanent Residency
- Citizenship

Typically, foreign nationals must hold permanent residency status for two consecutive years to qualify for naturalization. Foreign investors, however, who get residency via the investment department can apply for citizenship within six (6) months of being issued the residency card. Applicants under this category must take the Dominican Nationality Test. You will need to be proficient in speaking and reading in Spanish.

There's also naturalization or citizenship option through marriage. In this case, you must be married to a Dominican citizen for a minimum of two years and hold residency status for a minimum of six (6) months. Those who apply under this category do not require the Dominican Nationality Test.

**LPS: You are also assisting for investments in St. Lucia. Could you please tell us the advantages to invest in St Lucia?**

Yes. For foreign investors looking for a second passport fast, St. Lucia has a "citizenship by investment" program where you can get citizenship and a passport in 60 to 90 days. Plus, the process can be done completely online.

**LPS: What types of investments are currently available in Dominican Republic and St. Lucia?**

There are several investment opportunities in both countries including commercial and residential real estate, government bonds, and high-yield bank CD's. Additionally, there are direct investment opportunities in sectors such as agriculture, energy, and tourism.



## For those with a vision 致予有远见的您

Originally from Mindanao, Philippines, Luci Mae Lowery has been practicing real estate in North Carolina since 2008. Her passion for the industry, however, began in 1994 when she and her late husband, Vance, made their first investment together. Over the years, Luci has gained and sold land, residential and commercial properties.

Currently a broker associate with Premier Sotheby's International Realty in Banner Elk, North Carolina, Luci believes that a person's success in life is measured by how they treat others and makes it a priority to treat her buyers and sellers with the utmost value and respect. Her years of experience, and sensitivity to her customers' needs when searching for the perfect home, truly makes Luci one-of-a-kind. She will be able to assist, help facilitate and provide you a list of professional service providers such as immigration attorneys, real estate attorneys, accountants, builders, etc., to assist you in buying or selling your home or investment properties either here in North Carolina, Florida or anywhere in the United States through eRelocation and referral staff.

Fluent in the Philippine languages of Tagalog, Visayan, and English, she is a member of the High Country Association of REALTORS® and Canopy REALTOR® Association and MLS.

来自菲律宾棉兰老岛的Luci Mae Lowery自2008年以来一直在北卡罗来纳州从事房地产业务。然而，她对这个行业的热情始于1994年，是当时她和已故丈夫Vance首次共同投资。多年来，Luci获得并成功销售了土地、住宅和商业地产。

Luci目前是北卡罗来纳州Banner Elk苏富比国际房地产公司（Premier Sotheby's International Realty）的一名经纪人，她认为一个人的成功取决于如何对待他人，并以其买家和卖家获得最大增值和尊重作为优先考量。以她多年的工作经验，以及根据客户需求寻找最适合的房产项目时的敏锐度，使Luci真正成为独一无二的经纪人。她能够协助、帮助并为您提供一份专业服务供应商的名单，如移民律师、房地产律师、会计师、建筑商等，以帮助您在北卡罗来纳州、佛罗里达州或美国任何地方通过eRelocation和推荐人员。

Luci精通菲律宾塔加洛语、维萨扬语和英语，是高级国家房地产经纪协会®和Canopy房地产经纪协会®和MLS的会员。



## Luci Mae Lowery

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# 独家专访

## Mr. James Armstrong

### Director 总监

#### AWT Sourcing Limited

**LPS: 尊敬的 Armstrong 先生，感谢您接受本采访。您能介绍一下 AWT Sourcing 公司吗？**

AWT Sourcing 成立的宗旨是为自身不在英国的客户提供高质量、高回报的投资。交易采购业务的前提从未完全有意义，因为在投资者决定继续交易后，传统服务将停止：为时间不充裕且缺乏专业知识的人士寻找投资交易的机会。（说实话这段话我没能理解是啥意思）/ 交易外包业务的前提是，为那些没有时间或专业知识的人寻找投资交易的机会，然而，传统服务将会停止当投资者决定进行交易后，这就导致其丧失意义。然而，在 AWT，采购、翻新、融资、租赁和销售的每一个方面都被分解和优化，以便我们能够为您处理整个过程。为了提供客户期望的服务水平，我们与全国各地的承包商、金融机构、测量师和房地产代理建立了良好关系，他们在工作中追求与我们同样的卓越。鉴于我们目前与 29 个不同的国家合作，从中东、美国到欧洲和远东，我们在与必须克服时间、地理和货币障碍的客户合作方面经验丰富。凭借在英国房地产市场超过 10 年的经验，没有我们不熟悉的投资策略，在其他任何地方也找不到更高的回报。

**LPS: 根据您的经验，在英国市场投资的最佳策略是什么？**

在 AWT，我们相信在交易的各个阶段都能降低风险。从最初的尽职调查和市场调查，到项目交付，确保不承担任何不必要的成本。为了使利润最大化，我们使用多住户住宅（HMO）。

标准的 BTL 模型是 500-600 英镑，而同一房产作为 HMO 则是每月超过 1800 英镑。HMO 对我们来说是巨大的成功案例，在主流抵押贷款（杠杆）的帮助下，人们可以很容易地从他们投资的资本中获得每年超过 20% 的利润。一旦投资者开始创造月度回报，他们通常会寻求创造更大金额的资本，以加速其投资组合的增长，AWT Sourcing 是 AWT Development 的子公司，AWT Development 是一家专注于新建住宅区、公寓楼和高端房产改建的公司。房地产开发以其资本总额和高额利润而闻名，对于那些希望投资更多资金的人来说，房地产开发无疑是最有利可图的方式。

**LPS: 与美国或欧洲等其他市场相比，投资英国市场的主要好处体现在哪些方面？**

英国尽管规模不大，但长期以来一直是世界主要经济强国之一。随

着人口的增长，经济和基础设施的发展，住房供给远远落后于需求，且岛上的面积不会变得更大。因此，每届新政府都会出台越来越宽松的规划规定、税收减免以及鼓励投资者为国家建设、翻新和生产更多住房的激励措施。住房记录、市场状况和交易数据可以追溯到 19 世纪末和维多利亚时代，这使得我们能够深入了解其他国家所没有的数据和时间趋势。由于市场数据更多，住房供应短缺，再加上全球知名的法律体系，英国成为外国投资者的投资热点。

**LPS: 您能给我们举一个最近为客户做成功的交易例子吗？流程是什么？您的客户得到了什么样的投资回报率？**

一位客户最近在桑德兰（Sunderland）完成了一个 7 房的多住户住宅（HMO）。该房产的购买和翻新费用为 205,000 英镑，租金为每年 35,000 英镑，产生 17% 的收益率，并进行了再融资，交易中剩余的资本回报率为 85%。在可能的情况下，如果客户能够利用其投资回报种子资本，我们会根据需要提供他们安排适当的融资。投资者希望为业务创造另一个收入来源，我们找到了交易，协助他们购买，交付了翻新项目，租赁了物业，并处理了所有必要的合规和文书工作。客户继续与我们购买了另一处类似的房产，目前正在重新装修中。我们在微信上有宣传册，其中记录了交易的全部细节。

**LPS: 您与中国买家和投资者打交道有何经验？**

与中国投资者以及非常驻居民的合作都非常愉快。我们发现，远东地区的人对细节的关注度很高，房产要好，且标准要对。我们必须开发系统，在客户愿意交流的时候，在他们喜欢的交流平台上与客户合作。随着城市中心内就业、工业和基础设施的增长，人们被迫到郊区寻找更多的经济适用房和居住区，因此，我们受益于这些地区惊人的资本增值和对租赁物业更高的需求。

我们对本地市场和流程的了解帮助我们提供了比许多亚洲投资者想象中更好的交易流程。

**LPS: 中国投资者选择 AWT Sourcing 的下一步需要做什么？**

与所有业务关系一样，关系基础对于维持较长时期的繁荣至关重要，因此我们通过初步对话了解投资者的风险偏好、投资需求和个人目标。这使我们能够定制提供的投资，以适应投资者的目标。我们很乐意为您效劳，欢迎您即刻起通过电话或者微信联系我们。

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Stunning property that combines the classic character of the rural tradition with the modernity of the new architectural trends. Fantastic outside spaces offering magnificent views of the rural landscape. At the same time, it guarantees total privacy thanks to its privileged location. Just 20 minutes by car from the nearest beach and 60 minutes from Barcelona. An ideal house to combine family and social life, it has an independent space for guests with all comforts. A contemporary house of 725sqm surrounded by a 15.000sq m private plot.

PRICE: 3.545.000\$

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精致华美的府邸，结合了乡村经典的经典特征和新建筑潮流的现代性。 梦幻般的户外空间，业主可畅享乡村的壮丽景色。与此同时，由于其优越的地理位置，它可使您免受外界的纷纷扰扰。 行车20分钟可抵达最近的海滩，而60分钟车程可达巴塞罗那。它是理想之家，将家庭生活和社交生活融为一体。它拥有宾客专享的独立空间，令其舒适随心。 该府邸为725平方米的现代建筑，环绕其四周的是15.000平方米的私人土地。

价格：3.545.000\$

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**LPS: Dear Mr Armstrong, thank you for joining this interview. Could you introduce AWT Sourcing as a company?**

AWT Sourcing was founded to provide quality, return beating investments in the UK for those who do not base themselves here. The premise of a deal sourcing business, finding investment deals for those who do not have the time or expertise to do so, never fully made sense as traditional services would stop after an investor had decided to proceed with the deal. At AWT however every aspect of purchasing, refurbishing, financing, letting and sales has been broken down and streamlined so that we can handle this process for you. In order to provide a service such as this to the level our clients expect, we have built relationships with contractors, finance houses, surveyors and estate agents nationwide, that strive for the same excellence in their work as we do. Given that we currently work with 29 different countries, from the Middle East, and US to Europe and the Far East, we are experienced in working

with clients who have to overcome time, geographic and currency barriers. With over 10 years experience in the UK Property Market, there is no investment strategy that is foreign to us and you won't find higher returns anywhere else.

**LPS: Based on your experience, what are the best strategies when investing in the UK market?**

At AWT we believe in mitigating risks at all stages of the deal. From the initial due diligence and market research, through to the delivery of the project and ensuring no unnecessary costs are undertaken. In order to maximise profits we utilise Houses of Multiple Occupation (HMOs).

Where the standard BTL model would look at £ 500-600 from a given property, the same property as an HMO would produce in excess of £ 1,800 per month. HMOs have been huge success stories for us, with the aid of main stream mortgages (leveraging), one can



easily post profits in excess of 20% per annum on the capital they have invested. Once an investor has begun to generate monthly returns they often look to generating larger sums of capital to accelerate the growth of their portfolio, AWT Sourcing is a subsidiary of AWT Development, a firm focussed exclusively on new build housing estates, apartment blocks and high-end conversions. Property development is well known for its capital lump sums and large profits, for those who wish to invest larger sums property development is by far and away the most profitable way of doing so.

**LPS: What are the main benefits of investing in the UK market compared to other markets such as the US or Europe?**

The UK has long been one of the main economic powers within the world despite its modest size. With a growing population, a strong economy and infrastructure, the housing supply is falling far behind the demand that drives it, the island is not getting any bigger. As such, with each new government comes more and more relaxed planning rules, tax breaks and incentives for investors to build, renovate and produce more housing stock for the nation. Housing records and data for market conditions and transactions date back to the late 19th century and the Victorian Era, giving an insight into data and trends for time frames that simply aren't available in other countries. With more market data, a shortage in the housing supply, backed up with a globally renowned legal system, the UK is a hot spot for foreign investors.

**LPS: Could you give us a recent successful deal you worked on for a client? What was the process and what ROI did your client receive?**

A client has recently finished a 7 bed HMO in Sunderland. The property was purchased and refurbished for £ 205,000, the property was rented for £ 35,000 pa, generating a 17% yield and once refinanced, an 85% return on capital left in the deal. Wherever possible, if a client is able to leverage their investment to return the seed capital

we look to arrange the suitable financing for them if desired. The investor was looking to generate another income stream for the business, we found the deal, assisted them in purchasing, delivered the refurb project, tenanted the property and dealt with all the compliance and paperwork necessary. The client has gone on to purchase another similar property with us which is currently in refurb. We have a brochure with the full details of the deal available on WeChat.

**LPS: What has been your experience dealing with Chinese buyers and investors?**

Working with Chinese investors, and non residents as a whole, has been wonderful. We have found that those in the far east have high attention to detail, the properties need to be right and the standard needs to be right. We have had to develop systems to work with clients on their preferred platform of communication, at the times they wish to communicate. As jobs, industry and infrastructure grow within the city centres, people are forced to the outskirts to find more affordable housing and residential neighbourhoods to live in, as such we have benefited from fantastic capital appreciation in these areas and a much higher demand for rental properties. Our understanding of the local market and processes has helped us to provide better deals than many of our Asian investors thought possible.

**LPS: What are the next steps for Chinese Investors to invest with AWT Sourcing?**

As with all business relationships, the foundations are critical in maintaining prosperity over a longer periods of time, as such we get to know our investors appetite to risk, investment needs and their personal goals through an initial conversation. This enables us to tailor the investments offered to suit their goals and them as an individual/institution. We would love to connect with you, reach out to us on WeChat to book in your first call today.







# 独家专访

## Ms. Cindy Chen

### 陳妍君

Real Estate Associate Broker  
房产资深经纪人

**LPS: 您在纽约市是一名房地产经纪人，是否能为我们介绍一下您自己？**

我是一名纽约市住宅房地产助理经纪人，过去 8 年专门从事曼哈顿、布鲁克林和皇后区的业务。在我从事房地产行业之前，我在约翰霍普金斯大学彭博公共卫生学院 (Johns Hopkins Bloomberg School of Public Health) 获得硕士学位后，在 MedImmune/AstraZeneca 国际生物技术公司担任了 7 年的临床前药物开发的研究科学家。虽然我所受的教育不在房地产领域，但我高水平的科学背景，使我能够以极强的数据分析和逻辑思维能力，帮助投资者作出最好的决定。我对艺术和设计也有敏锐的眼光，因此我能够帮助客户将空间形象化，并为室内设计提供想法。我睿智有远见，与一批实力雄厚的房地产相关专业人士携手同行，您在房地产方面有需要任何服务，我都愿为您效劳。

此外，我非常勤奋，有上进心。我兢兢业业为客户寻找机会，以实现他们的财务目标。我是纽约市房地产协会 (REBNY) 认证的谈判专家，目前正在纽约大学进修房地产投资的证书课程，接受房地产投资方面的高级教育，这将进一步造福我的客户。就个人而言，我是幽默风趣。我喜欢参加文化活动、探索新餐馆、现场音乐、跳舞和旅游等。如果您来纽约时需要任何建议，我能为您提供一些好点子，不让您有机会无聊！

**LPS: 相对于美国其他的城市 / 西岸，投资纽约的房地产市场有哪些优势呢？**

说到房地产，最重要的就是位置、位置、位置！纽约市是美国最大的城市，其人口是洛杉矶的两倍，是全球第一大金融中心，被称为“世界金融之都”。它是一个多元文化和丰富的城市，拥有全美最多的米其林星级餐厅和最多的游客。有了地铁和便利的公共交通，人们在城里居住就可不用开车了。纽约拥有世界一流大学和世界一流的组织，它在全球吸引的国际投资者比美国其他任何城市都多。

此外，纽约市也是世界上总资产最多的亿万富翁的居住地，是财富人士的游乐场。这是一个高需求和稳定的房地产市场。例如，在 2009 年的金融危机期间，房地产市场下跌的幅度比美国其他主要城市都要小，但反弹的速度却比其他城市快。就像任何房地产投资一样，对位置了解得越多，越可从中受益。纽约市的房地产投资历来是全国最好的房地产投资之一。

**LPS: 对于有意在纽约市进行初次投资的中国投资者您有什么建议给到他们？**

在赴美投资之前您需要了解以下事项：

- 1) 决定位置（希望购买的地方）。确保在进入市场之前做好充足的调查，以及确定所购房产将作第二套住房还是纯粹的投资，或者两者兼而有之。
- 2) 购买方式。如以现金购买，在开始寻找房产之前，应确保资金在美国银行已经准备好。如融资购买，找无信用要求的银行，看看他们是否提供贷款。换句话说，得提前做好准备。
- 3) 找到一位当地可信赖的合作伙伴（一位经验丰富的房地产经纪、房地产律师、物业管理公司或熟悉的业内人士），以便在房产 / 投资方面有紧急事宜或需要协助时可以得到帮助，因为他们对当地市场了解更透彻，能为您提供更深度的见解。
- 4) 了解税费。一定确了解税费方面的问题，以便将这些成本计算到投资回报中。
- 5) 眼光要长远。房地产通常是长期持有的，除非入手了一处不良房产并准备及时转手。否则，应持有至少 5-10 年或更长时间，并综合考虑哪些市场或社区具有上升潜力和长期稳定，而不单是目前的状况。



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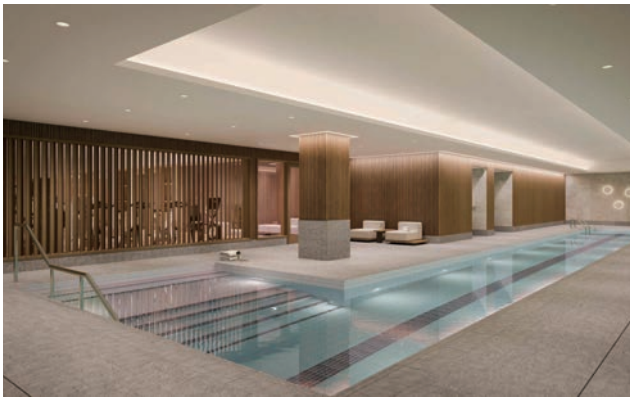


**LPS: 面对中国投资者您遇到的主要挑战都有哪些？**

在处理谈判、报价和采购过程中，纽约有着不同的文化。例如，在纽约市，购买公寓在大多数情况下都需要申请公寓（除了购买联排别墅、新开发项目或土地等）。公寓管理委员会将要求查看申请人的财务状况，而许多投资者不愿意向其他人披露自己的资产和财务状况，这可能在购买时造成一些问题。此外，在购买纽约市的房产时，通常需要资金证明，尤其是对外国买家，因为如果资金不到位，就会给成交带来很多不确定性，交易可能会成泡影。因此，很多卖家希望事先看到在美国的资金证明。中国投资者通常认为，他们可以先找到一处房产，然后在交易结束前提供资金，但事实并非如此。中国投资者喜欢朝南的公寓，但在一些地方，很难同时拥有朝南的公寓和开阔的视野。例如，在中央公园南部购买，如果想要一个中央公园的景观，那么这个 100% 会是一个朝北的公寓，所以投资者需要了解什么是最重要的，哪些需要妥协。

**LPS: 与您合作购置在纽约市的房产，投资者应该经过哪些步骤？**

对于初次接触，可以通过微信与我联系，微信是我与中国客户沟通的主要场所，不过通过电子邮件与我联系也可以。我会通过电话或视频聊天与您沟通，以便我们相互了解。我可以根据您的需求和目标制定相应计划，让您知道购买的合理预期是什么、需要多少预算，以及如何在美国准备资金。之后，我将开始通过我们的 Compass 平台向您展示房源，以便您可以看到市场上适合您的产品。Compass 提供高端技术平台，增强搜索能力，让您轻松浏览房源的同时可以向我咨询任何问题。当我们开始寻找房产时，您可以决定是亲自来纽约或者展开虚拟游。在整个过程中，我都会确保为您提供做决定所需的所有资源和专业知识。



**LPS: Could you please introduce yourself as a real estate broker in NYC?**

I am a New York City residential real estate associate broker specializing in Manhattan, part of Brooklyn and Queens for the past 8 years. Before my real estate career, I spent 7 years working as a research scientist in pre-clinical drug development in an international biotech company, Medimmune/AstraZeneca, after graduated from master's degree at Johns Hopkins Bloomberg School of Public Health. Although my education was not in real estate, my high-level science background enables me to be very data driven and logical to help investors to make their decision. I also have keen eyes for art and design, so I am able to help the clients to visualize the space and offer ideas for interior designs. I am resourceful and work with a strong group of real estate related professionals, if you have any real estate needs, I can help you. Furthermore, I am very self-motivated and hardworking, I always look for opportunities for my clients to achieve their financial goals. I am a Real Estate Board of New York (REBNY) certified negotiation expert, and I am currently enrolled in the NYU real estate investment certificate program to receive advanced education in real estate investment which can further benefit my clients in the future. At personal level, I am a very fun person to be around. I enjoy going out to cultural events, new restaurants, live music, dancing, and traveling. If you need any suggestions when you come to New York City, I can offer you great ideas and make sure you won't get bored!

**LPS: What are the advantages to invest in the New York real estate Market VS other cities in the US / the west coast?**

When it comes to real estate, it's always about location, location, an location! New York City is the largest city in the US! It has twice as many people as in Los Angeles. It is also the number one global financial hub in the world, so called "Financial capital of the world". It is a culturally diverse and enriched city. It has the most Michelin star restaurants and has the most tourist visits in the US. With the convenience of public transportations, such as subways and buses, you don't have to drive to live the city. It has the world class universities and top organizations in the world. It attracts more international



investors around the world than any other cities in the US. Additionally, New York City houses the most billionaires in the world in total net worth, it is a playground of the wealthy people. It is a high demand and stable real estate market. For example, during the financial crisis in 2009, real estate market dropped much less than any other major cities in the US but bounced back faster than others. As with any real estate investment, the more you know about the location, the better off you'll be. NYC real estate investment has a track record of being one of the best in the nation.

**LPS: Which advice would you give a Chinese investor willing to invest for the first time in the USA?**

There are few things you need to know before investing in the US.

- 1) Decide on your location (where you want to buy). Make sure you do enough research on the markets that you are getting into and whether you are using it for a second home or purely for an investment, or for both.
- 2) How you want to buy it. If you want to purchase with cash, make sure your funds are ready in the US bank before you start looking for properties. If you want to finance, looking for some non-credit required banks to see if they can give you a mortgage. In other words, prepare in advance.
- 3) Find a trusted partner to collaborate (an experienced real estate agent, a real estate attorney, property management company or someone who you know) who live locally in case you need help

with emergency issues for your properties/investment and also these people know the market better and can provide you insights.

4) Know the taxes and fees. Make sure you ask the questions so that you can include these costs into your calculation for investment returns.

5) Think long term. Real Estate is for long-term holding in general. Unless you purchase a distressed property and ready to flip, you want to look for at least 5-10 years or longer and think about which markets or neighborhoods have upside potentials and long-term stabilities other than the current market conditions.

**LPS: What are the main challenges that you are facing when dealing with Chinese investors?**

There is a cultural difference in handling negotiations, offers, and purchasing process in New York City. For example, New York City is also a place where purchasing a condo requires condo application in most cases (except for purchasing townhouses, new developments, or land etc.). The condo board will ask to see applicants' financial profile, and many Chinese investors are not comfortable of disclosing their assets and financial profile to others, it could cause some issues when purchasing. Additionally, proof of funds is often required when making an offer on a property in New York City, especially with foreign buyers, because if the funds are not in place, it creates a lot of uncertainty for closing and the deal could fall through. Therefore, many sellers want to see proof of funds in the US beforehand. Chinese Investors often think they can just locate a property first and then transfer funds right before the closing, it doesn't work this way. Chinese investors like south facing apartment but, in some locations, it's hard to have both south facing apartment and open view together. For example, if you purchase in central park south, you want a Central Park view, you will 100% have a north facing apartment, so investors need to understand what will be the most important and need to compromise sometimes.

**LPS: What are the steps involved for Chinese investors to go ahead and purchase from you in NYC?**

For the initial contact, you can connect with me on WeChat, this is the main place I communicate with my clients in China, although connecting me via email is also fine. I will do a consultation with you via phone calls or Video chats so that we can get to know each other. And I can come up with a plan for you based on your needs and goals and let you know what the reasonable expectations for the purchase and how much budget will be needed and how you can prepare your funds in the US. After that, I will start sending you listings via our Compass platform so that you can see what are on the market that works for you. Compass offers high-end technology platform that enhances the search, makes it easier to navigate through the listings, and asks agents questions. When we start looking for properties, you can decide if you want to come to New York City to do it in person or virtually. Any steps of the way, I will make sure I provide you all resources and knowledges needed for you to make the decisions.

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REAL ESTATE

*"Sardinia has been my home throughout my life. Although I ventured abroad for further career experience, Sardinia's quality of life always seemed to beckon me back home."*

Von der Heyden Real Estate is a specialised agency born from the inspiration that is Sardinia and the award winning international real estate and hospitality specialist Von der Heyden Group. As partner and Managing director of Von der Heyden Real Estate, our mission is beyond searching for that perfect investment or unforgettable experience for our clients. We seek to find the perfect dream home in Costa Smeralda and strive to make it a reality in the Mediterranean's most exclusive locations.



#### How do you assist the international HNWI and companies in acquiring real estate in Italy?

The first and most important phase of Von der Heyden Real Estate's service is understanding the custom requirements of our client's luxury dream home or experience in Sardinia.

*"Our agency believes that luxury is in the detail, and it is in that detail that gives the bigger picture."*

Our process then develops internally using a custom brief, matching the matrix of custom requirements with our portfolio.

Our skilled and experienced team continues in its service to provide you with superior consultation and connections to our exclusive network of architects, interior and landscape designers, legal and tax specialists for our property owners or investors. For an unforgettable holiday experience we assist with anything from a specialized chef on a luxury yacht charter to a personal trainer.

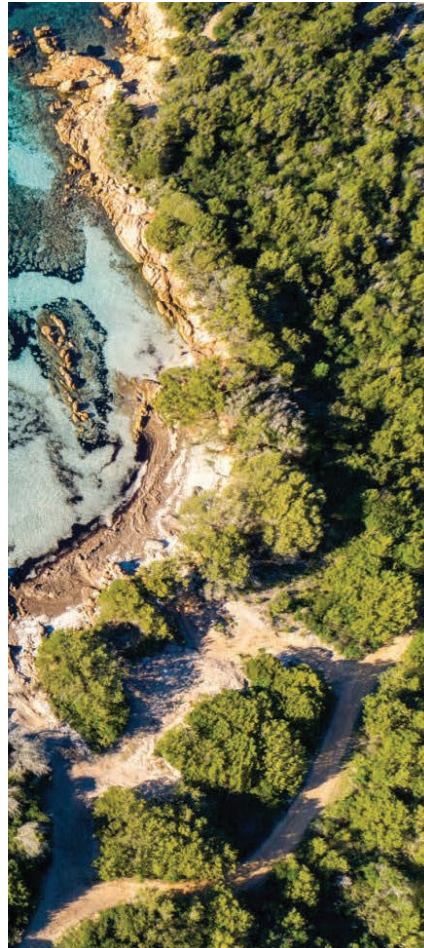
#### LPS: 您如何协助国际上的高净值人群及企业在意大利购置房地产?

Von der Heyden Real Estate 第一且最重要的阶段即了解客户的定制要求 - 在撒丁岛的豪华梦想之家或高端体验。

“我们品牌坚信奢华在于细节，而细节成就广阔天地。”

我们的流程：在内部使用定制简报进行开发，将定制需求矩阵与我们的投资组合相匹配。

我们经验丰富的专业团队将持续为您提供卓越的咨询服务，并为业主或投资者提供专属建筑师、室内和景观设计师、法律和税务专家网络。为您创造难忘的假期体验，我们可以从专业厨师、豪华游艇租赁、私人教练等点点滴滴为您服务。



#### What are the main reasons why Chinese should invest in Italy?

Sardinia is a celebrated destination to rent or buy a real estate work of art whether it's a sea view villa, a picturesque apartment or a yacht. Costa Smeralda is a unique and exclusive location where those who have sought to enhance its existing heritage have experienced very interesting rents and margins. Most of the properties on the Costa Smeralda were built during the 80s and 90s and only a few of them have been renewed over time making outdated designs and old finishings a new opportunity for a property to be revived and turned into a beautiful investment. Those who, in recent years, have purchased, renovated and resold properties with fine finishes and adapted to the current customers' taste, have enjoyed comfortable returns.

#### LPS: 您认为中国投资者应该投资意大利的主要原因有哪些?

撒丁岛，闻名遐迩，无论是租赁还是购买一处海景别墅、风景如画的房地产杰作或游艇，这里皆有可能。翡翠海岸，地理位置高端、独具魅力，具备高投资回报收益率。翡翠海岸大多数房地产建于 80-90 年代，被翻新的项目微乎其微，新颖的设计与传统相结合，使翻新的房产焕发活力，变身为优质的投资。近年来在这里购置房产，翻新并重售的投资者们都享受到了丰富的收益。

#### Could you tell us a bit more about Costa Smeralda, Sardinia?

Sardinia was discovered by Karim Aga Khan IV and his group of investors in 1959. Falling in love with the location, he has operated a touristic revolution which is till today taken as an example worldwide. Almost 50% of all arrivals in Sardinia fly into Olbia Costa Smeralda, the beating heart of Sardinia. In summer, this special island welcomes extraordinary yachts and eminent people from around the World. It is a few steps from the lively air, and this is what makes Sardinia so special: The expanse of soft white sand of Costa Smeralda's surrounding beaches lapped up by the turquoise, blue and green reflections of the sea, flanked by granite rocks shaped by time. The mixture and variety of scenery, culture, activities and preserved natural environment where the human

#### LPS: 能为我们进一步介绍一下撒丁岛的翡翠海岸吗?

1959 年，卡里姆·阿迦汗四世 (Karim Aga Khan IV) 和他的投资者团队发现了撒丁岛。爱上了这个地方，他进行了一场至今仍为世界所借鉴的。在抵达撒丁岛的旅客中，几乎有 50% 是飞往撒丁岛跳动的核心——奥尔比亚翡翠海岸。夏季的撒丁岛汇聚世界各地精英人士及豪华游艇。翡翠海岸延绵不断的白色沙滩掩映在颜色变幻万千的海水之上，经过无数岁月打磨过的岩石将其环抱装点。撒丁岛的风景、文化、活动和保存完好的自然环境丰富多彩。人类的存在并没有破坏到她的自然天成，这使撒丁岛独具风情。它是海陆空冒险者的游乐场，5 月至 9 月之间享有 1500 小时的日照。

Assisted by

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STUDIO LEGALE E TRIBUTARIO

touch did not destroy the magnificence of nature has made Sardinia so exclusive. It is the playground for adventurers of the land, sea, sun and air with 1,500 hours of sunshine from May to September.

#### What advice would you give to Chinese investors willing to invest for their first time in Italy?

Like our European and American clientele, the Chinese are in tune with their own custom idea of Mediterranean luxury and are attracted to good deals on investments. Von der Heyden Real Estate prides itself in matchmaking the perfect, attractively priced home in Sardinia with exactly what you are after.

#### LPS: 对于有意在意大利初次尝试投资的中国投资者您有什么建议呢?

正如我们的欧洲和美国客户一样，中国客户也有自己的地中海豪华定制理念，并被好的投资交易所吸引。在撒丁岛，Von der Heyden 房地产以根据客户所需，匹配完美、价格诱人的房子而自豪。



**What benefits can a Chinese investor derive from an investment in the featuring properties?**

- A secure investment which is proven by 59 years of market increasing value
- A subsidized tax regime and flat tax for individuals who transfer their residence to Italy
- A secure rental income and return on investment
- The discovery of a pied-à-terre in a wonderful oasis, a home away from home in Paradise

**What are the steps to follow so that Chinese investors can buy with you?**

Von der Heyden Real Estate is actively reachable and contactable by phone, email, Whatsapp, its social channels and by appointment. We encourage you to connect with us to explore unforgettable holiday opportunities or investments that prove why Costa Smeralda is the World's top luxury destination in the Mediterranean. Von der Heyden Real Estate is excited to turn your artful living dreams into a reality in Sardinia.

**FEATURED PROPERTIES**

**Villa Rena Bianca** is Sardinia's luxury living amphitheatre. This sea side residence rests harmoniously on two natural slopes giving you multiple viewpoints to witness the spectacle of Porto cervo and Porto rotondo. White sands and crystal waters of Rena Bianca beach compete with a fiery red sunset. An infinity pool, Seaview dining and living areas and direct access to the beach offer the best seats to witness the very best of Sardinia's beauty.

**Villa Camelia** is the real estate quintessence of Sardinian elegance. With its internal courtyard garden and pool, its inward-facing privacy is perfectly balanced by large external windows and wrap-around gardens offering splendid vistas of Mount Etna and the Ionian Sea. This luxury villa is located between Porto Cervo and Porto Rotondo, with the beautifully serviced beach of Rena Bianca just 300 meters away.

**Villa Sa Contissa** is located on the hill of Miata, an unrivalled location in the middle of sculptural cliffs, halfway between the Costa Smeralda and Baja Sardinia, and a few minutes drive from the marina of Poltu Quatu with a wide range of restaurants, bars and designer shops. Villa Sa Contissa is ideal for a memorable vacation in Porto Cervo, a truly luxurious villa featuring the perfect synthesis between tradition and comfort, highlighting the granite rocks and a beautifully manicured garden with high technology and avant-garde furnishings. This unparalleled villa holds exceptional beauty with an incomparable sea view, a panoramic Mediterranean garden and an extra-large pool, a wonderful hallmark of this villa.



**VILLA RENA  
BIANCA**

Luxury Living



**VILLA CAMELIA**  
Quintessance of Sardinia



**VILLA SA CONTISSA**  
A Memorable Vacation



**LPS: 投资者们能从您的服务中获得哪些投资收益?**

- 59 年的市场增值证明了投资的安全性
- 对移居意大利的个人实行补贴税制和统一税
- 安全的租金收入和投资回报
- 一处优雅的下榻之处 - 如梦似幻的绿洲, 家外之家的天堂

**LPS: 通过您公司进行投资需要经历哪些步骤?**

欢迎您通过电话、电子邮件、Whatsapp 及社交渠道和预约等方式积极联系 Von der Heyden Real Estate。我们鼓励您与我们联系, 探索难忘的度假机遇及投资 - 证明地中海翡翠海岸是世界高端目的地屈指可数的所在。在撒丁岛, Von der Heyden 房地产公司将把您的艺术生活梦想变成现实。

**特色房产:**

**Villa Rena Bianca** (丽娜比安卡别墅) 是撒丁岛的豪华生活圆形剧场。这座海滨住宅和谐地坐落在两个自然斜坡上, 为您提供了多个视角来见证 Cervo 港和 Rotondo 港的奇观。Villa Rena Bianca 海滩的白沙和清澈的海水与火红的日落相得益彰。无边际泳池、海景餐厅和生活区, 以及可直接步入海滩, 以最佳姿态见证撒丁岛鬼斧神工的天然之美。

**Villa Camelia** 堪称是撒丁岛优雅房地产的精髓。其内部的花园庭院、泳池及内在的隐私与外部的超大窗户和环绕式花园完美平衡, 在这里可欣赏到埃特纳山和爱奥尼亚海的壮美景致。这座豪华别墅坐落于 Porto Cervo 与 Porto Rotondo 之间, 距离 Rena Bianca 服务式沙滩仅 300 多米。

**Villa Sa Contissa** 坐落于 Miata 山, 一处难以复制的雕刻式悬崖之间, 位于翡翠海岸和 Baja Sardinia 的半路上, 驱车几分钟即可抵达 Poltu Quatu 游艇码头, 这里有各种各样的餐厅、酒店、设计师精品店等。

Villa Sa Contissa, 一座真正的豪华别墅, 将传统和舒适相融合, 突出了历久弥新的岩石、人工精心呵护的魅力花园以及高科技和前卫的装饰等, Cervo 港是一处理想的度假所在。这座别具一格的别墅坐拥非凡的壮丽海景、全景地中海花园和超大泳池, 这是这座别墅的一大特色。





# 独家专访 Benjamin Hunter

Founder & CEO  
创始人兼总裁

Rayna Hunter  
Global Sales Director  
国际销售总监

LH1 LONDON

LPS: 可以请您为我们介绍一下您自身以及您的公司 - LH1 London 吗?

Benjamin Hunter, 创始人兼总裁  
Rayna Hunter, 国际销售总监  
LH1 伦敦是英国领先的环球总代理 - 黄金地段、“场外挂牌”的房产投资项目。专注于“楼花”销售, LH1 伦敦在英国所有主要城市提供一流的开发项目。在整个建设周期中都可以感受到这些城市有引人注目的投资背景和强大的资本增长潜力。伦敦 LH1 的所有开发项目都位于市中心, 靠近交通枢纽、主要企业、学校、大学和医院, 因此对于寻求增加投资组合的“先买后租”(Buy to Let) 投资者来说是理想的选择。

LPS: 在您看来, 投资者投资英国的主要原因有哪些呢?

我们发现, 得益于长期稳定、资本稳步增长和强劲的收益率, 全球精明的投资者都相当青睐英国。因此, 我们在亚洲的客户数量逐年增长, 因为英国房地产市场是一个久经考验和值得信赖的选择。这有许多关键的驱动因素。需求远远超过供应, 并且在未来许多年都将如此, 这支持了投资方面的资本稳定增长。由于房价上涨, 我们也正成为一个租房者而非业主的国家, 这对“Buy to Let”的投资者来说是个好消息, 因为租金在上涨, 空置率几乎可以忽略不计, 尤其是在我们的市中心。伦敦的房地产开发吸引了许多现金买家, 然而, 抵押贷款买家也可以从英国的低利率中受益。



LPS: 现在是投资的好时机吗?

绝对的! 事实上, 在过去 12 个月的全球大流行病期间, 我们目睹了破纪录的销售。英国脱欧后, 房地产市场一直非常强劲, 我们认为全球大流行让很多人重新评估了他们的投资组合, 希望分散他们的风险。我们已经看到相当多的客户从股市转向英国房地产市场。在房地产市场上不仅可享受卓越的回报, 而且不受风险和波动性的影响。

LPS: 当前, 您会对投资者推荐哪些城市以及哪些类型的房产项目?

如果位置、价格和收益合适, 则所有主要城市都值得考虑, 但是我们偏爱利兹、伯明翰、曼彻斯特和某些“伦敦通勤”(London commutable) 城镇。由于收益率太低, 我们通常避免伦敦本身。

一旦我们确定了一个城市, 我们便将目光投向微观位置, 通常定位于再生区, 这意味着整个建造周期的强劲资本增长前景。我们喜欢“大城市”的舒适之处, 但更喜欢以低价购入(每平方米英尺的单价)。

LPS: 选择“LH1 伦敦”投资英国房地产的原因是什么?

应该说主要原因是“可交付性”, LH1 伦敦只与最优秀的开发合作伙伴合作, 他们有充分的资金, 并有良好的业绩记录。我们的业务是建立在传统价值观上的: 正直、透明和信任, 这将永远如此。出于这些原因, 我们的投资者一次又一次地购买 LH1 伦敦开发项目……



LPS: Can you please introduce yourself and your company -- LH1 London?

Benjamin Hunter, Founder & CEO  
Rayna Hunter, Global Sales Director  
LH1 London is the UK's leading Global Master Agent of prime located, “off market” investment property. Focusing on “off plan” sales, LH1 London deliver premier developments in all the UK's major cities where there is a compelling investment story, and strong capital growth potential, to be enjoyed throughout the build cycle. All LH1 London's developments are in city centre locations close to transport links, major employers, schools, universities, and hospitals and therefore ideal for the “Buy to Let” investor looking to grow their portfolios.

LPS: What are the main reasons for Investors to invest in the UK?

We have found that savvy investors across the globe favour the UK for long term stability, steady capital growth and strong yields. As a result, our Asia based client numbers grow year on year as the UK property market is a tried and trusted option. There are many key drivers for this. Demand far outweighs supply, and will do so for many years to come, which supports steady capital growth on investment. We are also becoming a nation of renters rather than owners, due to rising prices, which is great news for the “Buy To Let” investor, as rental values are rising and voids are negligible, especially in our city centre locations. LH1 London's developments attract many cash buyers, however, mortgage buyers can also benefit from the UK's low interest rates.

LPS: Is it a good time to invest now?

Absolutely! In fact, throughout the Global Pandemic over the last 12 months we have witnessed record breaking sales. Post Brexit the UK property market has been very strong, and we think the Global pandemic has made a lot of people re-evaluate their investment portfolios, wanting to spread their risk. We have seen a considerable

number of clients moving away from the stock markets and into UK property where they can enjoy excellent returns without the levels of risk and volatility.

LPS: What cities and types of properties would you currently recommend to Chinese investors?

All major cities are worth considering if the location, price, and yields are right, however we favour Leeds, Birmingham, Manchester and certain “London commutable” towns. We typically avoid London itself as the yields are simply too low.







Once we identify a city, we then look at the micro location often targeting areas of regeneration meaning strong capital growth prospects throughout the build cycle. We like the comfort of the "Big City" but prefer to buy in at a low £ / square foot.

#### LPS: Why choose LH1 London for UK property investment?

We would say the primary reason is "Deliverability" LH1 London only work with the finest developer partners who are fully funded and have exemplary track records. Our business is founded on traditional values: integrity, transparency, and trust, and that will always remain the case. For these reasons, our investors buy into LH1 London developments time after time...

#### NOTES:

Benjamin Hunter and Rayna Hunter are a dynamic partnership running LH1 London - the most successful Investment Property International Agency in the UK.

A formidable husband and wife team, they have access to the best off-market developments in the whole of UK.

The key to their success is their reputation, their traditional and hardworking values, and their determination to be the 'Best of the Rest'!



#### 受访者注:

本杰明 (Benjamin Hunter) 和雷纳 · 亨特 (Rayna Hunter) 是活跃的合伙人, 负责运营 LH1 伦敦 - 英国最成功的投资房地产国际代理公司。

作为一支强大的夫妻团队, 他们可以获得全英国最好的场外交易。

他们成功的关键在于他们的声誉, 传统和勤奋的价值观, 以及成为 "Best of the Rest" 的决心!

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Citisuites International Realty is a bespoke boutique, residential real estate company operating in the New York City luxury real estate marketplace since 2007. Our distinguished international clientele of buyers, sellers and tenants appreciate our white glove suite of services as well as the benefit of our deep local market knowledge, professional aptitude and complete discretion.

Citisuites International specialize in investment sales, rentals and property management of luxury apartments in New York City. We are proud to be the exclusive, on site agents in one of Manhattan's leading hotels, the spectacular Essex House Hotel on world renowned Central Park South, a JW Marriott managed property. Here, a full complement of hotel services and facilities are made available to owners and tenants. Our distinguished list of residents is comprised of captains of industry, financiers and international jet setters.

We represent highly sought-after listings both for sale and for rent. We are pleased to say that our combined sales exceed \$1.5 billion to date and we lease the equivalent to more than 100 apartments annually.

Citisuites International Realty是一家专业定制精品住宅房地产公司, 自2007年以在纽约市豪华房地产市场开展业务。我们尊贵的国际买家、卖家和租客欣赏我们的白手套系列服务, 并且相信我们深厚的本地市场信息储备、专业能力和完全自主的决定权。

Citisuites International专注于纽约市豪华公寓的投资销售、租赁和物业管理。我们很荣幸成为曼哈顿领先酒店之一的独家代理 - Essex House酒店, JW万豪管理旗下的酒店。该酒店位于举世闻名的中央公园南侧, 为业主和租户提供了全套的酒店服务和设施。我们的精英住客名单包含了工业界领袖、金融家和国际飞机制造者等等。

我们代理众多受欢迎度高的出售和出租单元。我们很高兴地说, 到目前为止, 我们的总销售额超过15亿美元, 我们每年所租赁的公寓超过100多套。

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# 独家专访

## Mr. Jawahar B Dodani

### President 总裁

### Arizona Prime Properties

**LPS: 尊敬的 Joe Dodani 先生, 感谢您参与本次采访。您专注于销售亚利桑那州的土地, 能为我们介绍一下您介入土地销售生意的原因吗?**

让我简单的跟您介绍一下起初我是如何介入到土地销售生意的。

我曾有一位朋友, 他是买卖土地的投资者。在 2004 年 6 月时, 我破产了, 我找到了他, 求他给我一份工作。然而他说: “我从中介中买入, 又向另一位中介卖出, 我所有的文书工作都有专职秘书为我打理。因此, 我并不需要像你这样的人。”

此后, 我问他是否可以帮助我学习土地生意, 他给了我一些启发, 我就跟着那些点子做事, 其余的则是历史了。2005 年至 2006 年之间, 我每月获得的佣金是 100,000 美金。2005 时, 我成为了 RE/MAX 品牌的前 100 名销售之一, 这家公司在全球拥有 10 万余名经纪人。

**LPS: 据我所知, 您只专注于亚利桑那州的托诺帕( Tonopah )和七叶树( Buckeye )地区。您专注于这两处的原因是什么?**

主要原因在于:

- Tonopah, 对我而言, 是一个“钻石城”
- 比尔盖茨计划在此建造智能城市
- 在美国它还有另外一个名称 - “太阳能城市”
- I-11 高速公路连接亚利桑那州至内华达拉斯维加斯以及墨西哥和加拿大
- 亚利桑那州七叶树(Buckeye)是美国发展最快的城市之一, 在过去的几年里一直名列增长最快的 10 个城市之一, 并与托诺帕接壤

**LPS: 您是否可以为我们更为深入的介绍一下以上所提的几点?**

这是理所当然的。就让我先来说说为何将 Tonopah 称之为“钻石城”的原因。钻石产自于土地, 而我们热爱钻石的原因有很多。首先是感觉

及外观, 再则就是其最终的底线价值。在土地投资方面上, 我亦感知是, 尤其体现在土地价值成倍增长的地区。我对客户说: “如您投资 Tonopah, 在适当之时, 其土地增值之多将可让您购买钻石。”

比尔盖茨, 众人皆知, 他是微软的创始人也是个慈善家。可知道他拥有自己的房地产集团的人却微乎其微。他的房地产公司正成为最大大型的土地持有公司之一。2017 年, 比尔盖茨宣布他计划在亚利桑那州七叶树城外建设一座智能城市。这位亿万富翁通过其子公司莱蒙控股公司 (Mt. Lemmon Holdings) 斥资 8000 万美元购买了超过 24000 英亩的土地, 计划建设一座智能城市, 其中包括住房、学校、办公楼和零售业。亚利桑那州的托诺帕市 (Tonopah) 拥有全美最大的一些太阳能发电厂, 并计划建设更多的发电厂。这是因为亚利桑那州的太阳能是美国最高的太阳能之一。

亚利桑那州和内华达州的 I-11 公路将连接该国两个最大的城市 (凤凰城和拉斯维加斯), 还将与墨西哥和加拿大连接。这条 I-11 高速公路计划穿过亚利桑那州托诺帕的中心。

七叶树是亚利桑那州马里科帕县的一个城市, 也是凤凰城市区最西端的郊区。美国人口普查估计, 截至 2019 年, 人口为 79,620。这是 2017 年和 2018 年美国增长最快的城市。



**LPS: 您能告诉我们更多关于 Arizona Prime Properties 的信息吗?**

我对 Arizona Prime Properties 的愿景是向全球推广亚利桑那州的房产和代理商。高端住宅、专业商业、太阳能地产和高端土地交易。得益于气候和许多其他优点, 亚利桑那州是美国最佳的投资州之一, 也是美国第二大房屋市场。

**LPS: 贵公司与凤凰城其他房地产中介有何不同?**

在土地方面, 我拥有 20 多年的丰富经验。Arizona Prime Properties 公司将拥有具有多年经验的代理商和业务专家。

**LPS: 您与中国买家和投资者有打过交道的经验吗?**

2018 年 12 月, LPS 在上海举办的展会上我出席参展了。那时, 我与许多在中国以及美国的中国投资者建立了联系, 并且和一些公司做成了生意。我认为, 一旦 COVID 情况好转, 发展潜力就很大。

**LPS: 对于有意在美初次尝试投资的中国投资者您会给出什么建议?**

首先, 要对想在美国投资的地方进行尽职调查; 然后, 找出最符合心意的房地产所在位置; 最后, 要进行深度调查, 找寻当地最佳经纪机构, 为您完成心仪的房产交易。

**LPS: Dear Mr. Joe Dodani, thanks for joining this interview. You specialize in selling land in Arizona. Could you tell us more about why and how you got involved in land business?**

I will give you a brief history on first on how I got involved in Land Business.

I had a friend who was an investor buying and selling land. I was broke in July of 2004 and I went to him and asked him for a job and he said “I buy through an agent and sell through an agent and I have a secretary who manages my paperwork, so I have no need of person like you” .

Then I asked him can you help me learn land business. He gave me couple of insights and I just followed them and rest is history. In 2005 and 2006 I was making \$100,000 per month commissions. In 2005 I was in top 100 agents with RE/MAX with over 100,000 agents worldwide. I won numerous awards that year. All in helping my clients buying and selling land.

**LPS: I understand you specialize in land, in just couple of areas in Arizona which are Tonopah & Buckeye. Why are you are focused on those two areas?**

There are many reasons.

- I call Tonopah, a Diamond City.
- Bill Gates is planning to build a Smart City in Tonopah
- It is also is called Solar city of USA
- I-11 Highway connecting Arizona to Las Vega Nevada and to Mexico and Canada.
- Buckeye, Arizona is one of the fastest growing city and always has been in top 10 cities in growth in last few year and is bordering Tonopah

**LPS: Mr. Dodani, can you please elaborate on these points ?**

Sure, let me start with why I call Tonopah a Diamond City.

Diamonds are produced in land and we all love diamonds for many reasons. First is the feel and look but ultimate is the bottom-line value. I feel the same for investing in land, specially in the areas







where the value of the land multiplies many fold. I tell my clients that if you invest in land in Tonopah, in due time this land will appreciate so much that you will be able to purchase diamonds from it.

We all know Bill Gates, we know him as a founder of Microsoft and his philanthropy. But not very many people know that he owns a real estate group. His real estate company is becoming one of the largest land holding company. In 2017 Bill Gates announced plans to build a smart city outside of Buckeye in Arizona. Through his subsidiary Mt. Lemmon Holdings, the billionaire spent \$80 million to purchase more than 24,000 acres of land with plans to build a smart city, which will include housing, schools, offices and retail. Tonopah, Arizona has some of the largest solar plants in the country and many more plants are planned. This is due to the Sun power in Arizona is one of the highest in USA.

Arizona and Nevada has an eye toward an I-11 which will connect the two largest cities in the country (Phoenix and Las Vegas) and will also connect with Mexico and Canada. And this I-11 highway is planned to pass through heart of Tonopah, Arizona.

Buckeye is a city in Maricopa County, Arizona, and is the western-most suburb in the Phoenix metropolitan area. The US Census estimates the population to be 79,620 as of 2019. It was the fastest-growing city in the United States for both 2017 and 2018.

**LPS: Could you tell us more about Arizona Prime Properties?**

My vision of Arizona Prime Properties is to promote Arizona properties and agents around the globe. High end Residential, Specialty Commercial, Solar properties, and high-end land deals. Arizona is one of the best states in USA for investments as well as 2nd home market due to the climate and many other plus points.

**LPS: How is your company different for the other property agencies in Phoenix?**

I specialize in land for over 20 years. In Arizona Prime Properties we will have agents with many years of experience and experts in their business.

**LPS: What has been your experience dealing with Chinese buyers and investors?**

I had a booth in Shanghai LPS in December 2018. Connected with lot of Chinese investors in China as well as based in USA. Already have done business with some. I think the potential is big once circumstances get better due to COVID.

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

Do your due diligence on where you want to invest in USA. Then figure out in which area of real estate you are comfortable and finally research and associate with the best agents who specialize in the area and the properties you are looking for.



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- [www.JustLand.com](http://www.JustLand.com) ●

## Tonopah, Arizona

Bill Gates Purchased an Enormous Amount of  
Land to Build His Own "Smart City" in Tonopah, Arizona  
Jawahar "Joe" Dodani Tonopah Land Guru



**JAWAHAR (JOE) DODANI**  
**dodani@ArizonaPrimeProperties.com**

**(480) 200-7127**



- Some of the largest Solar Plants in Tonopah and more in progress and many more to come
- Buckeye, Arizona, one of the fastest-growing city in the USA is just east border of Tonopah





## 独家专访 Mr Gary Wong GARY WONG REALTOR

**LPS: 您在美国是一位房地产经纪人，您能为我们介绍一下自己吗？**

我在加州旧金山出生并长大，但我们家祖籍在香港。我曾经在餐饮业打拼了 25 年多。因为一直向往迈阿密这个温暖的地方，也希望改变生活，我与我的合作伙伴最终达成共识离开故土，去向了佛罗里达的阳光沙滩。当下的迈阿密房地产市场犹如 15 至 20 年前的旧金山：它生机勃勃、蓄势待发，且洞察先机的人们正蜂拥而至。这里的品质生活、舒适的天气、美丽的沙滩以及免收州税使之成为了人们的心仪所在。

我的生意模式多样化且有别于多数经纪人。我是美好生活的推手：我的终极服务目标的在于为客户创造他们所渴望的生活。我深知亚洲市场的客户群体眼光独到。他们来到这里出于许多原因，而名府高校只是其中的原因之一。迈阿密大学 (The university of Miami) 在健康、科技和科学等领域是全球领先的大学之一，在过去几年里，大量中国留学生涌入迈阿密。出于这个原因，我为大多数海外投资者提供搬迁方面的专业服务。远距离管理房产是极具挑战性的。在这个层面上我所具备的酒店业背景便展示出了优势，我不仅提供专业的房产服务，更提供全面的礼宾服务。

我的服务核心集中在迈阿密海滨，海湾周边区域，涵盖布里克尔市中心 (Brickell city center)、Brickell city center、中城 (Midtown)、阳光岛 (Sunny isles)、渔人岛 (Fisher Island)。



**LPS: 在旧金山市您曾经是一位房地产投资者，现今您在迈阿密是一位房地产经纪人。在您看来，相对于西岸 / 旧金山，投资迈阿密房地产市场具有哪些优势？**

起初我在房地产方面的背景是出于个人原因，主要是投资和管理自己的租赁房产，然而在移居至迈阿密后，我决定改变事业方向，从餐饮业中抽身，做一些更为可靠的事情。

来自旧金山、纽约及国内诸多其他大都市的科技巨头都有意迁往此处，尤其是在当下，全球大流行已证实了在家办公也是一条好出路，在美国的工作主力军亦如是。人们不再受交通堵塞苦熬坐等的时间限制，这也促使他们在新家中创造更高效的时间表和更高品质的生活。

**LPS 投资者通过 Gary Wong 经纪公司进行投资需经过哪些步骤？**

我的主要目标旨在为客户提供最专业、诚实的服务，并引导他们朝着他们觉得最舒服的方向前进。身为中国人，我很清楚中国的传统，这也是我能帮助他们的优势所在。正如我在一开始提到的，我是一个生活方式推动者，因此我会倾听他们的愿望和忧虑，并在此基础上为他们做出推荐。一旦我们确定了客户的目标，我们就会着手处理所有必要的细节，比如完成全部交易所需的各种条件。我和我的团队都有内部专家，从法律顾问到室内设计师，我们能为客户提供一站式服务。



## "Moving buyers/sellers in and out of the New York City's Five Boroughs and surrounding locations since 1999."

对待客户像家庭一样，对于Maura而言，既是指导原则，也是一种生活方式。她致力于专心听取每个潜在客户的个人需求，并将其与最适合其需求的房产相匹配。在过去的22年中，Maura拥有众多的销售业务，他拥有的知识和经验可以使所有人参与到最终的讨论中。她是一个积极进取，注重成果的人，毫不动摇。2010年，她开设了自己的精品房地产办事处，并在她的销售团队中增加了许多在住宅和商业房地产方面经验丰富的代理商。Maura的房产在许多社交媒体平台，一些报纸，Multiple Listing Service, CompanyF Lt广告。在Maura的手中，您可以期待无与伦比的交易体验。



Treating customers like family is both a guiding principle and a way of life for Maura. She is dedicated to listening intently to each prospect's individual needs and match them with a property that best suits their requirements.

Having numerous sales over the past 22 years, Maura, has the knowledge and experience to get all involved to the closing table. She is a driven, results oriented individual that leaves no stone unturned. In 2010, she opened her own Boutique Real Estate office, adding many agents experienced in both Residential and Commercial Real Estate to her sales team. Maura's properties are advertised on many social medial platforms, some newspapers, Multiple Listing Service and Company website. In Maura's hands, you can expect an unparalleled transaction experience.

**Ms.Mary(Maura) Finnegan Phone: +1 646-244-2598  
Email: maura@bronxchesterrealty.com Website: bronxchesterrealty.com**





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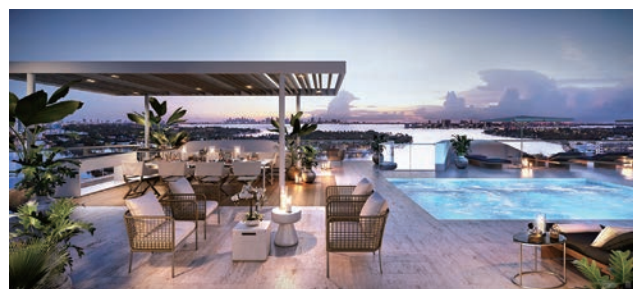
**LPS:** 对于考虑初次在迈阿密投资的中国投资者您会给出什么样的建议呢？

迈阿密房地产市场甚为火热。滨水区域的项目一直以来都是最具转售价值的，不过具体还要依据客户的需要而定。我建议根据不同的目标定制相应的策略：投资的目标在于自住、度假租赁、子女教育或家庭团聚等对应的策略皆有不同。

**LPS:** 有些投资者长期以来都有意向在迈阿密房产投资上做出初次尝试，但有碍于在该市场方面的了解不足和经验的匮乏尚未能作出决断。对于这样的投资者您如何能够说服他们并让他们在初次投资上感觉更加自如？

近期的研究表明，迈阿密 70% 的人租房居住，因为大多数人在这里季节性或临时性工作，主要突出在旅游业。此外，城市住房供应量偏低，导致房屋销售较高，并推动了租赁住房需求的增加。最重要的是，与大多数都市城市不同，迈阿密是“房主友好”城市，比其他大多数州提供更多的自由。主要体现在租金控制、保证金不设上限、3 天未付款后的驱逐程序以及在租赁方面重复违规的，允许 7 天无条件搬出通知（法律可能会发生变化）等。

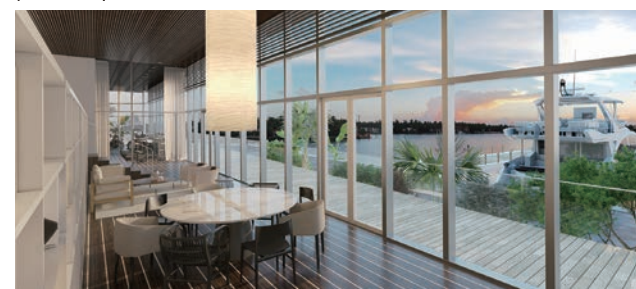
房产管理是我服务中的一部分，毋庸置疑，我的服务将为投资者的减轻负担，增进投资体验。



**LPS:** Could you please introduce yourself as a real estate broker from the US ?

Born and raised in San Francisco CA, my family is native of Hong Kong. My back ground has been in the hospitality industry for the past 25 years. I wanted a change in life and warmer weather, Miami was always a go to. My partner and I finally decided to uproot ourselves and head to the sunny beaches of Florida. The real estate market in Miami is now like it was in San Francisco about 15-20 years ago: It' s about to explode and people are already flocking here in droves. The quality of life, the weather, the beaches oh and no state taxes also makes it easy to move !

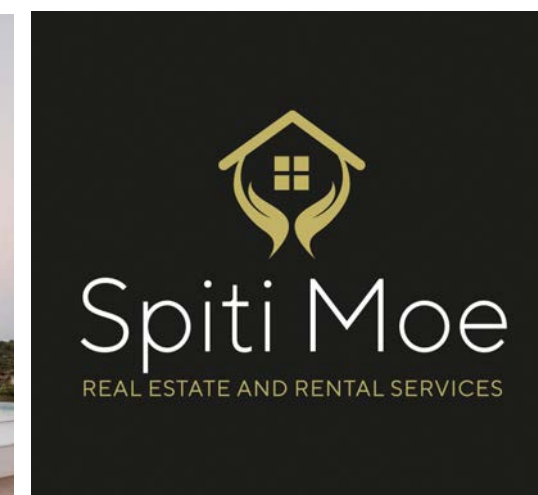
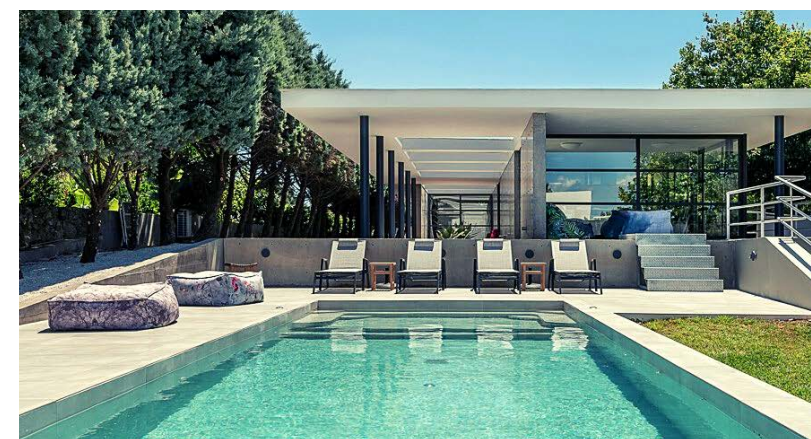
My business model is multifaceted, different from most realtors. I' m a lifestyle curator: my service to my client is ultimately to create the life they want to live. I know the asian market is very discerning however, they are making their way here and the schools are one of the reasons. The university of Miami (UM), is one of the leading campuses for health, tech & science, and in the past few years have seen an influx of Chinese students from abroad.



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For this reason, I offer my services as a specialist in relocation, for most overseas investors. It's most challenging to manage property from afar. Here is where my hospitality background comes to benefit, not only I am your agent but your full time concierge service.

My main focus is the Miami waterfront, the surrounding area of the bay, from Brickell city center, Edge-water, Midtown, Sunny isles and out to Fisher Island.

**LPS: You have been a real estate investor in San Francisco and you are now a realtor in Miami. What are the advantages to investing in the Miami property market, against the West Coast / San Francisco ?**

My back ground in real estate has been personal, mainly buying and managing them as rental property for myself but after moving here to Miami, I decided to change my career and take a leave of absence from the restaurant industry for something more reliable.

Tech giants from SF, NY and many other metro areas of the country are all hampering to make the move here now especially since the pandemic has proven that home offices are the way to go, so are the work force of America, no more sitting hours in traffic jams can help create a more productive schedule and quality of life working from their new home.

**LPS: What are the steps involved for Chinese Investors in order to invest with Gary Wong Realtor ?**

My main goal is to provide my client with the utmost professionalism, honesty, and steering them in the direction that they feel most comfortable. Being Chinese myself gives me an advantage to help as I am fully aware of tradition. As I mentioned in the beginning, I'm a lifestyle curator so for this, I listen to their wishes and concerns before making recommendations. Once we've established their goals, we proceed with all the necessary details such as qualifications required to fully complete the transaction. My team and I have all specialist in house from legal advisors to interior designers, nothing we can't handle.

**LPS: Which advice would you give to Chinese investors willing to invest for the first time in Miami ?**

The market in Miami is hot. Waterfront has the best resale value but it depends on their needs, my recommendations would be catered to each individual depending on their goals, a vacation rental for income or child/family member going to university, each strategy is unique.

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

The most recent research states that 70% of Miami residents rent, and the reason is most people work seasonal or temporary jobs here, specifically tourism. Moreover, the cities housing supply is low, resulting in higher home sales, this creates more demand in rental housing. Most importantly, Miami is very land-lord friendly, unlike most metro cities and offering more freedom than most other states. Such importance as rent control, no cap on security deposits, eviction process after 3 days of non-payment and repeated infractions to the lease allows for 7day unconditional move-out notice. (laws subject to change).

Property management is part of the service I provide, needless to say key and will ease the burden and improve the experience they have with their investment.



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IndraRagbir@gmail.com

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认证的房地产专家、以及迈阿密房地产经纪委员会成员。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达成。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。

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# 独家专访

## ANGEL FISH PROPERTY DEVELOPMENT

**LPS: Could you introduce Angelfish Property Development Ltd as a company?**

Angelfish Property Development Ltd was founded in Seychelles by Achim & Angy Leiss in 1999 and is characterised by experience in establishing hotel developments and touristic facilities in Seychelles. A dynamic, visionary company constantly reaching new horizons with an amazing team of international specialists who implemented condominium and real estate projects worldwide is working from the very first minute on this exciting project to ensure the highest standards and a smooth process during the construction and sales period: Award-winning architects from Tel-Aviv, Israel; outstanding interior designers from London, United Kingdom; an exceptional experienced project management team from South Africa; a highly reputable German law firm as well as a professional sales coordinator. All the knowledge is maximised here in a union for an extraordinary project. With this prestigious development, the company wants to create an incomparable level of attention to detail for the way of life in Seychelles.

**LPS: What are the notable aspects of the One Bayview development?**

Inspired by the Seychelles Islands, One Bayview is a luxurious and iconic development in the heart of the Seychelles, and the proud winner of the Best International Apartment / Condominium, worldwide and five star Winner of the International Property Awards 2020-2021 in Four Categories. The outstanding modern architecture, state-of-the-art interior design and regionally inspired luxury experience captured both the beauty of the Seychelles and the attention of the judges, winning five stars for "Residential Development", "Mixed-Used Development", "Architecture Multiple Residence" and "Apartment/Condominium".

Located in the capital of Seychelles, Victoria, on the prime waterfront of the main island Mahé, with breathtaking sea views and easy access from the International Airport.

This development offers new luxury residences that complement Seychelles, with vibrant design and outstanding architecture. Highest standard of technology is combined with an exceptional design concept. The architecture of this residences is an expression of love for the Seychelles.

In a welcoming and sophisticated environment, the luxury and comfort are notable throughout the spaces. It will be your private paradise in the Seychelles, where everything that surrounds you, conveys excellence and exclusivity. All elements are carefully chosen, to ensure sustainability and balance.

The combination of luxurious living and the professional service concept of One Bayview Seychelles enables a home in a safe environment.

**LPS: What benefits can Chinese investors expect when investing in One Bayview?**

The Republic of Seychelles has set itself the goal of creating a safe place for business and investments. It is also a growing economy with expanding opportunities in Real Estate valued by the limited waterfront. Investors who are looking for freehold title investment opportunities in a stable political and economic environment, will find the optimal conditions in the Indian Ocean.

We offer thoughtfully designed Suites & Penthouses with extraordinary views and resort-style amenities, including a Residents Club, Concierge Service, Marina and more will await the Owners, who automatically qualify to apply for a Residency Permit to the Seychelles.

A world-class financial center with no foreign exchange restrictions is offered. Located in the heart of the Indian Ocean with excellent air and

sea connectivity to major hubs in the Middle East, Europe, Africa and Asia brings perfect connectivity. All-year-round tropical weather offers the perfect surrounding for a private home in paradise.

**LPS: What advice would you give to Chinese investors who invest for the first time in luxury real estate in the Seychelles?**

The search for solid investments worldwide is highly supported in high quality real estate, with high demand and growing value. Investing in one of the few paradises on earth, with limited land and waterfronts is a guarantee of a solid investment.

If we add the Seychelles' quality lifestyle, environment, tropical weather, landscape and prime location to an international recognised award winning development, the quality and value of this investment is extraordinary. One Bayview has been recognised by international real estate professionals as the winner of the Best International Apartment / Condominium, worldwide and five star Winner of the International Property Awards 2020-2021 in Four Categories, so this is an obvious statement to its quality both as a development and investment.

Because trust and professionalism is a big part of feeling confident with any kind of investment, the people behind a development is extremely important. One Bayview has from the first day gathered a global team of experts, and experienced professionals. This team is also recognised by the international awards the development has received.

Schedule a visit to One Bayview Showroom office on site and experience our show room villa, which enables you to survey the real estate project on site and where we are personally available to answer any questions and give you all the information about the development. We provide our clients a bespoke service to allow for a personalised stamp on each and every fixture, furnishing and finish, that can be tailored into a unique style and ambience.

**LPS: What are the steps for the Chinese investor to go ahead and buy One Bayview?**

Buying a property at One Bayview Seychelles is a very structured and secure process supported by our German law firm. Prior to sales documentation being finalised, a simple unit reservation process is in place. This enables purchasers to reserve units ahead of signing up an agreement of sale, then an individual contract (SPA) will be drawn.

Our professional team will guide and assist you throughout the application process including applying for residency. After completion of the construction and furnishing your unit, we will handover the keys to your brand new One Bayview Residence.

To help the process of purchase, we offer a full-service support.

Organisation of inspection visits on site; Assistance during the buying and application process; Contract translations; Referral of external partners if required on topics such as law, taxes and financing; Continuous reporting during construction phases; After sales services.

**FAQs: <https://www.1bayview.com/en/one-bayview/faq/>**

**For more information: [1bayview.com](https://www.1bayview.com); INTERNATIONAL +44 207 0973 515; SEYCHELLES +248 434 5000**



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# LPS



Olivier de Trèglodé  
Founder & CEO  
LPS China  
创始人兼总裁  
LPS中国

Ode Trèglodé

lps-china.com

Dear readers,

Welcome to this 2021 edition of the LPS China Ferretti Group Magazine!

This edition will allow you to browse through some of the world's most spectacular luxury properties and to discover more about the fascinating world of Ferretti Group!

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

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

亲爱的读者，

欢迎阅读《LPS法拉帝》杂志2021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以及探索了解更多关于游艇界的王者-法拉帝集团。

本杂志您也将有机会接触到全球最受推崇的高端房产公司，他们将有助于您寻觅您心仪的下一个美丽家园。

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

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## ASIA-PACIFIC 亚太地区

The Esse Asoke 顶层公寓待售。

这套206平方米的顶层公寓拥有挑高楼层,居高临下将美不胜收的都市全景尽收眼底。2间卧室配有配套浴室、步入式衣橱、所有电器均为德国制造、家具齐全。

其配套私人停车库是整栋楼里最大的停车单元。

这座令人惊叹的现代风格大厦,以240米的巍峨身姿高耸于城市上空,共55层,419个单元,黄金地块。

该项目周围有购物中心、一流的学校和大学、医院、酒店和主要的办公楼。其地理位置邻近Srirat高速公路和公共交通系统,包括BTS Asoke、MRT Petchaburi、MRT Sukhumvit和ARL Makkasan。

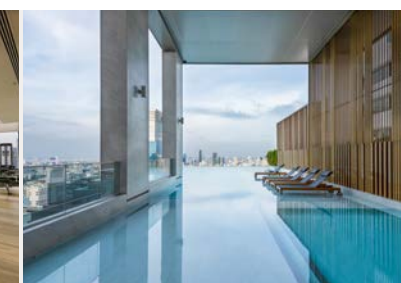


设施:

- The ESSE 庭院, 1000平方米的花园
- 存放超级摩托车配件的储物柜, 存放高尔夫球杆袋的中央储物柜
- 雕塑庭院
- 天空全景游泳池, 配有儿童游泳池、小型游泳池和按摩浴缸
- 天空健身房和高尔夫模拟器
- The ESSE 公寓休息室
- 阅览室、商务中心和会议室(面积:小、中、大)
- 摩天露台

服务:

- 礼宾服务
- 管家服务
- 私家停车
- 24 时安保
- 中央监控
- 洗衣服务



价格: 以人民币计算为:14,880,000元或在亚洲任何银行以美金结算为:2,315,000美元。

总金额的50%可以用人民币支付给中国银行北京分行,也可以在亚洲任何一家银行用美元支付。

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+86 1368 360 3155

Jean-Paul Comtesse.  
电话和微信: +66 6 1467 6506 (英语、德语、法语)



# ASL REAL ESTATE

价格：30,000 - 30,000,000 美元

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



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

我们的专业领域包括：

- 幼儿院生意出售
- 幼儿院出租
- 项目管理，从设计到建成
- 幼儿院出售
- 建筑
- 养老院的一切业务

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

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

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

Our areas of expertise include:

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

We have strategic links with migration experts that may assist you in understanding the various requirements from investing and migration to Australia. We also have associates in the financial industry if you require funding.

A transaction with ASL will make the whole process clear and rewarding for you. For all new clients we will arrange a full assessment of your particular needs and provide advice and support to reach your goals.



联系人 / P: Mr. Carl Bonanni  
电话 / T: +61466 210 002  
网站 / W: www.aslre.com.au

# AUSTRALIA JINDING GROUP 澳大利亚金鼎集团

价格：280,000 -1,700,000 美元

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



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

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

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

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

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

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



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# CENTURY 21 ADVANCE REALTY BUNBURY

## 世纪 21 高级房地产邦伯里

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



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

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

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

Century 21 Advance Realty Bunbury is Western Australia's largest and Award-Winning Regional Office.

As privileged residents you will enjoy a high standard of luxury. Your apartment is a sophisticated sanctuary of generous proportions and elegant designs, overlooking Koombana Bay with most beautiful ocean views settings right on your doorstep. A once in a lifetime opportunity to own a Penthouse with true north facing ocean views with City living right on the beach, never to be repeated and no other location can match. Each Penthouse consists of four bedrooms and four bathrooms and 500m2 living space.

As a privileged resident, you will enjoy the very best facilities and amenities with one of the last and most prestigious of development locations, your apartment will boast stunning Ocean views, along with easy access to all of the city's best leisure and lifestyle attractions the ideal venue for city living. Step outside and you will be minutes from the best of Bunbury's many lifestyle attractions. Short stroll to many Restaurants, Cinemas, Café's and shopping complexes or you can simply entertain from your very own roof top terrace.

If you are not entertaining simply relax on the roof top in your very own spa, take in the sunsets and watch the dolphins play.

Bunbury is an exciting upcoming city, the second largest in city Western Australia. With the new International Airport opening soon just 40 minutes' drive away with direct flights to Melbourne and soon to China, Hong Kong and South East Asia. We are on the door step of Margaret River wine region that is one of the pinnacles of tourism in Western Australia, why would you choose to live anywhere else.

CENTURY 21 Advance Realty

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邮箱 / E-mail: paul@c21advance.com.au  
网站 / W: C21.com.au/bunbury

# IMPERIAL MANSION

## 霞公府

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



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

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

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

霞公府特聘全球知名物业综合服务企业世邦魏理仕为业主提供管家式物业管理服务。

霞公府

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



# GOLDEN LAND REAL ESTATE DEVELOPMENT CO., LTD.

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



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

项目地处仰光新 CBD 中心, 尊享商务、居住、娱乐、购物、教育、医疗等全方位资源配套。项目占地 8.3 英亩, 总建筑面积 30 万 m², 建筑高度 110 米, 是目前缅甸国家地标项目。

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

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

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

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



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# BARFOOT & THOMPSON

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



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

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

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

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

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

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

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

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

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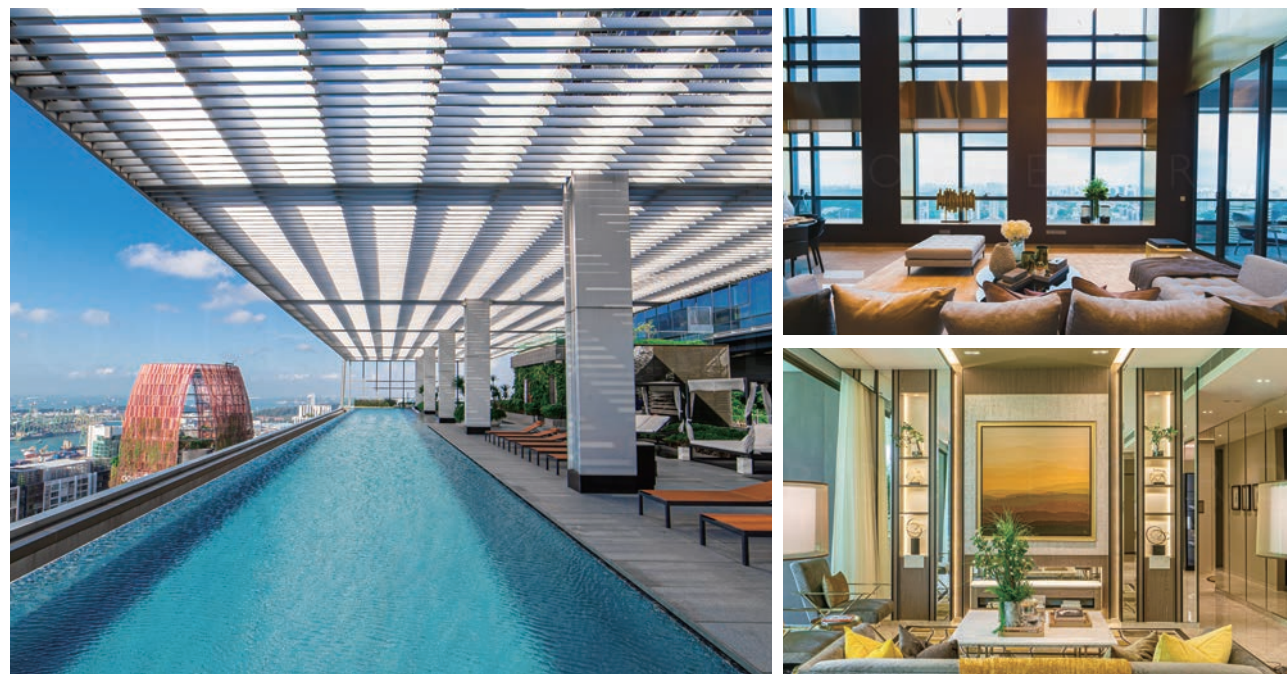




## BOULEVARD

价格: 1,400,000 - 18,000,000 美元

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



Boulevard 是新加坡豪华房地产的专家。

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

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

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

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

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

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

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



微信 / Wechat:

网站 / W: Boulevard.co/cn

BOULEVARD  
新加坡高端房产专家

## ERA REALTY NETWORK PTE LTD

价格: 750,000 美元起

Price Range : From USD 750,000 and up



新加坡房地产业在国家的政策管控下，基本上平稳可持续性的抗衡通货膨胀。

新元的保值和未来新加坡的发展蓝图规划也许会让您有意外的收获。

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

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

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

想更加了解新加坡风土人情可加微信



新加坡房地产信息可以关注微信公众号



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

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

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

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





## THE RITZ CARLTON RESIDENCES

The Ritz Carlton Residences sets a new standard in luxury with its sublime finishes. Exceptional amenities and the legendary service excellence of the Ritz Carlton

丽思卡尔顿公寓酒店的卓越面貌为豪华树立了新的标杆。丽思卡尔顿酒店的一流设施和传奇般的优质服务



### Ms Mary Tan

Huttons Associate Executive Group District Director

Affectionately known as “Mary Jie” in the real estate industry, Mary's bubbly and caring nature earned her the nickname “Da Jie” (aka BigSister).

Mary stays true to her motto which has always been to serve with your heart. Indeed, this has guided her over 20 years in the business, achieving numerous sellouts of new projects in a day and growing her team to over 1,200 salespersons today.

She is passionate about helping clients and goes the extra mile to ensure that they secure their dream home or property investment. Mary specialises in the high-end luxury property segment in Singapore, assisting deals of quantum from USD one million to USD thirty million.

Mary is highly detailed on developments' attributes, property trends and clients' requirements to ensure a seamless and professional service. She continuously adapts and incorporates new strategies of showcasing properties through digital marketing, virtual briefings, and even live talkshows.

Her reputable brand, vast network and experience is well-sought after, having shared her knowledge with thousands of Huttons' salespersons and being featured on various media platforms such as EdgeProp and 99.co.

"If you treat people with sincerity, they will become your biggest advocates!"

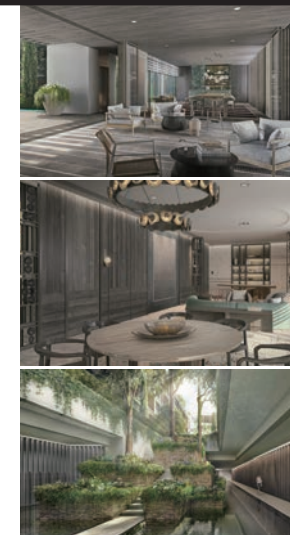
谭咏麟女士

Huttons副执行组地区总监Mary在房地产界深情地被称为“玛丽姐姐”，充满生气和关怀的性格使她获得了“大姐”的绰号。Mary始终忠于自己的座右铭，即始终为您服务。的确，这已经指导了她20多年的业务经验，一天之内就完成了许多新项目的售罄工作，如今，她的团队已发展到1200多名销售人员。她热衷于帮助客户，并全力以赴，以确保他们获得梦想中的房屋或房地产投资。玛丽专门研究新加坡的高端豪华房地产领域，协助量子交易从100万美元到3000万美元不等。玛丽对开发的“属性、物业趋势和客户”要求进行了详细的介绍，以确保无缝和专业的服务。她通过数字营销，虚拟简报，甚至是现场脱口秀，不断调整并采用新的策略来展示房地产。她与数以千计的Huttons销售人员分享了自己的知识，并在EdgeProp和 99.co等各种媒体平台。上亮相，因此她的信誉良好的品牌，丰富的网络和丰富的经验受到了人们的追捧。“如果您真诚对待人，他们将成为您的最大倡导者！”

### MEYER HOUSE

Situated along Meyer Road, nestled next to a tranquil park and mostly landed homes, MEYER HOUSE offers a life less ordinary and the lasting legacy of a freehold home.

MEYERHOUSE坐落在迈耶路(MeyerRoad)上，毗邻一个宁静的公园，大部分为有地住宅，为您提供不那么平凡的生活，并拥有永久产权的永久住所。



### THE AVENIR

Meet the abode for those who refuse to settle for anything less than exceptional. Start with the coveted freehold address in prime District 9. Add a rare vantage point, overlooking Orchard Road at one end and Singapore River at the other.

与那些拒绝解决任何例外情况的人见面从第9区黄金地段令人垂涎的永久业权地址开始。添加一个罕见的有利位置，一端俯瞰乌节路，另一端俯瞰新加坡河。



### III CUSCADEN

A NEW ICON OF LUXURY LIVING  
Rising against a backdrop of ultra-luxurious condominiums, III Cuscaden is the newest landmark in one of Singapore's most sought-after residential districts in Orchard Road vicinity.

奢华生活的新象征。在超豪华公寓的背景下崛起，卡斯卡登三世(III)是新加坡最受欢迎的住宅区之一的最新地标。



**Huttons**®  
The Agency of Choice

**MTD**  
MAKE THE DIFFERENCE

+65 8826 8877  
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www.tanmary.com





# RADISSON PHUKET MAI KHAO BEACH

价格：235,000 – 350,000 美元

Price Range : USD 235,000 – 350,000



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

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

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

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

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

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

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

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

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



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# AL SHARQ INVESTMENT LLC

价格：5,000,000 – 23,000,000 美元

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



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

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

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

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

我们诚邀您加入迪拜 W Residences 的超凡世界，让生活超越平凡。

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

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

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

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

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



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# ALDAR PROPERTIES, ABU DHABI

价格：询价可知

Price Range : Available upon request



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

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

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

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

欲知详情，请访问 ALDAR.COM

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

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

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

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

For more information please visit ALDAR.COM



# CREDO INVESTMENTS FZE

价格：130,000 - 3,000,000 美元

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



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

- Credo 投资公司是阿联酋迪拜高档房地产开发项目的代名词。Credo 总部位于阿联酋迪拜，以创造标志性住宅和商业项目闻名。
- Majestique 住宅位于著名的迪拜南城，是 Credo 最新的标志性项目。这是一个为追求“卓越生活方式”的人创建的高档住宅项目。
- 项目位于 2020 年迪拜世博会园区附近，紧邻世界最大的机场——阿勒马克图姆国际机场。
- 公路干线和地铁可以无缝连接市内的主要地标建筑。
- Majestique 住宅 I 座和 II 座是两座精心设计的大楼，内有宽敞的 1 居室、2 居室住宅和一室公寓可选。
- Majestique 住宅公寓的室内设计由 Credo 的获奖室内设计团队完成，将私人订制和时尚高雅融为一体。
- Credo 同样为自己最近的成功故事感到自豪：Mon Reve 是我们的标志性住宅，位于独一无二的哈利法塔区，对面就是举世闻名的迪拜购物中心。交接工作于 2018 年初完成，这里现在居住着数个崇尚“精致生活”的家庭。

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

- Credo Investments FZE, a name synonymous with upscale realty development in Dubai, United Arab Emirates. Headquartered in Dubai, U.A.E., Credo has built a reputation of creating iconic residential and commercial projects.
- Majestique Residence, Credo's latest signature project, is located in the prestigious Dubai South community. An upscale residential project created for those aspiring for 'lifestyle excellence'.
- Strategically located next to the Dubai Expo 2020 site and in close proximity to Al Maktoum International Airport, the world's largest airport.
- Seamlessly connected to major landmarks in the City through arterial roads and the Metro.
- Majestique Residence I and II comprise of two exquisitely designed buildings featuring spacious 1 BR, 2 BR and Studio Apartments.
- Majestique Residence Apartments incorporate bespoke and stylishly elegant interiors created specially by Credo's award-winning interior design team.
- Credo also prides itself of its recent success story: Mon Reve - signature residences located in the exclusive Burj Khalifa District, opposite the world renowned Dubai Mall. The handover was completed in early 2018 and is now home to a select few families who believe in inspired living.



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# ELLINGTON PROPERTIES

## 艾灵顿房地产集团

价格 : 198,888 - 1,098,888 美元

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



迪拜精品开发商。

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

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

艾灵顿房产结合现代风格及传统元素，为客户缔造出在迪拜前所未有的居住体验。

欢迎前来我们的展台，了解更多。展台号：B02

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

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

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

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



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# RISEUP HOLDING

公寓 : US\$ 250,000 - US\$ 2,500,000

Apartment : US\$ 250,000 - US\$ 2,500,000

别墅 : US\$ 500,000 - US\$ 5,000,000

Villa : US\$ 500,000 - US\$ 5,000,000

建筑大楼: US\$ 25,000,000 - US\$ 75,000,000

Building : US\$ 25,000,000 - US\$ 75,000,000

酒店 : US\$ 30,000,000 - US\$ 100,000,000

Hotel : US\$ 30,000,000 - US\$ 100,000,000



您是否想租房、购买土地、购置酒店、开您自己的零售店、在迪拜投资期房、建立您的投资组合，或者出售您的别墅？

RiseUp 会是您购置迪拜房产的绝佳之选！

专业管理迪拜房地产以及阿联酋其他酋长国的所各方面事宜，RiseUp 是一家标新立异的房地产代理公司，我们慎重选择每个合作的开发商而非被开发商选择。对于希望出售或出租自己房产的群体来说，RiseUp 也是理想的合作品牌。在 RiseUp，我们努力让客户的目标成真。所以，无论您在房地产投资方面的目标是什么，我们都会在这里指导您的每一步！

Looking to rent a property, buy land, acquire hotels, set up your own retail store, invest in off-plan properties in Dubai, build your investment portfolio, or sell your villa?

RiseUp is the answer to acquire some of the best real estate in Dubai!

Pros at managing all things in Dubai Real Estate as well as other emirates in the UAE, RiseUp is a one-of-a-kind agency in real estate. It chooses the developers it works with rather than the other way around. It is also the go-to agency for those who are looking to sell or rent their properties. At RiseUp, we strive to make our clients' dreams come true. So, no matter what your goals are in terms of real estate investment, we are here to guide you every step of the way!



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# EUROPE 欧洲



上海七色服装设计有限公司  
上海黄浦区淮海中路 282 号香港广场北座雅诗阁 3306 室





# FRENCHIE ESTATE

## 法国富持房地产经纪公司

价格：1,000,000 美元起

Price Range : From USD 1,000,000



法国是世界上最受投资者欢迎的国家之一，这得益于稳中有增的房地产市场，永久产权，富有历史和文化气息的城市和村庄，一流的教育系统以及法式魅力！

法国富持房地产经纪公司是法国为数不多的，专注于高端房地产的华人房地产经纪公司。

我们覆盖了法国最有名的地区，从巴黎艺术气息的奥斯曼公寓，到卢瓦尔河谷历史悠久的城堡；从波尔多和勃艮第的葡萄庄园，到阿尔卑斯上买谷雪维尔的豪华雪上木屋；从普罗旺斯的粉葡萄酒庄，到蔚蓝海岸的海景别墅。我们热衷于所有美好的房产。

拥有在金融和移民方面的专业的合作伙伴，我们可以为客户提供完整的私人定制计划。

我们还为您在法国的旅行提供豪华房产短租服务。

我们的理想就是通过专业和专属的服务，将梦想变成现实。详情请访问网站 [fenchie-estate.com](http://fenchie-estate.com) 和关注微信公众号 [fenchie\\_estate](https://www.fenchie-estate.com)

France is one of the most attractive countries for worldwide investors thanks to the increasing and stable real estate market; the permanent property rights; the historical and cultural cities and villages; the top-ranking education system and the French charm!

FRENCHIE ESTATE is one of the rare Chinese real estate agencies specialized in the transaction of luxury real estate properties in France.

We cover the most famous regions in France, from the artistic Haussmann style appartements in Paris, to the historical castles in the Loire Valley; from the vineyards in Bordeaux and Bourgogne areas, to the luxury chalets on Courchevel village in Alps mountains; from the rose wine properties in Provence, to the breath-taken sea-view villas in the French Riviera. Our passion embraces all kinds of beautiful properties.

Collaborating with partners who have expertise in financial, emigrations, we provide personalized and complete plans for our customers.

We also offer seasonal rental service of luxury properties for your travels in France.

Our goal is turning dreams to reality by offering our professional and personal services. Visite [fenchie-estate.com](http://fenchie-estate.com) and subscribe WeChat [fenchie\\_estate](https://www.fenchie-estate.com).



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fenchie  estate

# HONORÉ IMMO

价格：询价可知

Price Range : Available upon request



作为房地产代理，我们的成功在于将客户放在一切工作的核心。

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

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

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

我们在法国各地运营 ...

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

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

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

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

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

We are operating, anywhere in France...

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

You dream it, you own it #Behonoré





## 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, GmbH

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## RE/MAX EXPO

价格: 375,000 - 3,760,000 美元

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



房地产业务一站式服务

RE/MAX EXPO 是一个运营房地产业务的商业集团。

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

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

服务 | RE/MAX 集团：

- 优先办理居住许可；
- 同负责居住签证的相关官员联络；
- 翻译服务；
- 旅途行程安排；
- 预定住宿和搬家。

All in One in the Real Estate Business

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

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

SERVICES | RE/MAX EXPOGROUP:

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



联系人 / P: Mr. Nuno Ricardo (Broker)  
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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](http://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 &amp; 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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网站 / W: [www.florensresort.com](http://www.florensresort.com)



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，正是这种充满活力的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".

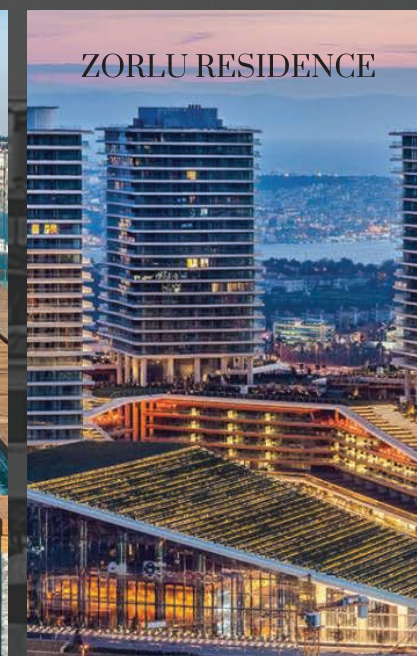
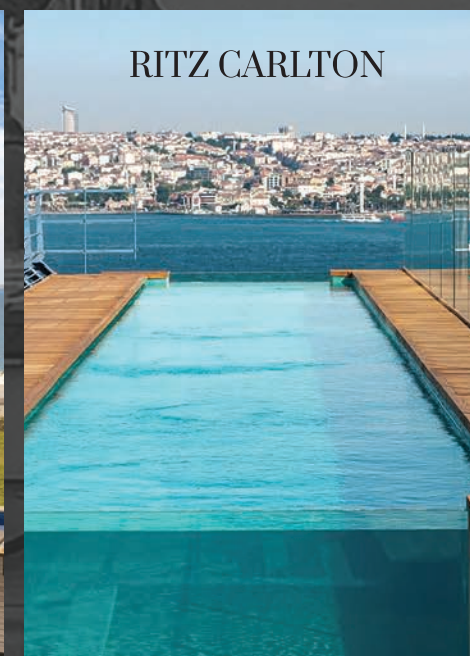


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PROPERTY TURKEY ISTANBUL  
L I V E L U X U R Y

From 250.000\$  
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The Investments



Get More Information From Our Team About  
Turkish Citizenship and Luxury Properties In Turkey

[www.propertyturkeyistanbul.com](http://www.propertyturkeyistanbul.com)

Trump Towers Residence 27th Floor  
Number:2705 Sisli-Istanbul

+90 507 471 01 34





## ART PROPERTY LTD

价格：询价可知

Price Range : Available upon request



我们的专业团队与英国和全球的投资者都有密切合作，我们提供完整的房产物业管理服务，包括：

- 入住和未入住的住宅物业维护，包括定期检查，以确保您的投资受到保护。
- 管理公用设施并与供应商联络，以确保所有设施以尽可能高的标准运行：互联网、电话、电视、煤气、电力、市政税
- 保险和私人安全系统依客户要求而定
- 处理住宅和电器的维修
- 提供定期的外部和内部清洁服务，确保您的住宅保持宜居状态，每处都闪闪发光。
- 为业主和客人的到来做好准备，确保住宅装饰有鲜花、有干净的床上用品、美味的食物都在家等着您。

我们会照顾好您的投资，以确保您的住宅处于完好状态，随时为您的到来做好准备。

我们的团队期待着与您合作，为您服务。

如您需要了解任何其他信息，欢迎随时与我们联系。

Our team of professionals that closely work with investors based in the UK and worldwide to provide complete property management including:

- Property maintenance for both occupied and non-occupied properties including regular checks to ensure your investment is protected.
- Management of utilities and liaising with suppliers to ensure that all operates at the highest possible standard: INTERNET, TELEPHONE, TV, GAS, ELECTRICITY, COUNCIL TAX
- Insurance and Private Security system subject to requirement of our customer requirement
- Dealing with repairs of the property and appliances
- Provide regular exterior and interior cleaning services to ensure that property kept in habitable condition and every inch sparkles.
- Preparing the property for the arrival of owners and guests to ensure that property is decorated with fresh flowers, has a clean bedding and delicious food is waiting for you at your home.

We'll look after your investment to ensure that your property will be in immaculate condition and ready for your arrival any time .

Our team is looking forward working with you .

Should any other info is required, please feel free contact us.

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网站 / W: www.artpropertyltd.com

COLDWELL BANKER SOUTHBANK  
LONDON - UNITED KINGDOM

价格：1,400,000 - 14,000,000 美元

Price Range : USD 1,400,000 - 14,000,000



Coldwell Banker Southbank (南岸科威国际不动产) 帮助您购买、出售、出租或管理伦敦的豪华房产，尤其是位于南岸 SE1 地区的项目。我们的团队已经协助成千上万的人找到了他们的梦想家园，我们在中国各地设有分支机构，帮助实现整个过程的无缝衔接。我们致力于提供英国一流开发商在伦敦开发的高端项目，配备 24 小时全天候礼宾服务以及卓越的休闲设施，项目临近伦敦众大学学府，即国王学院(Kings College)、伦敦政治经济学院 (LSE)、伦敦大学学院 (UCL)、伦敦大学亚非学院 (SOAS)、和帝国理工学院(Imperial College)等。

我们的办事处 Southbank 提供以客户为导向的精品服务，董事们均住在 SE1 河畔开发区附近，信步可达。我们的姐妹公司可以协助海外供应商和房东进行必要的会计和税务合规、推荐已经过锤炼的家具供应商、抵押贷款提供商和财产律师。我们充分理解，作为一名海外房东可能会让人望而生畏，但我们 90% 的房东来自中国。

我们提供全方位服务：从房产搜索、找到合适的抵押贷款提供商、房产律师和家具公司、提供移交和悉心鉴定服务、处理邮寄、公用设施转让、税务登记、再到出租和全面的物业管理服务等。我们是合格的房地产专业人士，两位董事均为特许注册会计师，在伦敦持有、开发、买卖住宅和商业房产等方面拥有 35 年丰富的个人经验。我们在 Trust Pilot 上被评级 5 星，于科威国际不动产品牌从事相关业务活动。

We at Coldwell Banker Southbank help you buy, sell, let or manage luxury property in London especially in the Southbank SE1 area. Our team have assisted thousands find their dream home and we have affiliated offices throughout China to help make the whole process seamless. We focus on high end London developments from UK' s top quality developers, with 24 hr concierge & outstanding leisure facilities that are nearby London universities, namely Kings College , LSE, UCL, SOAS & Imperial college. We offer a boutique customer orientated service from our Southbank office and Directors both live within walking distance of the riverside developments in SE1. Our sister firm can assist overseas vendors & landlords with necessary accounting & tax compliance and can recommend tried and tested furniture suppliers, mortgage providers & property lawyers. We understand being an overseas Landlord can be daunting however 90% of our landlords are from China and we take care of the whole process from the property search, finding the right mortgage provider, property lawyer & furniture company, providing a handover & snagging service, dealing with post, utility transfers, tax registration, to letting & fully managing the property. We are qualified property professionals and both Directors are Chartered Certified Accountants having personal experience of owning, developing buying, letting & selling residential & commercial property in London for the last 35 years. We are rated 5 stars on Trust pilot and operate within the international Coldwell Banker brand.

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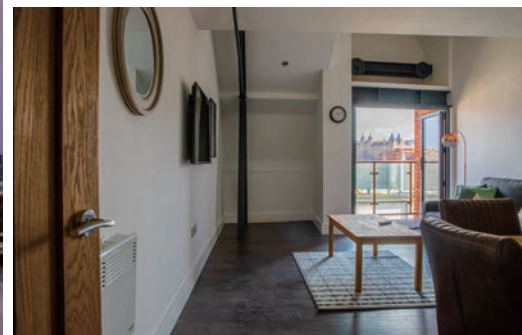




# MASON VERDI

价格：100,000 - 400,000 美元

Price Range : USD 100,000 - 400,000



Mason Verdi 是一家位于英格兰西北部的开发和投资公司。该公司提供一系列服务,诸如高回报的放手投资、合资企业、开发投资和投资性房地产销售,主要集中在西北部和利物浦。Mason Verdi 公司的典型投资回报率在每年 7-35% 之间。

凭借在房地产和金融方面的杰出背景, Mason Verdi 在嘈杂的市场中脱颖而出。迄今为止, Mason Verdi 的开发部门一直涉足于将上市建筑开发成豪华、高端公寓,同时保留建筑的所有原始特征。Mason Verdi 眼光高远,其项目旨在利用特定地区对高质量、豪华住宿的巨大需求,以使投资者获得非比寻常的回报。

Mason Verdi 向投资者直接提供项目,不使用中间商,而是利用销售费用的节省给予投资者更好的交易。他们还与其他大型开发商合作,只为投资者挑选优质项目。这使他们的增长速度超过了该地区的任何其他公司,并迅速建立了客户群。人人共赢是他们的座右铭,这也是为什么有 99% 以上的投资者不断回购并推荐给朋友的原因。Mason Verdi 友好的团队将从始至终全程跟进,确保投资者的投资过程顺利进行。

Mason Verdi is a development and investment company based in Northwest England. They provide a range of services such as hands-off investment with high returns, joint ventures and investment into developments and investment property sales. Their main focus is around the northwest and mainly Liverpool. Typical return on investment with Mason Verdi ranges between 7-35% per annum.

With an outstanding background in property and finance, Mason Verdi sets itself apart from the noise of the market. Mason Verdi's development arm so far has been involved in developing listed buildings into luxury, high-end apartments, whilst retaining all of the building's original features. They have high rises on their horizon. The projects are designed to capitalise on the huge demand for high quality, luxury accommodation in any given area, Hence guaranteeing unrivalled returns on your investment. This company offers their properties directly to investors and does not use agents and use the savings on sales fees to give investors a better deal. They also collaborate with other big developers and only pick the best stock out there for their investors. This has enabled them to grow faster than any other company in the region and build their client base quite fast. Win-win for everyone is their motto and that is why more than 99% of their investors keep returning and recommend them to their friends. Their friendly team will take care of the whole process from start to finish and ensures a smooth process for investors.

mason | verdi

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UK / 英国

## NORTH AMERICA & CARIBBEAN 北美洲和加勒比

# 彩虹艺术

彩虹艺术中心创立于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

彩虹艺术投资

彩虹艺术馆

彩虹艺术软装

彩虹艺术衍生品

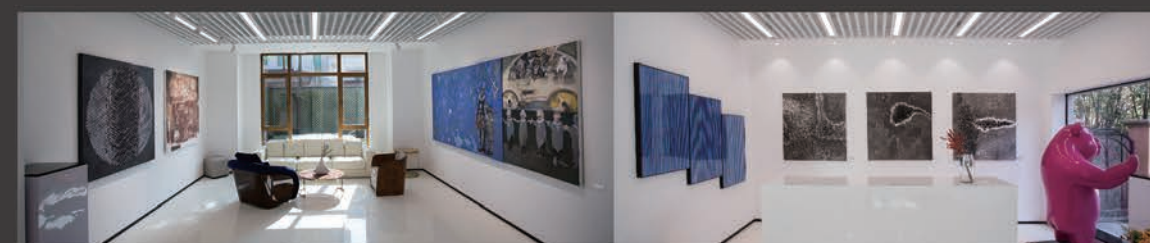
彩虹艺术教育

彩虹艺术多媒体

彩虹艺术创立至今，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，彩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。

### 彩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彩虹艺术发展的主要方向。



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## ANDREA NEEFF & ASSOCIATES REAL ESTATE GROUP

价格：500,000 – 4,000,000 美元

Price Range : USD 500,000 – 4,000,000



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

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

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

今天就来见见我们的团队，开始我们的旅程吧。

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

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

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

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

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## ENGEL & VÖLKERS TREMBLANT

价格：300,000 - 800,000 美元

Price Range : USD 300,000 - 800,000



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

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

我们 Engel & 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](http://andreparisien.evrealstate.com)

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

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

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

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ENGEL & VÖLKERS  
ANDRÉ PARISIEN



# GUZMÁN ARIZA, ATTORNEYS AT LAW

价格：询价可知

Price Range : Available upon request



Guzmán Ariza 是多米尼加共和国房地产法的高级从业者，在为客户处理复杂房产事务方面及为国内外客户提供房产相关咨询具有丰富经验。我们的服务包括：

外国投资房地产项目，涵盖购买、销售或租赁商业和住宅项目；与开发商和承包商签订的协议和合同的咨询；经纪协议；公寓和其装配的建筑和修改；房产管理；房产诉讼、征收和驱逐；产权保险；边界和细分；地役权、特权和抵押贷款。

Guzmán Ariza 成立于 1927 年，是多米尼加目前最大的全方位法律和咨询公司。我司擅长于旅游业和酒店业、房产项目、金融、资本市场、基础设施、国际贸易、移民、农业、可再生能源和采矿等。

Guzmán Ariza 在多米尼加共有 8 个办事处，位于主要商业和旅游目的地，能够有效地处理国内各地的事务及客户可能面临的任何意外事件。我们以客为尊，通过多种语言业务顾问和律师提供全方位服务。

多米尼加位于加勒比地区的中心，经济非常活跃，是该区域增长最快、规模最大的国家。我国拥有一个来自世界各地的充满活力和富有生产力的外籍人士社区，我国文化的多样性和开放性使外籍人士宾至如归。

Guzmán Ariza is the top real estate law firm in the Dominican Republic, with proven expertise in handling complex matters for our local and international clients in all aspects of the business. Our services include:

- Foreign investment in real estate projects, including buying, selling, rentals or leases of commercial and residential luxury properties;
- Advice on agreements and contracts with developers and contractors;
- Brokerage agreements;
- Real estate management;
- Real estate litigation, expropriations and evictions;
- Title insurance;
- Real estate finance and investment.

Founded in 1927, Guzmán Ariza is currently the largest full-service law and consulting firm in the country, excelling at tourism and hospitality, real estate projects, finance, capital markets, infrastructure, international trade, immigration, agribusiness, renewable energies and mining.

The firm has eight offices located in the main commercial and tourist destinations, which allows us to efficiently handle matters, and unforeseen events that our clients might face, anywhere in the country. We are client-oriented and offer a full range of services through our multilingual business consultants and lawyers.

Located in the heart of the Caribbean, the Dominican Republic has a very active economy, the largest and fastest growing in the region. Our country boasts a vibrant and productive expat community from all over the world, and our cultural diversity and openness makes foreigners feel right at home.

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GUZMÁN ARIZA  
ATTORNEYS AT LAW



# CLEAR MOUNTAIN

价格：29,888,000 美元

Price Range : USD 29,888,000



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

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

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

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

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

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

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

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

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## BERKSHIRE HATHAWAY HOMESERVICES

价格：1,000,000 美元起

Price Range : From USD 1,000,000



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

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

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

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

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

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## COLDWELL BANKER

价格：750,000 - 50,000,000 美元

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



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

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

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

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

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

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



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## DELEON REALTY, INC.

价格：3,000,000 - 40,000,000 美元

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



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

我们的一站式服务亮点还包括：

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

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

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

deleon  
P L A T I N U M

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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.

exp  
REALTY

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# LINDA HAIM

## 加利福尼亚的住宅，商用和工业房地产

价格：询价可知

Price Range : Available upon request



房地产是一个不断更新和演变的行业。正如人们形容 Linda Haim 一样，她是一个不断学习、不断成长、以及发展个人志向和专业思想的人。她不断地重塑自身，并迎接任何不同的挑战。她曾在职业和个人生活中做出过重大决定；这是为什么她加入了比弗利山庄（Beverly Hills）的 Rodeo 房地产公司。她决定将自己定位在一个拥有成功的商业模式，一个积极与创新的的环境中。

Linda 出生并成长于洛杉矶本地，在加州州立大学北岭分校拿到了学士和硕士学位。在大学期间，Linda 曾决定远赴以色列生活并进修两年。她的足迹和经验遍及欧洲、亚洲、和以色列等地。

她一直为她的客户提供优质的服务，并给予他们完成整个过程所需的时间和关怀。她非常注重细节，并提供所有必要的信息和支持，帮助客户完成整个过程。

她的最终目标是通过提供优质的服务与所有客户建立一种值得信赖的终身关系。通过倾听客户的需求，研究并为客户找到合适的住房与投资房产来实现。

The Real Estate industry is constantly changing and evolving, and that is how one would describe Linda. She is a person who is constantly learning, growing, and developing ideas both personally and professionally. She is always reinventing herself and welcomes any challenge. She decided to make important changes in both her personal and professional life; that is how Linda found herself at Rodeo Realty, Beverly Hills. She decided to position herself in a positive and innovative environment that has a successful business model.

Linda was born and raised in Los Angeles and completed her coursework for both her Bachelor's and a Master's degree from California State University, Northridge. While attending the university, Linda decided to take some time off, live and study in Israel for almost two years. She has traveled extensively in Europe, Asia, Africa and Israel.

She provides her clients with superior service, giving them the time and attention they need to complete their process. She gives great attention to detail and provides all the information and support necessary to help her clients through the entire transaction.

Her ultimate goal is to establish a trusting, lifelong relationship with all her clients by providing superior services. This is done through listening to her clients' needs, researching and finding the right home or investment property for her clients.



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# PREMIERE PLUS REALTY, CO.

价格：询价可知

Price Range : Available Upon Request



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

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

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

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

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

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

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

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



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## SPINELLI RESIDENTIAL GROUP

价格：2,000,000 美元起

Price Range : From USD 2,000,000



Jeannette Spinelli 提高了奥斯汀房地产市场的标准。她的大部分业务来源于长期的合作关系，促成了买卖双方的多次交易。她坚韧不拔的精神、过硬的谈判技巧、诚恳的态度，融合在一起，创造了房地产的典范。Jeannette 年复一年被评为 Elite 25 的成员，Elite 25 是中德克萨斯州“最佳 1%”的代理经纪人，是《奥斯汀商业杂志》排行榜的前 20 名，最近还被评为“2020 年奥斯汀最具影响力人物”的前 25 名入围者。她乐于分享这些知识，并被邀请在英曼舞台、市场中心以及 KW 的国内和国际论坛上发言。在 KW 文化的熏陶下，她通过一对一的辅导和“迈向奢华”的网络研讨会，不断回馈年轻的代理商。

她的服务屡获殊荣，并使她成为德克萨斯州领先的经纪人和最受尊敬的经纪人之一。在她的职业生涯中，她代表客户有着接近 10 亿的房地产销售额。作为 Xperience 扩展联系网的合作伙伴，Jeannette 支持他们在 Inc 5000 排行榜上排名第 1323 位。”

Jeannette Spinelli raises the bar in the Austin real estate market. Much of her business stems from long-lasting relationships, resulting in multiple transactions with both buyers and sellers. Her tenacious spirit, strong negotiation skills, and sincere attitude, all combine to, create an exemplary approach to real estate. Jeannette has been honored year after year as a member of Elite 25-the top 1% of agents in central Texas, the top 20 in the Austin Business Journal Book of Lists, and most recently as a top 25 finalists for the Profiles in Power for Austin 2020. She relishes in sharing this knowledge and has been asked to speak on the Inman stage, at market centers, and on panels nationally and internationally for Keller Williams. Living the KW culture, she is continuously giving back through mentoring younger agents, both one-on-one and through her webinar, “Launch into Luxury.”

Her award-winning service distinguishes her as a leading broker and one of the most respected agents in Texas. And in her career has represented clients in just under 1 Billion in real estate sales. As a partner in the Xperience expansion network, Jeannette supported their growth in reaching No.1323 on the Inc 5000 list.

**SRG SPINELLI**  
RESIDENTIAL GROUP

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## WATER CLUB REALTY

价格：1,000,000 – 10,000,000 美元

Price Range : USD 1,000,000 – 10,000,000



领略高端精品房地产

Kim-Renée 作为一位专业人士，她致力于联通买家和卖家，提供棕榈海滩和周边地区的豪华海滨地产的房产。作为一个南佛罗里达州的本地人，Kim Renée 自豪于她对该地区充分了解，她希望从头至尾帮助她的客户们，使整个购买流程顺畅无阻。沟通是所有关系的关键，房地产交易也不例外。Kim Renée 为客户提供全天候服务，致力于让客户以尽可能少的压力和麻烦获得最好的交易体验。她精通虚拟展示，以确保当她的客户不能亲临现场时，能掌握所购房产的各项事宜。她的目标是与客户建立信任关系，为当前和未来的业务交易实现最大的满意度。无论您是在寻找投资房产、度假屋还是住宅，她都很高兴能够了解您，并帮助您完成您的房产目标。Kim-Renée 是您在南佛罗里达州房地产的准豪华专家。

“A Luxury Boutique Real Estate Experience”

With a career dedicated to bringing buyers and sellers together, Kim-Renée is a boutique real estate professional specializing in luxury waterfront properties in the Palm Beaches and the surrounding areas. A South Florida native, Kim-Renée prides herself in her knowledge of the area and her desire to help her clients with a seamless purchase from start to finish. Communication is key in any relationship and a real estate transaction is no different. Kim-Renée is available to her clients 24/7 and works to get her clients the best possible deal with the least amount of stress and hassle. She is well versed in virtual showings to make sure her clients see all aspects of a property when they can't be there in person. Her objective is to build trusting relationships with her clients to achieve the utmost satisfaction for current and future business transactions. She is excited to get to know you and help you accomplish your real estate goals whether you are looking for an investment property, vacation home or a primary residence. Kim-Renée is your go-to luxury expert for real estate in South Florida.

**Water Club Realty**

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# 领略法拉帝的世界

总部设在意大利弗利的法拉帝集团是世界豪华动力游艇和休闲船舶在设计 and 制造领域的领导者之一，产品长度在 8 米到 90 米之间，旗下拥有全球极负盛名、各具特色又优势互补的多个品牌：Ferretti Yachts、Riva、Pershing、Itama、CRN、Custom Line 和 Wally。

法拉帝集团继承了意大利乃至国际上最优秀的航海传统。集团 2020 年的员工人数超过 1500 人，其中在意大利工作的有 1400 多人。

在首席执行官 Alberto Galassi 的领导下，法拉帝集团除欧洲以外，还通过美国子公司——法拉帝集团美国有限公司，管理北美地区的销售中心和经销商网络，专注于集团产品在北美市场的营销；在亚洲建立了位于香港的子公司——法拉帝集团亚太有限公司，以及位于上海的代表处及展厅。

在最新的三年计划(2019-2021)中，集团计划开发出 13 个 30 米以上的新项目，以及大型和超级游艇领域的 66 款新船型。

法拉帝集团的游艇品种繁多，包括飞桥、快艇、开放式、酷派式、大型游艇和巨艇等，但相同之处在于它们都是结合创新美学和实用方案，并同众多享有国际声誉的建筑师和设计师紧密合作的产物：包括 Antonio Citterio 和 Patricia Viel、Filippo Salvetti、与 Alessandro Nazareth 共同创建 Vallicelli 设计工作室的 Andrea Vallicelli、与 Sergio Beretta 共同创建意大利设计工作室 (Officina Italiana Design) 的 Mauro Micheli、Zuccon 国际项目工作室创始人 Gianni Zuccon、Fulvio De Simoni 公司灵魂 Fulvio De Simoni、以及 Francesco Paszkowski 设计工作室、Nuvolari Lenard、Studio Sessa 和 Lebanov 设计工作室。

正因如此，法拉帝集团的游艇以高品质、安全性及杰出航海性能所著称，同时其独特的设计和永恒的魅力，令其在全球范围卓尔不群。

## 船厂

法拉帝集团在意大利共有六家船厂，总面积达到 24 万平方米，其中包括 99000 平方米的室内厂房。

- 弗利 (Forlì)：主要建造 45 尺到 75 尺的 Ferretti Yachts、Itama、和 Wally 游艇；
- 萨尔尼科 (Sarnico)：主要建造 27 尺到 66 尺的 Riva 游艇；
- 拉斯佩齐亚 (La Spezia)：主要建造 66 尺到 110 尺的 Riva 游艇；
- 卡特利卡 (Cattolica)：主要建造 75 尺到 96 尺的 Ferretti Yachts 游艇；
- 蒙多尔福 (Mondolfo)：主要建造 Pershing 和 Itama 游艇；
- 安科纳 (Ancona)：主要建造 CRN、Riva 超级游艇部、Pershing 品牌的钢铝材质超级游艇、以及 Custom Line 品牌全系列玻璃钢游艇。



安科纳超级游艇基地



蒙多尔福船厂



萨尔尼科船厂



## 法拉帝游艇 (Ferretti Yachts)：

集团中具有历史意义的品牌，成立于 1968 年，生产 50 尺到 100 尺 (15-30 米) 的玻璃钢飞桥式游艇，以上层开放式甲板和室内外两套操控台为主要特征。船厂设在弗利和卡特利卡总部，后者于 2001 年投产。



## 丽娃 (Riva)：

1842 年创立，2000 年加入法拉帝集团，是全球最知名的豪华玻璃钢游艇制造商之一，生产 27 尺到 110 尺 (9-34 米) 的开放式、飞桥式和酷派式游艇。2014 年，丽娃增设了 50 米到 100 米长的钢铝材质全定制游艇系列，称为丽娃超级游艇部。21 米以下的丽娃游艇在伊塞奥湖 (Lake Iseo) 畔的萨尔尼科老船厂建造。更大的型号则在拉斯佩齐亚船厂建造。全定制系列在安科纳船厂建造。



**博星（Pershing）：**

1985 年创立，1998 年加入 法拉帝集团，是全球开放式和酷派式高性能玻璃钢游艇的顶尖品牌之一，生产 50 尺到 140 尺（15-43 米）的高速艇。基地位于非常现代化的蒙多尔福船厂。新旗舰 Pershing 140 在安科纳超级游艇基地建造。



**意达马（Itama）：**

1969 年创立，是意大利造船业的历史性品牌，世界最著名的玻璃钢开放式游艇品牌之一，船长 45 尺到 75 尺（14-24 米），以露天驾驶台和经典船体造型为独特标志，航速可达 34-50 节。意达马游艇在弗利和蒙多尔福船厂建造。



**CRN:**

1963 年成立，全名为 Costru-zioni e Riparazioni Navali S.r.l.，1999 年加入 法拉帝集团，主要生产 45-90 米的全定制钢铝材质排水型巨艇。全部产品在安科纳超级游艇基地建造。



**定制法拉帝（Custom Line）：**

成立于 1996 年，产品分为两个截然不同的玻璃钢游艇系列：30-38 米的滑航系列（106’ 和 120’ ）、以及天梭半排水系列：30、33、37 和 42，后者适合更远程的航行。定制法拉帝的全系列游艇在安科纳超级游艇基地建造。

**沃利（Wally）：**

由 Luca Bassani 创 建 于 1994 年，2019 年成为 法拉帝集团旗下品牌。沃利为休闲船艇业带来了豪华游艇的全新概念和设计，从帆船开始，然后拓展到动力艇。今日，沃利共有三条独树一帜的产品线：帆船、动力艇和排水型游艇。



**法拉帝公务舰艇部 (FSD)**

法拉帝公务舰艇部，简称 FSD，是 法拉帝集团于 2016 年 2 月组建的业务部门，专为特定客户设计、开发和建造拥有最先进技术的船舶平台，其主要参数和目标是为了满足客户完成安防、巡逻、国际或本土水域和海岸线的防卫等各领域任务的需求。

凭借集团在意大利境内六家船厂的强大产能，加上集团上乘的工程技术，足以保证 FSD 公务舰艇部开发出适合广泛用途的各类专业船舶，按船体可分为滑航型或排水型，按材料可分为复合材料、不锈钢或铝合金。无与伦比的高品质专有技术将帮助机关客户出色完成搜救、巡逻和监控等多方面任务。

**FSD 150 型:**

长 16.2 米，重 22 吨，两台 800 马力发动机可以将航速轻松推到 45 节以上。如升级到两台 1200 马力发动机则可以达到 50 节极速。该船最多可搭载 3 名船员和最多 22 名执勤人员。

**FSD 195 型:**

高速巡逻船，该艇全长 20 米，重 36 吨，航程 500 多海里，极速超过 50 节。该船配备的是两台 1900 马力发动机。

**FSD 350 型:**

长 35 米，重 125 吨，是在 FSD 最强悍的平台上开发的产品，配备两台 3700 马力发动机，极速超过 45 节，CODAG 柴油 / 汽油混合动力版本更能突破 55 节。该船可以搭载 20 位执勤人员和 4 名船员。



# 高阶杰作

## —— 博星品牌故事

### A new rationale. 全新定义

Once there was boating. And then there was Pershing. Ever since 1985, Pershing has been revolutionizing the yachting world with stunning creations and groundbreaking innovations. Ever since 1985, yacht owners have been looking at a Pershing with desire in their eyes, as those who have actually had the chance to pilot one have witnessed so many times.

The time has now come for sparking the Pershing evolution. For reaching out to the inner essence of the Pershing thrill and unleashing the predatory nature of Pershing Yachts. The time has come for The Dominant Species: a family of eight astonishing yachts, all born of unparalleled style and supreme technology, ready to stand side by side with more than 1,200 specimens currently ruling the world’ s seas. Each one unique with its own majesty and flair. Each one unique in its Pershing essence.

从前，游艇只是游艇。后来，游艇有了博星。早在 1985 年，博星就已开始凭借其让人惊艳的创造和石破天惊的创新，为整个游艇界带来革命。早在 1985 年，其他船东们就已无法掩饰自己凝视一艘博星时的炽热眼神，而那些能够亲驭博星的船东们早已习惯了那些艳美的目光。

如今，正是再度触发博星革新的时刻，由此触及博星让人震撼的内在，释放博星的征服本质。现在，让我们来见识全新的高阶杰作：一支崭新的舰队，汇集了八款惊艳绝伦的游艇，其中的每一艘游艇都具有无与伦比的设计品味和超乎寻常的前沿技术，随时准备加入到已经引领全球的 1200 多艘博星游艇的庞大队伍中。其中的每一艘游艇都以其宏伟外在与优雅内里堪称独特。每一艘都被赋予了独一无二的博星精髓。



### Our History. Born Revolutionary. 我们的历史。 天然改革者。

In 1985 Attilio “Tilli” Antonelli, Fausto Filippetti and Giuliano Onori shocked the nautical world with an absolute novelty, born of the hand of Fulvio De Simoni: the Pershing 45 was as fast as a speedboat and as comfortable and spacious as a motoryacht. It was the beginning of a story of brilliance and courage, the launch of a brand that would later evolve into a constant innovator and true and proper academy of design and technology.

1985 年, Attilio “Tilli” Antonelli, Fausto Filippetti 和 Giuliano Onori 用一艘速度堪比高速艇, 舒适度和空间不输动力艇的 Pershing 45 撼动了整个航海界。这艘出自 Fulvio De Simoni 之手的造物成为品牌闪耀夺目的开端。博星在随后的岁月自始至终以改革者的身份不断改良设计与科技。





## Design. The Pershing Way. 设计，以博星之名。



### Unmistakable 完美无瑕

Bold. Sleek. Perfect. Polished in every detail and crafted for extreme sensations.

Intentionally different and imperious, the lines and colors of a Pershing Yacht trigger the full pleasure of being unique, while making a statement of natural supremacy and intimidating beauty.

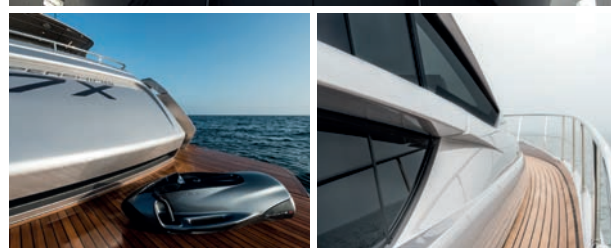
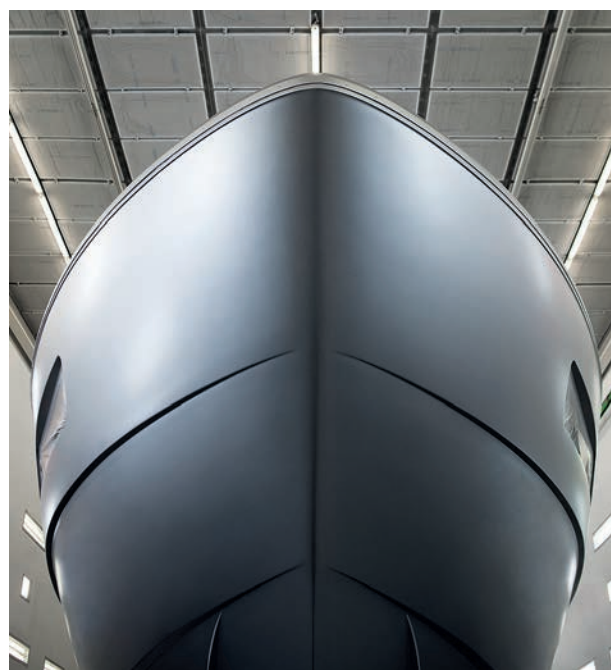
夺目、时尚、完美。精雕细琢、妙手应心。

独特和张扬的理念初衷，使得每一艘博星游艇的色彩和线条不仅触发了超群绝伦所带来的愉悦感，也彰显了浑然天成的王者风范以及夺人心魄的魅力。

### Elemental 本色演绎

Perfection is "homing in on the essential and stripping away the superfluous". The drawing board of Fulvio De Simoni has been shaping the Pershing evolution from its very beginning. His enlightening solutions naturally became paradigms in the whole nautical world.

完美即是“专注本质，毋庸赘余”。从博星诞生伊始，首席设计师 Fulvio De Simoni 的制图板绘就了博星的演化进程。那些出自其手的精彩设计，无疑已成为整个航海业的经典之作。



# LENNAR®

## 美国最大住宅建筑商莱纳



## 拥抱“硬核资产” 稀缺高档门禁别墅社区 Altair

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

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佛州办公室  
电话：305-476-2816  
邮件：Cathy.Yu@Lennar.com





## Performance. The Pershing Way. 性能，彰博星之魂。

### Engineered thrill 营造燃点

A Pershing Yacht is where the delight of the sea meets the excitement of flawless performance. A creature born of science and romance. The perfect symbiosis of innovative thinking and soul-filling emotions.

一艘博星游艇即是海上乐趣与完美性能所带来的畅意相融，是科技与浪漫的融合，是创新思维与匠心之魂的完美共生。



### Pure racing technology 纯粹竞速科技

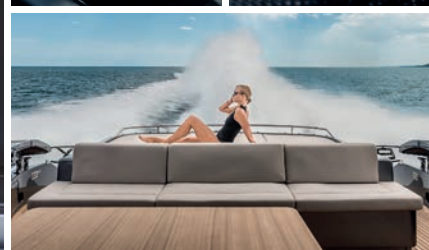
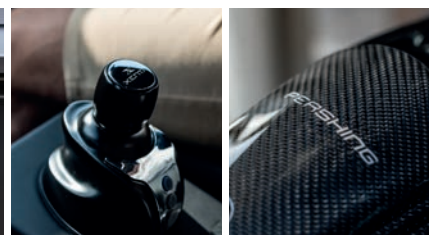
The most powerful experience on the sea. A supreme combination of aerodynamics, mechanics and materials, stemming from state-of-the-art racing technology. A Pershing is not driven. It is piloted, just like a fighter jet or a race car.

在海上所能感受到的最具震撼的体验。在先进的竞速科技下呈现的空气动力学、力学、最新材质的至尚组合。当您坐进博星的驾驶舱，恍惚间已然在驾驭一架战斗机，或是一辆赛车。

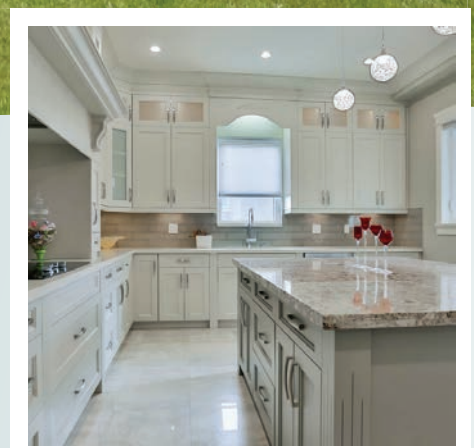
### Revolutionary luxury

Even a furious predator can morph into a real pleaser. This happens on board upon encountering Pershing's beautiful, functional interior design. A perfect blend of large spaces and natural light ensure high liveability and maximum comfort.

猛兽亦可成为尤物。当您看到博星优雅而实用的内饰设计后，一切便了然于心。宽敞空间与自然采光的完美组合，确保了美好的宜居性和极致的舒适感。



為您呈現夢想家園  
秉持質量至上 客戶第一 誠信可靠



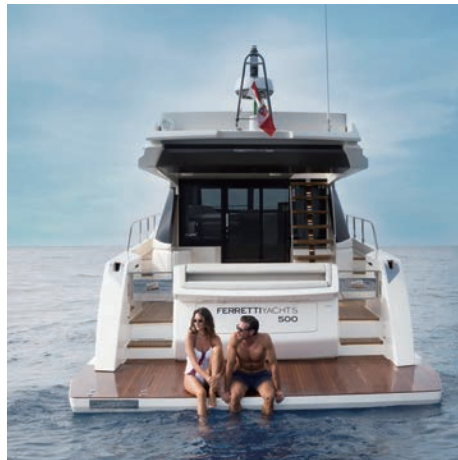
設計建造高品質新屋。從土地開發、政府審批、圖紙設計、項目管理、工程興建、房屋轉售，一站式服務，省錢、省心！



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## NO PLACE LIKE 500 金窝银窝也不如我的500



新款天梭 30 结合了航海传统的建筑语言、富有生命力的材料、精湛的制造工艺和光线的力量，组合成一个完美的闭环，必将赢得船东和航海爱好者的青睐。

天梭 30 长 28.43 米（93 英尺），宽 7.3 米（24 英尺），由 Piero Ferrari 领导的法拉帝集团产品战略委员会与工程部共同开发，同时她也是负责外观设计的建筑师 Filippo Salvetti 与负责内装设计的 Antonio Citterio Patricia Viel 设计工作室联手打造的第一款游艇。

设计师在设计过程中深入地参考了品牌传统的风格特征，所采用的众多不同寻常的元素使得天梭 30 成为了海上新标杆，其中包括天然而富有生命力的选材，如：从皮革、木料和绳索，到前所未有的照明盛宴，更值得一提的还有反复使用的完美圆角。

这款超艇的线条简洁流畅，活力四射，空间感、性能和舒适度都可与更大尺寸的游艇相媲美，在外观设计与实用性之间取得了完美的平衡。

船体大窗、层高超过两米的甲板、极为宽敞的船艏及船艉区域，都在

第一时间传递空间感。室内外空间的整合和互通互联清晰可见。

在室内设计的过程中，设计师对于空间的利用给予了特别关注，旨在最优化游艇的容量，并增加所有可利用面积的功能性价值。所有的家具和陈设均为定制，使用了精湛的工艺和家具制造技术。

照明也经过了精心的设计，确保将建筑与灯光完美地整合到一起。天梭 30 拥有三层非常舒适的甲板，总面积超过 320 平方米，共配备了 5 间卧舱，可供 10 位宾客休息，包括位于主甲板的船东套房和位于下层甲板的四间贵宾舱。

这款游艇在 10 节的经济航速下可实现跨大西洋的 2000 海里航程，极速则可达 14 节。

位于上层甲板的抬升式驾驶台安装了 Naviop-Simrad 的 LOOP 系统，将推进系统的管理、导航和监控功能整合在同一个先进且直观的界面上，在第一艘船体上选配了 6 块 24 英寸触摸屏。



There' s a new perfect circle in the yachting world, ready to conquer the hearts and minds of owners and enthusiasts: it' s the new Navetta 30. This new yacht brings together the architectural language of seafaring tradition, the use of living materials, the finest workmanship and the power of light.

At 28.43 m (93 ft) in length and a beam of 7.3 m (24 ft), Navetta 30 is the result of the collaboration between the Strategic Product Committee, led by Piero Ferrari, and the Ferretti Group Engineering Department. The yacht is the first project with exteriors designed by architect Filippo Salvetti and interiors by architecture and design firm Antonio Citterio Patricia Viel.

An in-depth approach to the design process, referencing the hallmarks of the finest shipbuilding tradition, has generated the many distinctive features that make Navetta 30 a new icon of the sea. They range from the choice of natural, living materials like leather, wood, and rope, to an unprecedented celebration of light, not to mention intentional and reiterated references to the circle as a perfect shape.

This superyacht expresses a dynamic personality with taut, sweeping lines and with volumes, performance, and comfort on par with much larger yachts, and an exterior design in which form and function are perfectly balanced.

Big windows set in the hull, decks with over two meters of headroom and very

generous areas in the stern and bow convey an immediate sense of spaciousness. The result is a different way to experience the yacht, in which the remarkable integration and interconnection between interior and exterior spaces is evident.

The interiors were designed with a special focus on the use of space, optimizing the yacht' s volumes and enhancing the functional value of the entire surface area available. All the furniture and furnishings are custom-made using sophisticated handcrafting and cabinetmaking techniques.

Special care has been lavished on the lighting design, on which work began right from the outset to ensure the perfect integration of architecture and light. Navetta 30 has four livable decks featuring every comfort, with volumes reaching over 320 m2 (1,050 ft2) of total space, and can accommodate ten guests in five cabins, with an owner' s suite on the main deck and four guest cabins on the lower deck.

The yacht has a transatlantic range of about 2,100 nautical miles at a cruising speed of 10 knots, up to a top speed of 14 knots.

The raised helm station on the upper deck is fitted with the LOOP system by Naviop-Simrad, which integrates the management of propulsion, navigation, and monitoring functions in the same advanced and intuitive interface, consisting of six 24" touch screen monitors on this first hull.







# 游艇，甜蜜的游艇

法拉帝920诠释了“宛若居家”这一理念，将优雅、格调和舒适度完美融合，提高幸福感受。

如同漂浮水面的家，甚至可能更棒：住在梦境之中，浸淫在美好的事物、先进的科技和深蓝的大海中。

经典的轮廓，极致的舒适，用优雅和格调将航海乐趣无限放大，这就是法拉帝 920 PURE，崭新的改款设计在 2019 戛纳游艇节上首次面世。

项目的设计理念传承自从不会过时的法拉帝游艇风格，是将逾越 50 年不可磨灭的经典和“归家般的感觉”新潮流的完美结合。这款大型飞桥艇（全长 28.49 米）采用的布局和技术规格保持不变，以其动感十足的轮廓线条在第一时间吸引您的关注。作为法拉帝集团产品战略委员会和工程部精心推出的作品，法拉帝 920 PURE 以全新的内饰线条脱颖而出，更明快、更柔和、更简洁，而选材更简单，同时又更精致。游艇的每一个空间都充满了无与伦比的幸福感，在航行中时刻陪伴着乘客，从而真正成为一座豪华的水上别墅。



## 温馨的内饰

新材料的暖色调将舱内的氛围烘托得比先前更加舒适温馨。白色烤漆天花板和漂白橡木地板、真皮包裹的家具、统一色系却又深浅不一的棕褐色细节和浅色大理石完美地融合在一起。通过精挑细选的更精简材料，配上著名设计师品牌的家具，让色彩统一和谐又不失生动活泼。

## 主甲板的宽体船东套间

铺着漂白橡木地板的客厅内的全部家具都来自 Minotti 品牌：Alexander 系列的混搭色 L 形转角沙发，特殊的混色效果在面料上产生明暗对比；致敬 50 年代经典设计的 Prince 扶手椅，搭配深色皮革的 Damier 软凳，既融入整体风格，又给这片空间添加了独特气质。

法拉帝 920 PURE，延续之前船型抬升船体前部的设计，为主甲板腾出一个宽体船东套间。

## 提供宾客和船员的全面舒适

位于下层甲板的宾客休息区有三间大套房：一间是在后方堪比主卧的宽体大床房，另一间是在左舷的贵宾房，以及一间舒适的客舱，配有两张单人床。房间和卫浴的陈设都具有为其特别定制的特点，但在选材和色调上都和主甲板相呼应，比如船东套间里使用深灰色 Kabuki 面料的 Minotti 床头板。

船员们的起居在新船型上也受到进一步关照：除了一个带洗衣房的小餐室外，船员住在两间大床舱里，共用一个带有独立淋浴的卫生间，而船长还可以享受独立的私人船舱。

## 供休憩放松的户外甲板

外部区域为休闲和豪华家具装饰提供了大量的空间，既有和船身合为一体的固定式家具，也有意大利户外家具品牌 Roda 提供的可移动家具。船艏区域是法拉帝游艇船型中有史以来最大的。

飞桥是专门用于休闲放松的全景甲板，尤其是在艏部和船艉。它的上方设有一个硬顶，可以为餐厅区域和户外操舵台提供遮荫和庇护。

艏艙的亮点是一张多功能沙发，既可以用作日光浴垫，也可以用作户外用餐区的座椅。船艉设计有浸水式舱盖，法拉帝集团这套著名的系统用于控制艇库门和游泳平台的升降，为客人提供一片宽敞的海滩俱乐部所应有的全部舒适，也能帮助船员轻松地将 4 米长的接驳艇收放自如。

## 亮点

用优雅和格调将航海乐趣无限放大，这就是法拉帝 920 PURE，崭新的改款设计在 2019 戛纳游艇节上首次面世。





# WELCOME TO MY CHARM 魅力难挡



新款天梭 30 结合了航海传统的建筑语言、富有生命力的材料、精湛的制造工艺和光线的力量，组合成一个完美的闭环，必将赢得船东和航海爱好者的青睐。

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设计师在设计过程中深入地参考了品牌传统的风格特征，所采用的众多不同寻常的元素使得天梭 30 成为了海上新标杆，其中包括天然而富有生命力的选材，如：从皮革、木料和绳索，到前所未有的照明盛宴，更值得一提的还有反复使用的完美圆角。

这款超艇的线条简洁流畅，活力四射，空间感、性能和舒适度都可与更大尺寸的游艇相媲美，在外观设计与实用性之间取得了完美的平衡。

船体大窗、层高超过两米的甲板、极为宽敞的船艉及船艏区域，都在

第一时间传递空间感。室内外空间的整合和互通互联清晰可见。

在室内设计的过程中，设计师对于空间的利用给予了特别关注，旨在最优化游艇的容量，并增加所有可利用面积的功能性价值。所有的家具和陈设均为定制，使用了精湛的工艺和家具制造技术。

照明也经过了精心的设计，确保将建筑与灯光完美地整合到一起。天梭 30 拥有三层非常舒适的甲板，总面积超过 320 平方米，共配备了 5 间卧舱，可供 10 位宾客休息，包括位于主甲板的船东套房和位于下层甲板的四间贵宾舱。

这款游艇在 10 节的经济航速下可实现跨大西洋的 2000 海里航程，极速则可达到 14 节。

位于上层甲板的抬升式驾驶台安装了 Naviop-Simrad 的 LOOP 系统，将推进系统的管理、导航和监控功能整合在同一个先进且直观的界面上，在第一艘船体上选配了 6 块 24 英寸触摸屏。



There' s a new perfect circle in the yachting world, ready to conquer the hearts and minds of owners and enthusiasts: it' s the new Navetta 30. This new yacht brings together the architectural language of seafaring tradition, the use of living materials, the finest workmanship and the power of light.

At 28.43 m (93 ft) in length and a beam of 7.3 m (24 ft), Navetta 30 is the result of the collaboration between the Strategic Product Committee, led by Piero Ferrari, and the Ferretti Group Engineering Department. The yacht is the first project with exteriors designed by architect Filippo Salvetti and interiors by architecture and design firm Antonio Citterio Patricia Viel.

An in-depth approach to the design process, referencing the hallmarks of the finest shipbuilding tradition, has generated the many distinctive features that make Navetta 30 a new icon of the sea. They range from the choice of natural, living materials like leather, wood, and rope, to an unprecedented celebration of light, not to mention intentional and reiterated references to the circle as a perfect shape.

This superyacht expresses a dynamic personality with taut, sweeping lines and with volumes, performance, and comfort on par with much larger yachts, and an exterior design in which form and function are perfectly balanced.

Big windows set in the hull, decks with over two meters of headroom and very

generous areas in the stern and bow convey an immediate sense of spaciousness. The result is a different way to experience the yacht, in which the remarkable integration and interconnection between interior and exterior spaces is evident.

The interiors were designed with a special focus on the use of space, optimizing the yacht' s volumes and enhancing the functional value of the entire surface area available. All the furniture and furnishings are custom-made using sophisticated handcrafting and cabinetmaking techniques.

Special care has been lavished on the lighting design, on which work began right from the outset to ensure the perfect integration of architecture and light. Navetta 30 has four livable decks featuring every comfort, with volumes reaching over 320 m2 (1,050 ft2) of total space, and can accommodate ten guests in five cabins, with an owner' s suite on the main deck and four guest cabins on the lower deck.

The yacht has a transatlantic range of about 2,100 nautical miles at a cruising speed of 10 knots, up to a top speed of 14 knots.

The raised helm station on the upper deck is fitted with the LOOP system by Naviop-Simrad, which integrates the management of propulsion, navigation, and monitoring functions in the same advanced and intuitive interface, consisting of six 24'' touch screen monitors on this first hull.





# A BORN LEGEND 传奇与生俱来



钢铝结构的丽娃 50 米是品牌在安科纳超级游艇基地内诞生的首艘旗舰，标志着传奇品牌正式进军全新的巨艇领域。

如此尺寸的丽娃就像是颗全球最大的钻石，或者史上最大的松露。这个充满魅力的无价之宝足以点燃所有人的激情，尤其当她还将丽娃传承以及海洋和科技创新融汇提纯。这一切，本该如此。

钢制排水型船体，加上铝合金上层建筑，丽娃 50 米的诞生将 Carlo Riva 的梦想变为现实。这位丽娃品牌的灵魂人物在雄心壮志与独创性渴望的驱使下冲破局限，早在上世纪六七十年代便打造出声名远播的“Caravelle(快帆)”和“Atlantic(大西洋)”两大系列不锈钢船体动力艇。作为全新旗舰，凭借着在美学、风格与创新上的无敌标准，如今这款巨型游艇是她们合格的丽娃传承。

船主将其命名为“Race“，艇内布局与装饰风格也完全出自其本人之手。该艇船宽 9 米，总计可容纳 10 位主客和 9 名船员。“Race”号不仅是安科纳丽娃超级游艇部的工程团队创造的最新杰作，她的诞生同样也是法拉帝集团战略产品委员会和 Officina Italiana Design（意大利设计工作室）倾力合作的成果。其中后者由 Mauro Micheli 和 Sergio Beretta 携手创立，丽娃游艇的整条产品线都由他们设计完成，并包办每款型号的内外外观设计。

该艇的设计理念来自于对海洋与开放空间的深入理解与广泛经验。所有的设计选择都完美融合了实用性 with 美学，既确保了户外甲板空间的舒适性，又能提供令人震撼的全幅海景或地平线景观。

此外，无微不至的细节关注与无可比拟的造船艺术：它们的存在或

唤醒或丰富了丽娃品牌的优异传承。让我们从外观开始欣赏。作为主选木料，桃花心木占据了舷缘位置，覆盖了所有围栏与外甲板救生圈，进而延续了与内装一致的设计风格。

对丽娃传承的响应还可以从海蓝色水线，以及添加了不锈钢元素的船艉护栏上一窥端倪。此外，每一根定制系统缆桩上都刻上了丽娃标识。

对于绝大部分户外家具，船主都选择了可以自由移动的类型，这样他可以根据实际需求来调整户外空间。考虑到重量优化，所有家具与吊顶都使用了 Nomex® 品牌的高科技材料。这种材料因其极致轻巧、恒温控制、以及抗老化性能，通常都被使用在航空工业上。

该艇的室内环境中，表面处理的精细度、抛光不锈钢部件的巧妙使用、灰色调与桃花心木的完美平衡、以及无微不至的细节关注，与当代最具创新性的设计方案相结合，映射出丽娃品牌的永恒优雅。

精致的地毯与白色 Apuano 大理石地面交相呼应，饰有不锈钢细节的 Statuarietto 雪花白大理石铺满茶几桌面。浴室墙壁的深色纹理更显出浅灰色的烤漆吊顶与桃花心木嵌板。而桃花心木板条吊顶及其烤漆边缘的结合同样风格独特。与此同时，不锈钢框架与饰面也为室内净空带来了额外的深度感。其他的独特之处还包括：镜子与不锈钢元素的清晰交集，皮革材料在墙面、床头板和床架边缘的巧妙使用，以及不锈钢框架的毫米级精准处理，等等。同样独一无二的还有全定制的照明系统，该艇安装了顶尖的 Lutron 艇载家庭照明系统，自动控制一系列嵌入式不锈钢灯具与 LED 聚光灯，方便宾主自由调节室内亮度，并营造出不同的氛围。



The Riva 50 Metri, in steel and aluminum, is the first flagship from the Ancona Superyachts Division: the legendary shipyard enters a new dimension.

A Riva of this size is like the world's highest carat diamond, or the biggest truffle ever found. A treasure trove of beauty that fuels the emotions, particularly when it is a distillation of Riva heritage and nautical and technological innovation, as this is.

With a steel displacement hull and aluminum superstructure, Riva 50 Metri transforms into reality the dream of Carlo Riva who, driven by his ambitious and ingenious desire to go beyond the limits, as far back as the 1960s and 1970s created the celebrated motor yachts of the Caravelle and Atlantic series, the grand yachts made of steel, of which the new flagship is a worthy heir with its unrivalled standards of aesthetics, style, and innovation.

Named “Race” by its owner, who completely customized the interior layout and decor, the Riva 50 Metri has a maximum beam of 9 meters and can accommodate ten guests and nine crew members. A masterpiece created by the Riva Superyachts Division engineering team in Ancona, the yacht was built in collaboration with the Ferretti Group’s Strategic Product Committee and Officina Italiana Design, the firm established by Mauro Micheli and Sergio Beretta that exclusively



designs the entire Riva fleet and was responsible for both the interior and exterior design.

The concept behind the design is an all-encompassing experience of the sea and open spaces. All the design choices are a perfect blend of practicality and aesthetics, ensuring the comfort of the on-board exterior areas and offering an uninterrupted view of the coast or horizon.

Meticulous attention to detail and unparalleled nautical art: there are many particulars that enrich and evoke the Riva tradition. Starting from the exterior, mahogany is the dominant wood that characterizes the gunwale and covers all the rails and the lifelines of the outside decks, creating continuity with the interiors.

The echo of Riva heritage can also be appreciated in the aquamarine waterline, while the fife rails are enriched with steel elements. The full custom bollards and moorings are customized with the Riva logo.

The owner chose mostly freestanding furniture in order to modify the outdoor spaces according to need. To optimize the weight, all the furniture and ceilings are made with a construction process that uses Nomex®, a highly innovative



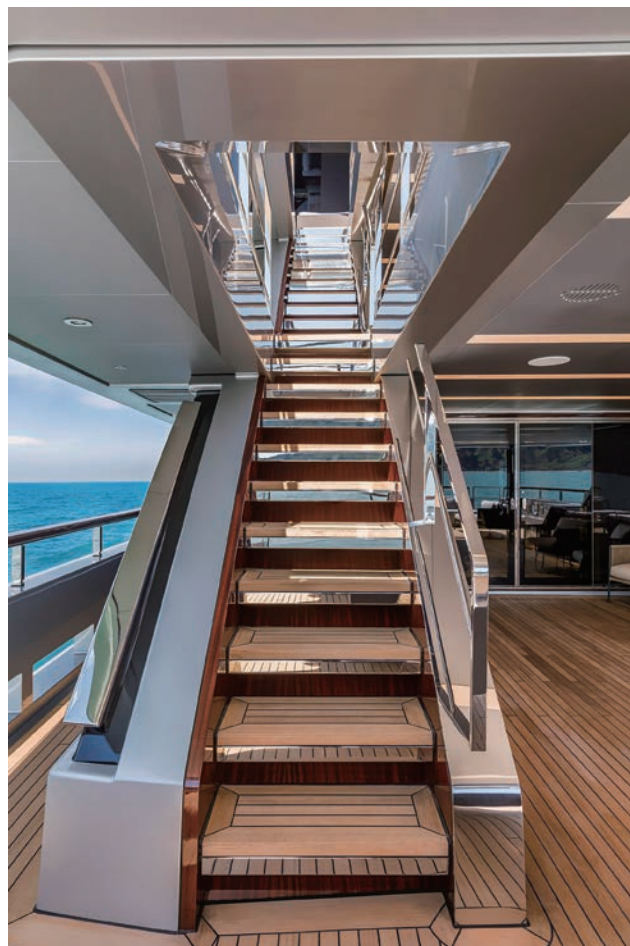




material employed in the aerospace industry due to its extremely light weight and its exceptional resistance to temperature changes and wear and tear.

In the indoor environments, the precision of the finishes, the skillful use of polished steel components, the balanced mix of grey tones with the mahogany, and the meticulous details reflect the timeless elegance of the Riva brand, combined with the most innovative contemporary design solutions.

Exquisite large rugs alternate with floors in white Apuano marble. The Statuarietto type marble characterizes the surfaces of the coffee tables embellished with polished steel details. The bathroom walls feature darker veining that enhances the shades of the light grey lacquering of the ceilings and the mahogany paneling. The combination of the slatted mahogany ceiling and the lacquered perimeter parts is also highly distinctive, with steel frames and finishes that give additional depth to the heights. Another unique feature is the clear intersections between the mirror and steel elements, as well as the skillful use of leather on the walls and covering the headboard and edges of the bed, combined with the millimeter precision of the steel borders. Also unique is the full custom lighting system, with a sequence of recessed lights in stainless steel and LED spotlights that make it possible to adjust the brightness and alternate the lighting scenarios thanks to the sophisticated Lutron on-board home automation system.



安科纳丽娃超级游艇部打造的第一艘 50 米巨艇已目标达成，她将超越时代的视野与 179 年的传奇历史完美结合。

The first 50-meter Superyacht of the Riva Superyachts Division in Ancona fully hits the mark of combining an ultra-contemporary vision of yacht-building with the iconic history of a legend that has lived on for more than 179 years.

丽娃 50 米尊重并强化了品牌的美学价值与清晰无误的品牌特征，交付给船主一个拥有最高舒适度与安全性的航行体验。

Riva 50 Metri respects and enhances the aesthetic value and unmistakable characteristics of the brand, delivering the owner a sailing experience with the highest standards of comfort and safety.

所有的设计选择都完美融合了实用性与美学，既确保了户外甲板空间的舒适性，又能提供令人震撼的全幅海景或地平线景观。

All the design choices are a perfect blend of practicality and aesthetics, ensuring the comfort of the onboard exterior areas and offering an uninterrupted view of the coast or horizon.





# CONTEMPORARY ART OF BESPOKE 当代定制艺术



CRN 交付了全新的 62 米游艇 Voice，她是当代造船技术、创造性天赋和创新定制设计的标杆。

真正的奢华是独一无二的，作为船主理想的表达，这艘定制杰作是风格和创造性天赋的缩影。

Voice 是 CRN 最新的全定制巨型游艇，船身由钢铁和铝合金打造，交付船主后于 2020 年夏天在地中海巡航。

干净利落的空气动力学线条，一眼可辨的身份标识，鲜明的意式表达以及大胆的配色：烟晶色的船身、沙银色的上层建筑和黑玉色的细节，组成了这艘游艇的独特个性。

这艘新艇长 62 米，宽 11.5 米，由 CRN 船厂与意大利 Nuvolari Lenard 设计工作室共同打造，后者负责游艇的室内外设计。游艇反

映了船主坚定果断的性格：强有力的外形独一无二，在未来也将被视为经久不衰的标志性杰作。

这艘全定制游艇拥有五层甲板，配备了一间船主套房和五间贵宾舱，可容纳 12 名宾客舒适就寝。上层甲板为船主私密预留，船主套房位于船艏，全景休憩廊位于船艉，在提供绝对私密性的同时，也可用作宾客招待。除了丰富的生活设施和风格特点，Voice 还是 CRN 船厂第一艘获得 IMO Tier III 证书的巨型游艇，这项重要认证确保减少 70% 来自发动机尾气排放的有害氮氧化物 (NOx)，这一成就获得了对环境保护日益重视的船主的青睐。

目前 CRN 船厂还有四艘全定制游艇在建造过程中：62 米的第 138 号动力艇、72 米的第 139 号动力艇、60 米的第 141 号动力艇、以及 52 米的第 142 号动力艇。

CRN has delivered the new 62-meter Voice, an icon of contemporary shipbuilding, creative flair, and innovative bespoke design.

If it's true that pure luxury is a question of uniqueness, then this bespoke masterpiece, the majestic expression of its owner vision, is the epitome of style and creative flair.

Voice is CRN's latest megayacht, fully custom, steel and aluminum masterpiece, which raised its anchor this summer for a Mediterranean cruise after being delivered to its owner.

Its sleek and taut, aerodynamic lines, its strong identity and unmistakable Italian flair mark the personality of this yacht along with its decidedly bold colors: a smoky quartz hull, silver sand superstructure, and jet-black detailing.

The new 62-meter yacht has a beam of 11.5 m (37.7 ft) and was engineered by CRN together with the Italian design studio Nuvolari Lenard, which developed the concept along with the exterior and interior design. The yacht reflects the strong and determined personality of its owner: its powerful lines are instantly recognizable "from afar" resulting in a masterpiece that will continue to be considered iconic in the future.

The layout of this bespoke yacht has five decks, with an owner's suite and five VIP cabins to comfortably accommodate up to twelve guests on board. The upper deck is reserved for the owner, whose suite is located towards the stern, in addition to the panoramic forward lounge that offers maximum on-board privacy and can also be used to entertain guests. Besides her wealth of amenities and style features, Voice is also CRN's first megayacht to receive the IMO Tier III certification, an important result guaranteeing a 70% reduction in harmful nitrogen oxide (NOx) emissions contained in the engine exhaust fumes. An accomplishment that will please those owners who are increasingly sensitive to environmental issues.

CRN currently has four more, fully custom yachts under construction: the 62-meter CRN M/Y 138, the 72-meter CRN M/Y 139, the 60-meter CRN M/Y 141, and the 52-meter CRN M/Y 142.



# “游艇去哪儿”之南佛罗里达州码头餐厅

转载自法拉帝集团官方期刊《领衔》120期

除了全年温暖、阳光充沛的气候外，使南佛罗里达成为热门游艇目的地的另一个重要原因，就是沿内陆航道开设的大量“码头餐厅(dock 'n' dines)”。这些餐厅，从普通小饭馆到高档餐厅应有尽有，让船东们得以坐下来欣赏美食和美景，并顺便炫耀一下自己的游艇以及靠岸的技巧。这次，我们尝试介绍几家高档码头餐厅，下次您到南佛罗里达时，或许可以搭乘游艇或接驳艇前往一探究竟。

**Sailor's Return, Stuart:** 位于高耸入云的罗斯福大桥以西的圣露西河畔(St. Lucie)，这家备受欢迎的餐厅于 2007 年由当地美食家 Tracy 和 Bob Davis 夫妇与企业家 Wayne Huizenga 合作开业。Huizenga 是对岸佛罗里达高尔夫度假村的前主人，开发了环绕 Sailor's Return 餐厅的 Sunset Bay 游艇码头。50 英尺以内的游艇可以在此临时靠泊，或者您可以向码头预约更大的泊位。无肉不欢的食客可以在此吃到鲜嫩的菲力牛排，但重头戏还要当数新鲜的海鲜。一定要记得留在圣露西河畔看一场炽热的日落。The Sailorsreturn.com



**1000 North, Jupiter:** 这家高级餐厅和私人会所的投资方包括运动员 Michael Jordan、Tucker Frederickson 和 Ernie Els、以及《葡萄酒观察家》出版商 Marvin Shanken 等十多位。坐落在靠近 Jupiter Inlet 的 Loxahatchee 河畔，不管是在会员专享的包间还是现代化的公共餐厅，都可以欣赏到 Jupiter 灯塔的壮丽景色。总厨 Lee Morris 设定的菜单以当地美食为主。码头区域的水深只有 3 到 5 英尺，所以还是建议您改乘接驳艇靠岸吧。www.1000north.com

**Prime Catch, Boynton Beach:** 在经过重新设计和翻新之后，Prime Catch 餐厅仍然处于“试营业”时期。不同于 Boynton 周边那些较为休闲随意的码头餐厅，这里为需要优雅环境的船东提供了选择。这里的菜单除了传统的海陆菜品外，还新添了深水扇贝、经典意菜炖小牛膝、牛仔骨等诱人的菜肴。餐厅从 2019 年底开始为顾客提供游艇代泊服务。primecatchboynton.com



**15th Street Fisheries, Fort Lauderdale:** 劳德代尔堡被称为“美国游艇之都”。这家获奖餐厅就在劳德代尔游艇会内，这里可以停靠巨型游艇。餐厅长期以来一直深受当地居民欢迎。主楼层的价格相对亲民，但我们建议您到楼上，那里可以感受到佛罗里达的怀旧情调，并欣赏到著名的 17 街堤道大桥、复古的 66 号码头大厦、以及码头餐厅沿岸繁忙的游艇交通。您可以享用新鲜的海鲜，再配一瓶荣获“葡萄酒观察家卓越奖”的醇厚美酒。最棒的是，这家餐厅离法拉帝集团美国分公司相当近。在 15th Street Fisheries 餐厅用餐后，欢迎也来我们的展厅逛逛，再喝上一杯意式浓咖。www.15thstreetfisheries.com



**Zuma Miami:** 您还在找寻一家能够改变生活节奏的餐厅吗？向南航行至 Biscayne 湾和迈阿密河的交汇处，并在 EPIC 深水码头停靠。到这儿，您距离 Zuma Miami 餐厅仅有几步之遥，它是主厨 Rainer Becker 在美国开设的第一家居酒屋风格的日料餐厅。您还可以在海滨露台品尝炉端烧制作的寿司、海鲜、肉类以及蔬菜。或者，如果您想要享受更好的服务，可以请服务员将餐点直接送到游艇上。https://zumarestaurant.com/locations/miami/





# 优雅的体验

## THE ELEGANCE EXPERIENCE

Sarnico, Italy    意大利, 萨尔尼科

“丽娃品牌体验”系列推出多款新品，专为钟爱丽娃传奇的人士精心设计打造。

The Riva Brand Experience collection has some new products, especially for those who love to carry with them the heritage and style of the Riva legend.

丽娃官方精品网店 (www.rivaboutique.it) 最近添置了一批手工新品，从收藏品到贴有著名设计师标签的家居，从服饰到高科技产品，令人眼花缭乱，心动不已。为您准备了一批全新的精品礼物，诠释出丽娃品牌鲜明的个性。从妥协卓越品质的传奇总是能传递特殊的情感并激发共鸣。丽娃精品为所有品牌拥趸带来的是纯正的豪华体验，无论您身处何地，都能感受到我们对海洋的激情。

优雅、精致的新系列精品，在任何场合都能给亲友或同事带来惊喜，完美诠释了精品店的经营理念：“丽娃芯，丽娃心。”将品牌化身为真正的品牌体验。而这种体验也并非其他形式的体验可以比拟，而是和品牌本身一样独一无二：收获的是一份收纳着永恒价值的宝箱，基于品牌近180年来每一天都在书写的、难以超越的手工艺历史，例如上乘用料和对细节的无比注重。

Absolute quality and precise craftsmanship in every detail, a taste for refined materials and incomparable elegance. These core values of Riva also belong to the finest collection of luxury accessories for sale now in the official online store (www.rivaboutique.it), of the iconic boating brand, for all products from the private collection.

"Riva inside, inside Riva" is the inspiring philosophy for the "Riva Brand Experience" products, all characterized by the same high-quality materials and meticulous attention to detail. Designed for those who love the timeless elegance and distinctive design of the legendary Riva yachts, the online store is a collection of unique and incomparable products made with high quality materials and the unmistakable style of the Riva brand. Riva Boutique will carry the excellence and craftsmanship of a shipyard symbol of the Made in Italy, that makes history every day, for nearly 180 years.



### 图书《银幕丽娃》

一本奥斯卡级宝典

丽娃在当代影史中扮演着一个重要的角色，留下诸多奇迹与辉煌。《银幕丽娃》这本厚达 300 页的宝典涵盖了 39 部电影、大量原版海报、数百张精彩剧照、110 位男演员和 77 位女演员，从意大利经典影片如《曼波》、《那不勒斯湾》和《安逸人生》；到 007 系列与获奖无数的欧美热门大片，包括《黄金眼》、《绝美之城》、《十二罗汉》、乃至当下热映的《信条》等，完美记录了世间最美游艇与银幕世界的每一次成功联姻。或许您无法相信，《银幕丽娃》书中提及的任何一部电影都不是丽娃品牌的广告植入；相反，丽娃船厂往往是从观众那里才得知自己的产品在某部电影之中精彩亮相。究其原因，是因为过去 70 年来，丽娃品牌如此成功，它的产品几乎已脱离游艇圈的限制，成为与艺术、设计、社会以及文化紧密相关的特殊符号。

电影题材多变，丽娃精彩依旧。这些故事也被写进与电影同名的新书中。书中所刊登的影评除了介绍电影故事梗概，以及有关于电影拍摄的花絮趣闻之外，还呈现出电影拍摄的时代情绪与该时期的时尚及趣事，以及构成这些绚烂瞬间的一切事物，这些碎片元素所构建的背景氛围，辅助丽娃这世间最美快艇呈现出隽永的魅力。无论细细研读还是一翻而过，这本宝典都能带给影迷和丽娃拥趸珍贵而又令人兴奋的阅读体验。

售价：120欧元

#### Riva in the Movie: An Oscar-worthy Book

This fascinating cultural and publishing project features 300 pages, 39 films with their original posters, 300 pictures of scenes and life backstage, 77 actresses and 110 actors. They all come together in an exquisite, enchanting book whose words and pictures masterfully intertwine the stories of cinema and modern yachting.

Riva in the Movie documents the successful union between the most beautiful yachts in the world and cinema, with an exciting variety of movie stills, many never seen before, and thrilling sailing shots. From Dino Risi's The Easy Life, Godard's Le Mépris, the musicals with Modugno and Albano & Romina, to the many Bond films, Il secondo tragico Fantozzi, or The Great Beauty, Riva has had a role in the history of cinema and left marvel and splendour in its wake.

The reviews describe the film's storyline complete with anecdotes and interesting facts about the shooting of the film, as well as descriptions of the mood at the time when the film was shot, the fashions and interests in the period, and everything that made up the magnificent ephemera that provided the setting for the timeless beauty of the most beautiful speedboats in the world. Because each Riva has a story to tell, and every story becomes more beautiful if it is told by a Riva.

Price: € 120



### 图书《丽娃和甜蜜生活》

《丽娃和甜蜜生活》这本书通过精美的文字和配图，讲述了世界最著名快艇的传奇故事。395 张彩页使它成为品牌木制和玻璃纤维船艇最详尽的出版物之一，其中特别收录了 50 余幅 Aquarama 的精美图片。由 Carlo Riva 作序的《丽娃和甜蜜生活》是海蓝色传奇痴迷者的必收宝典。

材质：纸张

语言：意大利语、法语、德语、英语、荷兰语和西班牙语

售价：64欧元

#### Riva and the Dolce Vita Book

Riva and the Dolce Vita tells the extraordinary story of the world's most famous speedboats through texts and images. Three-hundred and ninety-five color

pages make this book one of the most comprehensive publications on wooden and fiberglass boats. There are over fifty images dedicated to the Aquarama alone: Riva and the Dolce Vita, with its foreword by Carlo Riva, is an emotion in aquamarine absolutely not to be missed.

Material: Paper

Languages: Italian, French, German, English, Dutch, and Spanish

Price: € 64



### 蜡烛和香氛

若您需要在游艇、家中或是花园内营造一种优雅、清新、迷人的氛围，作为丽娃 (Riva) 精品“风尚设计师”系列新作的蜡烛和香氛，无疑能为您创造品质生活。蜡烛点完之后，其玻璃容器还能用作丽娃品牌的家居饰品。

蜡烛售价（一套两个）：120欧元

香氛售价：95欧元

#### Candles and diffusers

To create an elegant, fragrant, and intriguing atmosphere, whether on a yacht, at home, or in the garden. Riva candles and diffusers are now part of the Riva Boutique Home collection, serving as stylish designer items that embody the good life. Once the candles are finished, the glass containers can be used as Riva branded furnishings.

Price per set of two candles: € 120

Price per diffuser: € 95



### 桃花心木嵌枫木手机壳

（专配iPhone® 12、12 PRO和12 PRO MAX）

专配最新的iPhone® 12 系列的丽娃 (Riva) 手机壳终于上市啦！桃花心木嵌枫木的工艺，酷似我们经典船型的甲板。由大师级工匠选用环保的植物油、蜂胶和天然树脂加工而成，拥有抗菌、抗氧化、耐腐蚀、耐沾污、耐潮抗汗、耐温差变化等特质。手机壳上镶有哑光的金属丽娃 (Riva) 标识。蜂蜡处理的表面增添了手机壳的舒适触感。边框有海蓝色和黑色两种选择。

售价：80欧元

#### MAHOGANY AND MAPLE COVER FOR IPHONE® 12, 12 PRO, AND 12 PRO MAX

At last, for the iPhone® 12, 12 PRO, and 12 PRO MAX, here is a new cover in mahogany with maple inlays, just like the decks of our most prestigious models. The wood finish is applied exclusively for Riva by a master artisan, using a combination of vegetable oils, propolis, and natural resins, selected according to criteria of eco-friendliness. Its characteristics are unique: antibacterial, antioxidant, preservative, and stain-resistant properties; excellent protection from moisture, sweat, and temperature changes from constant handling. The Riva

logo is made of inlaid satin-finish metal. The beeswax finish makes the cover pleasant to touch. Available in aquamarine and black.

Price: € 80



### 多功能回转支架

此款多功能回转支架源自最纯正的航海传统，用于放置需要尽可能保持稳定的物品，特别是罗经、航海经线仪和钟表。为了再现品牌典型的珍贵木料和其它材料，“丽娃品牌体验 (Riva Brand Experience)”打造了这款多功能回转支架，可以放置蜡烛和香氛瓶，防止船舶航行时引起的液体溢出。既可自用，也是馈赠佳品。

售价：320欧元

#### Multi - purpose Balancing Holder

The origins of this multi-purpose balancing holder lie in the most authentic sea-faring traditions. Devices such as this were used to house items that needed to remain as stable as possible, in particular compasses, chronometers and clocks. Shaping its trademark materials and types of wood, Riva Brand Experience has created a multi-purpose balancing holder for candles and fragrance diffusers that prevents liquids from leaking during the motion of the waves. A great gift for yourself and others.

Price: € 320



### 丽娃笔记本 (曼波封面，配圆珠笔)

丽娃 (Riva) 笔记本是 20 世纪以来航海史上最令人兴奋的纸上印记，其中包含丽娃桃花心木或玻璃纤维游艇及其细节的设计草图。从这 20 幅珍贵的手绘原稿中，您可以感受到设计师创意和设计灵感的跃动，他们用黑白两色描绘了那些注定获得传奇地位的游艇。

丽娃笔记本的封面使用了海蓝色的曼波面料，与丽娃游艇经典的户外坐垫材质相同，易于清洁，还经得起日晒。

一支随本赠送的金属外壳圆珠笔固定在笔记本的书脊处，上面带有丽娃 (Riva) 标识和缆桩形状的笔夹。

材质：纸、封面采用曼波面料。

随本赠送一支精心设计的圆珠笔。

售价：42欧元

#### Mambo Rivanotes with pen

Rivanotes is a “making-of” in printed form of the most enthralling yachting story of the twentieth century and the 2000s. Inside are sketches of Riva mahogany and fiberglass yachts and components: when you look at the twenty freehand drawings, you'll get a real sense of the vibrant, creative verve of the designers who first outlined in black and white the yachts that would go on to earn legendary status.

Rivanotes comes in Aquamarine-colored mambo, easy to wash and resistant to sunlight (the same used for the Riva exterior upholstery).

On the spine of the diary is a steel pen with the Riva logo, and the clasp takes the form of a mooring bollard.

Material: Paper, cover in mambo fabric

Pen Included

Price: € 42





## PROPERTY FINDER 房产索引

 盈科律师事务所  
YINGKE LAW FIRM

# 全球视野 本土智慧

GLOBAL MINDSET  
LOCAL INSTINCT

规模化、专业化、品牌化、国际化





# ACQUA



项目位置：20 Bent St., Bentleigh

深入公寓生活的全新概念  
麦金农地区私家泳池，尽享威望及地位  
私家泳池设计具开创性，风景如画

深入探索当今墨尔本激动人心的全新公寓概念。Acqua 未来派工程为每套公寓提供独立游泳池，项目可谓空前大胆，其空中花园、浮动泳池将壮观街景尽收眼帘，且每层只限两处宽敞的住宅。

该项目拥有 4 种阳台式公寓及 2 个花园式公寓，您可选择属于您的心仪项目。每一款公寓设计都具备了广阔的户外空间，包括户外娱乐设施和波光粼粼的私家泳池。其设计大胆前卫，项目面积从 129 平米至 273 平米不等（包含户外空间），每户公寓都特设了相同且重要的元素，即：主卧室包含步入式（直通式）衣橱、双梳妆台浴室间、嵌入式书房、画廊式走廊以及从室内至室外泳池的无缝拼接。

雪佛龙拼花、进口天然石材、贴面和 Polytec 橱柜等高档饰面和谐相融。厨房配备了 Miele 电器（包括感应炉灶、集成冰箱冷冻柜和隐藏式烤箱）、Oliveri 水槽和 Hafele 橱柜，而豪华的浴室则将 Caroma whiteware、Dorf 和 Zeos tapware 以定制的方式组合在一起。高科技方面也体现在了独立的气温控制、视频监控、双层玻璃及电梯通道 - 可进入双车位地下停车空间。

Acqua 位于“Centre Rd 中央路”购物带的入口，27 分钟的通勤直达中央商务区，在此令人推崇备至的位置中，该项目算得上是一个千载难逢的生活方式新契机。走出项目，琳琅满目的餐厅、咖啡吧、海滩、零售店等皆近在咫尺，驾车 10 分钟更可达世界级的购物中心 Chadstone。不仅如此，墨尔本享有盛誉的麦金农中学 (McKinnon Secondary College) 也在该区中。

Acqua 带您徜徉精致生活每一天！

价格: Unit1: AUD \$1,600,000 ; Unit 2: AUD \$1,700,000; Unit 3&4: AUD \$1,550,000; Unit 5&6: AUD \$1,465,000

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# ACQUA



Property Address: 20 Bent St., Bentleigh

Dive into a new concept in apartment living  
Prestige, Position & a Personal Pool in the McKinnon Zone  
Groundbreaking Design with Breathtaking Private Pools!

Dive into the most exciting new apartment concept in Melbourne today. A futuristic feat of engineering with an individual pool for every apartment, Acqua is an unparalleled project making a bold statement on the streetscape with hanging gardens, floating pools and just 2 vast apartments per level.

Take your choice of 4 bold balcony apartments or 2 garden residences and secure your choice of individual home ranging from 129sqm to 273sqms (including outdoor elements). Uniquely designed with the same critical components (zoned master with walk-in (or through) robe, dual-vanity ensuite, fitted study, & a seamless flow from inside to poolside, this unparalleled project offers open space on a grand scale, open vistas from every room and intimate privacy for suites and bedrooms.

Styled with chevron parquetry, imported natural stones, and veneer and Polytec cabinetry, this demanding specification calls for a full Miele kitchen (with induction cooktop, integrated fridge-freezer and concealed ovens), luxe bathrooms with Caroma whiteware, Dorf and Zeos tapware, and high-tech appointments including individual climate-control, video-entry, double-glazed and lift-access to 2 basement carspaces and storeroom.

At the gateway to the Centre Rd shopping strip, with a 27 minute commute to the CBD, this is a once-in-a-lifetime lifestyle opportunity in the location you've always loved. Step out to the restaurants and cafes, find beaches and Bayside retail strips within reach, and Chadstone shopping with 10 minutes' drive. You'll even find one of Melbourne's most highly regarded schools (McKinnon Secondary College) in Zone.

Float way from the everyday at Acqua.

Price:Unit1: AUD \$1,600,000 ; Unit 2: AUD \$1,700,000; Unit 3&4: AUD \$1,550,000; Unit 5&6: AUD \$1,465,000

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## SUNNY CITY PTY LTD

### 澳洲煦城地产



Glen Waverley, the pearl of the southeast of Melbourne, the wealthy district, has a century-old Wesley College and top schools. Located in the Arcadia luxury community, there are 5 independent luxury house adjacent to each other. The design of the big courtyard gives you the feeling of visiting the noble mansion as soon as you step on the entry frame. A large private garden of 600m2, full of lush grass, enjoy the pleasure of nature.

墨尔本东南 Glen Waverley 明珠之地，富人区，拥有百年名校 Wesley College 以及顶级名校中小学。位于 Arcadia 豪宅社区，5 座独栋豪宅别墅相邻，左邻右舍非富即贵。大庭大院的设计，让您踏入门框的一刻即有亲临尊贵府邸之感。600m2 的大型私家花园，芳草郁郁，尽享天然之乐。

价格 / Price: AUD \$2,680,000 / 2,680,000 澳大利亚元



Collins House, a luxury apartment project, locates in the core of Collins Street, the most expensive financial street in Melbourne's CBD, surrounded by Fortune 500 corporate headquarters and gold-collar elites gather. This top-floor luxury apartment has double heights and overlooks Melbourne, with magnificent city views and a panoramic view of the Yarra River surrounded by jade belts. The interior decoration is noble and magnificent. Every design and every material is unique and exquisite.

豪华公寓项目 Collins House 位于墨尔本 CBD 最昂贵的金融街 Collins 大街核心之地，周边世界 500 强企业总部林立，金领精英汇集。这套顶层的豪宅公寓，双层挑高，俯瞰墨尔本，波澜壮阔的城市景观，玉带环绕的雅拉河景尽收眼底。室内装修尊贵大气，每一处设计，每一处用材，匠心独运，极致考究。

价格 / Price: AUD \$4,482,000 / 4,482,000 澳大利亚元



This French style Mansion is located at Glen Waverley, a rich and mature suburb of Melbourne. As a detached house, it has a spacious private garden and independent title of the land. It is incredibly close to The Glen shopping centre, the area's leading schools, including the world-class Monash University. These top facilities will give your children the best possible start by placing them in a primary school that will put them on the path to success.

这套法式豪宅位于墨尔本东南明珠之地，华裔富人区 Glen Waverley，靠近大型购物中心，高分小学、中学双校区。1200 平米土地开发 3 套独立别墅，拥有专属花园和独立土地产权。它占地 358 平米，5 房 4.5 卫 2 车位，高贵大气的法式外观，奢华内装、中西双厨房，复古壁炉，国际名牌家电，构筑你梦想家园。

价格 / Price: AUD \$2,295,000 / 2,295,000 澳大利亚元



Located in the heart of Melbourne's city centre, opposite to the Southern Cross Railway Station, Melbourne's transport hub, with multiple tram lines and bus lines surrounding it, it has an unparalleled geographical location, where you can go to the south, south, north and west. High-end club-style apartment, with sports, fitness, entertainment, dining, meeting, party and other supporting facilities. It is luxurious and complete. It crushes any high-end apartment in Melbourne, so that you can enjoy your family and friends without leaving home. The high-rise overlooks, the sea of tens of thousands of miles, the water and the sky are connected, and the pride of the king is sitting on the world.

位于墨尔本市中心的心脏之地，墨尔本交通枢纽——南十字星火车站对面，多条电车线，公交线路环绕四周，无与伦比的地理位置，东南西北任君前往。高档会所式公寓，项目有运动、健身、娱乐、用餐、会客、聚会等配套设施，奢华齐全，碾压墨尔本任何高端公寓，让入住其中的您足不出户便可家人朋友尽享欢愉。高层俯瞰，万顷海景，水天相接，坐拥君临天下的豪情。

价格 / Price: AUD \$532,000~ AUD \$1,042,000 / 532,000~ 1,042,000 澳大利亚元



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## WILSONS WARRNAMBOOL & DISTRICT REAL ESTATE



In the accommodation starved Great Ocean Road area of Victoria, within 3 hours drive of Melbourne, is this luxury accommodation opportunity. Alkina Lodge Resort currently is operating with 12 bedrooms spread across 3 beautifully designed 4 bedroom lodges, set on 42.75 ha of paddocks and natural bush. Each lodge comprises 2 bathrooms, a main living, dining and kitchen area, another living room and a stunning balcony to enjoy the magnificent nature outlook and beyond the ocean.

Keep it running as a boutique business or grow it. With a planning permit option approved for a 75 room hotel which can be developed in two stages starting with a 30 guest room plus main hotel including facilities such as food and beverage, meeting rooms and recreational areas.

Location : 35 Parkers Access Track, Wattle Hill, Victoria, Australia 3237

Price : \$5,950,000 AUD

维多利亚大洋路地区（Great Ocean Road）住宿资源匮乏，而这项豪华住宅就位于此处，距离墨尔本仅 3 小时车程，机遇难得。Alkina Lodge 度假村目前拥有 12 间卧室，分布在 3 间设计精美的 4 卧别墅中，围场和天然灌木占地 42.75 公顷。每栋别墅由两个浴室、一个主客厅、餐厅和厨房区域、小客厅和一个可以将壮丽的自然景观和绝美海景尽收眼底的别致阳台。

可作为一个精品的商业机会来运营或将其扩大。拥有 75 间客房酒店的规划许可方案，可分两个阶段开发，首先是 30 间客房加上主酒店，包括餐饮、会议室和娱乐区等设施。

地址 : 35 Parkers Access Track, Wattle Hill, Victoria, Australia 3237

价格 : \$5,950,000 AUD



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## AMING HOLDING



The Jewel of the Crown, Vue Aston of the Peninsula

Mekong River, the flowing ribbon connects Phnom Penh with the world, Chbar Ampov, at the very heart of the great kingdom's capital, is destined to be prospective and flourishing.

**Price: USD 75,000 – USD350,000**

滨江·雅诗顿是全金边坐拥最佳景观的顶级豪华公寓，由全球排名前三的 HKS Architects 公司设计，将成为金边永恒的标志性建筑，项目将世界顶级的酒店设施与服务结为一体，使尊贵的住户享受到超一流的设施服务与个人隐私。

基地面积 :5358.40 sqm  
地上建筑面积 :68667 平方米  
地下建筑面积 :10519 平方米  
总高度 :140 米  
总楼层 :38 层  
层高 :3.2 米  
总套数 :895 套  
经典酒店公寓 :3F - 6F 148 套  
宽景套房公寓 :7F - 32F 667 套  
奢居藏品公寓 :35F - 38F 80 套

**价格: USD 75,000 - USD350,000**



An award-winning development in the heart of the grand Phnom Penh City

As one of the tallest buildings that forms the capital's skyline, One18 Residences sits at the meeting point of traditional rustic charm and heritage, and the pinnacle of savvy urban living. These serviced apartment units give new meaning to the cosy culture haven that Phnom Penh is known for — a brilliant fusion of nature, fine arts and culture. Be mesmerised by the interweaving design elements; Be inspired by its nature and cutting-edge architecture and be enchanted by the beauty and vibrance of this wonderful city.

**Price: USD 187,000 – USD 389,000**

One 18 Residence 是构成首都天际线的最高建筑之一，坐落在传统乡村魅力和遗产的交汇处，凌驾于精明的城市生活的顶峰之上。这些酒店式公寓单元为金边闻名遐迩的舒适文化天堂赋予了新的含义——自然、艺术和文化的辉煌融合。令您被交织相扣的设计元素所迷，从它的自然及现代化的建筑中汲取灵感，陶醉于这座充满魅力和激情的梦幻都市。

**价格: USD 187,000 – USD 389,000**

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អមីងហ្គឺន  
**AMING**  
Integrity Means Business

## URBINCO DEVELOPMENTS INC

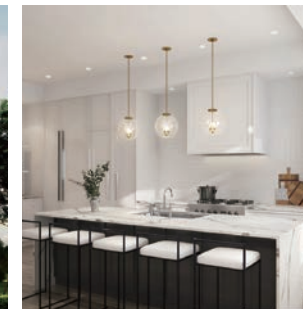


## BLISS ON JOICEY

Bold beauty & design come together in harmony with this incredible new home in one of Toronto's most impressive neighborhoods-Avenue Rd & Lawrence Ave. . . just steps from the prestigious Toronto Cricket Club! With premium finishes throughout and a timeless modern design, this creation is luxuriously daring and exciting!

- 4 Bedrooms
- 5 Bathrooms
- Master Bedroom with His & Her Walk-In Closets
- Master Ensuite with Steam Shower and Large Soaking Tub
- Floor to Ceiling Porcelain Tiled Master Ensuite
- Custom-Designed Wine Cellar with Tasting Lounge
- Stunning Kitchen with Slab Quartz Backsplash and Built-In Banquette Area
- Main Floor Deck
- Walk-Out Basement

**Price: Starting from \$3,660,000 CAD**



## OFF OF DUNDAS

Your luxurious home is waiting for you behind the door of our project -Off Of Dundas!

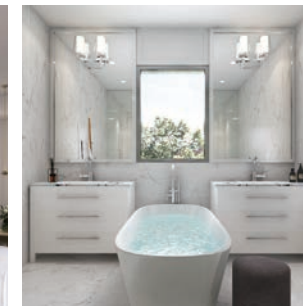
• LUXURY • COMFORT • BEAUTY •

Nestled on the outskirts of the bustling "The Junction" neighbourhood in Toronto's west end, this stunning home features:

- 3 Bedrooms
- 5 Bathrooms
- Walk-In Kitchen Pantry
- Entire 3rd Floor Master Bedroom w/ Ensuite
- Master Bedroom Walk-In Closet Area
- Private 3rd Floor Balcony
- Walk-Out Basement

Two semi-detached homes for sale!

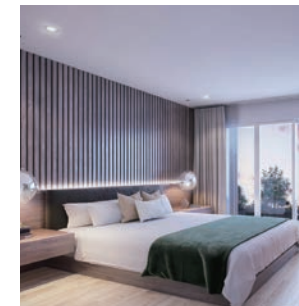
**Price: Starting from \$1,935,000 CAD per House**



在多伦多极为令人印象深刻的街区之一 - Avenue 路和 Lawrence 大道，前卫的设计美感与这座令人难以置信的新房子融为一体，距著名的多伦多板球俱乐部仅几步之遥！整个建筑均采用优质饰面和永恒的现代设计，奢华大胆、激动人心！

- 4 间卧室
- 5 间浴室
- 主卧配备步入式衣橱
- 带蒸汽淋浴和大浴缸的主套间
- 落地瓷砖主套间
- 定制酒窖带品酒区
- 优雅的厨房配有石英板护墙板和内置宴会厅
- 主层生活区
- 步入式地下室

**价格: \$3,660,000 CAD 起**



我们的项目 Off Of Dundas - 您的豪华住宅，正敞开大门等待您的到来！

• 奢华 • 舒适 • 华丽 •

这座令人惊叹的住宅坐落于多伦多西区繁华的 the Junction 街区的郊区，具有以下特点：

- 3 间卧室
- 5 间浴室
- 步入式厨房储藏室
- 三楼全层为主卧区，带套间
- 主卧室步入式衣帽间
- 私人三楼阳台
- 步入式地下室

两套半独立住宅待售中！

**价格: 每间 \$1,935,000 CAD 起**

**URBINCO**  
DISTINCTIVELY DIFFERENT URBAN LIVING.

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PROPERTY CAYMAN



Lacovia – Penthouse (MLS: 412520)

Lofty living spaces, flawless finishes, and magnificent vistas of Cayman’ s turquoise waters. This 5-bed, 5.5-bath penthouse brings resort inspired living to daily life. Located on Seven Mile Beach, Lacovia is the epitome of modern luxury, offering unrivalled comfort and amenities in the world’ s most elite destination.  
TYPE: New Development. Beach Front Penthouse  
LOCATION: Seven Mile Beach, Grand Cayman. The Cayman Islands  
这里有开阔高的生活空间，完美的装饰，以及开曼群岛碧绿海滨的壮丽景色。这套 5 卧、5 个半浴室的顶层公寓将度假享受带入日常生活。七英里海滩有着堪称世界上“最完美旅行目的地”之称，Lacovia 正位于此，是现代奢华的缩影，令您享受畅快舒适和便利的设施。

价格 / Price: USD 9,554,600 / 9,554,600 美元



Lacovia – Unit S4b (MLS: 412522)

Located in the world-renowned Cayman Islands, Lacovia is the epitome of exclusive beachfront living. Accented by luxe finishes and designed to maximize space and light, this 3-bed, 3.5-bath, resort-inspired home lets you indulge and relax, while Lacovia's unrivalled amenities bring sophistication and convenience to your daily living.  
TYPE: New Development. Beach Front Condo  
LOCATION: Seven Mile Beach, Grand Cayman. The Cayman Islands  
Lacovia 位于世界闻名的开曼群岛，是豪华海滨生活的缩影。这套房有着 3 卧、3 个半浴室、度假胜地风格的家居以奢华装饰为特色，旨在最大限度地扩大空间和光线，让您尽情享受和放松，而 Lacovia 周全的高端便利设施也为您的日常生活带来了舒适和便捷。

价格 / Price: USD 5,385,600 / 5,385,600 美元

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Rum Point Club – Unit 406 (MLS: 410525)

A secluded beachfront hideaway with uncompromising modern luxury, welcome to Rum Point Club in the Cayman Islands. This 3-bed, 3.5 bath resort-inspired condo boasts a large master suite, two ensuite guest bedrooms, an entertainers kitchen and spacious lounge, as well as private indoor and outdoor dining.  
TYPE: New Development. Beach Front Condo  
LOCATION: Rum Point, Grand Cayman. The Cayman Islands  
欢迎来到开曼群岛 Rum Point 俱乐部，一个僻静的海滨度假胜地，拥有毫不妥协的现代豪华气息。这套拥有 3 卧、3 个半浴室的度假公寓拥有一间主卧大套房、两间客卧套房、一个开放式厨房和宽敞的休息室，以及室内和室外私人用餐区。

价格 / Price: USD 2,053,350 / 2,053,350 美元



Watercolours – Unit 206 (MLS: 412697)

Winner of the 2013 international property award, Watercolours is the definition of world-renowned beachfront luxury. Amenities include a multi-level infinity pool, chefs kitchen, full bar service, state-of-the-art fitness studio, 24-hour concierge and security, and luxury car service and valet. Plus, this 4-bed, 4.5-bath condo boasts the best unobstructed panoramic ocean views in Cayman.  
TYPE: Luxury Beach Front Condo  
LOCATION: Seven Mile Beach, Grand Cayman. The Cayman Islands  
2013 年国际房地产大奖得主，Watercolours 是世界知名海滨高端房产的代名词。其便利设施包括一个多级无边泳池、主厨厨房、全套酒吧服务、先进的健身房、24 小时礼宾服务和安保、豪华汽车服务和代客泊车。另外，这套 4 卧和 4 个半浴室的公寓拥有开曼群岛上一览无余的恢弘海洋全景。

价格 / Price: USD 6,195,000 / 6,195,000 美元

PERFECT PROPERTY CENTURY 21



Villa

We exclusively offer you an exclusive villa, located in the West of Prague-2 km from a motorway, built in 2016. Built-up area is 244 m2 and total floor area is 750m2, 11 rooms, 7 bathrooms. Plot area is 1236 m2. There is a smaller 37m2 house in the garden which is used as summer with its dishwasher, grill and a bathroom. There is a 3x7 metres pool with an UV light disinfection system. Highest quality, the best materials, security and monthly costs of only 135 EUR.

Price:1,680,000 EUR



Land

We offer you a piece of land with a building permit for the construction of a 7-storey apartment building in the center of Karlovy Vary, a wonderful quiet place! Preliminary work on the site has already been completed. The construction on the land can be already started. The land is surrounded by a fence. The house project looks like this: 22 parking spaces, boiler room, pantries, technical areas, 3 commercial objects, 8 big apartments 4+1. On sale urgently! A profitable investment!

Price:1,200,000 EUR + real estate agency's commission.



别墅

我们独家为您提供一栋别墅，位于布拉格西部，距离高速公路 2 公里，建于 2016 年。建筑面积 244 平方米，总建筑面积 750 平方米，11 间客房，7 个卫生间。地块面积 1236 平方米，花园内有一间面积较小的房子 - 37 平方米，供夏季使用，配有洗碗机、烤架和浴室。有一个 3x7 米游泳池，配有紫外线消毒系统。超高品质、上佳选材、安全，每月仅需 135 欧元的费用。

价格：1,680,000 EUR



地块

我们为您提供一块拥有建筑许可证的土地，用于在卡洛维 (Karlovy Vary) 市中心建设 7 层公寓楼，这是个非常安静的地方！现场的初步工作已经完成。这块土地上的建设已经可以启动。这片土地被篱笆包围。住宅项目大致为：22 个停车位、锅炉房、食品储藏室、技术区域、3 个商业对象、8 个大公寓 4+1。热卖中！一笔有利可图的投资！

价格：120 万欧元 + 房产中介佣金。

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联系人 / P: Ms. Kamilla Asgarova  
电话 / T: +420777700969





# CHATEAU DE SAINT-LOUIS



圣路易城堡 (Chateau de Saint-Louis) – 古老的酿酒庄园，位于具备传奇色彩的受保护产区 Corbières 的中心要位，距地中海 30 分钟车程中。同时，由于靠近高速公路交叉口，也确保了抵达庄园的便利。

该庄园总面积 120 公顷，包括 114 公顷葡萄园土地（其中已种植 107 公顷）。优质 Boutenac 产区（未来的 CRU Languedoc）占地 40 公顷，其余土地为本地葡萄酒（vin de pays）和品种级葡萄酒（vin de cepages）。剩下的 6 公顷为森林和耕地。

地块位置：主地块 90 公顷 - 紧邻厂房和住宅区；次地块 30 公顷 - 距第一个地块 2 公里。

平均产能：4500/5000 GL，年产能可达 600,000 瓶。投资吸引力强的项目：潜在收入 150 万欧元，年均成本 70 万欧元。

**住宅房产：**  
朗格多克 (Languedoc) 典型别墅，250 平方米，带花园和游泳池。  
新近翻修的服务式公寓和提供出租的客房。

价格：4 百万欧元。该价格不包含股权。

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网站 / W: www.chateau-saintlouis.com

The old wine-making estate of Chateau de Saint-Louis is located in the heart of the legendary Corbières appellation, in protected areas, 30 minutes from the Mediterranean Sea. At the same time, easy access to the estate is ensured by the proximity to motorway intersections.

The total area of the estate is 120 hectares, including 114 hectares of vineyard land (of which 107 hectares are planted). 40 hectares are located in the premium appellation Boutenac (future CRU Languedoc), the rest of the land-local wines (vin de pays) and varietal wines (vin de cepages). The remaining 6 hectares are forests and arable land.

Location of plots: main-90 hectares-next to the plant and residential complex, the second-30 hectares-2 km from the first.

Average capacity: 4500/5000 GL, with a potential of up to 600,000 bottles per year. Investment attractive object: potential revenue of 1.5 million euros with an average annual cost of 700 thousand euros.

**Residential Properties:**  
Typical Languedoc house of 250 m2 with garden and pool.  
Newly refurbished service apartment and guest house that is offered for rent.

Price: 4 million euro. The price does not include stock.

# SAVILLS PORTUGAL



Amazing apartment at Parque das Nações, with a great terrace and a beautiful view over Tagus river. Fantastic apartment with 416 sqm on a single floor, and a total gross area of 825 sqm, inserted in condominium, with three fronts and a wonderful river view.

Price: 2,400,000€

Parque das Nações 公寓有一个巨大的露台可欣赏到 Tagus 河的美丽景色。这个梦幻般的公寓，单层面积 416 平米，总建筑面积 825 平米，位于公寓大楼内，有着三个正立面和无敌河景

价格：2,400,000€

联系人 / P: Fátima Marques  
电话 / T: +351 910 48 90 81  
邮件 / E: fatima.marques@savills.pt



Splendid apartment, set in a former palace with three floors communicated by lift, and a total area of 684 sq. m. in the beautiful, historic and renowned neighborhood of Lapa. Apartment divided by four floors (the fourth floor is the garage with direct access to the flat, storage room and engine room).

Price: 2,258,000€

在这美丽，历史悠久和著名的 Lapa 社区里，坐落于前宫殿内的豪华公寓，其中三层楼通过电梯可达，总面积 684 平方米。公寓分为四层（第四层是车库，可直接进入公寓、储藏室和发动机室）。

价格：2,258,000€

联系人 / P: Joana Vila Nova  
电话 / T: +351 910 48 78 77  
邮件 / E: joana.vilanova@savills.pt



Remarkable 4-bedroom Villa with 398,10 sq.m beautiful garden and pool in a total of 143 sq.m of exterior area, located in one of finest areas of Lisbon. Beautiful recently refurbished family home which is flooded with natural light from the large windows and arranged over three floors, boasting ample entertaining space.

Price: 4,750,000€

卓越的 4 卧别墅位于里斯本最佳地区之一，设有 398,10 平米的美丽花园和游泳池，共有 143 平米的外部区域。这座美丽的最近翻新的家庭住宅，充满了从大窗户洒落的自然光线，超过三层楼，拥有充足的娱乐空间。

价格：4,750,000€

联系人 / P: Fátima Marques  
电话 / T: +351 910 48 90 81  
邮件 / E: fatima.marques@savills.pt



3+2 Bedroom apartment with a panoramic view over the city, in a Prestigious Building, in the centre of Lisbon. Excellent 3 bedroom + 2 apartment with 254 sq.m, located in a prestigious building, distinguished with the Valmor Prize, and with panoramic views over the city and the Tagus River.

Price: 1,590,000€

坐落于里斯本市中心的一座著名建筑内，有 3+2 间卧室的公寓，可俯瞰城市全景。位于一座享有盛誉的建筑内，拥有 254 平米的优质 3 卧室 + 2 居室公寓，享有 Valmor 奖的殊荣，可以俯瞰城市和 Tagus 河的全景。

价格：1,590,000€

联系人 / P: António de Castro  
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## FINEST CRAFT HOUSE



DAMANSARA HEIGHTS, KUALA LUMPUR

Type: 3-Storey Bungalow  
Land Size: 700 sqm  
Built Up: 887 sqm  
Bedroom: 5+1  
Carpark Bay: 4  
Tenure: Freehold  
Furnishing: Partially

房产类型: 三层楼独立式别墅  
土地尺寸: 700 sqm  
房屋尺寸: 887 sqm  
卧室数量: 5+1  
私人车位: 4  
产权: 永久  
家具: 简家私

价格 / Price: RM 13,000,000 / 13,000,000 马币



HARTAMAS HEIGHTS, KUALA LUMPUR

Type: 3-Storey Bungalow  
Land Size: 800 sqm  
Built Up: 1,211 sqm  
Bedroom: 5+2  
Carpark Bay: 5  
Tenure: Freehold  
Furnishing: Fully Furnished

房产类型: 三层楼独立式别墅  
土地尺寸: 800 sqm  
房屋尺寸: 1,211 sqm  
卧室数量: 5+2  
私人车位: 5  
产权: 永久  
家具: 全家具

价格 / Price: RM 15,800,000 / 15,800,000 马币



KUALA LUMPUR CITY CENTER

Type: Condominium  
Land Size: -  
Built Up: 362 sqm  
Bedroom: 3+1  
Carpark Bay: 2  
Tenure: Freehold  
Furnishing: Fully Furnished

房产类型: 高级公寓  
土地尺寸: -  
房屋尺寸: 362 sqm  
卧室数量: 3+1  
私人车位: 2  
产权: 永久  
家具: 全家具

价格 / Price: RM 5,320,000 / 5,320,000 马币



BANGSAR, KUALA LUMPUR

Type: 3-Storey Bungalow  
Land Size: 1,062 sqm  
Built Up: 966 sqm  
Bedroom: 5+2  
Carpark Bay: 5  
Tenure: Freehold  
Furnishing: Partially

房产类型: 三层楼独立式别墅  
土地尺寸: 1,062 sqm  
房屋尺寸: 966 sqm  
卧室数量: 5+2  
私人车位: 5  
产权: 永久  
家具: 简家私

价格 / Price: RM 15,000,000 / 15,000,000 马币

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— FINEST CRAFT HOUSE —  
LUXURY REAL ESTATE & BOUTIQUE INVESTMENT  
KUALA LUMPUR, MALAYSIA



吉隆坡·市中心  
KUALA LUMPUR CITY CENTER

FINEST  
CRAFT  
HOUSE

精品型酒店·出售  
BOUTIQUE HOTEL FOR SALE



Hotel located at the heart of KL City - the Golden Triangle, in Bukit Bintang. Strategically situated close to major shopping malls, entertainment hub and business destinations makes it the ideal starting point for traveller and tourist. The hotel is tastefully decorated with minimalist approach with the combination of wood, gold and vintage interior design. Brand of the Hotel has been well known in Asia countries, numerous award be awarded to the Hotel by Agoda, Traveloka and etc.

酒店位于Bukit Bintang—亦称“星光大道”，是吉隆坡最热闹的商业和娱乐场集中地，也是吉隆坡的金三角黄金地带之中心。酒店地点是游客的首选，没有之一。

酒店室内设计以极简风格为主，并综合黄金、木系、复古元素，成功吸引许多旅客。酒店品牌在各大酒店网站平台（尤其亚洲）都很受欢迎、广受好评、并且曾荣获各种奖项。

## 房产资料

类型 : 5-层楼商店  
产权 : 永久产权  
面积 : 1,486 平方米  
房数 : 72 间

Price on Application  
价格请联络咨询



黄奕镇 Stefan.W

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马来西亚: 整购项目、工业地、高端房产





## ANGEL FISH PROPERTY DEVELOPMENT LTD

**2 Bedroom Suites**

Sophisticated designs that leave a lasting impression. Spaces carefully considered to make the most of the open aspect, such as the superb ocean views. A design played around with natural hues with vibrant splashes of colour. The confident material palette is accentuated by the ample natural light throughout the space.

**2 卧套房**

精湛繁复的设计令人印象深刻持久。空间经过周密安排以达到最大程度的开放效果，一如收获妙不可言的海洋胜景。其设计将自然的色调和充满活力的色彩相融合。高品质的用料贯穿整个空间，并在充足的自然光线中得以加强体现。

价格 / Price: 1.345.000,00 € / 163 SQM  
1.345.000,00 欧元 / 163 平方米

**3 Bedroom Suites with Pool**

Award Winning Suites, designed with a welcoming and sophisticated environment with wide spaces covered in abundant natural light. A private paradise embellished with an exclusive pool in balance with amazing sea views where the quality can be felt throughout the incomparable architecture.

**3 卧套房带泳池**

项目屡获殊荣，空间设计宽阔大气，令人置身于宾至如归、精湛优雅的氛围中。其建筑巧夺天工，带私家泳池，和谐地融入于变化万千的海景之中，不是天堂胜似天堂。

价格 / Price: 3.350.000,00 € / 365 SQM  
3.350.000,00 欧元 / 365 平方米

**3 Bedroom Suites**

Carefully sourced materials from across the globe work alongside locally inspired design details. Award Winning Suite with floor-to-ceiling windows that create beautiful light filled living spaces that blend seamlessly into their surroundings. An approach to modern living, warm colours with fresh clean materials, that exude tactility and refinement.

**3 卧套房**

本项目选材精益求精，源自世界各地，匹配从当地风情所启发的设计灵感，相得益彰。项目屡获殊荣，其落地窗创造了美丽的生活空间，光线充足，无缝地融入四周。现代生活方式，暖色调配以清新洁净的材料，洋溢着精致和触感。

价格 / Price: 3.050.000,00 € / 335 SQM  
3.050.000,00 欧元 / 335 平方米

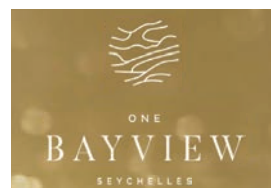
**Penthouse Suites-Triplex 840 SQM**

Our unique Award Winning Penthouse suites radiate with unparalleled luxury and breathtaking views in the tranquillity of Seychelles' tropical ambience lifestyle. Clean, soothing lines bring about silent sophistication. From the open concept Master bedroom and Pool terrace level, to the Sky Lounge terrace, every space is in harmonious connection with the waterfront landscape and the architectural concept.

**顶层套房 - 三层 840 平方米**

我们的顶层套房屡获殊荣，置身于塞舌尔宁静的热带生活氛围中，展现出令人惊叹的豪华气质和美不胜收的雍容精致。干净、舒缓的线条彰显无声的雕琢。从主卧的开放式概念及泳池露台层倒天空休憩露台，所有的空间都与滨水景观和建筑理念和谐相融。

价格 / Price: On Request 询价可知



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## CPS SALES LTD

**Where is Fumba Town located?**

FT is located south of Zanzibar Town on the Fumba peninsula. The plot is situated within a free economic zone under regulation by the Zanzibar Investment Promotion Authority (ZIPA). The 149-acre (600,000 square meter) plot is conceptualized to hold more than 3,000 residential homes as well as commercial, educational and recreational areas for public use.

- First major real estate development in Zanzibar
- Unique sea-front location within a free economic zone
- Full 99 year title deed granted to every purchaser
- Detailed master planning
- State-of-the-art infrastructure and services
- First permaculture, ecologically friendly town in East Africa

**福巴镇 (Fumba Town) 在哪里?**

福巴镇位于福巴半岛桑给巴尔镇以南。该地块位于桑给巴尔投资促进局 (ZIPA) 监管下的自由经济区内。这块 149 英亩 (60 万平方米) 的地块的规划概念中，可容纳 3000 多套住宅以及供公众使用的商业、教育和娱乐区。

- 桑给巴尔的第一个大型房地产开发项目
- 自由经济区内独特的临海地理位置
- 所有买家均可获批 99 年的产权契据
- 详细的总体规划
- 先进的基础设施和服务
- 东非第一个永续农业、生态友好的城镇

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**Investment potential.**

The Zanzibar Urban-West Region has to date a population of nearly 600,000 inhabitants while currently lacking some 100,000 households. The population in this region is growing currently by over 6%, which in turn creates an already large demand for quality housing and rental units even more pressing. With a purchase of a residential unit in Fumba Town you can generate at least 8% - 10% return on your investment, considering the current prices in the Zanzibar rental market.

- starting price \$ 23,900
- 10kms from the Airport
- Sea front location.

**投资潜力**

桑给巴尔西部城市区迄今已有近 60 万居民，而目前缺乏约 10 万户家庭。该地区的人口目前以超过 6% 的速度增长，这反过来又创造了对优质住房的巨大需求，而对租赁单元的需求则更加迫切。鉴于目前桑给巴尔租赁市场的价格，在福巴镇购买一套住宅单元，您可以产生至少 8% - 10% 的投资回报。

- 价格 \$ 23,900 起
- 距离机场仅 10kms
- 位置面朝大海

CPS



# LUXURY MANOR HOUSE FOR SALE IN BIRMINGHAM

## 伯明翰待售的豪华庄园



二级保护庄园，拥有 900 平方米的居住空间和 15 英亩（6 公顷）的土地面积。该庄园自带安保门卫，位于英格兰中部，距离伯明翰仅 15 公里，距离伯明翰机场和干线列车仅 5 公里（75 分钟可达伦敦）。

其有 5 间卧室、4 间套房浴室、游戏室、按摩浴缸 / 蒸汽房 / 桑拿中心和舒适的起居室。有私人办公空间，互联网信号强。该住宅经过翻新，完美无瑕，宽敞明亮，拥有迷人的土地和湖泊景色，可探索和放松身心，并欣赏沃里克郡乡村的壮丽景观。

与此同时，购物和用餐也非常便利，距离医院、一流学校和英格兰中心主干道仅 10 分钟路程。

价格: USD 4,892,999

A Grade2 listed Manor House of 900 sq mtrs living space and 15 acres (6 hctrs) of land. It is a secure gated property located in the centre of England just 15 kms from Birmingham and 5 Kms from Birmingham Airport and mainline trains (London 75 minutes).

The house features 5 Bedrooms with 4 on suite bathrooms, games room, Jacuzzi/steam room/sauna centre and beautiful living space. There is private office space with good internet connections. The property has been renovated to an immaculate condition, is light and spacious with fantastic grounds and lake to explore and relax in and to enjoy the stunning views over Warwickshire countryside.

However it is totally convenient for shopping and restaurants and is only 10 minutes from a Hospital, first class schools and main road networks from the centre of England.

Price: USD 4,892,999

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# UNIQUE MAISONETTE WITH PRIVATE GARDEN

## IN LONDON ( LITTLE VENICE )



**概述**  
明亮、朝南，建筑师在经典的联排别墅内设计了复式住宅，贯穿一楼和地下室后部的是一个大型私家花园。

- 底楼复式住宅
- 3 间双人卧室
- 2 间浴室和 1 个盥洗室
- 带玻璃滑门的开放式厨房和客厅
- 214 平米的大型私人花园
- 独立的花园洋房，全隔热保护
- 总居住面积 117 平方米

**特色**  
• 独有公寓 - 105 平方米，位处伦敦小威尼斯的著名地段，拥有独家销售许可  
• 一楼复式住宅楼层高，内置衣柜和储藏室  
• 私家花园占地 214 平方米，带有一间 12 平方米的花园房，作一室公寓布置  
• 目前租出，租期至 2024 年 3 月。中断日期：2023 年 3 月  
• 剩余 145 年的租赁权

**位置**  
• 距离 Warwick 大道地铁站（Bakerloo 线）和帕丁顿站都很近（距离希思罗机场仅 15 分钟车程）  
• 附近的设施包括帕丁顿娱乐中心、Harbour 俱乐部和 Nuffield 健康中心  
• 靠近 ARK Atwood 小学和 St John's Wood 的美国学校

价格: GBP 2,000,000

联系人 / P: Mr. Alexandre Pomi  
邮件 / E: office@a-p-invest.com  
网站 / W: www.a-p-invest.com

**Overview**  
Bright, south-facing, architect designed maisonette in a classic period townhouse, spanning raised ground floor and rear basement with a large private garden.  
• Ground-floor maisonette  
• 3 double bedrooms  
• 2 bathrooms & 1 lavatory  
• Open plan kitchen & living area with glass sliding doors  
• Large 214 sqm private garden  
• Separate free standing garden house, fully insulated  
• 117 sqm total living space

**Highlights**  
• Unique 105 sqm apartment for exclusive sale at a prestigious location in Little Venice, London  
• Ground-floor maisonette with high ceilings, built in wardrobes and storage  
• Vast 214 sqm private garden with a 12 sqm garden house furnished as a studio  
• Currently rented out, until March 2024. Break date March 2023  
• Leasehold with 145 years remaining

**Location**  
• Within easy reach of Warwick Avenue Underground (Bakerloo Line) and Paddington Station (15 min journey to Heathrow Airport)  
• Facilities nearby include Paddington Recreation Centre, Harbour Club and Nuffield Health  
• Close to ARK Atwood Primary Academy and the American School in St John's Wood

Price: GBP 2,000,000



# SUNSHINE REAL ESTATE



这座历史悠久的牧场位于阿肯色山谷的中心地带 - 科罗拉多州的 Salida 81201。在 280 英亩僻静的土地上，与 Salida 镇的所有娱乐场所都相距不远，使其成为一种难忘的体验。牧场距离小镇 3 英里，可以进行各种各样的探险活动，包括骑马、在阿肯色河上划船、徒步旅行、骑自行车、钓鱼、滑雪、购物和品尝美味佳肴！

Chavara Ranch 牧场保留了原始家园的古老魅力。

### 空间

该牧场的房屋已经过改建，配备了五件套浴室的豪华主卧。二楼有 3 间宽敞的客房，均设有独立洗漱间和设备齐全的浴室。舒适的起居室配置了温暖的壁炉。厨房里有个小岛，欢迎所有人在社交时间内加入其中，或在相邻的大型用餐区中享用盛宴。您可以在这片土地上散步、欣赏美景和点点繁星，也可以在 Salida 奇妙大道上体验冒险。

科罗拉多州的 Salida 由于其独特的地理位置和氛围而正处于建筑热潮中。它吸引着众多退休人士以及可以在家工作的年轻专业人士。该地区的房价正在迅速上涨，所以不要错过这次在 Salida 镇附近购买仅剩的最后一大片土地的机会。该项目附近还有其他几块大土地，可以一并购买并添置其中。附近可购土地将近 600 英亩，形成一个庞大土地群。Salida 目前的高尔夫球场只有 9 洞，而且非常古老。一个新的国际球场将是对该地区现有基础设施的一个受欢迎的附加值。退出策略是在该土地上建一个高尔夫球场，并在该球场周围开发住宅区。

This historic ranch is in the heart of the Arkansas Valley hosted by Salida Colorado 81201. On 280 secluded acres and a short distance from all of the enjoyment of the town of Salida makes this a one of a kind experience. The ranch is three miles from town, with myriad possibilities for adventure, including horseback riding, boating the Arkansas River, hiking, biking, fishing, skiing, shopping, and delicious eats!

The Chavara Ranch has kept the old charm of the original homestead.

### The space

The ranch house has been remodeled featuring a luxury master with a 5 piece bath. 3 large guest bedrooms upstairs all with their own vanity and well-appointed bathroom. The cozy living area has a hearth warming fireplace. The kitchen has an island where all can join in during the social time, or serve the feast in the large adjoining dining room. Either entertaining in, ambling around the acreage in awe of the views and stars, or adventuring out in the wondrous avenues of Salida's best offerings.

Salida Colorado is in the midst of a building boom because of its unique location and atmosphere. It is attracting retired people as well as young professionals that can work from home. Prices are rising rapidly in the area, so don't miss this opportunity to buy the last remaining large tract of land this close to the town of Salida. There are several other large parcels of land adjacent to the property that can be purchased and added to the holdings. A total of close to 600 acres can be purchased to create an amazing aggregation of land. The current golf course in Salida is only 9 holes and very old. A new international course would be a welcome addition to the existing infrastructure of the area. The exit strategy is to build a golf course on the land and a housing development around the course.

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# WANT TO BUY IN THE UK?

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## BIRMINGHAM



## LONDON



## MANCHESTER



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EXP REALTY



440 Acres of Prime Resort Property, right next to where Bill Gates has invested 80 million dollars to build a Smart City. One of the largest highways I-11 will be also passing though close vicinity. North borders the Canal and the land owned by the State.

Property Type: Land for future prime potential Resort development  
**Price: Asking price only \$15,000 per acre (\$6,660,000)**

高端度假房产, 440 英亩, 毗邻比尔·盖茨投资 8000 万美元建设的智慧城市。最大的高速公路 I-11 之一也将经过附近。北部与运河和国家所有的土地接壤。

房产类型: 未来主要潜在度假村开发用地  
**价格: 每英亩仅售 \$15,000 (共 \$6,660,000)**



200 Acres of Prime Highway frontage I10 Industrial Property, very close to Buckeye Arizona, fastest growing city in the country. Also, very close to where Bill Gates has invested 80 million dollars to build a Smart City.

Property Type: Industrial Land for future prime Industrial/Commercial development  
**Price: Asking price only \$50,000 per acre (\$10,000,000)**

主高速公路的临街 I10 工业地产, 200 英亩, 非常靠近该国发展最快的城市 - 亚利桑那州的 Buckeye, 同时毗邻比尔·盖茨投资 8000 万美元建设的智慧城市。

房产类型: 未来主要工业 / 商业开发用地  
**价格: 每英亩仅售 \$50,000 (共 \$10,000,000)**



72 Acres of Prime Highway frontage I10 Property, very close to where Bill Gates has invested 80 million dollars to build a Smart City. One of the largest highways I-11 will be also passing though close vicinity. Commercial Potential.

Property Type: Land for future prime commercial development  
**Price: Asking price only \$30,000 per acre (\$2,160,000)**

主高速公路的临街 I10 房产项目, 72 英亩, 毗邻比尔·盖茨投资 8000 万美元建设的智慧城市。最大的高速公路 I-11 之一也将经过附近。具备商业潜力。

房产类型: 未来主要商业开发用地  
**价格: 每英亩仅售 \$30,000 (共 \$2,160,000)**

EXP REALTY



200 Acres of Prime Indian School Paved road Property in Tonopah, Arizona, just across Tonopah High School and very close to where Bill Gates has invested 80 million dollars to build a Smart City.

Property Type: Prime location land for future Commercial/Residential Master Plan Development  
**Price: Asking price only \$30,000 per acre (\$6,000,000)**

亚利桑那州 Tonopah 的高端印度学校铺路房产项目, 200 英亩, 坐落于 Tonopah 高中对面, 毗邻比尔·盖茨投资 8000 万美元建设的智慧城市。

房产类型: 未来商业 / 住宅总体规划开发的黄金地段土地  
**价格: 每英亩仅售\$30,000 (共\$6,000,000)**



62 Acres of Prime I10 Highway Frontage in Tonopah Downtown, next to a truck stop. Master plan Commercial development.

Property Type: Prime Highway I10 location land for future Commercial Master Plan Development  
**Price: Asking price only \$35,000 per acre (\$2,170,000)**

托诺帕(Tonopah)市中心 Prime I10 公路沿线的房产项目, 62 英亩, 紧邻一个卡车站, 总体规划为商业发展项目。

房产类型: 未来商业总体规划开发的 Prime I10 公路地段  
**价格: 每英亩仅售\$35,000 (共\$2,170,000)**



400 Acres of Prime I10 Highway and Indian School Paved road Property in Tonopah Downtown, Master plan Commercial, Industrial and Office Complex Potential for a large developer.

Property Type: Prime location land for future Commercial/ Industrial/ Office Master Plan Development  
**Price: Asking price only \$30,000 per acre (\$12,000,000)**

托诺帕 (Tonopah) 市中心 Prime I10 高速公路和印度学校的沿街房产, 400 英亩, 总体规划商业、工业和办公综合体, 潜力巨大。

房产类型: 未来商业 / 住宅总体规划开发的黄金地段土地  
**价格: 每英亩仅售\$30,000 (共\$12,000,000)**



# *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

Look for  
*#yourprivateisland*



WALLY

FERRETTI YACHTS

PERSHING

Itama

Riva

MOCHI CRAFT

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CUSTOM LINE





**WBSV, your home, your health.**  
**WBSV, Pro Sport, Pro Health.**



**Neak Oknha Sear Rithy 先生**  
**WorldBridge Group 集团主席**  
 Chairman at WorldBridge Group



As a Conglomerate and Real Estate Developer, I always say that "Every Problem is an Opportunity". Although Covid-19 is a global issue, our Group of Companies have not stopped developing and investing within the Real estate sector as we continue to see great momentum within this sector and great interest from our local and foreign buyers.

Recently, we inaugurated our new project, the 'WorldBridge Sport Village', which is a first of its kind, uniquely designed sport village, sprawling more than 6 hectares adjacent to the Morodok Techo National Stadium within the Samdech Techo Dragon City in the north of the Capital City of Phnom Penh. This project is invested solely by WB Sport Village, a subsidiary company of WorldBridge Group, which has full experience in the development of modern high-rise buildings and luxury homes in Cambodia, will be committed to bringing new experiences and a high standard of living to our buyers.

We strongly believe that "WorldBridge Sport Village" will change the beauty of Phnom Penh into a modern sports and residential metropolis consisting of luxuriously large studio serviced/hotel operated apartments, luxurious 1 to 3 Bed Condos, exquisitely beautiful Semi-Detached Villas with swimming pools, Townhouses, Rowhouses and Shophouses, that are self-contained, tranquil, and sustainable.

作为一个企业集团和房地产开发商，我总是说“问题即机遇”。尽管Covid-19是一个全球性问题，但我们集团的公司并未停止房地产行业的开发和投资，因为我们继续看到房地产行业的巨大发展势头以及本地和外国买家的极大兴趣。

近来，我们启动了我们的新项目“世桥运动村”（WorldBridge Sport Village），这是同类项目中的第一个，设计独特的运动村，占地6公顷，毗邻首都金边北部Morodok Techo国家体育场的 Samdech Techo 龙城内（Dragon City）。本项目由世桥集团（WorldBridge Group）的子公司WB Sport Village全资投资，世桥集团在柬埔寨拥有丰富的现代高层建筑和豪华住宅开发经验，将致力于为我们的买家带来新的体验和高标准的生活。

我们坚信，“WorldBridge Sport Village”将把金边的美丽化身为一个现代化的体育和居住大都市，包括豪华的大型酒店式公寓，豪华的1至3房户型，带游泳池的精美半独立屋别墅，联排别墅，排屋和店屋，他们的特点是自给自足，宁静，可持续发展。

The WorldBridge Sport Village offers you a one-of-a-kind opportunity to experience living, working and playing in a healthy distinctive atmosphere of an international-level sports village just a stone's throw away from the heart of downtown Phnom Penh. Developed initially to host all the athletes, coaches and participants involved in the 2023 Southeast Asian Games & 2023 ASEAN Para Games (SEA Games 2023) and then handed over to the buyers, this mixed-use property is designed for you to live your best life. Equipped with modern facilities and located near iconic landmarks in Cambodia's capital city, WorldBridge Sport Village is the perfect place for dynamic individuals and loving families alike to live their dreams within a peaceful environment.

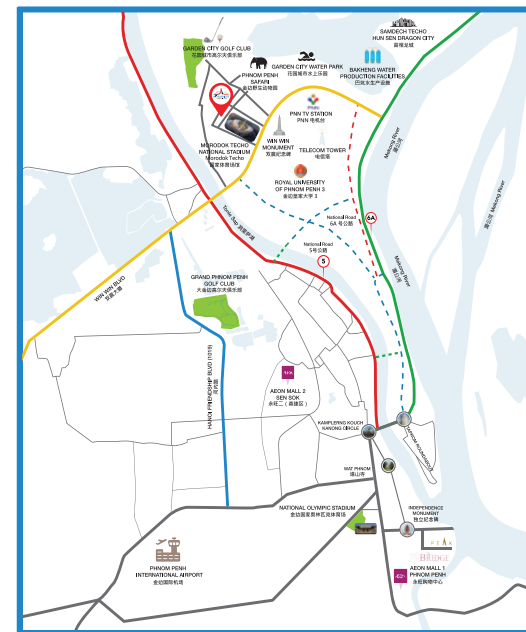
世桥运动村，离金边市中心的地带仅仅信步之遥，为您提供了一个寡二少双的机会，让您在国际水平的体育村内独有的健康氛围内尽情体验生活、专心工作和休闲娱乐。该项目最初的开发旨在接待所有参加2023年东南亚运动会和2023年东盟残运会（2023年东南亚运动会）的运动员、教练和参与者。随后发展给买家，这个混合用途的房产项目旨在让您过上优质好生活。世桥体育村拥有现代化的设施，坐落在柬埔寨首都的标志性建筑附近，是充满活力的个人和充满爱心的家庭在宁静和谐的环境中实现梦想的完美场所。



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 www.wbsportvillage.com



如欲了解更多世桥集团（WorldBridge Group）资讯，  
 敬请登入我们的官方网站  
 For more information on WorldBridge Group,  
 please visit <http://www.worldbridge.com.kh/>



**LOCATION  
MAP  
位置图**

- VINH VINH BLVD  
恒隆大道
- NATIONAL ROAD 5  
5号公路
- HANOI FRIENDSHIP BLVD (1019)  
河内路 (1019)
- ASEAN HIGHWAY - ROAD 6A FROM THAILAND AND LAO BORDER  
TO SRANKHULI PORT  
东盟公路 - 6A 号公路从泰国和老挝边境至高棉港口
- NEW TRAIER ROAD CURRENTLY BEING BUILT  
ESTIMATED COMPLETION 2025  
新桥计划 1 号 目前正在修建预计 2025 年完成
- NEW ROADS PLANNED CURRENTLY BEING BUILT FOLLOWING  
PHNOM PENH MASTER PLAN 2035  
新桥计划 2 号 目前正在修建预计 2035 年完成
- NEW BRIDGES PLANNED CURRENTLY BEING BUILT FOLLOWING  
PHNOM PENH MASTER PLAN 2035  
新桥计划 3 号 目前正在修建预计 2035 年完成



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背景：阿布扎比罗浮宫

### CRN 游艇

意大利，1963年至今

一艘62米前卫游艇的肖像  
水面钢铝结构

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