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Citisuites International specialize in investment sales, rentals and property management of luxury apartments luxury condominium and cooperative buildings 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.

Citisuites International Realty是一家定制精品住宅房地产公司，自2007年以来一直在纽约市豪华房地产市场运营。我们拥有杰出的国际客户，包括买家、卖家和租户，他们欣赏我们的白手套系列服务。我们为客户提供深厚的本地市场知识、专业能力和在收购和持有资产时的完全自由裁量权。简而言之，我们履行了值得信赖的个人顾问的角色。

Citisuites International Realty 专注于纽约市豪华公寓、豪华共管公寓和合作建筑的投资销售、租赁和物业管理。我们很自豪能成为曼哈顿领先酒店之一的独家现场代理，它是位于世界著名的中央公园南部、壮观的埃塞克斯之家酒店(Essex House Hotel)。

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The Essex House hotel is a JW Marriott managed property offering the best Central Park view anywhere in Manhattan. There, 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.

Essex House酒店是JW万豪管理的酒店，可在曼哈顿的任何地方享有最佳的中央公园景观。在哪里，业主和租户可以使用全套酒店服务和设施。我们杰出的居民名单包括工业界领袖、金融家和国际喷气式飞机机主。

We take great pleasure and feel honoured to be able to present our company BOB PLANUNG UND MANAGEMENT GMBH together with our building projects currently on sale.

We intend to turn our real estate right in the centre of Berlin's most prestigious area into the most sought-after projects of highest quality and to offer the apartments that are being built here to discerning customers. The most modern version of smart-home-technology in particular is right at the top of our list.

我们非常高兴，也很荣幸能够向您介绍我们的公司BOB PLANUNG UND MANAGEMENT GMBH以及我们目前正在销售的建筑项目。

我们打算将我们位于柏林最负盛名的地区中心的房地产，变成最受欢迎且最高质量的项目，并将这里正在建造的公寓提供给眼光独到的客户。在我们榜单上名列前茅的是最现代版的智能家居技术。

AMSEL 01

Amselstraße defines 'townhouse' in a new way - secluded gardens, additional roof terraces and modern car lifts render this project to become the ultimate showpiece in the best area of mansions in Berlin's southwest. The seven units have a ground floor space of between 174 and 260 square metres and range from 2.5 to 4.8 million Euros.

Amselstraße 以一种新的方式定义了“联排别墅”--隐蔽的花园、额外的屋顶露台和现代化的汽车升降电梯使这个项目成为柏林西南部最好的豪宅区域的终极展品。这七个单元的底层面积在174至260平方米之间，价格在250万至480万欧元之间。

VIVIENNE 02

Our project in Sophienstraße is a listed building with 20 units in the historic quarter of Berlin Mitte. To renovate this building in the midst of an important historic location for us means that we approach this project with care and due respect for the past. The two commercial units and 18 apartments range between 30 and 154 square metres in size at prices from 350,000 up to 2.78 million Euros.

我们在sophienstraße的项目是一栋挂牌建筑，拥有20个单元，位于柏林Mitte历史街区对我们来说，在一个重要的历史地点翻新这栋建筑，意味着我们以谨慎的态度对待这个项目，并对过去给予应有的尊重。两个商业单元和18套公寓的面积在30到154平方米之间，价格从35万到278万欧元不等。

BORDEAUX 03

The Pestalozzistraße project is situated right in the heart of Berlin's west with a view to enjoy and take part in the pulsating life of Charlottenburg. Small city apartments and generously sized penthouses - we offer best quality for each and every profile. The apartments range between 30 and 275 square metres at prices from 350,000 up to 5.1 million Euros.

Pestalozzistraße项目位于柏林西部的中心地带，旨在享受和参与夏洛滕堡充满活力的生活。小型城市公寓和宽敞的顶层公寓-我们希望能够在各方各面都提供最好的质量。这些公寓的面积在30到275平方米之间，价格从35万欧元到510万欧元不等。

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INTERVIEWS
采访

9套豪华公寓的开发

Eltham Court 位于伦敦西部伊凌区(Ealing),是一系列精心设计的一居室和二居室公寓。这些豪华公寓为购房者提供了利用伦敦最具活力的区之一的机会,它靠近伦敦所能具备的各种事物。

Eltham Court 距离公共交通很近,西伊凌铁路(West Ealing railway)和伊丽莎白线(Elizabeth Line - Crossail)站(2022年开通)距离该开发项目步行5分钟。距离伊凌百老汇(Ealing Broadway)地铁站步行也只需15分钟。公寓附近有购物设施,步行即可到达。

公共交通的行程时间可参见以下:
肯辛顿(Kensington) - 30分钟
伦敦维多利亚(London Victoria) - 35分钟
希思罗机场(Heathrow Airport) - 15分钟(Crossail 2022)
伦敦帝国理工学院 - 40分钟
伦敦大学学院 - 50分钟

有一系列带阳台或花园的豪华一房和二房公寓可供选择。一居室公寓从40万英镑起,两居室公寓从60万英镑起。公寓的租金收益率在4-5%之间。

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独家专访

Mr.David Ruebush

Founder
Ruebush Hospitality Group

投资度假租赁房产远不止是买一套房子。您需要一位既能够精心呵护您的房产，又能提供无与伦比的宾客体验的合作伙伴。否则，您投资的房产将恶化，而收入也将随之蒸发。

在本次采访中，Ruebush Hospitality Group的创始人戴维·鲁布什（David Ruebush）谈到了为什么投资者应该开始在格鲁吉亚投资，尤其是与他的公司进行合作的理由。

戴维·鲁布什于2013年开始了他在酒店业的职业生涯， 当时他积攒了2万美元，并希望能够将之明智地投资。他做了多年的计算机程序员和业务主管，但他的梦想、他的激情是在酒店业拥有自己的企业。他希望接待客人，并见证他们拥有美好的经历和愉快的假期。因此，他投资了一个小型单间公寓，并把它挂在了Airbnb上。

如今，Ruebush Hospitality Group拥有超过5000万美元的房地产资产和开发项目，拥有并经营酒店、宾馆、度假酒店、餐厅、酒吧等，此外，他们还帮助其他公司取得同样的成功。

LPS: 鲁布什先生，请您为我们介绍一下您的公司。

我们公司的主要重点是销售酒店客房。拥有酒店曾经是百万富翁的特权，但我们通过让客户购买股份，而不是整个项目，使这项收入可观的投资类型适用于预算不等的投资者。

Ruebush Hospitality Grou 目前在格鲁吉亚黑海沿岸的巴统开发 5 家豪华精品酒店。我们将给投资者提供机会，在我们的酒店中购买一个或多个房间，并从中赚取丰厚的利润。

LPS: 投资者为什么应该倾向与您合作而不是其他品牌呢?

我们的房产是格鲁吉亚领先的创收房产。Airbnb、booking.com、AllTheRooms.com 等公司的第三方数据证明，在巴统最赚钱的 25 家酒店里，我们管理着其中的 76%。这是因为我们知道如何经营这项生意。

在巴统，有些建筑公司以每平方米 1000 至 3000 美元的价格出售交钥匙的住宅公寓。这些住宅公寓，从长远来看都不会有豪华精品酒店房间的收入潜力或转售价格增长，因为它们不属于同一类别的投资房地产。住宅公寓不是商业地产，它们的建造成本通常要低得多，使用的材料和劳动力质量也较低。

相比之下，我们有相同价位的五星级豪华精品酒店客房。我们甚至提供每月低还款额，不计任何利息，以使投资更容易负担得起。当投资者在我们这投资豪华酒店客房时，他们投资的商业地产有可能获得比类似面积的公寓高得多的年租金利润。投资者投资的房产在各个方面的质量都要好得多、投资的房产将比一套住宅公寓有更好的转售利润潜力。投资豪华酒店客房利润可以是非常客观的。尤其是在合适的地点以合适的价格投资时。

LPS: 为什么要在巴统投资呢?

不包括 2020 年，格鲁吉亚在超过 10 年的时间里，每一年的国际客人到达量都增加了 10% 以上。2019 年，格鲁吉亚接待了 900 多万名旅客，比 2015 年的 200 万人次稳步增长。格鲁吉亚发展最快的城市之一是巴统，因为它有很多东西可以提供。最近，《福布斯》杂志将巴统评为欧洲十大投资地之一。

我们正在巴统建造 5 家豪华精品酒店，因为这是一个令人难以置信的投资地点，原因有很多。我们预计未来许多年的年投资回报率都会达到两位数。我们欢迎您的参与。当谈到房地产投资时，最重要的因素是地理位置，其次是该房产的独特性，能在市场上众多的房产中脱颖而出。我个人觉得“现在在地球上找不到比巴统更好的地方了，也找不到比在 Ruebush Hospitality Group 更好的投资了”。

当投资者在巴统投资酒店房间时，他们只需缴纳 5% 的收入所得税，不需要支付任何年度的房产税，除非他们住在格鲁吉亚，并且有来自格鲁吉亚企业的工资。当他们转售房产时，只要他们持有房产两年以上，就不需要支付任何资本利得税。格鲁吉亚有 18% 的固定增值税，并以每晚的价格转嫁给房客。因此，从本质上讲，在格鲁吉亚拥有豪华精品酒店客房，投资者最多只需支付 5% 的税。

LPS: 对于投资者来说，您的企业是如何运作的?

投资者决定在我们这里投资后，我们负责运营他们的房产，使其开始盈利。

开始投资的 3 个步骤：

1) 选择一个符合您预算的酒店客房。

2) 在协议上签字，实际房地产将以您的名义在政府土地管理局登记，并获得业主全部所有权。

3) 留意您银行账户的资金流入。我们负责酒店的运营和维护，并保持客房预订。

当您从 Ruebush Hospitality Group 购买酒店客房时，您将成为我们的业务合作伙伴。作为我们的业务合作伙伴，在每年的 365 天，每日 24 小时，每时每刻您都可以访问我们的会计、财产和客户管理系统，并实时查看预订日历和财务报告。

投资者还可以得到 3 个好处。1）每晚的客房预订收入；2）免费入住我们的任何一家酒店，并可选择与朋友、客户或其他人分享免费日；3）在政府处登记过的完整业主所有权。

LPS: 能和我们分享一下您所经营酒店入住率的统计数据吗?

9 年来，我们在巴统经营了一些最成功的地产。根据 AirDNA.co 的统计，在巴统最赚钱的前 10 个房产中，我们所运营的房产排名为第一、第二、第三、第四、第六、第八和第九。在巴统最赚钱的 25 家房地产中，我们总共运营了 76%。我们的平均单位每年产生的投资回报率（ROI）比巴统的平均租赁公寓高出 300% 至 400%。我们不只是随便声称，我们可以通过在众多第三方网站上的数据、奖项和排名证明我们的成 功，如 AirDNA.co、AllTheRooms Anayltics、Airbnb、Booking.com 等。

如果您看上面的图表，就会发现我们的平均入住率一直高于巴统的市场平均水平。我们的平均夜租率也一直较高。我们不只是说我们是最好的，第三方数据证明我们确实是最好的。
在过去的 3 年里，数据显示在 Ruebush Hospitality Group 投资房产的人比在巴统投资其他房产的人多赚了 300% 到 400% 的钱。

Investing in vacation rental property is much more than just buying a unit. You need a partner who will care for your property and deliver unsurpassable guest experiences. Otherwise, your property will deteriorate and your income will evaporate.

In this interview, David Ruebush, the founder of Ruebush Hospitality Group talks about why you should start investing in Georgia and why especially with his company.

David Ruebush started his career in the hospitality industry in 2013, when he had saved up $20,000 and wanted to invest it wisely. He worked as a computer programmer and business executive for many years, but his dream, his passion was to own his own business in the hospitality industry. He wanted to welcome guests and watch them have wonderful experiences and delightful vacations. So, he invested in a small studio apartment and put it on Airbnb. Today, Ruebush Hospitality Group has over $50.

Million in real estate assets and developments, owns and operates hotels, guest houses, vacation properties, restaurants, bars, and more and the company helps others to achieve the same success.

LPS: Mr. David, please tell us a bit about your company

The main focus of our company is selling hotel rooms. Owning hotels used to be a privilege reserved for millionaires, but we have made this lucrative type of investment accessible to anyone, with any budget, by letting them buy a share, instead of a whole place.

Ruebush Hospitality Group is currently developing 5 luxury boutique hotels in Batumi on the Black Sea coast, in the country of

Georgia, and we will let you buy one or more rooms in one of our hotels and earn substantial profits.

LPS: Why should investors prefer to invest with you over others?

Our properties are the leading income-generating properties in Georgia. 3rd party data from companies like Airbnb, booking.com, AllTheRooms.com and others prove that we manage 76% of the top 25 most profitable properties in Batumi. This is because we know how to do this business.

In Batumi there are construction companies selling turn-key residential apartments for $1000 to $3000 per square meter. These are residential apartments that will never have the income potential or resale price growth of a luxury boutique hotel room because they are not in the same category of investment real estate. Residential apartments are NOT commercial property, and they generally are constructed FAR cheaper and using MUCH lower quality materials and labor.

By comparison, we have 5-Star luxury boutique hotel rooms available in the same price range. And we even offer low monthly payments without any interest to make investing even more affordable. When one invests in a luxury hotel room with us, they invest in a commercial property that has the potential to earn substantially higher yearly rental profits than a similar sized apartment. You invest in a property that is much better in quality in every single aspect. You invest in a property that will have a much better potential for resale profits than a residential apartment. Investing in luxury hotel rooms can be extremely profitable. Especially when you invest at the right price in the right location.

LPS: Why should anyone invest in Batumi?

Excluding 2020, Georgia has increased international guest arrivals by over 10% every single year for more than 10 years. In 2019 Georgia welcomed more than 9 million travelers, a steady increase from 2 million arrivals in 2015. One of the fastest growing cities in Georgia is Batumi because it has so much to offer and recently Forbes Magazine named Batumi as one of the top 10 places to invest in Europe.

We are constructing 5 luxury boutique hotels in Batumi because it is an incredible place to invest for many reasons. We project double digit yearly returns on investment for many, many years to come. And you can participate. When it comes to investing in real estate, the most important factor is location. The second most important factor is that the property is unique and stands out among all other properties in the market. I am certain you cannot find a better location on earth right now than Batumi. And I am certain you cannot find a better investment than with Ruebush Hospitality Group.

When someone invests in a hotel room in Batumi, they will pay only 5% income tax on their earnings. The investors do not pay ANY yearly property taxes, unless they live in Georgia and have a salary from a Georgian business. They do not pay ANY capital gains taxes when they resell their property, as long as they own it for at least 2 years. The country has a fixed VAT of 18% which is passed on to guests at the nightly rate. So, essentially, you pay a MAXIMUM of 5% in taxes owning luxury boutique hotel rooms in Georgia.

LPS: How does your business work for an investor?

After an investor decides to invest with us, we take responsibility to operate their property so that it starts being profitable.

There are 3 steps to start your investment: 1) Select a hotel room that fits your budget. 2) Sign the agreement and the actual real estate is registered in your name at the government land office in full ownership. 3) Watch as money flows into your bank account. We operate and maintain the hotel and keep the rooms booked.

STRESS FREE INVESTMENT OPPORTUNITY

When you buy a hotel room from Ruebush Hospitality Group you become our business partner. As our business partner, you can access our accounting, property and customer management systems and view the booking calendar and financial reports in real-time, 24 hours per day, 365 days per year.

The investor also gets 3 benefits: 1) nightly booking income; 2) Free stay at any of our hotels and an option to share free days with friends, clients, or others; 3) Full ownership registered with the government.

LPS: Could you share some statistics of your occupancy with us?

For 9 years we have operated some of the most successful properties in Batumi. According to statistics from AirDNA.co, we operate #1, #2, #3, #4, #6, #8, and #9 of the top 10 most profitable properties in Batumi. In total we operate 76% of the top 25 most profitable properties in Batumi. Our average unit produces 300% to 400% more ROI per year than the average rental apartment in Batumi. We don't just make casual claims, we can prove our success through data, awards and rankings on numerous 3rd party sites such as AirDNA.co, AllTheRooms Anayltics, Airbnb, Booking.com and more.

Actual Historic Occupancy Data

Sources: Colliers International, AllTheRooms.com, Airbnb.com, AirDNA.co

If you look at the chart above, you will see our average occupancy is consistently higher than the market averages in Batumi. Our average nightly rental rate is consistently higher as well. We don't just say we are the best, 3rd party data proves we actually are the best.

Over the past 3 years, data shows people who invested in properties with Ruebush Hospitality Group have earned 300% to 400% MORE MONEY than people who invested in other real estate in Batumi.

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THE CARRIE CHIANG TEAM
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独家专访

Ms. Carrie Chiang

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LPS：与美国其他城市相比，投资纽约市房地产市场的优势有哪些呢？

纽约市以其壮观的房产和表现强劲的房地产市场而闻名国际。作为一个重要的金融、创意和科技行业中心，纽约是高等教育和富裕的劳动人口的家园。对于投资者来说，这意味着一大批有能力支付最高价格的居民。纽约市提供的机会确保了持续强劲的租房需求和低空置率。这些因素使其成为世界上购买投资房产的最佳地点之一。

根据数据公司 Real Capital Analytics 的数据分析，自 2013 年初以来，国际投资者在纽约市的房地产投资费用超过了 50 亿美元。华尔道夫酒店、大通曼哈顿广场、通用汽车大厦是由中国企业在纽约所投资的一些项目。

根据全美房地产经纪人协会 (National Association Of Realtors) 的数据显示，中国买家连续 6 年在住宅单位和美元交易数量上都高居外国买家的首位。

这些数据表明，中国买家对美国房地产市场有信心并且从中受益匪浅。

LPS: 与您品牌合作投资纽约房产的话，投资者需要经过哪些步骤？

在纽约市购买房产会很复杂，特别是对于国际买家来说。然而，我利用自身在房地产交易中**超过 37 年**来的丰富经验以达成交易，并使购买过程顺利无阻。当客户告诉我他们想要什么时，无论如何我都会找到它。

作为一个土生土长的上海人，我从一个内部人的角度理解亚洲买家的独特之处。

我与买家深入沟通，以确定他们的搜索标准，并以此制定相应的计划或投资策略，迎合他们的具体需求、愿望和目标。

我的谈判技巧对每一笔交易的达成都很有帮助，也能让我的买家从中获得巨大的价值和上行潜力。

我与客户的关系并不止于成交桌上。我满足他们的具体需求，如内部房产管理，通过我广泛的人际脉络，为他们联系顶级建筑师、装饰公司和承包商。我是一个全面服务的经纪人，从始至终提供一条龙服务。

LPS：对于有意愿在纽约市尝试房产投资的客户您会给出什么建议呢？

鉴于房地产投资非常受欢迎，如果打算投资，有几点需要投资者费心关注。

我的建议是在进入市场之前先制定一个全面的好方案。投资者应了解自己的所需、所能够承担的投资预算，并依靠专家团队，包括经验丰富且声誉卓著的房地产经纪人和律师。当遇到心仪的房产时，该出手时就出手！

LPS: 能为我们介绍一下您的房产投资组合以及您希望向投资者推荐的房产项目吗？

我所代表的房产是多样化的，包括曼哈顿的公寓、合作公寓和独户联排别墅。它们都是顶级装修和设计的豪华住宅，坐落在黄金地段。我出售的均是极品中的精品。

许多国际买家都倾向于高层建筑中的新建公寓。我在**公园大道 432 号 PH82 和西 57 街 217 号 122（中央公园大厦）的整层顶楼公寓**将是他们的最佳选择。这两个项目都拥有无可挑剔的设计、全新的、并具有标志性和令人敬畏的 360 度优美景观 -- 包括纽约港、中央公园和曼哈顿天际线。

对于那些看重私密性和独占性的买家，我推荐**萨顿广场 6 号 (6 Sutton Square)**。这座经典的联排别墅，面积宏大，坐拥其中可俯瞰幽静的私家花园，占地面积为 12000 平方英尺。萨顿广场是曼哈顿最负盛名的飞地之一，也是世界上许多精英与名人的家园。

另一个上佳的选择是位于**东 95 街 3 号**，屡获殊荣的 **Carhart Mansion 顶层公寓**。这套非凡的公寓拥有奢华、现代的室内设计，占地 7140 平方英尺，另外还有 5290 平方英尺的室外空间，横跨五个露台。它坐落在大约始于 1913 年的一座豪宅里，由伦敦建筑师约翰 · 辛普森 (John Simpson) 重新设计和改造，他的工作包括为白金汉宫的女王画廊 (Queen's Gallery) 设计新的室内装饰。

对于精明的投资者来说，混合用途的房产亦是很不错的入手项目。例如，**东 82 街 2 号**就是一个很好的选择。这座 25 英尺宽的豪宅非常适合学校、机构、基金会、画廊、非盈利机构。对于希望打造度身定制的独栋豪宅的投资者来说，它也是理想之选。

LPS: What are the advantages of investing in the NYC property market? Versus other cities in the USA.

New York City is known internationally for its spectacular properties and strong performing real estate market. As a significant hub for financial, creative, and technology industries, it is home to a highly-educated and affluent workforce. For investors, this means a large pool of residents who can afford to pay top dollar. The opportunities available in New York City ensure a consistently-strong demand for rentals and low vacancy rates. These factors make it one of the best places in the world to buy an investment property.

International investors have spent over $5 billion (USD) on New York City real estate since early 2013, according to data firm Real Capital Analytics. The Waldorf Astoria, One Chase Manhattan Plaza, and The General Motors Building are a few investments by Chinese firms in the city.

On the residential side, Chinese buyers have been the top foreign buyers of U.S. real estate in both number of units and dollar volume of housing for six years straight, according to the National Association of Realtors. These numbers show that Chinese buyers have confidence and have benefited from the U.S. real estate market.

LPS: What are the steps involved for Chinese investors in order to buy a property in NYC, with Carrie Chiang?

Buying a property in NYC can be complicated, especially for international buyers. However, I leverage my **37 years +** of real estate experience in closing real estate transactions and make the buying process smooth and hassle-free. When clients tell me what they want, I find it no matter what.

As a native of Shanghai, I understand the unique points for Asia based buyers from an insider's point of view.

I consult with my buyers to determine their search criteria, and set a plan or an investment strategy that caters to their specific needs, wants, and goals.

My negotiating skills are instrumental in getting every deal to the closing table - as well as getting my buyer great value and upside potential.

My relationship with my clients doesn't end at the closing table. I cater to their specific needs such as in-house property management, connecting them with the top architects, decorators, and contractors from my extensive contacts. I am a full service broker, from beginning to end.

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

Due to the strong demand for New York City real estate, there are some key things to keep in mind if you plan to invest.

My advice is to enter the market with a good plan in place. Know what you want, how much you can afford, and lean on your team of experts - including an experienced and reputable real estate agent and lawyer. When you find a property that suits your needs, ACT!

LPS: Can you introduce the properties in your portfolio? And what properties do you want to recommend to Chinese investors now?

I represent a diverse portfolio of properties, including condominiums, cooperatives, and single family townhouses across Manhattan. They are all luxury residences with top-of-the-line finishes and design, situated in prime locations. I sell the best of the best.

Many international buyers are drawn to new construction condos in high-rises. My full floor penthouse listings at **432 Park Avenue, PH82** and **217 West 57th Street, 122** - (Central Park Tower) - would be a perfect choice for them. Both are impeccably-designed, brand new, and feature iconic and awe-inspiring 360-degree views - which encompass New York Harbor, Central Park, and the Manhattan skyline.

For those who value privacy and exclusivity, I am offering **6 Sutton Square**, a classic townhouse with grand proportions that overlooks to a tranquil 12,000 sq ft private garden. The Sutton Square is one of Manhattan's most prestigious enclaves and has been home to many of the world's elite.

Another beautiful option is the award-winning Carhart Mansion penthouse located at **3 East 95th Street, PH**. This extraordinary condominium features a lavish, contemporary interior spanning 7,140 sq ft, with an additional 5,290 sq ft of outdoor space across five terraces. It's situated in a circa 1913 mansion that was redesigned and transformed by John Simpson, a London-based architect whose work includes a new interior for the Queen's Gallery at Buckingham Palace.

Mixed use properties can also be great buys for savvy investors. **2 East 82th Street** is an excellent example. This 25-foot wide mansion is ideal for a school, institution, foundation, gallery, or not-for-profit organization. It's also a compelling choice for those looking to create a custom single-family mansion.

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独家专访

许康威
Peter Koh

CEO
HJ REAL ESTATE

LPS: 请您为我们介绍一下您本人及您公司？

我是许康威，HJ 房地产公司的总裁，我原籍潮州，是新加坡的第三代移民。

在过去的 23 年里，我一直在新加坡经营房地产，并于 2016 年创办了 HJ REAL ESTATE。因为我每年都会去日本旅行，所以也开始销售日本的房地产。

HJRE 是 Housing Japan 的子公司，位于东京。

HJRE 成立于新加坡，旨在推进日本和新加坡之间的房地产交易。

LPS: 在日本和新加坡，您销售的房产位于哪些地方？

我们的业务范围主要覆盖东京市中心；大阪市和滑雪胜地：北海道的 Niseko。

新加坡在地理上很小，所以我们的服务覆盖全岛。

LPS: 您提供哪些类型的房地产？

住宅房产：
- 公寓
- 有地豪宅

商业建筑：
- 办公室及商店
- 酒店

滑雪区房产：
- 滑雪度假胜地
- 滑雪区公寓 / 酒店式公寓

LPS: 投资日本房地产市场有哪些优势呢？

日本是全球第三大经济体
- 按 GDP 计算，东京是世界上最大的城市
- 日本房地产市场份额居世界第二位
- 东京拥有最多的全球 500 强公司总部
- 东京是世界上人口最多的超级大都市
- 世界一流的生活水平、基础设施、安全环境、卫生系统和政治环境
- 高标准的建筑施工和维护良好的房地产
- 与其他大城市相比，租金收益率高，且购买价格相对较低
- 空置率低，租金收入稳定
- 租赁市场需求旺盛（全国平均 31.4%，东京 49.0%）
- 涌向东京、名古屋和大阪等主要城市的国内移民人数非常多：平均 54.03%
- 不限制外籍投资者直接拥有房地产
- 对外资所有权不征收额外购置税

LPS: 投资者通过 HJ Real Estate 进行投资需要经过哪些步骤？

1. 决定希望购买的房产类型
2. 决定购买房产的实体，例如：以个人名义还是以公司名义。如果以公司名义，HJRE 可以安排成立一家日本当地的公司来收购该房产。
3. 安排银行贷款

LPS: 对于希望尝试在日本进行初次投资的投资者您有什么建议呢？

- 启用经验丰富的海外房产服务经纪人
- 使用提供一站式服务的经纪人：帮助您完成从购买（包括安排合适的贷款）到出租给物业管理，再到最终出售获利等全过程。

LPS: Can you please introduce yourself and HJ REAL ESTATE as a company?

I am Peter Koh, CEO of HJ REAL ESTATE (HJRE). I am a 3rd Generation Singaporean

I have been dealing in Singapore real estate for the last 23 years and started HJ REAL ESTATE in 2016 to market Japan properties as well because I travel yearly to Japan.

HJRE is the subsidiary company of Housing Japan in Tokyo.
The company is established in Singapore to facilitate property transactions in both Japan and Singapore.

LPS: Where do you sell in Japan?

We cover mainly central Tokyo and Osaka.
We also cover Niseko in Hokkaido.
Singapore is small geographically so we cover the whole island

LPS: What type of properties do you offer?

Residential properties:
- Condominiums/Apartments
- Houses

Commercial buildings:
- Offices and Shops
- Hotels

Ski Properties:
- Ski Resorts
- Ski condominiums / condotels

LPS: What are the advantages to investing in the Japan real estate market?

Japan is the 3rd largest economy in the world.
- Tokyo is the world’s largest city by GDP
- Japanese real-estate market share is No.2 in the world.
- Tokyo hosts the most Global 500 Company HQ’s
- Tokyo is the world’s most populated megalopolis.
- World class standard of living, infrastructure, safe environment, health system and political environment
- High standards of building construction and well maintained real-estate
- High rental yield and relatively low price compared to other major cities
- Low vacancy rate and stable rental income
- High demand in rental market (31.4% in Nation Average, 49.0% in Tokyo)
- Internal migration to major cities like Tokyo, Nagoya and Osaka is strong: average 54.03%
- No restriction in direct foreign ownership of properties.
- No additional purchase tax for foreign ownership

LPS: What are the steps involved for Chinese investors in order to invest with HJ REAL ESTATE ?

1.Decide what type of real estate to buy
2.Decide the entity to acquire the property eg. In personal name or under company. If under company, HJRE can arrange to set up a local Japanese company to acquire the property.
3.Arrange for bank loan.

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

- Use a broker that has experience handling foreign purchase
- Use a broker that provides ONE-STOP service: from Buying (including arranging suitable loans) to Leasing it out to Property management to eventually Selling to take profit

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新加坡河畔新地标 引领时代的河滨生活新方式 — 瑞雅嘉苑 (Riviere)

风水绝佳（玉带环腰）

活力码头，闹中取静

宁静的居住环境，公寓位于新加坡河滨步道沿线，绿意盎然 俯瞰新加坡河及滨海湾 美景。毗邻中央商务区、滨海湾、餐饮娱乐休闲广场——克拉码头，罗拔申码头 (Robertson Quay)，驳船码头和世界城购物中心为住户打造全新生活空间。

周边名校如云
靠近几所国际学校。此外，当地著名的学校也在该项目附近。

未来地铁站
位于两个未来地铁站之间——汤申 - 东海岸线（Thomson East Coast Line）的大世界站（Great World MRT）和合乐站（Havelock MRT）。

1 个地铁站就能抵达乌节路地铁转换站(Orchard MRT))。

优惠单位促销有限，切勿错过 !!!

- 由信誉良好的开发商 Frasers Property(星狮地产)开发
- 罕见的混合开发项目
- 知名建筑师：SCDA 建筑事务所
- 享有新加坡河，城市和滨海湾的壮丽景色
- 位于新加坡黄金地段
- 坐落在宽广辽阔区域内，包含三个保护仓库和酒店式公寓
- 2 分钟步行即可到达即将到来的大世界地铁站和合乐地铁站
- 步行几分钟即可到达新加坡河长廊
- 距离中央商务区和乌节路购物地带仅数分钟路程
- 享有新加坡河，城市和滨海湾的壮丽景色

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一房 560 英尺 USD 1’169’000 **两房 818 英尺 USD 1’600’000**
三房 1173 英尺 USD 2’070’000 **四房 2002 英尺 USD 3’900’000**

2021 FIVE STAR REAL ESTATE AGENT

Daniel Kennedy

Realtor, CRS, CNS, CIPS, CPPS

Seventeen-year winner Daniel Kennedy, Realtor, CRS, CNS, CIPS, CPPS

Realtor Since 1997

- **Current member of the Board of Directors Washington State Realtors Association**
- **Past president of Seattle King County Realtors Association**
- **Past vice president of business practice of Washington State Realtors Association**
- **Board of directors for Washington State real estate research council at Washington State University, 2010 – 2012**
- **Knowledgeable in all facets of real estate transactions including 1031 tax exchanges**
- **595 successful sales transactions — zero litigation of any kind**

Daniel Kennedy's 20 years in the local Puget Sound newspaper, marketing and advertising industry, plus his most recent 24 years selling real estate in Central Puget Sound, makes for a perfect pairing of career backgrounds. Daniel has current and historical knowledge of the growth patterns throughout the Puget Sound region, as well as local and state government plans and projections for future growth throughout the region and most of the state of Washington. Daniel has the knowledge that works very well for all his clients and especially so for his new-to-the-area relocation clients who want to learn as much as possible in a short period of time. Daniel keeps abreast on information regarding all the local schools and school district curriculum plans in Pierce, King and South Snohomish counties. Schools drive home values — this is most important for new arrivals and buyers with children — it is also very important for sellers to get the best value for the home they plan to sell. Daniel Kennedy is a licensed real estate broker in the state of Washington and has been a Realtor since 1997.

"Daniel, in what turned out to be perfect timing, many thanks for your calm professionalism, good advice and kindness in dealing with us in such a time of confusion and drama. We certainly count ourselves blessed to have you in our corner. Do your best to stay healthy and sane!" – Client

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独家专访

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LPS: 作为科威国际不动产（Coldwell Banker Realty）的经纪人，您可以为我们做一下自我介绍吗？

我是 Shelley，精通中英文，是科威国际不动产旗下的顶级制代理。科威国际不动产是全球最大的房地产经纪公司之一，在 49 个国家拥有 3000 多个办事处。我在房地产行业拥有超过 15 年的商业经验，凭借卓越的商业敏锐度和强大的沟通和谈判技能，成功地帮助客户购买 / 销售 / 投资房地产。我的优势在于善于利用丰富的专业知识为客户提供优化房的房地产投资组合建议。在大芝加哥地区和其北郊高端房产区，我是房地产业界的专家，致力于服务国内和国际华人，以建立一个庞大的客户群。另外，我也是商业经纪人，帮助客人买 / 卖各种类型的公司。

LPS: 您是大芝加哥地区的房地产专家。芝加哥大都会区目前都有什么样的房地产机会呢？

芝加哥濒临密西根湖畔，风景优美，且为美国第三大城市，外地投资者和海外投资者对芝加哥的兴趣与日俱增。芝加哥的房地产市场近年来实现了正增长，但攀升速度慢于小城市。凭借竞争激烈的就业市场和娱乐业机会，芝加哥是中西部的首府，并以更实惠的机会吸引着投资者，这是旧金山、纽约或温哥华等沿海城市所不具备的。

由于 Covid-19 的大流行，城市中的公寓楼和共管公寓的空置率很高。现在是以低廉的价格入手这些房产的好机会。低价不会持续很久，因为城市的住房市场会反弹，随着城市的经济发展，将会非常有竞争力。双层公寓、三层公寓或多单元建筑是常见的投资，具有良好的回报，可以作为起点。对于拥有全国一流公立学校的郊区来说，它也提供了很好的联排别墅或独栋别墅的出租物业机会。

芝加哥奥黑尔机场是世界上最重要的交通枢纽之一，随着耗资 80 亿美元的现代化和扩建工程的实施，它将为芝加哥带来大量的商务交通。位于芝加哥西北郊的麋鹿林村工业园将成为世界第二大数据中心，吸引了微软和 Prime 数据中心等公司。该数据中心肯定会给芝加哥带来许多其他商业和房地产机会。

LPS: 对于感兴趣尝试在美国投资的中国客户您会给出什么建议，以及应该选择在芝加哥投资的理由是什么呢？

新一波亚洲投资者正涌入美国房地产市场，他们正在寻找更适中、不那么拥挤且具有增长潜力的城市。芝加哥正好符合这个标准。芝加哥拥有芝加哥大学、西北大学、UIUC、UIC、Loyola 等世界一流的高等学府，提供了巨大的机遇和发展潜力。

我给初次来美投资的中国人的建议是选址和多元化。在房地产投资中，地点位置是最重要的考虑因素。对于海外投资者来说，亲身查看所有房源并不现实，因此，利用熟练的房地产经纪人的帮助，以确定可能为投资者带来最佳回报的地点和房产是非常重要的。公寓、多户住宅、工业、零售业等的多元化投资将有助于将风险降至最低。

LPS: 您还希望与中国的投资者分享哪些其他房产投资机会？

我公司 Goldenhour HomeServices Corporation 还可以帮助海外投资者找到最适合客人生活方式的房产以及退休目的地。凭借我们遍布全美且经验丰富的代理商的庞大网络，我不仅可以满足您在芝加哥地区的房地产需求，也可满足您在美国任何其他城市的房地产需求。同时，我还隶属于 Coldwell Banker - 科威国际不动产，这是一家在 49 个国家拥有 3000 多个办事处的大型经纪公司，我可以与其中任何一个办事处的任何代理合作，帮助您实现在美国和世界各地的房地产投资目标。

PLOT: 2,697 m² **BUILT: 1,265 m²**

- 4 levels
- 6 bedrooms
- Roof pool & chill area
- Garden pool & jacuzzi
- Sea & mountain views
- Cinema & games room
- Professional gym & spa
- 4 car garage

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Exclusive Interview Ms. Shelley Hu

LPS: Can you please introduce yourself as a real estate agent from Coldwell Banker Realty?

Fully fluent in both English and Chinese, I', a top producing agent affiliated with Coldwell Banker Realty, one of the largest real estate brokerage firm with more than 3000 offices across 49 countries. With more than 15 years of business experience, I have successfully helped clients with buying/selling/investing in Real Estate with top-notch business acumen, strong communication and negotiation skills. I advise clients on optimizing their real estate investment portfolio by drawing on a wealth of expertise. I'm an expert on North Shore and Chicago metropolitan area, with focused effort on the national and international Chinese demographics to build a large clientele base. In addition, I'm also a business broker, handling the buy/sell of businesses."

LPS: You are a Real Estate Expert on the North Shore and Chicagoland. What are the current real estate opportunities in the Chicago Metropolitan area?

Chicago is a beautiful city by Lake Michigan and 3rd largest city of the U.S.. It is a city with growing interest from out-of-town investors and overseas investors. Chicago's real estate market has gained positive growth in recent years but climbs at a speed slower than smaller cities. With the competitive job markets and entertainments opportunities, Chicago is the capital of the Midwest and attracts investors with more affordable opportunities that coastal cities like San Francisco, New York or Vancouver don't have.

Due to Covid-19 pandemic, the apartment buildings and condominiums in the cities have high vacancy rate. It's a great opportunity to buy those properties at a bargain price right now. The low price won't last long as the city's housing market will bounce back and could rise up to be very competitive. A duplex, three-flat or multi-unit buildings are common investment with good returns, and could be the starting point. For the suburban area with the country's top-notch public schools, it also offers good rental property opportunities with townhomes or single family homes.

Chicago O'Hare airport is one of the most important transportation hubs in the world, and with the newly $8 billion project of modernization and expansion, it will bring lots of business traffic to Chicago. Elk Grove Village Industrial Park, a northwestern suburb of Chicago,will be the 2nd largest data center of the world attracting companies like Microsoft and Prime Data Centers. The data centers will surely bring many other business and real estate opportunities to Chicago.

LPS: What advice would you give Chinese investors who like to invest for the first time in the USA. And why Chicago?

A new wave of Asian investors are coming to the US real estate market, and they are looking for less expensive less congested cities with growth potentials. And Chicago would fit right into this criterion. With some of the best colleges and universities in the Chicago area such as University of Chicago, Northwestern University, UIUC, UIC, Loyola, etc., Chicago provides great opportunities and growth potentials.

The advices I would give first time Chinese investors are location and diversification. Location is the most important factor to consider in real estate investment. For overseas investors, it may not be practical to see the properties in person all the time, and hence it's important to use the help of a skilled real estate broker to help identify locations and properties that may net you the best return. Diversification among condo, multi-family, industrial, retail, etc. will help minimize the risk.

LPS: What other real estate investment opportunities would you like to share with investors in China?

My business Goldenhour HomeServices Corporation also helps overseas investors with finding the best lifestyle properties and retirement destinations. With our large network of experienced agents throughout the U.S., I can help you with Chicago area real estate needs, as well as any other cities in the U.S.. I'm affiliated with Coldwell Banker, a large global brokerage with more than 3000 offices across 49 countries, I can work with any agents in any of these offices to help you realize your real estate investment goals anywhere in the U.S. and around the world.

Ms. Shelley Hu

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独家专访

Ms. Natalia Valentina Martín

Founder & CEO
创始人兼总裁

La Boutique

LPS: 可否请您为我们介绍一下您公司 La Boutique？

La Boutique 是一家精品房地产经纪公司，为要求严苛的客户提供定制服务。我们提供强大的精选独家房产组合，由加那利群岛上最好的房产组成。我们也出售酒店项目、地理位置优越的地块、期房项目和一些优质商业项目。

我们的宗旨是以客户的最佳满意度为首要目标，因为我们相信这是精品服务的关键。客户即我们的服务核心。我们很高兴能领先一步，让整个购买过程成为一次愉快的旅程。我们拥有一支多文化的女性组成团队，精通各种语言，提供更为个性化的服务。

LPS: 能我们介绍一下加那利群岛吗？

加那利群岛位于大西洋，隶属于西班牙。这里总共有 7 个岛屿，每个岛屿风景各异。大加那利岛（Gran Canaria）、特内里费岛（Tenerife）以及都城是最大、最受欢迎的岛屿。

加那利群岛以欧洲的冬季阳光而闻名，全年风景旖旎、气候宜人，温度平均为 23 度。其延绵不断的海滩和秀丽的景色都美到令人窒息。在这里投资房产是非常理想的，因为每年总有数以百万计的游客来访。因此，选择出租房产获得收益亦是不错的选择。加那利群岛房地产价格也一直在不断攀升，这里有一个“保护泡”，我们对欧洲大陆发生的任何危机都有免疫力。

加那利群岛有诸多豪华酒店、绝佳的外出就餐选择、价格实惠的奢华购物、令人惊叹的高尔夫球、游艇俱乐部、海滩俱乐部等。

LPS: 您的房产组合中都有什么样的房产呢？

我们所出售的房产都具备一个特点，一个会令人发出“哇”的感叹因素：

- 独栋别墅
- 平房
- 美丽的公寓式住宅
- 位置优越的建筑地块
- 即将建成壮观房产的期房项目

LPS：投资加那利群岛有什么样的优势呢？

加那利群岛一年四季阳光明媚，气候温暖，可以很好地享受生活。这里的机场与欧洲和一些非洲目的地有着良好的联系。欧元的税率低于欧洲大陆的 21%。税收比欧洲大陆低，欧洲大陆的税收为 21%。此外，还有 ZEC，即设立公司的特别财政区。

令人惊艳的连绵海滩、各色式样的餐厅、购物场所 ..... 一年四季，气候宜人，无论何时皆是人们居家旅行的好地方。

作为一个优美的生活所在及一个令人向往的投资目的地，加那利群岛拥有各种优越的品质。除此之外，投资者投资一项房产或综合多项房产，只要总价值超过 50 万欧元，即可申请黄金签证，获得西班牙的居留签证。如果投资者有这方面的需求，这将是一个很不错的选择，因为这意味着投资者也会获得欧盟申根签证，可以在欧盟各国自由流动。

LPS: 如果通过 LA BOUTIQUE 在加那利群岛投资购买房产的话，需要经过哪些步骤？

我们拥有成熟的专业知识，丰富的房产投资经验，对这一领域非常了解。我们在整个过程中遵循所有相关步骤，并遵循我们的内部规定，以确保客户的安全，并保持对整个购买过程的掌控。

通常步骤如下：
1. 搜索您感兴趣的房产
2. 预定房产（预定费用最低额度为 5000 欧元）
3. 买家和卖家之间签订正式合同，双方责任和利益平等。
4. 公证：签署契约，新买家成为永久产权房产的业主

显然，我们采纳多种不同方式，为要求严苛的客户提供个性化服务。我们深知，在异国他乡，以另外一门语言购买房产可能会另人略感畏惧，所以我们擅长于确保客户在整个投资过程中的能够充满自信并轻松应对，最终获得他们所心仪的投资项目。

LPS: Can you please introduce yourself and LA BOUTIQUE as a real estate agency?

La Boutique is a boutique real estate agency offering bespoke service to our highly demanding clients. We offer an amazing portfolio of hand-picked exclusive properties made up of the best properties on offer in the Canary Islands. We also have hotels on sale, well located plots, off-plan projects and some interesting commercial properties.

Our approach is to aim for the best client satisfaction first and uppermost, since we believe that this is the key to boutique service. The client is the center piece. We thrill to be one step ahead to make the whole purchase process a pleasant journey. Our team is made up of a multicultural team of women speaking a wide range of languages to offer an even more personalized service.

LPS: Can you tell us more about the Canary Islands?

The Canary Islands are an archipelago belonging to Spain in the Atlantic Ocean. There is a total of 7 islands with landscapes totally different from one to another. Gran Canaria and Tenerife are the biggest and most popular islands with capital cities.

Canary Islands is known for Europe's winter sun, offering the best weather all year long. Temperature is on average 23 degrees. the beaches and the views are jaw dropping.

Investing in properties here is a great investment since there are always millions of tourists visiting each year, so renting out the property is an option in order to receive income. The real estate prices are also always on the rise and there is a bubble here where we are immune to any crisis happening on mainland Europe.

There are luxury hotels, great eating out options, superb luxury shopping at very good prices, amazing golfing, yachting clubs, beach clubs etc...

LPS: What type of properties are you offering?

We offer properties with a 'wow" factor. Well located and beautiful properties.

· Exclusive villas
· Bungalows
· Beautiful apartments condos
· Well located building plots
· Off plans projects of soon to be built spectacular properties

LPS: What are the benefits of investing in the Canary Islands ?

Canary Islands have sun all year around, warm climate to enjoy life the good way. There are excellent airport connections with Europe and also some African destinations. The EUR. Tax is lower than in mainland Europe ,where its at 21%. we have special zone of 7% VAT. Also, the ZEC exists, special fiscal zone for setting up companies.
Amazing beaches, amazing eating out, shopping...
A superb destination anytime of the year, with mild temperatures.

Above all the amazing qualities that Canary Islands have as a location and as an investment destination, if you invest in a property or various properties whose values are equal to or over 500.000 EUR you may apply for a Golden Visa, which gives buyers a residence visa for Spain. This is a great option if this interests you, since you are also obtaining a Schengen Visa for free movement in Schengen countries of Europe.

LPS: What are the steps involved to go ahead and purchase a property in the Canary Islands with LA BOUTIQUE?

We work with an established know-how and we have vast experience and know the area perfectly well. We follow all the steps during the process and we follow our internal protocols to ensure customer safety and to keep control of the whole purchase process.

The usual process is as follows:

1. Find your property
2. Reserve property (small fee of 5000 eur)
3. Formal Contract between buyer and seller, where both have equal responsibilities and benefits.
4. Notary: deeds get signed and the new buyer becomes owners of freehold properties.

Obviously we adapt in many ways to our highly demanding clients, offering a personalized service.

We know that buying a property in a foreign country with another language may be slightly daunting so we excel in making sure the client is confident and relaxed during the investment process, to bring the client more tranquility for them to secure their investment.

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“La Belle Maison” Toronto - Canada

Luxurious, custom build residence in the heart of prestigious neighbourhood of St Andrew Winfield’ s. This 24000 Sq. Feet residence combines old artisanship with very latest of 2 century state of the art luxurious amenities, foyer, marble stairs, breathtaking balustrades and ceiling motifs will transfer the visitors to the 19 century France. Features a unique architecturally crafted carved limestone exterior and Sistine chapel inspired and adorned frescoes.
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Please visit the virtual tour for more details.

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这座豪华定制住宅位于著名的St Andrew Winfield圣安德鲁温菲尔德街区的中心位置。这座24000平方英尺的住宅结合了古老的工艺和21世纪最先进的豪华设施，门厅、大理石楼梯、令人惊叹的护栏和天花板花纹都将把宾客带到19世纪的法国。La Belle Maison拥有独特的建筑工艺雕刻石灰石外观和源自西斯廷教堂的灵感及装饰壁画。
住宅配备壮观的室外和室内游池和露台。匠心独运，精致而永恒的优雅建筑，注重细节和高品质的装修。大约18,000+平方英尺豪华的起居空间、12间卧室等，11个24小时全天候监控摄像头，每个房间都装有警报系统，最多可容纳150位客人的宴会厅，加热车道和露台。
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独家专访

Ms. Gabby Chen
陈蓓女士

Director of Sales – Asia Market
销售总监 – 亚洲市场
New York Residence Inc.
纽约居房产公司

LPS：请您作为一位纽约的地产经纪介绍下自己

Ms Gabby Chen 陈蓓女士出生于中国上海，2004 年落户美国纽约，目前是纽约州和新泽西州双重注册资深地产经纪，她同时拥有物业管理师资质，为客人管理美国的物业。陈蓓女士擅长纽约市的新楼买卖和出租，也包括商业地产，在 15 年的职业生涯里完成了过 1 亿多美金的交易额。陈蓓女士说“很高兴能为客人提供一站式服务”，还包括纽约的精彩生活分享。

LPS：与美国 / 西海岸的其他城市相比，您觉得投资纽约房地产市场的优势是什么？

纽约是世界金融艺术文化时装及其他很多产业之中心，她的魅力在于无穷的包容性和延伸性。从家有万贯的大亨到不见经传的无名小卒，在这里都可能会有一席之地。所以才会吸引全世界的那么多人来纽约。住房需求自然毋庸置疑。纽约的出租投资回报也许比不上很多其他城市，主要因为养房成本较高。但就长期投资回报而言，是稳中有升。纽约的地理位置也不像加州或者佛州受到天气环境影响那么大。

LPS: 您觉得在与中国投资者打交道时，面临的主要挑战是什么？

国内的客人基本都很有头脑，领会很快，也能分析比较。挑战而言我觉得国内客人对美国房产的升值期望大于实际，因为国情房产政策上的差异，美国的房产不会在短期内有那么高的回报。另外就是资金的转移问题。

LPS: 您对那些第一次在美国投资的中国投资者有哪些建议？

中国买家可以以外国人的条件贷款 5-6 成，但无论如何还是要有一部分资金先转到美国，所以我会忠告有意投资美国房市的中国客人先把资金准备好，这样看中房则一击而中，不至于后悔由于资金不到位而错失良机。再有就是要找一位熟悉当地房产的资深经纪人。

LPS: 对于中国投资者来说，在纽约购买房产涉及哪些步骤？

感谢微信 - 我们华人可以在全世界无障碍交流。可以加我微信或者邮件，通过初步交流我了解你的实际情况和购房目的。然后是 case by case 的按照实际情况看下一步如何运作。买房可以是一个月内解决的事，也可以拖上几个月甚至到一年（比如期房），这里的环节因人而异，所以建立起交流为上策。

LPS: 如果中国投资者在海外，他们是否需要担心如何处理房产相关问题？

完全没有必要。因为我不仅买卖还做物业管理。买房简单，买完后如果是用来投资的特别是投资人不在美国，那你可以委托我来全权管理你在纽约的房产。从找租客，到完成租约，报备管理处，收租金，处理租客突发事宜，都是有我来处理。房主无需担心，每月定期收取租金即可。

我们公司目前代理一栋在纽约大学附近的全新的住宅别墅 – 9 Minetta Street. 纽大坐落于集文化和艺术为中心的格林威治村（又称“西村”）。由于该区已被归属于地标保护区，9 Minetta 是该区内最后一栋全新的 townhouse,7200 呎，上下五层，4 卧室，3 主卫，3 客卫，带有私家车库，电梯，后花园配有流水瀑布墙，屋顶露台配有小厨房和烧烤炉以及按摩浴缸。9 Minetta 预计在 2022 年春季交付使用，目前售价美金 $24,800,000。详情请看下方。

New York Residence Inc. (纽约居房产公司)
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独家专访

Mr. Chuck Levine

Realtor, PA, MBA, CIPS, CLHMS, PSA, SRS, ABR, C2EX, RENE

Ms. Qi Zhang (张琦) aka Nina Levine

Certified Property Manager

Levine International Home Services

LPS: 作为一名佛罗里达州的房地产经纪人，您可以为我们介绍一下您的品牌吗？

我们是恰克和妮娜 · 莱文（Chuck & Nina Levine），我们居住在南佛罗里达。我和妮娜都曾是大型国际公司的高级行政管理人员，虽然各自拥有不同的背景，但在房地产行业我们都已经有超过 20 多年的经验了。我本人被选为南棕榈滩县房地产经纪协会以及佛罗里达州房地产经纪协会董事，妮娜 · 莱文来自中国上海，她能说一口流利的中文。欢迎您通过以下微信号与我们取得联系：**ninazhangqi**

在我们的房地产行业组合中，除了服务希望买卖或投资房产的客户之余，Nina 还负责 **Levine International Home Services** 的物业管理部。她为我们的投资者客户提供房产管理、住宅租赁和物业维护等配套服务。她与专业人士倾力携作，为外国公民包括在子女美国留学的家庭提供购房贷款和保险咨询、房地产法律、税收、移民、旅游和留学规划服务等。

LPS: 能否为我们介绍一下佛罗里达的房地产市场？

根据佛罗里达房地产经纪协会® 的最新住房数据，2021 年三个季度，佛罗里达州房地产市场连续报告价格中值上涨，现金销售增加，库存紧张。第三季度独栋住宅销售价格中值同比**上涨 18.4%**。

根据全美房地产经纪协会® 的报告，佛罗里达州占美国所有国际房地产投资者的 **22% 以上**，佛罗里达州的房地产市场在美国的表现力是最强劲的。随着来自世界各地的国际投资者源源不断地涌入，佛罗里达州无论是现在，还是将来都必然是投资目的地的首选！

在以上所提及的 22% 中，一半以上投资者集中在南佛罗里达州，**迈阿密占国际买家的 52%**。

超过 65% 的国际买家用现金购买，这使得他们很难与之竞争。

佛罗里达州一直是国际投资者非常向往的地方。“投资机会可谓难得一见！”除了一年四季阳光明媚，气候宜人之外，另外一个重要的原因之一就是**佛罗里达州不征州或地方资本利得税**！

LPS: 当前，南佛罗里达州市场上有哪些最引人注目的项目？

迈阿密当前有 4 个新项目令我们感到格外兴奋，因为它们为国际投资者带来了巨大的机遇：3 个期房项目：**阿斯顿 · 马丁阿密顶层公寓（Aston Martin Residences）、迈阿密华尔道夫 · 阿斯托里亚公寓（Waldorf Astoria Residences）和 Lofty Brickell - Homestay(Airbnb) 短租公寓项目**。另外，还有随时可入住的百乐门**迈阿密世界中心（Paramount Miami World Center）**。

以上项目中的每一个都是五星级建筑，均拥有五星级的服务和便利设施。迈阿密建筑的变化日新月异，这些项目中的每一座大楼都将成为世界公认的标志性建筑。

此外，我们对阿联酋迪拜的投资机会充满热情。作为迪拜国际房地产顾问，我们帮助国际投资者以最小的投资额获得租赁房产，并**保证 6% 的投资回报率**，由伦敦劳埃德保险公司承保。

LPS: 在弗罗里达州投资购买房产，买家都需要经过哪些步骤？

在佛罗里达州购买房产过程非常简单。首先，我的妻子 Nina（Zhang Qi）中文流利，因而沟通无忧！其次，我们帮助买方物色他们感兴趣的房产，并代表他们参观房产，进行视频电话会议，以便客户能够实时查看房产。我们提出报价，连同他们的资金证明或贷款人的预批单（如果选择融资的话）一起提交报价。我们代表买家就商定的条款进行谈判，并全程代表他们为之服务。**我们的专业团队包括讲中文的注册会计师、抵押贷款经纪人和律师等**，如果买方有需要的话，可以提供相关方面的咨询服务。我们将在成交时代表他们，因此，成交时客户无需亲赴佛罗里达。此外，如果买家希望在购房后将其出租，妮娜 - 莱文作为认证的物业经理亦可以为您提供贴心的管理服务。

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

We are Chuck & Nina Levine, and we reside in South Florida. Although Nina and I both have a diverse background as senior executives with major international corporations, we have collectively been in the real estate business for over 20 years. I have been elected to serve on the board of directors for the South Palm Beach County Regional Board of Realtors as well as the state level of Florida association of realtors. Nina Levine, who was originally from Shanghai, China, speaks fluent Mandarin and can be reached on **WeChat at: ninazhangqi**

In addition to our real estate portfolio of clients looking to buy, sell or invest in real estate, Nina heads up the Property Management Division **of Levine International Home Services**. She provides supporting services such as property management, residential leasing, and property maintenance for our investor clients. Along with subject matter professionals, she provides mortgage and insurance consulting, real estate law, taxation, immigration, tourism, and education consulting for the children of foreign national's studying and attending school in the United States.

LPS: Could you please give us an introduction of the Florida real estate market?

Florida's housing market continued to report rising median prices, more cash sales and tight inventory in 3Q 2021, according to the latest housing data from Florida Realtors®. The median price for single-family home sales in the third quarter was up **18.4% year-over-year**.

Florida accounts for more than **22% of all foreign real estate** investments in the U.S., the strongest market in the country, according to a National Association of Realtors® report. With a continuous stream of foreign investors from all over the world, Florida is today, and will remain, a premier investment destination!

More than half of 22% is focused on South Florida, with **Miami accounting for 52%** of foreign buyers.

More than 65% of foreign buyers buy with cash, making them difficult to bid against.

Florida's always been a very desirable place for international investors. "The investment opportunity is hard to beat'. One of the important reasons besides sunshine heavenly weather all year round, **Florida doesn't have state or local capital gain taxes!**

LPS: What are the most notable projects in the South Florida market now?

We are especially excited about 4 new projects in Miami that represent a tremendous opportunity for International Investors:

3 pre-construction projects: **Aston Martin Residences; Waldorf Astoria Residences; Lofty Brickell -** a Homestay (Airbnb) project;

1 immediate occupancy project: **Paramount Miami World Center**.

Each of these projects are 5-Star buildings with 5-Star service and amenities. The Miami architecture has evolved and each of these buildings will become an iconic property recognized world-wide.

In addition, we are enthusiastic about investment opportunities in Dubai, UAE. As a Dubai International Property Consultant, we help international investors secure rental property for a minimal investment with a **guaranteed 6% ROI**, insured by Lloyds of London.

LPS: What are the stages involved for Chinese investors to buy property in Florida?

Buying property in Florida is a very simple process. First, my wife Nina (Zhang Qi) is fluent in Mandarin so communicating is easy! We help the buyer identify property(s) of interest and we visit the property on their behalf and do a video conference call so the client can view the property real time. We construct an offer, present the offer, along with their proof of funds or a pre-approval from a lender if financing is an option on the property. We negotiate the agreed upon terms on their behalf and represent them throughout the entire process. **Our professional team includes Chinese speaking CPAs, mortgage brokers and lawyers, etc** should the buyer want their council. We will represent them at the closing, so they do not need to be present in Florida for the closing, moreover, if you want your property to be rented after closing, Nina Levine as a certified Property Manager can manage it for you.

LPS: 能为我们介绍一下本次采访中您将我们的读者带来的特别项目吗?

LOFTY Brickell 是一座地标性建筑，共 43 层，由国际知名的建筑公司 Arquitectonica 设计。

该项目距离布里克尔市中心（Brickell City Center）只有几步之遥，拥有迈阿密河全景、布里克尔和迈阿密天际线的壮观景致。

该建筑配有带落地窗的 2 层大堂、带礼宾的 24 小时接待中心、24 小时代客停车场和 24 小时安全通道。

此外，LOFTY 推动了可观的投资回报率的潜力，是迈阿密市中心为数不多的合法 " 短租项目 " 之一，业主可以根据租客需求租用任何期限，或在短租平台上按日出租。另外，LOFTY 管理团队提供为您对外出租管理的服务。

有关详细信息，请访问：https://mp.weixin.qq.com/s/4pyca6QqT5lxLbBAUleEaA

迈阿密华尔道夫公寓是迈阿密第一座 100 层的摩天大楼（高 1049 英尺，纽约以南最高的住宅楼）。由世界著名建筑师 Carlos Ott 与 Sieger Suarez 建筑事务所合作进行概念设计。

该建筑被分割成 9 个堆叠的玻璃立方体：
- 前 3 个立方体包含酒店客房、套房和便利设施
- 4-8 号立方体：住宅单元
- 9 号立方体：顶楼住宅（对客户开放，可达整个楼层；天花板高达 14 英尺）

派拉蒙迈阿密世界中心是迈阿密世界中心中心的标志性住宅楼，为住户提供非凡的生活体验。迈阿密世界中心占地近 27 英亩，是美国最大的总体规划项目。

这座单一的标志性塔楼高达 700 英尺，共 57 层，有 500 多套住宅和 26 套顶层公寓。卓越非凡的设计，独特的风格提供了别具一格的城市生活体验。今天，这座吸睛的塔楼是世界级的国际目的地，让您感受世界上最便利的体验和生活方式之一。

阿斯顿 - 马丁公寓全新豪华住宅项目，共 66 层，位于迈阿密市中心的比斯坎湾（Biscayne Bay）。比斯坎湾、迈阿密河和充满活力的迈阿密天际线的全景融汇交织，构成了一副不断变化的戏剧性背景。

本项目提供全方位服务，超级顶流设施包括巨型游艇码头、24 小时代客泊车服务、海滩俱乐部、最先进的健身中心和水疗中心、位于 55 层的大型泳池露台和无边际泳池、沙龙及休息室。

如果您购买 5 卧公寓，您还将获得一辆阿斯顿 · 马丁汽车(DB11 或 DBX 限量系列)。

LPS: You have a special project to present to our audience this time, could you please give us an introduction?

LOFTY Brickell is a 43-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica.

The project is located in just steps away from Brickell City Center and has spectacular panoramic Miami River, Brickell,and Miami skyline views.

The building features a 2 Story lobby with floor to ceiling windows, 24-hour welcome desk with concierge, 24-hour valet parking and 24-hour secure access.

In addition, LOFTY promotes the potential of a substantial ROI, being one of the few legal "Homestay" projects in the city where it can be rented for any term the owner desires; daily as a Homestay product on all platforms, or any other term.

For detailed information, please visit: https://mp.weixin.qq.com/s/4pyca6QqT5lxLbBAUleEaA

Waldorf Astoria Residences – Miami is the first 100-story tower Miami (1049 feet tall, tallest residential tower South of New York).

Conceptually designed by world renowned architect Carlos Ott in collaboration with Sieger Suarez Architects.

The tower is sectioned in 9 stacked glass cubes:
-First 3 cubes contain hotel rooms, suites and amenities
-Cubes 4-8: residential units
-Cube 9: penthouse units (open to custom, up to entire floor; 14-foot ceilings)

Paramount Miami Worldcenter is the signature residential tower delivering an exceptional living experience in the heart of Miami WorldCenter which is nearly 27 acres wide and the largest master planned projects in development in USA.

This single iconic tower rising 700 feet into the sky featuring 57 floors with over 500 residences and 26 penthouses. Great design, unique style provides one-of-a-kind experiences of living above the city within a city. Today the tower is the world class international destination that offers you one of a kind experience and lifestyle with the most Amenities in the world.

Aston Martin Residences is a 66-story new luxury residential development situated along Biscayne Bay in the epicenter of Downtown Miami. Panoramic views of Biscayne Bay, the Miami River and the dynamic Miami skyline abound, providing an ever-changing, dramatic backdrop.

This is a full-service building offering over-the-top amenities including Mega Yacht Marina facilities, 24-hour valet services, a Beach club, a state-of-the-art fitness centre and spa, a large pool deck with infinity pool on the 55th floor, salons and lounges.

When purchasing one of the 5 bedrooms residences you will also receive an Aston Martin Automobile (either a DB11 or DBX - Limited Series).

独家专访

王楠女士

中信信托家族信托部总经理

中信家族信托 / 保险金信托等财富管理业务领军人物

管理资产规模超过400亿

唐洁女士

中信保诚首席行政总监

康达企业家传承俱乐部CEO

八项国际专业认证资质

合作及咨询业务电话：13466577885 / 13301205199

高净值群体缘何钟情保险金信托？

近年来，保险金信托服务日趋受到高净值人群的青睐，成为家庭财富管理与传承的首选工具之一。保险金信托为什么如此受到高净值人群的青睐？它能为财富客户解决什么问题？我们特别专访了中信信托家族信托部总经理王楠女士和中信保诚人寿首席行政总监 & 康达企业家传承俱乐部 CEO 唐洁女士，为您解开其中奥秘。

LPS：众所周知，中信信托是国内保险金信托业务的开创者，从 2014 年该业务创立至今，已累计服务了上千位高净值客户，积累了丰富的实操经验。王总，可否和我们分享一下设立保险金信托的高净值人群有哪些共同的特征和需求？

王楠：2014 年，中信信托与中信保诚人寿合作落地了国内第一单保险金信托，开创了保险 + 信托跨领域服务的先河，之后我们不断创新服务模式，拓展服务功能，迄今已有 7 个年头。截至目前，中信信托的家族信托和保险金信托客户超过 3000 位，规模 500 亿。

我们也在业务实践过程中不断地观察和总结客户的需求，梳理客户的画像，致力于为每位客户提供个性化的贴心的服务。中信信托保险金信托的客户类型非常丰富多样，总结一下主要有以下几种类型：

希望将家庭财产和企业财产相隔离，为家庭财产构筑防火墙，守护家人生活的企业家；未雨绸缪、希望将财富放入“金钟罩”，为未来的生活储备充沛现金流的财富新贵；风险保障意识较强，希望把保险金信托作为一份爱的礼物，即使自己不在了，也可以在孩子人生的每个重要时刻都给予支持的年轻父母；心系孙辈、希望实现跨代传承，让家族枝繁叶茂的祖父母；来自再婚复杂家庭，缺乏安全感，希望保留一份属于自己和孩子的财产的再婚人士；还有孩子是自闭症、唐氏综合症儿童，希望孩子的一生都能得到妥善照料的家长……

LPS：唐总是非常资深的保险及财富管理专家，您创立的康达企业传家俱乐部服务了很多企业家客户，对客户需求有敏锐的把握，可否简单介绍一下康达企业传家俱乐部？并且为我们分享一下您的客户对保险金信托这项服务有怎样的评价？

唐洁 :2015 年康达家族率先成立家族办公室，解决高净值客户的财富管理需求，2018 年家族办公室升级为“康达企业家传承俱乐部”，主要职能是进行企业家与二代的新财商教育，疫情前后我们明显感觉到对财富管理的方向发生很多变化和能力的要求，企业家传承俱乐部依托中信集团强大背景在上市辅导，减持，融资，税务筹划和法律咨询及家族 / 企业财富管理方面给与企业及企业家专业服务。企业家传承俱乐部的第二个职能就是搭建资源平台，协助会员单位业务拓展，提供全景金融服务。

近几年我们在服务客户时体会到，目前高净值人群的财富目标越来越聚焦于“财富安全”和“财富传承”。我的很多客户都是基于信任中信的品牌，从而进一步了解到中信信托和中信保诚人寿合作的保险金信托服务。比如我的一位从事教育行业的客户，她通过中信保诚人寿的保险产品为自己和丈夫定制养老规划，同时，她购买的终身寿险亦享受中信信托的保险金信托服务，既为儿子的教育、生活及创业、购房费用，也为日后孙辈的出生提前进行安排，规划隔代传承。这次对于教培行业的改革因为她做好了家庭地基的财务管理，至少对于生活水平影响不大，才能平常心二次创业。

还有些客户非常认可“保险 + 信托”的组合，既可以充分利用信托的风险隔离、财富传承等功能，也可以利用保险的杠杆、风险管理、保障等功能，将现金更多用于生产经营和投资，实现“1+1>2”的效果。

LPS：王总，针对刚才唐总提到的“财富安全”与“财富传承”这两项核心诉求，可否总结一下保险金信托在产品功能上是如何满足客户这两项需求的？

王楠：中信信托保险金信托的核心功能可以总结为三个方面：

第一，借助信托制度在保护、传承和管理方面的优势，保险金信托服务可以使保险的身故理赔金、生存金、保单分红（如有）等得到更妥善的运用和保护，按照委托人（投保人）的意愿设置信托条款，在受益人学习、婚姻、工作、养老等人生重要阶段持续得到相应的照顾，尽可能避免因受益人年幼、婚姻变动、债务纠纷、年迈失能等原因导致信托财产被侵占、滥用、操控、分割或追索等风险，使财富真正属于受益人，为受益人而用。

第二，中信信托还可以作为保单的投保人并通过信托财产替客户缴纳保费，尽可能避免由于委托人（投保人）可能出现的身故、婚姻、财务恶化或债务纠纷等风险造成的保单被分割、撤销或失效、被执行继承程序等。

第三，客户还可以通过中信信托保险金信托整体规划家庭保险金、现金财产，以及其他形式的财产，更全面的进行财富传承规划。

通过阅读以上对王楠女士与唐洁女士的专访，相信您已经对保险金信托这项财富传承工具有了进一步的了解，而我们也相信，随着国内高净值人群数量的持续增长，以及其财富传承需求的日益迫切，未来我国的保险金信托会有更广阔的市场，更丰富的创新产品及服务，也希望您能选到最适合自己家庭的保险 + 信托的财富传承服务，稳稳托起您对家人深沉的爱。

中信信托
CITIC Trust

中信信托有限责任公司是以信托业务为主业的全国性非银行金融机构、中信集团（1979 年由原中国国家副主席荣毅仁创办）系统重要性成员企业、中国综合实力领先的信托公司，各项关键性指标连续 13 年排名行业前三，获评中国监管最高评级和信托行业最高评级。

公司连续十年担任中国信托业协会会长单位，同时兼任中国信托业保障基金理事单位、中国信托登记有限责任公司股东。

1988 年 3 月 1 日，公司前身中信兴业信托投资公司经原中国人民银行批准在北京正式成立。2002 年经中国人民银行批复，中信集团将中信兴业信托投资公司重组、更名、改制为“中信信托投资有限责任公司”，并承接中信集团信托类资产、负债及业务。2007 年，经中国银行业监督管理委员会批准，公司名称变更为“中信信托有限责任公司”。公司于 2005 年、2006 年、2014 年、2019 年分别增资 2.92 亿元、4 亿元、88 亿元、29.70 亿元。目前注册资本 112.76 亿元，股东为中国中信有限公司和中信兴业投资集团有限公司，最终实际控制人为中国中信集团有限公司。

公司凭借突出的综合实力和显著的经营业绩，连续三年获评国际知名媒体《亚洲银行家》行业唯一“中国年度信托公司奖”；主流媒体和学术机构分别授予中信信托“综合实力最强信托公司”、“年度最佳信托公司奖”、“最稳健信托公司奖”、“最佳社会责任奖”、“最具影响力信托品牌”等荣誉和称号。

CITIC Trust is a pioneering non-banking financial institution and, for the last ten years, the largest trust company in China by total assets under management (AUM). Founded in 1988 as the first trust company in China, CITIC Trust leads the industry today, distinguished by its unparalleled AUM, superior client network, innovative product range, professional team and rigorous risk management. ROE has been consistently maintained at a high level among CITIC Limited’s subsidiaries.

Guided by its mission to create shared value and balance risk and return, CITIC Trust acts as a provider of integrated financial products and services, including financing, asset management and trust. It has the industry’s largest portfolio of trust products, giving clients the opportunity to participate in China’s growth story through a wide range of financial instruments. CITIC Trust has developed innovative trust solutions in diverse sectors, including infrastructure, real estate, consumer markets, manufacturing, agribusiness, healthcare, the internet and the financial market.

In the trust industry, the company stands apart for its long track record of consistent stability and unparalleled access to major investment opportunities. Through its comprehensive investment and asset management service, CITIC Trust has distributed nearly RMB250 billion of accumulated profits attributable to beneficiaries for the last ten more years.

LPS

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

lps-china.com

Dear readers,

Welcome to this 2021-2022 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，

欢迎阅赏《LPS法拉帝》杂志2021-2022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，他们将有助于您觅获您心仪的下一个美丽家园。

在此，您可以了解旧金山、伦敦、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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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。如果你不娱乐，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.

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CENTURY 21 Advance Realty

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㎡，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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GOLDEN CITY

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 DirectorPeter 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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BARFOOT & THOMPSON
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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对端服务。

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涨。

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。

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.

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ERA REAL ESTATE

Asia-Pacific / 亚太地区
Singapore / 新加坡

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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Radisson
PHUKET
MAI KHAO BEACH

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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网站 / W: www.wresidencesdubai.com

W
DUBAI
THE PALM
THE RESIDENCES

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

ALDAR

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 - signture 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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CREDO
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Asia-Pacific / 亚太地区
UAE / 阿联酋

随定制法拉帝出航是门艺术，从一开始便成为永恒“意大利卓越”的成功典范。定制法拉帝肩负着一项使命：创造独具一格的精致设计，将尖端技术和独特功能解决方案融于一体，为每一位船东提供非凡的体验。因为巡航是追求超越，**也是追求与众不同的艺术**。

customline-yacht.com

CUSTOM LINE

BEYOND THE LINE

EUROPE
欧洲

Chianti Restorations accompanies international clients in the restoration of their future prestigious properties in Italy. Over the last 20 years Chianti Restorations has restored some of the most important villas, castles and ancient mansions in Italy and Tuscany transforming them into magnificent luxury properties with the best modern comforts, always preserving local traditions while respecting the territory and the environment. Chianti Restorations' clients include some of the biggest international entrepreneurs.

With a specialized team of more than 100 great professionals, technicians and masons all specialized only in this field, it offers a service of the highest standard that guarantees the peace of mind of the customer throughout the work, giving an excellent finished product, as certified by all the work done so far.

Mr. Kostandini, what is your differentiation from other construction companies?

We do not build skyscrapers, warehouse, factories, etc. but we are a General Contractor exclusively specialized in the luxury restoration of ancient and prestigious Italian properties and we have the best people who are uniquely and highly experienced in this field, selected one by one with great care, keeping in mind that the most important thing is to take care of the needs and desires of the client in every detail.

CHIANTI RESTORATIONS®

Luxury Property Restoration Company

To see our works & for more infos: www.chiantirestorations.com

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 和关注微信公众号 frenchie_estate

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 Rivera. 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 and subscribe WeChat frenchie_estate.

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frenchie 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 strategicly 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

HONORE IMMO

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和机构房地产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.

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Landertshammer

NEW DEAL

价格 : 50,000 - 5,000,000 美元 **Price Range :** USD 50,000 - 5,000,000

Newdeal 是希腊最具创新意识、增长速度最快的住宅房产公司，拥有数千位本土客户和强大的国际客户名册。我们是一家集团公司，在希腊提供房地产相关服务已超过 15 年，同时还协助欧洲、中东、中国和美国的客户。

我们的开发公司瞄准最优质地段的地块，并与欧洲最负盛名的建筑师合作，目的是为了创造出具有领先时代的设施和技术的豪华公寓。

我们的管理公司从第一天起就可以接手处理投资者房产的事宜，以确保我们客户的长期或短期租金收入。

Newdeal 提供全包式的服务计划，以保证在房产的各个方面都具有同等的品质和服务文化。

Newdeal is the most innovative and fast-growing lifestyle real estate group in Greece with thousands domestic clients and a strong international client roster. We are a group of companies that has been providing real estate related services in Greece for over 15 years, while also assisting clients in Europe, the Middle East, China and the USA.

Our development company targets plots in the most premium locations and cooperates with the most prestigious architects in Europe in order to produce luxury apartments with amenities and technology ahead of its time.

Our management company handles the investor' s property from day one, in order to ensure our client' s income from either long term or short term rent.

Newdeal offers an all-inclusive proposal that guarantees equal quality and service culture in every aspect of real estate.

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Real Estate Group newdeal

ANDRA MONTENEGRO

价格 : 500,000 美元起

Price Range : From USD 500,000

黑山 - 回归自然和健康生活

与其在开篇就强调我们是谁，我更倾向于说我们正在期待您的到来。
为什么这么说呢?
黑山共和国是地中海中心地带的一个小国。他以自己的历史和国家为荣，胸怀宽广，拥有 50 多万居民、每年享受着 270 个阳光灿烂的好日子、天然无污染的自然环境、有机食品、以及安全的市场和快速增长的经济。
在这里，您将为所欣赏到的风景而赞叹不已：Tara 河峡谷上的桥梁（世界第二深，仅次于科罗拉多）；野生自然环境；在传统村庄品尝当地美食；悠闲地漫步于历史悠久的有名道路上；在海边的一个古老城镇品尝优质葡萄酒的同时，享受自然空气……还有很多很多，回归初心和享受放松……
我们的团队在投资和住宅领域拥有超过 20 年的经验，能亲身接待您，将是我们的无上荣光。我们提供的豪华房地产项目，价格在 500,000 美元起，从城堡到投资项目，也支持您开设公司或申请居住许可。
我们热忱期待您的到来。

MONTENEGRO-YOUR RETURN TO NATURE AND HEALTHY LIVING

I would not like to start the presentation emphasizing who WE ARE, but rather saying we are expecting YOU.
Why?
Montenegro is a small country in the heart of Mediterranean. Proud of his history and nation with big heart, has a just more than half a million inhabitants, 270 sunny days yearly, not touched nature, bio food, secure market and fast-growing economy.
Here You can see landscapes that will leave you breathless, the bridge over the Tara River canyon (second deepest in the world, next to Colorado); wild nature; to taste domestic cuisine in traditional villages, walk by historic important roads, enjoy purea air while tasting premium wine in one of old towns by the sea... And much more, but much primordial and relaxing...
Our team has experience over 20 years in area of investment and residency support, and would be our honor to meet you in person.
We can offer luxury Real Estates, prices from 500.000USD+, from castles to investment projects, also support you in opening company or applying for residence.
We are waiting You.

联系人 / P: President, Madam Zeljka (ANDRA) Krivokapic-Milicevic
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ANDRA LUX
MONTENEGRO

L.A.D.M B.V

价格 : 1,000,000 - 15,000,000 欧元

Price Range : EURO 1,000,000 - 15,000,000

携手 L.A.D.M B.V. - 投资荷兰房地产

荷兰位于欧洲大陆的西北角，这里景色宜人、高等学府林立、具备多姿多彩的高水准生活方式、健康及教育系统。
这颗欧洲瑰宝魅力非凡，长期吸引着众多房地产投资者。
停下您忙碌的脚步，在这里放轻松，共同欣赏城市里风景如画的博物馆、艺术、文化景观，以及城市发展。
我们公司向您提供在阿姆斯特丹、鹿特丹和乌得勒支这几个充满活力的城市投资房产的机会。
我们专注于商业 / 半商业地产，通过逐步选择资本增长，保证您未来的回报，回报率从 8%-15% 的内部回报率 (IRR) 起。

除了帮您完成在荷兰的投资外，我们的服务还包括：
- 商业管理
- 建筑和装修
- 当地管理和运营服务
- 地方税务处理

荷兰对外国投资者在荷兰购买房产没有任何限制。
欢迎随时联系我们，跟上您在荷兰的投资步伐。

Invest Real Estate in the Netherlands with L.A.D.M B.V

Situated on the northwest corner of continental Europe, A striking land of diversity and a high quality of lifestyle, excellent health and education systems.
This European gem has something to attract all real estate hunters.
Take time out to relax on the city's picturesque view of many museums, art, culture, and appreciate urban development.
Our company offers you to invest in one of our many buildings spreading around these vibrant cities: Amsterdam, Rotterdam & Utrecht.
We are specializing in commercial/ semi-commercial properties, which guarantees your future return with gradual options for capital growth, return starting with 8%-15% internal rate of return (IRR).

In addition to finding your next Dutch investment our service includes:
- Management
- Construction and renovation
- Local management and Operational Service
- Local Tax handling

The Netherlands does not place any restrictions on foreign investors buying property in the country.
Contact us today and become a step away from your next investment in The Netherlands.

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LADM GROUP LTD

FLORENS LAKE RESORT & SPA

价格 : 800,000 - 3,000,000 美元

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

弗洛伦斯湖水疗度假村位于伯尔尼高地，距因特拉肯仅10 分钟车程。

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

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

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

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

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

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

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

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FLORENS
LAKE RESORT & SPA

The Largest Developer of Rehabilitation Projects for Portugal Golden Visa

RAGROUP
PROPERTY DEVELOPMENT

Renaissance Hotel by Marriot

Holiday Inn Express Porto

Hilton Garden Inn Evora

Four Points
by Sheraton

Porto Art's Hotel

1845 Amarante Hotel

A Pioneer Golden Visa Company in Portugal

Email: goldenvisa@mercan.com
Website: ragbeijing.com

MERCAN GROUP
EST. 1989

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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ART PROPERTY LTD
LUXURY PROPERTY MANAGEMENT

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，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 Colledge)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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价格 : 询价可知

Price Range : Available upon request

我们的英国公司 Veritas 专注于在伦敦和主要大学城的新建住宅房产、商业地产、开发用地和酒店物业的销售。

我们不仅在整个英国购买过程中提供协助和指导，还帮助寻找合适的基金、合适的法律团队、提供服务并就理想的购买所有权结构提供建议，确保我们的客户实现最大的投资回报和资本增长。

我司董事总经理 Mimi Patel 在该行业拥有近 20 年的经验，拥有一个由英国业主组成的特别人脉网络。这意味着我们可以获得伦敦和英国最独家的房源。

我们的理念是独家定制服务。我们的目标是为卖家提供双赢的解决方案，以实现他们的目标，并为买家实现他们的理想家园、以及目标和愿望。

欢迎联系我们以了解更多信息。

Our UK company, Veritas, focuses on the sale of **new build residential property**, **commercial buildings**, **land for development** and **hotel property** in London and the major university cities.

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别墅和房屋

VILLE&CASALI

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首本装饰期刊
乡村生活及高级家具

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

奥尔恰湖倒映的别墅

距离米兰90公里处
的大窗别墅, 能耗适中

Project

弗朗西亚科尔塔
深入丛林
的房屋
与自然交融

"以自然光
为主角的别墅"

Reportage

用眼 查看
托斯卡纳
乡间景色

中国客户
也在基安蒂地区斥资

CANTORI

Bookcase Hong Kong, sofa and coffee tables Atenæ - Designer Maurizio Manzoni

cantori.it

“VILLAS THAT INTERACT WITH NATURE
别墅，与自然交融”

新冠疫情让我们意识到远离人群，抵御疾病的必要性，促使人类重新认识自然。房屋与自然交融的构思，已在天才般的罗马式建筑设计中体现，作为代表的两栋别墅都位于伦巴第地区，一座矗立在奥尔塔湖（Orta）畔，另一座则位于距离米兰几十公里的弗朗西亚科尔塔（Franciacorta）。第一栋别墅拥有180平方米的窗户，捕捉“地方的精神”，第二栋别墅也设有许多窗户，连同内部露台一并完成增强光线的任务。这两栋别墅分别由建筑师瓦伦蒂诺·范迪尼（Valentino Fantini）和马可·卡尼里（Marco Carini）设计完成，让业主倍感安心。《别墅与房屋》杂志作为意大利房地产领域第一本杂志，自创刊32年来持续报道世界上最著名的意大利葡萄酒产区——介于佛罗伦萨和锡耶纳之间的经典基安蒂区（Chianti Classico）。一片城堡和风景遍布的土地，让人回忆起意大利文艺复兴时期的盛况，不久将加入联合国教科文组织世界遗产。包括中国投资者在内的国际投资者注目于此，流露出购买翻新或待翻新的房屋和农场意愿，价格十分公道。

Editor in chief 主编

THE COVID-19 PANDEMIC ALERTS PEOPLE THE NECESSITY TO WARD OFF DISEASES BY KEEPING AWAY FROM CROWD AND URGES ALL TO RE-APPRECIATE THE NATURE.THE IDEA TO KEEP HOUSES IN HARMONY WITH NATURE HAS BEEN EXPRESSED IN GENIUS DESIGN FOR SOME ROMAN ARCHITECTURES, WHICH WAS REPRESENTED BY THE TWO VILLAS IN THE REGION OF LOMBARDY, ONE STANDING ON THE BANK OF LAKE ORTA AND THE OTHER IN FRANCIACORTA, WHICH IS ONLY TENS OF KM FROM MILAN.

如需阅读《别墅和房屋》
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WORKS OF LIGHT AND ART

光影艺术巨作

自1979年以来，FANALE集团以最高质量标准和热情制造照明灯具，体现意大利制造的卓越不凡。访谈艺术总监托马斯·拖内（TOMAS DALLA TORRE）

撰文：维罗妮卡·巴鲁托（VERONICA BALUTTO）

玛琪雅（Marzia）和托马斯·拖内（Tomas Dalla Torre）是新一代的见证人，他们麾下的Il Fanale 公司总部位于特雷维索，自1979年以来一直以最高质量的产品造就对光明的热爱，塑造意大利制造的辉煌。公司注重主动开发款式和系列。如今，Il Fanale能够提供四种不同的生产线，都以高质量的产品和技术为指导原则。Industrial系列的灵感来自50年代的纽约：金属与深色塑造阴影色调、陈旧饰面体现大都会特色，通过强烈的对比体现主导地位。相反，New Decò 则受20年代美国的装饰艺术风格的启发：现代设计，以粉色或银色为基底，再辅以镜面、铬、金和银材料等装饰。Modern 则是一种简洁实用的风格，注重比例和色彩平衡。Country

(左图）克里斯蒂娜·切雷斯蒂诺（CRISTINA CELESTINO）为TORREMATO设计的BON TON（中图）马泰奥·比扬奇（MATTEO BIANCHI）设计的MAJORETTE系列产品（右图）埃伦娜·萨尔马斯特罗（ELENA SALMISTRARO）设计的MIAMI产品（下图）马泰奥·左珍诺尼（MATTEO ZORZENONI）设计的BLOOM系列产品。（右图）马泰奥·奇比奇（MATTEO CIBIC）设计的ALMA
LEFT, BON TON, DESIGNED BY CRISTINA CELESTINO FOR TORREMATO.MIDDLE, THE MAJORETTE COLLECTION, DESIGNED BY MATTEO BIANCHI.RIGHT:MIAMI, DESIGNED BY ELENA SALMISTRARO.BELOW, THE BLOOM COLLECTION, DESIGNED BY MATTEO ZORZENONI.RIGHT:ALMA BY MATTEO CIBIC.

系列产品采用黄铜、铜和玻璃等天然珍贵材料，以精致的装饰品味重新审视过去的潮流。Torremato 是公司推出的创意实验平台。“我们与具有国际声望的设计师合作，寻找充满现代风格的原创设计，明确加工工艺，从而造就独特品味。“《别墅和房屋》艺术总监托马斯·拖内（Tomas Dalla Torre）这样表示。成长过程最终得以认可——2014年与设计师恩佐·贝尔蒂（Enzo Berti）的设计” Bitta“ 一同赢得了金罗盘奖。黄铜、铜、铁、巴萨诺（Bassano）陶瓷是非常有价值的元素，是正宗意大利制造的特征。穆拉诺（Murano）玻璃出自艺术大师之手，以珍贵的经验丰富每件产品的细节。每件作品都独一无二、货真价实：仿古工艺是公司的拿手工艺，赋予铜、黄铜和铁前所未有的、不可重复的色调。该公司还积极开发定制产品：与伦敦 THDP、Soho House 和 Valentino 时装屋等知名工作室合作。四十多年的从业经验，令Fanale公司产品的功能性具有重要专业韵味：“通过这种方式，我们可以更多探索具有前瞻性的审美风格，随着时间的推移，不断与企业形象相结合，增强元素本身的魅力”，艺术总监这样表示。“灯光和艺术作品，是对意大利传统风格的强烈致敬。”这就是Fanale的推崇产品。下一步呢？以“工艺4.0”为目标，让设计和创意拥有更多空间，保留传统用途和习俗，以表演和进化的方式工作。我们期待下一个产品的横空出世。

美食只为 “FOOD LOVERS”

卡比(CARPI)的“STEEL CUCINE”向全球推广，汇聚全球知名建筑和设计理念

维罗妮卡·巴鲁托(VERONICA BALUTTO)撰文

KITCHENS FOR BONA FIDE “FOOD LOVERS”

STEEL CUCINE FROM CARPI PREPARES TO EXPAND INTO THE US MARKET, WORKING WITH THE BEST ARCHITECTURE AND DESIGN STUDIOS IN THE WORLD

这家诞生于莫德那省卡比镇的家族企业在安杰罗·坡（Angelo Po）的积极进取下，凭借对行业的卓越远见，从1922年开始第一个开始生产木质厨房家具。如今，Steel Cucine公司营销总监玛蒂娜·坡（Martina Po）继续带领家族前行。“我们的厨房家具耐久，可达数十年，深受北欧地区喜爱；不久前我们更是加入了中国市场！专业厨房家具选用的不锈钢外壳和组件，令电器产品坚不可摧。产品设计秉承终身陪伴客户的理念：设计简洁，以便能够和各种风格相匹配”，玛蒂娜表示。充满活力的企业每天都在了解建筑和室内装饰行业动态。“我们还和伦敦的Ledbury Studio合作，”营销总监表示，“他们的方法，加上对细节的执着，极大地提升了我们的产品品味。”“Steel Cucine 受众为誉为“美食爱好者”的特定群体，他们不仅喜欢烹饪，更喜欢尝试和处理最美味、最具挑战性的食谱。我们的工作集中在性能和能力上，以便为客户提供完美烹调所需的全部工具。例如，双头或三头灶头采用大旋钮调节火焰，确保锅每个点都均匀受热。多功能蒸汽锅功能新颖，加水和清洁都很方便。”将来呢？玛蒂娜表示：“产品很荣幸被星级客户或星级厨师选中，我们打算扩展产品面，以便尽快登陆美国市场。与此同时，我们正在努力与意大利境内外建筑公司建立直接联系。所有这一切都符合公司规模，整体由位于卡比的母公司管理。我们准备好面对任何挑战：在俯瞰罗马斗兽场的罗马露台上烹调，谁能忘记？为此，我们的男性工作人员不得不背着150公斤的烧烤设备爬上4层楼。““威尼斯？我们还把超大冰箱放到贡多拉船上。"

BLOCK冰箱（左图）STEEL公司生产的ENFASI厨具（上图）玛蒂娜和奥拉·坡（AURA PO）（中图）
LEFT, THE BLOCK REFRIGERATOR. ABOVE, THE ENFASI KITCHEN BY STEEL.MIDDLE, MARTINA AND AURO PO.

Zelda Walk in Closet in Brass, smocked glass, American walnut and Sahara noir marble.
Yves Arrm chair and Jean Paul pouf in Tuscan Green glossy lacquered wood and Nubuk with brass details.

concept: Baiucchi design

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AN ECO-FRIENDLY AND HIGH-TECH VILLA ON LAKE ORTA

奥塔湖上的别墅可持续高科技

建筑师瓦伦迪诺·范蒂尼（VALENTINO FANTINI）设计的新建筑，用朴素的色彩的营造出浪漫、轻松而又现代的氛围

撰文：埃莉奥诺拉·博斯科（ELEONORA BOSCO） 摄影：皮埃尔·毛利尼（PIER MAULINI）

《别墅和房屋（VILLE&CASALI）》

扉页: 多层花园的别墅外观本页: 配有**MINOTTI**沙发、**B&B**扶手椅、茶几装饰的居住空间.采用**MON BOIS**装饰的墙面
FRONT COVER:OUTSIDE VIEW OF THE VILLA WITH TERRACED GARDEN.ON THIS PAGE:THE OPEN-PLAN LIVING AREA IS FURNISHED WITH MINOTTI SOFAS AND B&B ARMCHAIRS AND COFFEE TABLE.WALL PANELS BY MON BOIS.

《别墅和房屋(VILLE&CASALI)》

本页: 用餐区和中心厨房通过颜色和材料相互联系。OCCHIO公司的知名吊灯——MITO照亮纯木餐桌
ON THESE PAGES:THE DINING ROOM AND KITCHEN WITH CENTRAL ISLAND SHARE THE SAME COLOUR PALETTE AND MATERIALS. THE MITO SUSPENSION LAMPS BY OCCHIO ILLUMINATE THE WOODEN DINING TABLE.

别墅设有180平方米的玻璃层面，令您每天都能眺望奥尔塔湖的景色。这栋由建筑师伦迪诺·范蒂尼(www.w4house.eu) 从头设计的别墅属于一对来自皮埃蒙特地区的医生夫妇，建筑位于诺瓦拉省小镇佩特纳斯科(Pettenasco)湖畔，远眺看去，仿佛悬浮在天水之间。
设计师告诉《别墅和房屋》杂质："我在贸易展览会上遇到了安德烈 (Andrea)和法比亚娜(Fabiana)夫妇，当时我正以Walls公司的合作伙伴身份向他们展示了一种新的专利和可持续性建筑——W4house。这种解决方案能够

MODERN DECOR AND A MUTED COLOUR PALETTE GIVE THIS NEW-BUILD DESIGNED BY THE ARCHITECT VALENTINO FANTINI A ROMANTIC AND RELAXING VIBE

本页：二层的主人卧室，配有**FLOS** IC LIGHT 吊灯和**MON BOIS**家具。主卧室中的**MON BOIS**浴缸（左图）。**FLOS**ICLIGHT 吊灯和**NORTH**家具的卫生间（右图）
私人浴室配有磨砂玻璃门，与房间相连。
ON THESE PAGES:THE MASTER BEDROOM ON THE FIRST FLOOR IS ILLUMINATED BY IC LIGHT SUSPENSION LAMPS BY FLOS AND SHOWCASES MON BOIS FURNITURE. LEFT:THE MON BOIS BATHTUB IN THE MASTER BEDROOM. RIGHT:THE BATHROOM IS ILLUMINATED BY IC LIGHT SUSPENSION LAMPS BY FLOS AND FEATURES NORTH FIXTURES AND FITTINGS. SMOKED GLASS DOORS SEPARATE THE BEDROOM FROM THE PRIVATE BATHROOM.

最大限度地减少对环境的影响，正合他们意愿，随后便问我是能否利用这个方案建造一座配备各种舒适设施的大型别墅。W4house 的消耗量接近于零，确保经济上的节俭性。”别墅应当具有强烈的高科技属性和美学冲击力，实用又舒适，适合喜欢接待客人的五口之家。
设计，从初稿到最终成品，历时一年打磨，此间从建筑结构到最小的细节，都一一精心设计。这项精益求精的实践，为我们探索处众多独特的定制解决方案，以满足家庭的需求。
这栋别墅约350平米，设计简约，共分为三层，技术实现上非常复杂，设计师将花园纳入其中，作为室内空间的延伸。最吸引人的是外部的阶梯，在功能性之外添加了冲击性效果。从一楼出发，通过阶梯下可到达游泳池，上可前往三个楼层，令房子的外部正面同景观一致，简洁的线条中透出干净。设计图上的建筑被画作两个相接的梯形。在中间，楼层之间的连接楼梯被连续打断，众多的开口让光线射入。地下室设有休闲区，还有与游泳池相连的浴室。“所有的集体空间都经过精心设计，可用于欢迎客人参加派对和活动，” 范蒂尼解释说。“一楼则设有一个大客厅、两间浴室和三间供孩子们使用的卧室。最后，二楼为主人专用，设有主卧室、浴室和步入式衣橱。
这也是户主最为喜爱的区域。
这里设计成一个附属建筑，设有一个带漩涡浴缸的独特花园露台，从而欣赏奥尔塔湖的壮丽景色。”

一层

1.客厅
2.厨房
3.卫生间
4.玄关
5.卧室
6.卧室
7.卧室
8.卫生间
9.车库

本页: 楼层之间阶梯采用隔板设计, 隔出一个放松区。
ON THIS PAGE:THE STAIRCASE THAT CONNECTS ALL THREE FLOORS AND A RELAXATION AREA.

本页: 带有感应式燃烧器且可欣赏游泳池景色的户外CORIAN厨房（上图）, 可举办活动和晚餐。一层平面图（下图）。
ON THIS PAGE:ABOVE, THE OUTDOOR KITCHEN IN CORIAN WITH INDUCTION HOB AND VIEW OF THE POOL, IDEAL FOR EVENTS AND DINNERS.BELOW, THE FLOOR PLAN OF THE GROUND FLOOR.

《别墅和房屋（VILLE&CASALI）》

A HOUSE IN THE WOODS FLOODED WITH LIGHT

光线环绕的林中小屋

弗朗恰科塔(FRANCIACORTA)的设计师马可·卡里尼(MARCO CARINI)设计师设计了一个住宅, 通过大开口, 与自然对话

撰文: 保拉·皮安佐拉(PAOLA PIANZOLA) 摄影:法乌斯特·玛扎(FAUSTO MAZZA)

“融入自然, 再无内外之分。融入其中。我一到这个地方, 见到这个位于弗朗恰科塔中心的住宅, 环绕数百年历史的树木, 一个几乎完全玻璃化房子的构思就自然而然地出现了。远处的喧嚣近无, 唯一能听到的声音是树叶的音乐, 被一阵轻风拨动。唯一没有植物的地方便是完美的建造点, 注定要树立先前为其他客户建造的别墅, 我希望以

IN FRANCIACORTA, THE DESIGNER MARCO CARINI HAS CREATED A HOME THAT IS CONNECTED TO THE OUTSIDE THANKS TO ITS LARGE WINDOWS

扉页: 别墅的外部; 右图: 内部庭院, 配有GEORGE椅子和 **LIVING DIVANI**的JELLY桌。本页: 客厅和整个房子一样, 采用**LISTONE GIORDANO**的经典橡木地板、沙发和扶手椅; **LIVING DIVAN** 的沙发和扶手椅, 以及**DAVIDE GROPPI**的落地灯具SAMPEI。

FRONT COVER:THE FAÇADE OF THE VILLA; RIGHT, THE COURTYARD PATIO WITH GEORGE CHAIRS AND JELLY TABLES FROM LIVING DIVANI.ON THESE PAGES:IN THE LIVING ROOM AND THROUGHOUT THE HOUSE, CLASSIC OAK FLOOR BY LISTONE GIORDANO, LIVING DIVANI SOFA AND ARMCHAIRS, AND A PAIR OF SAMPEI FLOOR LAMPS BY DAVIDE GROPPI.

《别墅和房屋(VILLE&CASALI)》

马可·卡里尼:
“我想用自然的标志
建造别墅,
通过阳光
来抚养长大”

本页: 上图, **PORRO**的RYOBA餐桌, **CARL HANSEN**的CH24座椅, **DAVIDE GROPPI**的SIMBIOSI吸顶灯。右图: 带有 PIETRA D'AVOLA 覆面的定制厨房, 由**SALVATORI STONE**设计。
ON THIS PAGE:ABOVE, RYOBA DINING TABLE FROM PORRO, CH24 CHAIRS FROM CARL HANSEN AND SIMBIOSI CEILING LAMP BY DAVIDE GROPPI; RIGHT, THE BESPOKE KITCHEN WITH AVOLA STONE CLADDING FROM SALVATORI STONE.

自然的方式构造, 可以像树一样生长, 以阳光为食, 室内布置采用天然和主要材料, 充满活力。”这就是设计师马可·卡里尼对这座不寻常的别墅景观环境的描述。设计师在工业设计和照明设计领域拥有丰富经验, 展示出一个迷人的宇宙。
当地的建筑规则强调了一种经典的美学视点, 通过与当局和地方的对话, 设计最终表达了融合北欧和佛兰德的美学元素, 包括类似北欧古老的温室设计、只有通过垂直和水平浇筑才能显现出来的结构等等。
建筑的渗透性和透明度, 导致可从房子内部任何一点观察围绕它的木材结构, 造就一个自然的主体, 展现出建筑轻盈优雅的美学特点, 同时也能充分保护隐私权, 让业主时刻安心。
位于中心的天井可以接收阳光, 光线射向地面的起居区, 构成日常生活流向的宝贵支持, 卧室通过Extra Soft沙发、Frog扶手椅和Living Divani 咖啡桌的布置, 围绕

本页：其中一间浴室带有**AGAPE** 的MEMORY龙头；右图：主卧室配有**PORRO**的MAKURA床、**LIVING DIVANI**的OFF CUT书桌和THETYS圆茶几，墙面和SPA的淋浴间（侧图）一样，采用**SALVATORI STONE**的LITHOVERDE GRIS DU MARAIS产品。

ON THESE PAGES:ONE OF THE BATHROOMS WITH MEMORY TAPS BY AGAPE; RIGHT, THE MASTER BEDROOM WITH MAKURA BED, OFF CUT BOOKCASE AND THETYS ROUND TABLE FROM LIVING DIVANI, LITHOVERDE GRIS DU MARAIS MARBLE WALL CLADDING FROM SALVATORI STONE, ALSO USED IN THE SPA SHOWER (PICTURED OPPOSITE).

在Focus壁炉周围，通过 Salvatori Stone 堆砌的Pietra d'Avola 定制楼梯进入。设计师用Davide Groppi灯具精致光源铺满整个空间，弥补自然光的不足。

所有房间的遮阳板都由天然纤维纺织窗帘组成，不需要外部窗帘来营造合适的室内气候。美丽的生活和触感，融入周围的大自然，家具轻盈、简约，几乎全部采用天然材料制成，采用定制或选自最挑剔的原料，例如

Porro的 Ryoba餐桌、卡尔汉森的CH24椅子。
地下室设计了一个延长的空间和工具区、一个定制的酒窖区和一个用于放松、健康的健身区，增强幸福体验；淋浴间采用 Salvatori Stone 的 Lithoverde Gris du Marais 石材覆层，并配备桑拿浴室、土耳其浴室和 Effegibi 盐浴室等设施。地板采用 Racolour Granorte 软木，家具包括 RIG Mau Studio De Padova 书柜、Extra Soft 沙发和 Living Divani 的 Era 扶手椅。

本页：可以看到内部露台的景色，感受充足的自然光线；上图：设计师 马可·卡里尼。
ON THIS PAGE:VIEW OF THE COURTYARD PATIO THAT CAPTURES PLENTY OF NATURAL LIGHT; ABOVE, THE DESIGNER MARCO CARINI.

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THE RENAISSANCE OF CHIANTI CLASSICO

经典基安蒂的重生

位于佛罗伦萨与锡耶纳之间，占地七万公顷的土地，被联合国教科文组织列为人类遗产。待发现的地点。

文：洛雷达娜·费奇娅（LOREDANA FICICCHIA）

标签上的地名
为了让基安蒂有更大的知名度

酒瓶上的标签传递出酿酒文化的复兴。除了DOCG、酒厂名称、葡萄酒名称和熟悉的黑公鸡标志外，瓶子还显示葡萄出产的地点名称。我们精选了11个地点：卡斯特利娜（Castellina）、拉达（Radda）、卡约内（Gaiole）、新贝拉登加堡（Castelnuovo Berardenga）、圣多纳托·博桥（San Donato in Poggio）、圣卡夏诺（San Casciano）、格雷夫（Greve）、潘萨诺（Panzano）、瓦利亚利（Vagliagli）、拉莫尔（Lamole）和蒙特菲奥拉莱（Montefioralle）。推广项目旨在提高基安蒂的知名度。Gallo Nero委员会一致通过，采用地理标识认定列表的许多生产商据具有修订规范的需求。第一阶段的变化仅涉及特选类产品，各生产商可自愿加入，委员会承诺将在四年内将名单扩展到储备基酒。这次复兴不包括使用国际葡萄品种的“特选”类别，这些酒类90%采用桑娇维葡萄，而其他10%则使用本土葡萄种类。

深入了解的手册
从黑公鸡标识到金枪鱼产品

佛罗伦萨和锡耶纳之间的距离容得下一本《思想集》：Sarnus出版社的恩里克·菲奥里（Enrico Fiori）说：“基安蒂应有尽有。”乡村故事散发着月光下香粥和夜晚的味道，带着文萨陀的传奇，走进高耸的城堡和妙趣横生的村庄各地。一位作家告诉我，基安蒂错综复杂，哪怕是一本按照字母精确排列的导游指南或食谱，也不可能将其详细列举。相反，这更像是一部充满历史和故事的流行小说（例如，铁男爵是谁?），其中一个主角是“黑公鸡”，即传说中佛罗伦萨和锡耶纳之间的奇异挑战主角。这两个骑士半途相聚，解决了棘手的边界问题，为古代佛罗伦萨赢得声誉。这还有已经进入东方快车菜单的著名食谱——基安蒂金枪鱼。这如今不是问题，而在没有冰箱的过去，这是个大问题。为了保存猪肉，人们需要将其与海盐混合并腌制数天。因此，肉呈现出榛子色和与金枪鱼相似的稠度。

扉页：典型的基安蒂景观。上图：一条两旁种满绣花山的柏树道路，右图：地区议员马西米利亚诺·佩西尼（MASSIMILIANO PESCINI）。
FRONT COVER:A CLASSIC VIEW OF THE CHIANTI COUNTRYSIDE.ABOVE:A ROAD LINED WITH CYPRESSES THAT WINDS THROUGH THE HILLS.RIGHT:THE LOCAL COUNCILLOR MASSIMILIANO PESCINI.

文艺复兴时期，最好的建筑师设计了基安蒂的城堡和堡垒，建造柏树和连绵起伏的葡萄园来保护这一故土。特殊性和独特性是这片土地列入世界遗产名录的原因，被联合国教科文组织认定为世界遗产。佛罗伦萨和锡耶纳之间的这片土地，占地70000公顷，人们相信，在管理人员的努力下，经济发展引擎将得到农业、旅游、制造业、景观和文化等行业以及 Chianti Classico 基金会的支持。“这是一个脆弱的乡村，但很幸运，因为它

AN AREA COVERING 70,000 HECTARES BETWEEN FLORENCE AND SIENA THAT COULD SOON BE AWARDED UNESCO WORLD HERITAGE SITE STATUS.PLACES TO VISIT

靠近像佛罗伦萨这样的城市。”佩萨谷圣卡夏诺（San Casciano Val di Pesa）前市长、现任地区议员、基安蒂地区的发展负责人马西米利亚诺·佩西尼（Massimiliano Pescini）这样说。他表示：“旅游不再是英国人 的特权，虽然他们是第一个发现这片出产优质葡萄酒的土地的人。基安蒂变化万千，葡萄栽培、橄榄种植等农业和精密机械领域有了质的飞跃。”这一切都避免了人口减少。这是50年代教育水平低、经济低迷导致的高风险。七八十年代，由于葡萄酒和农场的诞生，基安蒂再次崛起。现在，我们在基安蒂的公路区拥有工业化的基安蒂产业集群（如Cèline、Aika），还有蓬勃发展的食品加工业，主要分布在巴贝利诺·穆格罗（Barberino di Mugello）和塔瓦内尔（Tavarnelle）地区。他强调，“必须考虑到环境保护和实施良好农业实践。”
后来的基安蒂激发了伟大的文学篇章和意大利之旅的灵感，成为文学巨匠和名人的住所，例如圣卡夏诺已故艺术家卡拉·弗

拉奇（Carla Fracci）的住所，为该地区增添了新的舞蹈形式。更不用说住在这里的众多艺术家以及当代艺术协会 ArcaAzzurra 的活动。以跑步为代表的户外运动也在基安蒂兴起，尤其是 Eroica（当时著名的自行车比赛）比赛，选手通过蜿蜒的白色道路，自豪地展示在世界各地人民的目光中。如果我们不记得“铁男爵”，或者培养了基安蒂种植的葡萄（主要是桑娇维塞）的贝蒂诺·里卡索利（Bettino Ricasoli），那我们的历史等于是白学了。他是维托里奥·埃马努埃莱二世（Vittorio Emanuele II）任命的总理，他的名字与1861年意大利王国的诞生也有关系。他退休后在布罗里奥城堡（Castello di Brolio）过着私人生活，并在那里开始了他的葡萄酒实验。今天，庄园耸立在山谷和树林之上，矗立在里卡索利（Ricasoli）庄园的中心，这是基安蒂地区最大的庄园，总面积达1200公顷，其中235公顷是葡萄园，26公顷为橄榄树园。聪明的旅行者往往最后停留在梅内托城堡（Castello di Meleto）：它以前是一个军事哨所，现在变成了一座高贵的乡村别墅，最近被改造成农舍。在城堡的地下室，您可以品尝自己生产的葡萄酒、橄榄油以及美味的 Cinta Senese（www.castellomeleto.it）。旅游行程从基安蒂的格雷夫（Greve）开始，这是通往基安蒂的门户，以其美丽的广场而闻名，两旁是拱廊，古老的美食和当地的小工匠在这里忙碌。继续前往具有托斯卡纳氛围的典型村庄潘扎诺（Panzano），那里有肉店、地道的朝圣地，您可以在冥想中倾听拉丁语的宣誓，然后再路过卡斯特玲娜（Castellina）和拉达（Radda）。这两个地方被古老的城墙围绕，保留了原始的中世纪外观，距离古老的设防村庄沃尔帕亚城堡（Castello di Volpaia）仅一箭之遥。该地区的另一个重要中心是卡约内（Gaiole），拥有丰富的城堡和罗马式教堂，例如维特灵（Vertine）城堡、梅内托（Meleto）城堡、斯帕特纳教堂（Pieve di Spaltenna）和 布罗里奥（Brolio）城堡。

葡萄酒画家

位于博索洛的圣彼得教堂（Pieve di San Pietro in Bossolo）的壁画，伊丽莎白·罗盖（Elisabetta Rogai）作品

美丽塔瓦内尔镇（Tavarnelle）历史可以追溯到 1000年之前，艺术家伊丽莎白·罗盖在那里绘制了祭坛画“基督的洗礼”，这是一幅在ChiantiBanca基金会的赞助下用壁画技术完成的绘画作品，最后被捐赠给了宗教建筑。伊丽莎白·罗盖向《别墅和房屋》表示：“壁画是一种非常累人的绘画方法，对于通常更倾向于修复的女性来说绝对不寻常。”公元988年9月7日的一份文件中，首次提到了塔瓦内尔镇的罗马式教区教堂，当时该地区的土地被卖给了侯爵乌戈·托斯卡纳（Ugo di Toscana）。以肖像画闻名于世的画家伊丽莎白·罗盖近年来发展了一种名为“EnoArte©”的绘画技法。这是一种使用葡萄酒而不是传统颜色进行绘画的方法，可以在画布上创作出葡萄酒在画布上陈化的绘画，就像在瓶子中一样。

顶级橄榄油

意大利慢食协会为托斯卡纳保留40个奖项

在由意大利慢食公司制作的《2021 年特级初榨橄榄油指南》中，托斯卡纳在地区级别的奖项数量方面脱颖而出。其中入选200家公司，并有28家公司获得“Grande Olio”奖和，40家公司获得“Grande Olio Slow”奖。里波利·基安蒂地区（Chianti ripolesi）的两家公司赢得了托斯卡纳地区与佛罗伦萨商会、PromoFirenze 和 Fondazione Sistema Toscana 合作举办的“DOP和IGP特级初榨橄榄油区域精选”大奖。这些是 Il Colle 农业公司生产的“Verde del Colle”油和 Castel Ruggero Pellegrini 公司生产的“Idea”和“Ruggente”油，同时这两款产品也在东京的日本橄榄油奖中荣誉“全球最优DOP橄榄油”。不仅如此：三款里波利地区特级初榨橄榄油是70多个地区级优质产品中唯一获得 Biofenoli 奖的产品，这证明了该地区的产品产生有益的口感和味觉，对健康也起到良好效果。

MITTAL公司 独特的陶罐 延续了一个多世纪的家族传统

陶罐是托斯卡纳领土的象征之一，目睹了许多家庭世代交替。100多年来，Mittal公司一直以手工方式在因普鲁内塔（Impruneta）土地上作业，仔细跟踪每一个加工阶段，以创造出独一无二的工艺品。“我们生活在自己的熔炉中，我们从未停止探究和传承制造工艺的奥秘和技术。”他表示：“对我们来说，培养手工艺人是一项家族传统，包含了伟大的历史和亲密的回忆。因此，我们每天都能梦想新事物，探索在每个花瓶、雕像和花园装饰品中恢复因普鲁内塔陶器的百年历史。每件手工作品颜色深浅和差异都独一无二，不可重复。”价值介于30至3万欧元之间。（电话：055.2011414）

左图：布罗里奥城堡（CASTELLO DI BROLIO）；右图：画家伊丽莎白·罗盖（ELISABETTA ROGAI）；下图：收获时节
LEFT:CASTELLO DI BROLIO (BROLIO CASTLE). RIGHT:THE PAINTER ELISABETTA ROGAI. ABOVE:A GLIMPSE OF THE HARVEST.

重新流行的托斯卡纳乡村

THE CHIANTI COUNTRYSIDE IS BACK IN VOGUE

这片最著名的葡萄酒产区，吸引了意大利国内外众多人士的浓厚兴趣。重新装修的房产最为抢手

撰文：洛伦达娜-费奇恰 (LOREDANA FICICCHIA)

传统基安蒂（CHIANTI CLASSICO）地区的房产价格
（欧元 - 截至2021年上半年）

佛罗伦萨	待重新装修	已装修
巴贝里诺（艾尔萨谷）（Barberino Val d'Elsa）	1300-1600	2700 - 3000
塔瓦内尔（艾尔萨谷）（Tavarnelle in Val di Pesa）	1200-1500	2600 - 2900
圣卡萨诺（佩萨谷）（San Casciano in Val di Pesa）	1700 -2000	3200 - 3500
格雷维·基安蒂（Greve in Chianti）	1500- 1800	2900 - 3200
锡耶纳		
卡斯特琳娜·基安蒂（Castellina in Chianti）	1500- 1800	2900 - 3200
拉达· 基安蒂（Radda in Chianti）	1600- 1800	3100 - 3400
卡约内·基安蒂（Gaiole in Chianti）	1300 -1600	3000 - 3300
新贝拉登加堡（Castelnuovo Berardenga）	1400- 1700	2800 - 3100

数据源：托斯卡纳动产观察报 FIAIP

CASETOSCANE

拉达地区（RADDA IN CHIANTI）的泳池别墅
拉达· 基安蒂地区出售的别墅，石头全景，占地约300平方米（一间占地210平米，另一间占地90平米）。1ha 公园，泳池15*7，车库面积100平米以上。
电话：0575.837242

VILLA WITH SWIMMING POOL IN RADDA IN CHIANTI
For sale in Radda in Chianti, a panoramic stone villa measuring around 300 square metres in total (one 210-m² apartment and one 90-m² apartment.) 1ha garden, 15x7 swimming pool and garage measuring more than 100 m².

扉页：卡斯特琳娜·基安蒂（CASTELLINA IN CHIANTI）乡间美景
FRONT COVER:VIEW OF THE DAWN BREAKING OVER THE CASTELLINA IN CHIANTI COUNTRYSIDE.

地区靠近人口中心，离机场不远，新冠病毒时代的乡村生活又重新流行起来，价格甚至比过去还便宜。
重新启动的基安蒂房地产业务，这一切都值得。
这里的代理商承认，过去十年中的交易量惨不忍睹。“新的趋势预示着好兆头。“基安蒂房地产集团（卡约内·基安蒂，Gaiole in Chianti）米歇尔·梅多里（Michele Medori）证实，”波兰人正在重新寻找农舍进行投资，用作度假屋，希望从转手多次的投资者中接手房产。卡约内
(Caiole)、拉达(Radda)和卡斯特琳娜(Castellina)地区的房屋售价为 1 至 300 万欧元不等，均以中高档人士为目标。交易在此期间表现良好。“ “最吸引人的是翻新过的豪宅。”加布里埃尔·卡拉泰利（Gabriele Carratelli , Luxury home e Carratelli fine real estate 职员）说，“情况发生了变化，除了美国人和来自北欧的投资者之外，意大利本国人也回到最世界上著名乡间——基安蒂。但他们不想着手进行昂贵且耗时的装修，相反，他们迫不及待地想安顿下来享受乡村生活。2012年开始，市场收缩，价格下降，现在则是购买第二套房屋或进行投资最佳时机，尤其是在佛罗伦萨的基安蒂地区。对于购买待重新装修建筑的客户，我们成立了一个负责翻修组织，

STRONG INTEREST FROM OVERSEAS INVESTORS, BUT ITALIANS ARE ALSO REDISCOVERING ONE OF THE WORLD' S MOST FAMOUS WINE REGIONS.RENOVATED PROPERTIES ARE THE MOST SOUGHT-AFTER

其中包括几位建筑师和其他建筑专业人士。中档房产价格介于每平方米2500到3500不等，高端商品的价格则在 5000以上。
我们谈论的是已翻新且非独居房产，如果靠近佛罗伦萨市，价格会更高。”Gabetti 的安德烈·珀奇安迪（Poggianti di Gabetti）的预测与同事保持一致：“北欧人的目光集中在中等房产上，这些房产通常用于度假，也可长期居住，或是做为收入来源。典型的托斯卡纳乡村房屋，已经翻新”“现在是交易的最好时机，价格很有吸引力。“ - 房地产经纪人马可·特德斯奇（Marco Tedeschi）补充说，”市场很活跃，已经购买和装修的房产正在回归市场，成交量正在上升。已装修的农家乐，绿地面积大，离人口中心区不远，价格介于每平方米1500到3000之间。“对农场和酿酒厂的兴趣也在回升；玛丽内娜·科皮（Mari-

MARINELLA COPPI

拉达·基安蒂(RADDA IN CHIANTI)
地区的大农舍
农舍距离拉达·基安蒂地区仅几分钟路程, 这是一座真正拥有石建筑全景的农舍, 配有谷仓和游泳池, 总面积为450平方米, 土地超过40公顷。地方美景, 微风中充满韵味和古香。
电话:055.853559

LARGE FARMHOUSE
IN RADDA IN CHIANTI
Just a few minutes from Radda in Chianti, this authentic and scenic stone farmhouse with barn and swimming pool offers 450 square metres of living space plus 40 hectares of land. Twenty outbuildings, full of charm and historic splendour.

卡约内附近的中世纪 BADIA A COLTIBUONO 修道院
THE MEDIEVAL ABBEY OF BADIA A COLTIBUONO NEAR GAIOLE.

CASAITALIA INTERNATIONAL

托斯卡纳丘陵区
的独居别墅
山上待售别墅距离蓬泰德拉(Pontedera)4.5公里, 面积约439平方米, 附属建筑面积197平方米, 共8间卧室和7间浴室, 起居区宽敞明亮。
花园面积5000平米
价格:160万欧元
电话:0743.220122

VILLA WITH ANNEX
IN THE TUSCAN HILLS
For sale, a 439-square metre villa with 197-square metre annex nestled in the hills just 4.5 km from Pontedera. It boasts eight bedrooms and seven bathrooms, as well as generous living areas. Garden measuring half a hectare.
Price: €1,600,000.

nella Coppi) 这样告诉《别墅和房屋》的记者。投资者的年龄范围大大缩小, 通常是有年幼子女的家庭, 他表示, 这些家庭希望在基安蒂的农舍里度过漫长的几个月, 其他时期则出租赚取收入。玛丽内娜·科皮补充说, 今年夏天的租期已经售罄, 价格已经上升到每人每天 150 欧元的均价。
我们谈论的是带有游泳池、三间卧室和精美饰面的农舍, 将托斯卡纳的氛围与现代感交织在一起。
"此时此刻, 我们房地产经纪人认为, 收购比寻找客户更重要。
大量相对较小房产需求, 即低于 100万的房产, 市场上已经售罄。" 拉达·基安蒂地区的Immobiliare Chianti事务所职员安东尼奥·拉普奇 (Antonio Lapucci) 这样表示。拉达·基安蒂地区是第二套住房需求最大的地区之一, 流行起乡村生活的时尚风潮。

GABETTI PROPERTY SOLUTIONS

石头农舍
橄榄相伴
建于1100年前的古老石头农舍位于卡约内(Gaiole)地区, 现已全部翻修, 此处可欣赏基安蒂山区的全景。该物业包括11000平方米的土地, 以橄榄园和果园为主。
电话:055.4633502

STONE FARMHOUSE
WITH OLIVE GROVE IN GAIOLE
Renovated historic stone farmhouse dating back to 1100 in Gaiole with panoramic views over the hills of Chianti Classico.The property comes with 1.1 hectares of land, including an olive grove and orchard.

投资

圣马蒂诺堡(BORGO SAN MARTINO)的新生活
一个位于波洛里奥堡(Castello di Brolio)旁的挪威项目

在波洛里奥堡边上, 一个以种植葡萄酒和石油为生的村庄正处于后期改造阶段, 这家主持开发的挪威投资公司"Exclusivetuscany"接管了拉瓦扎(Lavazza)家族的一半财产。工程师阿兰·塞帕罗·洛瓦蒂(Alain Cepparo Lovati)向《别墅和房屋》解释了施工情况:"前几天我们交付了首批两栋别墅。工程结束后, 我们将交付九栋别墅, 整个设计按照托斯卡纳的特点进行翻修, 加入了非常现代的饰面和设施, 例如地板采暖和家庭自动化技术。公司拥有一支专业的酿酒团队, 并使用当地劳动力。每栋别墅都有自己的室内设计工作室, 由业主自行选择。别墅面积最小的80平米, 最大300平米, 平均售价为每平方米3000欧元。圣马蒂诺堡(Borgo San Martino)项目经理、工程师切帕罗·洛瓦蒂(Cepparo Lovati)总结说:"我们等待挪威、荷兰和智利投资者的到来。"电子邮件:hanne@exclusivetuscany.it
(电话: +47 97 63 80 88).

阿斯蒂蒙费拉托 - Asti

翻新农宅

带葡萄园 - 能源效能等级更新中
E&V ID: W-02MT47 · € 330.000

大约 2 ha · 大约 310 m² · 3 · 1

翻新农宅

带泳池 - 能源效能等级更新中
E&V ID W-02N9NE · € 1.200.000

大约 4,7 ha · 大约 556 m² · 5 · 3

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马焦雷湖 - Lago Maggiore e Lago d'Orta

优雅阁楼

带泳池和景观
E&V ID W-02811I · € 1.500.000 · APE D 146,69 kWh/m²a

- · 大约 223 m² · 3 · 4

Brezzo di Bedero

滨水别墅
E&V ID W-02MZMQ · € 2.220.000 · APE G 333 kWh/m²a

大约 1.600 m² · 大约 260 m² · 3 · 2

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普塞 - Courmayeur

普塞

中心地段别具一格的木屋
E&V ID: W-02945F · € 5.950.000 · APE C 138,37 kWh/m²a

大约 500 m² · 大约 450 m² · 5 · 6

普塞

拉里奇木屋
E&V ID W-0269HZ · € 2.400.000 · APE 在項目中A4

大约 255 m² · 大约 350 m² · 4 · 3

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探索发现我们的房产

威尼斯省费耶索·达迪科镇(Fiesso D' Artico)位于布伦达河畔的一栋知名历史别墅——建于1600年的"亚梅里别墅(Villa degli Armeni)"正在出售:别墅由多栋宏伟的建筑组成,包括主楼、全面翻修的侧谷仓(总面积约 2200平方米)、礼拜堂、看守的房子和附属建筑;花园内拥有百年历史的灌木和高大的树木,共计24000平方米;别墅周围完全由高墙围绕。2022年1月20日拍卖,底价544万欧元,最低出价408万欧元。

Fiesso D'Artico (VE) - Historic monumental villa dating from 1600s in the Riviera del Brenta area, known as Villa degli Armeni. This magnificent building complex is made up of the master villa and side barchesse completely restored for a total of about 2200 sqm plus an oratory, custodian' s house all set in a park with mature plants and trees for a total of 23.000 sqm completely enclosed by a high exposed brick wall. For sale by auction on January 20, 2022. Starting bid € 5.440.000 with minimum offer of € 4.080.000

详情请咨询:
威尼斯法院杂志登记号:107/2014
莫妮卡·因切迪女士(MONICA INCERTI) 电话:049 8763060
incerti.monica@gmail.com

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HAMPTONS INTERNATIONAL

里窝那省坎皮利亚·马里蒂马镇(Campiglia Marittima)- 一座占地500平米的古老庄园坐落在开阔的乡村风景中, 庄园带有小屋(附楼)、花园和土地, 360°全景, 所在的土地沿着丘陵蜿蜒到群岛地区(厄尔巴岛、卡普拉亚岛、科西嘉岛)。别墅建于1800年, 包括两个独立的住宅区域, 内部空间宽敞明亮。别墅边上是一栋250平方米的农舍, 带厨房、三间卧室和浴室, 还有两间多功能房。此外, 别墅拥有9公顷土地, 种植的橄榄树已有百年历史。别墅设有私人道路和专属出入口, 方便出入。详情请来电咨询, 价格面议。

Campiglia Marittima (LI) - An ancient and exclusive master villa of 500 sqm located in open countryside with farmhouse dependence, park and land. Set on a lovely hillside with panoramic 360° views from the hills to the archipelago of Elba, Capraia and Corsica. The villa dates from the 1800's and includes two independent living units with large and bright interiors. Next to the villa, a 250 sqm farmhouse with kitchen, three bedrooms and bathroom, plus two multiuse rooms. The property includes 9 ha of land with mature olive groves. Very private with comfortable access on a private road. More information and price on request.

EDEN IMMOBILIARE
里窝那省圣维琴佐镇(SAN VINCENZO)伯乐赛(BERLESE)广场15号, 邮编:57027
电话: +39 0565.705210 - 传真: 0565.705064
www.edenimmobiliare.com - eden@infol.it

罗马 - 奥尔加 - 三层带泳池别墅, 面积1000平米, 花园面积6000平米。一层:宽广的门廊连着优雅的螺旋楼梯, 通向主入口。起居区设有大型客厅、书房和用餐区, 毗邻书房和厨房区。两间卧室各配有独立浴室, 还有一个阁楼书房。宽敞的门廊和冬季花园为户外生活提供最佳去处。二层:三室三卫半地下室:车库、娱乐厅、两间服务人员房间, 4间卫生间。报价:1,990,000欧元

Roma - Olgiata - A three level villa of 1000 sqm with a park of 6000 sqm and swimming pool. Ground floor with large portico to the entrance hall and its elegant spiral staircase. Reception rooms consist of a large living room, studio and dining area next to the office and kitchen. There are also two bedrooms with bath and a loft studio. The spacious portico and winter garden complete the outdoor living spaces. First floor: 3 bedrooms, 3 baths. Lower level: garage, large hobby room, 2 service apartments and laundry plus four separate service rooms. € 1.990.000

罗马 - 奥尔加 -- 双层独户别墅, 面积450平米明亮的入口位于客厅的中央, 由壁炉、半高餐厅和浴室组成。就寝区设有3间带独立卫生间的卧室和一间带浴室和步入式衣橱的主卧室。走廊通向明亮的书房和地下室, 可用作独立公寓使用。花园面积达5000平方米, 分2层布置, 拥有高大的树木和一个网球场。别墅内有带瀑布的大型游泳池、带烧烤设施的凉亭和墙内厨房。两个酒窖, 一个车库。报价:1,290,000欧元

Roma - Olgiata - A single family villa of 450 sqm on 2 levels. A large bright entrance way is set in the center of the living room with its fireplace, a raised dining area and bathrooms. The night area has 3 bedrooms with ensuite bathrooms and a master bedroom with bath and walk in closet. Connected there is a small, bright studio and the lower level that can be used as apartment. The 5000 sqm garden on 2 levels has mature trees and a tennis court. Large swimming pool with waterfal, a gazebo with bbq and a built in kitchen, two cellar and garage. € 1.290.000

罗马省坎帕尼亚诺- 宏伟的别墅位于山顶, 门廊宽广, 三层面积约350平方米, 公园面积占地2公顷。底层:宽敞的起居室、双人书房、2间带衣柜的卧室和2间浴室。楼梯通向二层的客厅、2间卧室、2间浴室和厨房。半地下起居室:40平米厨房-酒吧, 配有手工装饰的餐具柜、外露横梁和凝灰岩壁炉。带温室和凉棚的美丽花园。远方的围场中, 马匹在马厩中漫步, 还有带卫生间的公寓。报价:1,250,000欧元

Campagnano di Roma (RM) - A splendid property of 350 sqm on 3 levels set on top of a hill with 2 ha of parkland and portico. Ground floor: large living and dining rooms, double studio, 2 bedrooms with walk in closets and 2 bathrooms. A stairway brings to the first floor with living room, 2 bedrooms, 2 bathrooms and a kitchen. On the lower level we find the living area, a beautiful kitchen-taverna of 40 sqm furnished with hand painted cupboards, exposed beams, peperino fireplace. Beautiful garden with conservatory and a pergola. Horse paddock with stables and a service apartment. € 1.250.000

AGENZIA TEMPOCASA RUGGERO MARCONI
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www.ruggeromarconi.com - formello@tempocasa.it

萨萨里省切尔沃港-库尔(Couelle)设计的翡翠海岸别墅建筑原貌和现代风格的完美权衡，这座别墅成为翡翠海岸边上的建筑明珠。建筑中布置的原生石材、线条和家具，为房间的每个角落都注入了情感。上下两层分布的5间卧室，围绕出两片宽广的客厅区，其中一片为新建区域，面对着岩石堆砌而成的奇妙游泳池。两个宽广的全景式阳台俯瞰海面风云变幻，为美景划上圆满的句号。价格面议。

Porto Cervo (SS) - An historic villa of the Emerald Coast designed by Couelle. A perfect balance between the original architecture and modern style make this villa a symbol of the area's architecture. The use of local stone, the lines and furnishings bring emotion to every part of the home. On two levels with 5 ensuite bedrooms, it has two large reception areas, one recently built overlooking the marvelous swimming pool set among the rocks. Two large panoramic terraces overlooking the new marina complement this marvelous villa. Price on request.

萨萨里省切尔沃港-艾美德(Amade)别墅宏伟壮观，独享翡翠海岸港口风景宽阔的恒温游泳池隐没在岩石之中，内外客厅组成一个奇妙的休闲区。建筑围绕内部庭院而建，两边通往卧室和按摩淋浴区。客人的卧室最令人叹为观止，主人称之为“望塔”，高高耸立，俯瞰大海。宽广的全景式阳台为这个切尔沃港上的明珠增添了一分魅力。价格面议。

Porto Cervo (SS) - Villa Amadè is a magnificent villa with unique views of the Emerald Coast Gulf. It boasts a large heated pool set among the rocks and indoor and outdoor reception rooms. The home is built around an interior courtyard from which one can enter the night zone and the spa. A special guest room, called the tower, has a special form and sea view. Large panoramic terraces complete this jewel of Porto Cervo. Price on request.

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萨萨里省亚扎克纳镇切尔沃港阿尔齐广场(PIAZZETTA DEGLI ARCHI PORTO CERVO -ARZACHENA)，邮编:07026
电话:+39 0789 92046
costasmeralda@cbitaly.it

SARDEGNA - 撒丁岛

萨萨里省切尔沃港(Porto Cervo) - 马丁别墅占地约1200平方米，不同的楼层和建筑相互交融，令人回想起不同独立房屋组成的“cussorgia”结构。7间卧室设有相连的浴室，可欣赏马达莱纳群岛(Maddalena)的壮丽景色。客厅立意优雅，露台可俯瞰大海，两者之间通过滑动窗户相连，分隔出休闲区、游泳池和海上美景。别墅可一年四季常住，光线充足，色彩丰富，细节满满，让宽敞的室内和室外空间充满活力，远离世间的喧闹和纷争。别墅四周用围栏围起，配有4/5个室内外停车位以及可工作人员使用的附楼。

Porto Cervo (SS) - Villa Martine is a property of about 1200 sqm on different levels and different buildings that are reminiscent of the typical "cussorgia" made up of independent houses. There are seven bedrooms with ensuite baths and a breathtaking view of the La Maddalena archipelago. The living room with its creative elegance, looks over the terrace towards the sea, thanks to sliding windows that create a continuitiy in the relaxation area, over the swimming pool and the sea. A villa for year round living, full of light, energy, colors, rich in details that brighten the large indoor and outdoor spaces, set in an area loved by the international jet set. The villa is completely enclosed and has 4/5 covered and uncovered parking spaces plus a dependence for the staff.

LE ROSEMARINE 房地产
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NORTH AMERICA & CARIBBEAN
北美洲和加勒比

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顶层公寓单元 - 顶层
三间卧室，另配办公/书房及3个卫浴间
凯撒查薇兹(Cesar Chavez)是条“死胡同”，这里没有交通困扰，安静、私密，就在诺爱谷（Noe Valley）的高端所在
建于2008年，是超豪华新型建筑
三个甲板将美景尽收眼底，无缝连接室内外生活
俯瞰旧金山令人艳羡的天际线盛景
电梯直达住户单元
现代开放式平面布局，配置时尚当代装饰
高端厨房，配置大型厨岛，可容纳至少4人座位、Thermador不锈钢电器、Subzero冰箱、Caesarstone 平板柜及葡萄酒柜。
全屋硬木地板、整洁靓丽。
厨房旁有一扇门，可直通后院，在这里享受户外延绵不断的美景甚为惬意。
全新高端照明设备、内置式扬声器+sonos、户内洗衣、安全出入口。
步行可直达商店、餐馆林立的24街、格伦公园（Glen Park）、蔻乐谷（Cole Valley）等。
通勤者可轻松抵达280号洲际公路（Interstate 280）。

售价(美元)：$2,285,000 | www.NOEVALLEYPENTHOUSE.com

mattzampella
LUXURY REAL ESTATE
San Francisco +1 415.264.7224 | Peninsula +1 650.223.9343
zampella.com | matt@sereno.com | DRE 01815607
sereno

BISHOP EMBASSY STUDIOS, MONTREAL

价格 : 246,000 美元起 + 税费

Price Range : From USD 246,000 + Taxes

单身公寓：位于蒙特利尔市中心
是您生活、工作、学习和娱乐的理想场所！

Bishop Embassy 是位于充满活力的蒙特利尔市中心的一个全新住宅项目。这座 10 层楼高的新建筑将历史悠久的立面与现代设计的新塔楼结合在一起。精致的建筑、落地窗户、阳台、充足的光线和高品质装饰均为其特色。

该建筑由 350 至 520 平方英尺的开放式概念单身公寓组成。这是一个适合那些希望生活在城市，并且周边设施齐全的人们的住宅项目！

该项目还拥有安全通道、可欣赏到令人赞叹的城市美景的屋顶露台、健身中心、配备各项家用电器和地面停车场。

项目在建中 – 将于 2024 年 3 月交付

即刻投资，收益更大！

Studios in downtown Montreal.
Best place to live, work, study and play!

Bishop Embassy is a new residential project in the vibrant Downtown Montreal. This new 10-storey building incorporates the historic facade with a new tower of modern design. Refined architecture, large windows, balconies, lots of light and high quality finishings.

The project consists exclusively of open concept studios ranging from 350 to 520 square feet. A project designed to fit the lifestyles of those who want to live close to everything the city has to offer!

The project also offers secured access, a rooftop terrace with a breathtaking view of the city, a fitness center, all appliances and in ground parking.

In construction – Delivery March 2024

Invest today and earn big!

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网站 / W: www.bishopembassy.ca

BISHOP EMBASSY

REGF PROPERTY DEVELOPMENT LTD

通过我们投资购买的益处：
无空置税，无外国买家税。
我们对这个地区很有感情，不列颠哥伦比亚省是我们的家。
估值受资本利率保护。
多元化投资组合，集合基金可以分散风险，实现利润多元化，并可选择重新部署部分投资的时机和金额
在特殊情况下，可提供个性化的投资组合。
欢迎查看我们的博客，特别关注一下“不列颠哥伦比亚省房地产稀缺”。
我们的目标是成为加拿大西部的首要房地产基金。我们不走寻常路，追求那些大型基金认为对其基金的最低规模参数来说太小而放弃的交易，我们可以寻找其他竞争者错失的机会。我们正在关注服务不足和新的细分市场。
Covid 改变了一切：我们生活和工作的地方，以及我们度假的地方和方式
您的成功即我们的成功：积极管理我们的房产以实现短期价值和长期增值最大化符合我们的既得利益。
info@regf.ca
www.regf.ca
订阅我们的新闻信吧。目前仅限认可投资者。
这并不构成或形成只能通过发售备忘录才能完成的要约或购买任何证券的邀请。

Perks to investing with us:
No Vacancy Tax No foreign buyers tax.
We have a feel for the area, British Columbia is our home.
Valuations protected by cap rates.
Diversified portfolio, a pooled fund spreads risk and allows for diversified profits and options for timing and amounts for redeploying a portion of your investment.
Individualized portfolio may be available in special circumstances.
Check out our blog, especially “BC lacks Real Estate”.
Our goal is to be Western Canada’ s premier real estate fund. We think outside of the box and pursue deals that larger funds pass over as too small for their fund’ s minimum size parameters and we can look for other opportunities that the competition missed. We are looking at underserved and new market segments.
Covid has changed everything: where we live and work, and even where and how we vacation.
Your Success is our success: we have a vested interest to actively manage our properties to maximize short term value and long term appreciation.
info@regf.ca
www.regf.ca
Sign up for our news letter. Accredited investors only at this time.
This does not constitute or form an offer or invitation to purchase any securities that can only be done by way of an Offering Memorandum.

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REGF CAPITAL LIMITED PARTNERSHIP

SOL Y MAR REALTY

价格：300,000 美元起 **Price Range :** From USD 300,000

我们的全部重点是让我们的客户满意和受益匪浅，使他们有能力在哥斯达黎加房地产和投资市场这个往往棘手的的世界中做出明智的抉择。

Solymar 房地产公司在 Nosara 诺萨拉、Marbella 马贝拉、San Juanillo 圣胡安尼洛、Samara 萨马拉和 Carrillo 卡里略的哥斯达黎加的豪华社区已售出一些超高价值的房产。

Nosara 诺萨拉及其周边地区已被证明是一个极具潜力的神奇地方，居住在该地区的人们热爱并关心他们的城镇，保持健康的 Pura Vida“存粹生活”的生活方式和良好的氛围。

我们提供直接了当的咨询服务，特别是住宅选择，以满足所有客户的需求。我们了解税务、法律以及购买房产的各重要方面（价格从 58,000 美元到 18,000,000 美元不等）。我们的愿望是提供诚实和有效的服务，以合法和无忧的方式帮助您做出购买房产的决定。

Our entire focus is on educating and delighting our customers and clients so that they are empowered to make informed decisions when navigating the often tricky world of the Costa Rican real estate and investment marketplace.

The Solymar Realty has facilitated some of the most expensive homes to have sold in Costa Rica´s luxury communities in Nosara, Marbella, San Juanillo, Samara and Carrillo.

Nosara and its sorrundings have demonstrated to be magical places with a lot of potential, where the people who reside in this area love and care for their town to maintain the healthy Pura Vida lifestyle and good vibes.

We offer straight forward consulting services, specifically residency options, to meet the needs of any client, we have knowledge about taxes, laws and important aspects for the purchase of properties with prices ranging from $ 58,000 to $ 18,000,000. Our desire is to provide an honest and effective service to assist with decision making when buying a property in a legitimate and worry-free manner.

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Sol Y Mar REALTY

这里是奢华与可持续发展相遇的Kalia（卡利亚），丛林与美丽而受保护的海滩相遇。Kalia位于世界五大蓝色地带之一。这是一个具有生态意识的社区，房屋上配置屋顶草坪，与自然天衣无缝地融合在一起，同时增加了额外的隔热材料、太阳能电池板和家庭自动化系统，以最大限度地提高安全性、舒适性、便利性和节能效果。Kalia的房子是用市面上最优质的材料建造的。混凝土砌块具有很高的耐火性，更安全、更安静。流畅的外观和实用的涂层，永远不需要重新粉刷，无边际游泳池模仿自然，泳池表面看起来很自然。Kalia是维护成本低的豪华住宅。
Kalia还提供各种活动，如远足小径、瑜伽课程、专属海滩通道和未来的其他社区设施的家，只有几分钟的路程。

This is Kalia where luxury meets sustainability, where the jungle meets beautiful and protected beaches. Kalia is located in one of the 5 blue zones in the world. This is an eco-conscious community where houses consist of green roofs that blend seamlessly with nature while adding extra insulation, solar panels, and a home automation system to maximize safety, comfort, convenience and energy savings. The most high quality materials were used to build the houses at Kalia. Concrete blocks are highly fire resistant, safer and quieter. Sleek exteriors with a practical coating that never requires repainting, infinity pools mimic nature with natural looking pool surfaces, low maintenance luxury homes.
Kalia also offers various activities such as hiking trails, yoga classes, exclusive beach access and future home of additional community amenities just a few minutes away.

SOLYMARREALTY.COM

Sol Y Mar REALTY

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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 50,000network 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 theU.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 REALTY
科威国际不动产

价格 : 1, 800, 000 - 50,000,000 美元 **Price Range :** USD 1, 800, 000 - 50,000,000

英格丽德 - 阿尔坎塔拉 (Ingrid Alcantara) 为房地产行业带来了超过 25 年的销售经验，以及诚实、值得信赖和卓越谈判技巧的美誉。

英格丽德原籍多米尼加共和国，于 1990 年移居纽约。在后续的二十余年中，她利用其广泛的国际网络，为纽约市和佛罗里达州巴尔港 (Bal Harbour) 之间一些最具盛名的奢侈品牌担任销售代表。而今，英格丽德为佛罗里达州众多买家和卖家提供了宝贵资源。

英格丽德耐心、真诚并致力于客户的成功，她与其他接受过专门培训的指定人员共同协作，在国际房地产市场开展业务。

作为儿子引以为傲的母亲，英格丽德在为客户寻找完美的房产之余，她喜欢环游世界，学习不同的文化和传统。

Ingrid Alcantara brings more than 25 years of sales experience and a reputation for honesty, trustworthiness and superior negotiating skills to the Real Estate industry.

Originally from Dominican Republic, Ingrid moved to New York in 1990 and spent the next two decades as Sales Representative for some of the most prestigious Luxury Brands between New York City and Bal Harbour, FL. Leveraging her extensive international network, Ingrid now serves as an invaluable resource to a diverse set of buyers and sellers across Florida.

Patient, genuine and committed to her clients success, Ingrid joins other designees who have undergone specialized training focused on conducting business in the international real estate market.

A proud mom to her son, when Ingrid is not searching for the perfect property for a client, she enjoys traveling the world and learning about different cultures and traditions.

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KELLER WILLIAMS PALO ALTO

价格 : 询价可知 **Price Range :** Available upon request

kw PALO ALTO
KELLERWILLIAMS.

Shyam Chetal 简介

任职于 Keller William，美国加利福尼亚州 Palo Alto 一家著名的大型房地产经纪公司。
有着 48 年的工程、设计、施工和投资经验。

高端房产销售

销售位于洛斯阿尔托 Los Altos、帕洛阿尔托 Palo Alto、门洛公园 Menlo Park、加利福尼亚 California、硅谷 Silicon Valley 的高端住宅。

土地开发项目

建筑、公寓、酒店、办公楼和购物中心

销售非公开出售房源

About Shyam Chetal

Representing Keller William' s reality: a big reputable real estate brokerage company in Palo Alto , California, USA
48 years of Engineering, design , construction and investments experience.

Selling high end real estate

High end homes in Los Altos , Palo Alto, Menlo Park , California, Silicon Valley.

Land development projects

Building , Condos, apartments, hotels, office Buildings and shop–ping malls.

Selling Off the market deals

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kw PALO ALTO
KELLERWILLIAMS.

QUICKSILVER REAL ESTATE GROUP

价格 : 200,000 - 5,000,000 美元 **Price Range :** USD 200,000 - 5,000,000

销售和购买豪宅的行业专家

Mihee Sevelin 来自韩国首尔，是 Tampa Bay 地区 Quicksilver 房产集团的房产行业专业人士。Tampa Bay 位于佛罗里达州墨西哥湾沿岸地区，是来自其他州和国家的外地买家可享受美丽晴朗的佛罗里达天气和自由的生活方式的最佳地点。

“我致力于提供个性化服务、卓越的沟通技巧以及专业和本土经验知识，可以为客户提供最佳解决方案。我会设身处地为客户着想。诚实和可信是我获得来自过去客户的家人、朋友和同事那里得到许多转介推荐的原因。我对我的客户说”我们是一个团队，我们会通过共同努力来取得成功”。清楚明了的沟通和信任为我的客户的幸福感和找到适合住宅起着重要作用。

Specialist : Selling and buying luxury residential properties

Originally from Seoul, South Korea, Mihee Sevelin is Tampa Bay Area's real estate professional with Quicksilver Real Estate Group. Tampa Bay, along Florida's Gulf Coast is the most prominent location from out of town buyers from other States and other countries to enjoy beautiful sunny Florida weather and freedom of lifestyle.

"I am dedicated to delivering personalized service, excellent com-munication skills, and professional & local expertise to deliver the best result for my clients. I always put myself in clients' shoes. Honesty and trustworthiness are the reason why I get many refer-rals from my past clients' families, friends and colleagues. I say to my clients "we are a team, we will work together to deliver the successful result", because clear communication and trusted relationships play a major role in my clients' happiness and finding the right property. "

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Quicksilver
Real Estate Group

RAMESH RAO

价格 : 询价可知

Price Range : Available upon request

我是一名硅谷领先的豪华住宅房产专业人士，隶属于世界上历史最悠久的房地产公司 Coldwell Banker Global Luxury。我在 Cupertino、Saratoga、Sunnyvale、Los Altos、Los Altos Hills 和 Palo Alto 专门经营豪华住宅项目。凭借着 18 年的工作经验、白手套服务和无与伦比的本地专业知识，我获得了客户的欣赏。

我对房地产的热情驱动我不懈地追求卓越，运用最新技术为我的客户们寻觅合适的家。凭借我在湾区领先的企业战略经验，我深谙如何为客户成功谈判，并且将条件相符的买卖双方联系在一起。

在多年的经验累计中，我收获了诸多荣誉。作为 Coldwell Banker® 国际总裁圈的一员，我被评为硅谷所有 Coldwell Banker 房地产经纪人中排名前 1% 的人，被 Nextdoor 评为最受欢迎的社区房地产经纪人，并经常被《The Mercury News》报道。Ramesh 是经认证的豪华住宅营销专家（CLHMS™），以及 1031 交易所/DST 延税专家。客户可以通过 WhatsApp 或电子邮件向我索取免费季度区域报告。我期待着为您在湾区的房产需求提供服务。

I am a Silicon Valley's leading luxury home real estate professional affiliated with Coldwell Banker Global Luxury, the oldest real estate company in the world. I specialize in fine homes in Cupertino, Saratoga, Sunnyvale, Los Altos, Los Altos Hills and Palo Alto. Clients appreciate my holistic approach backed by 18 years of experience, white-glove service, and unmatched local expertise.

My passion for real estate drives my relentless pursuit of excellence using the latest technologies to identify the right home for my clients. With my corporate strategy experience in leading Bay Area companies, I know how to negotiate successfully for my clients, putting the right contract together to buy or sell a home.

During my years of experience, I have won many accolades. As a member of the Coldwell Banker® International President's Circle, I have been named among the top 1% of all Coldwell Banker Realty agents in Silicon Valley, was voted Favorite Neighborhood Real Estate Agent by Nextdoor, and was regularly quoted in The Mercury News. Ramesh is a Certified Luxury Home Marketing Specialist (CLHMS™) and a Tax-Deferred 1031 Exchange/DST Specialist. Clients WhatsApp me or email me for your free Quarterly Area Report. I look forward to serving all of your Bay Area real estate needs.

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RAMESH RAO

THE CORCORAN GROUP

价格 : 1,500,000 - 79,000,000 美元

Price Range : USD 1,500,000 - 79,000,000

Carrie Chiang 拥有超过 70 亿美元的房地产销售额，是纽约最杰出且影响力巨大的经纪人。

Carrie 的祖籍在上海。凭借 37 年的丰富经验，她在 2021 年售出了 4 亿多美元的房产。根据 RealTrends 的 2020 年销售额统计，她敬业且经验丰富的经纪人团队，被评为纽约市中型团队的第一名。媒体称她为“曼哈顿最强大的经纪人”和“顶尖的房地产撮合者”，她所服务的客户名单中不乏许多世界精英。Yue Sai Kan、Barbara Streisand、Jim Carrey 和 Sean Combs 等名流都曾委托 Carrie 帮助他们做出明智的房产决策。

除了销售该市最负盛名的公寓外，迄今，Carrie 已售出了 100 多套联排别墅。

Carrie 对复杂的交易流程尽在掌握，堪称交易大师。她的最大的成就之一是与一家香港财团达成了一笔 1 亿美元的交易，促成了曼哈顿上西区 Riverside Boulevard 社区的建设。因此，Carrie 不仅成功售出了一些世界上举足轻重的房产项目，她还在塑造我们今天所认识的纽约市的建筑环境方面发挥了不可或缺的作用。

With more than $7 billion in real estate sold, Carrie Chiang is New York's preeminent power broker.

Carrie is a native of Shanghai. With 37 years of extensive experience, she has sold more than $400 million of property in 2021. Her team of dedicated agents were ranked as New York City's #1 mid-sized team based on 2020 sales volume by the RealTrends. The media has called her one of "Manhattan's Mightiest Brokers" and "Real Estate's Top Match Maker," and her client list has included many of the world's elites. Yue-Sai Kan, Barbara Streisand, Jim Carrey, and Sean Combs have all entrusted Carrie to help them make smart real estate decisions.

In addition to selling the city's most prestigious apartments, Carrie has sold more than 100 townhouses to date.

She is a master of complex transactions. One of Carrie's crowning achievements was brokering a $100-million deal with a Hong Kong-based consortium that enabled the construction of the Riverside Boulevard community on Manhattan's Upper West Side. As a result, Carrie has not only sold some of the world's most significant homes, she has also played an integral role in shaping the built environment of the New York City we know today.

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corcoran

ccc THE CARRIE CHIANG TEAM AT THE CORCORAN GROUP

TOI HOLLIDAY

价格 : 询价可知

Price Range : Available upon request

Toi Holliday 是一位房地产专业人士，热衷于帮助人们购买、出售和投资房地产。作为客户服务行业的企业主，她拥有超过 20 年的丰富经验，她在整个职业生涯中帮助各行各业的客户，并建立值得信赖的关系。

作为一名持牌房产经纪人，Toi 主要在加利福尼亚州洛杉矶工作，服务于整个洛杉矶及周边城市，包括整个内陆城市、San Bernardino、Riverside 和 Orange County。在加利福尼亚洲，她是多个房地产经纪人协会的会员：全国商业房地产协会（National Commercial Real Estate Association）、亚美房地产协会（Asian American Real Estate Association）和豪华住宅营销协会（The Institute for Luxury Home Marketing）。此外，作为 FIABCI 美国国际房地产联合会和 ProxioPro 全球房地产网络的荣誉成员，Toi 在 140 多个国家都拥有国际关系网络。

Toi 在房地产投资、咨询和项目管理方面拥有多年的经验。她是一名国际认证的房地产专家、房地产投资规划专家和豪华住宅市场认证的拍卖代理。

无论您是购买想房产，还是投资，Toi 全心投入，为您提供最佳体验，帮助您实现房地产目标。

Toi Holliday, is a real estate professional with a passion for helping people buy, sell, and invest in real estate. With over 20 years of experience as a business owner in the client service industry, she has spent her career building trustworthy relationships and helping clientele from all walks of life.

As a licensed Realtor, Toi is based in Los Angeles, CA, serving all of Los Angeles, and surrounding cities; including cities throughout the Inland Empire, San Bernardino, Riverside and Orange County cities. She is a member of several California Realtor associations, the National Commercial Real Estate Association, Asian American Real Estate Association, and The Institute for Luxury Home Marketing. Further, as a proud member of the FIABCI USA International Real Estate Federation and the ProxioPro Global Real Estate Network, Toi has an international network in over 140 different countries.

Toi has several years of experience in real estate investing, consulting, and project management. She is a Certified International Property Specialist, Real Estate Investment Planning Specialist and Certified Auction Agent for the residential luxury marketplace.

Whether you're purchasing a destination property, or buying an investment, Toi is dedicated to catering the best possible experience in helping you with your real estate goals.

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TOI HOLLIDAY
MAKING DREAMS COME TRUE

Discover The Hidden Gems in the Black Hills of South Dakota, USA!

CANYON RIM RANCH This covenant protected wildlife preservation ranch is set on preserving the land and history of the Beautiful Black Hills – only 39 home sites on 2700 acres for the ultimate in peace , quiet, and space to roam. Scrape the city off your shoes and enjoy a simpler way of living. One can almost hear the Cowboys, Native Americans, and Settlers of the day. Common amenities include a small Saloon Social Club to gather at, horse facilities, and the original Founders Cabin picnic area. Plus 4500 acres more adjacent public lands for a lifetime of exploring the Beautiful Black Hills. Wide open skies, fresh air and amazing stargazing. Limited home sites are still available starting at $120,000.

LAKOTA LAKE In the heart of the Black Hills, just south of Keystone, SD, along Iron Mountain Road, there's a Wilderness Preservation Community surrounded by parklands that cherish nature and wildlife as much as comfort and convenience. Founded for conservation living, with renowned Aspen home designer and Black Hills native, Dick Knecht designing a home specific for each lots individual character. Everyone here shares a common goal… when completed, Lakota Lakes Encampment will have changed everything. Limited home sites are still available starting at $247,000.

Make the Black Hills Your Destination...
www.DestinationBlackHills.com

Faith Lewis BROKER ASSOCIATE
(605) 863-0725 faithlewis@kw.com

You Gotta Have Faith!

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法拉帝游艇
FERRETTI YACHTS

立于标杆
JUST ICONIC

Over the years Ferretti Yachts has become an icon of the seven seas.

Since 1968 it has been making nautical masterpieces that combine performance, comfort and style. Advanced technology, high standards of quality and inimitable Italian design have all contributed to the company's globally recognised excellence in its sector. The result is a magnificent fleet of 50 to 100 feet flybridge yachts, unparalleled jewels of the sea that can meet any sailing demand.

长久以来，法拉帝游艇已成为独步七大洋的标志性符号。自 1968 年起，品牌始终致力于建造集性能、舒适和格调于一体的航海杰作，领先时代的技术、高标准的品质和独特的意大利设计，成就了其全球行业标杆的地位。如今，一支由 50 至 100 英尺飞桥式游艇组成的华美舰队如无与伦比的海洋瑰宝，满足着任何休闲航行的需求。

源于舒适
JUST COMFORTABLE

Every detail is designed to maximise the pleasure of sailing: an approach rooted in the most authentic sailing culture. The experience of the Ferretti Yachts designers and of the Product Strategy Committee gives rise to spaces that offer maximum comfort, with solutions that make the most of the available space by creating a perfect synthesis of function and style.

Neutral tones and tactile textures and materials such as wood and natural fibres bring a welcoming feel to the space and link it with the exterior.

A living home that is centred around the senses. A place tailor-made for people, somewhere to spend quality time, to slow down and get comfortable.

每处细节的设计都旨在最大程度地提高航海乐趣：这一宗旨植根于纯正的航海文化。通过对功能与格调的完美融合以及对空间的充分利用，设计师和产品战略委员会的丰富经验赋予了法拉帝游艇极致的舒适。同时，中性色调、触感纹理、以及木料和天然纤维等材料的应用，不仅带来温馨的感觉，更将游艇的内部空间与外部环境联系起来。

这俨然是一个家。一处以感受为中心，为您量身创造的空间；一处意在让您放缓脚步、享受舒适慢时光的所在。

起于风尚
JUST STYLISH

A passion for design and for attention to detail has been the hallmark of the Ferretti Yachts brand for over 50 years, as well as a distinctive, universally recognisable style, featuring elegant spaces, clean lines and refined materials.

The results are true gems of design, taking the breath away of all who see them and delighting all who experience them. Ferretti Yachts guests find themselves in a sophisticated yet comfortable setting, featuring classic contemporary furnishing, elegant and timeless.

五十多年来，对设计的热忱和对细节的关注始终是法拉帝游艇的立身之本。优雅空间、明快线条和精致材质赋予了法拉帝游艇广受认可的独特风尚，经典的当代风格优雅而不流于俗套，使法拉帝游艇作为设计的精品脱颖而出，让人浏览便过目不忘，体验则心旷神怡。

归于居家
JUST LIKE HOME

Ferretti Yachts craft are dedicated to those who love travelling the ways of the sea, where the stories of those who cross them are carried on the currents, and minds open up to new horizons.
To those who dream of waking in the morning to gaze upon the twinkling lights of dawn from the soft sheets of their own bed, when the sun rises from the sea in all its splendour.
To those who enjoy the freshness of diving into the crystalline waters of the ocean, to then indulge in a bath of pure well-being.
To those who want to feel the warmth of the last rays of the sun on their skin, while savouring a glass of wine, in front of a view that warms the heart.
To those who decide to set off without ever leaving home, Ferretti Yachts dedicates an entire fleet, whose performance, comfort and style guarantee the domestic warmth that only a place we feel truly at home can give us.

Each space is expertly transformed into a design space, thanks to a skilful synergy incorporating functionality and style. An elegant interplay of lines, materials and technological innovation brings a distinctive identity to the brand, making it unique and admired in every port on the seven seas.

Over fifty years of experience in sailing comfort mean that Ferretti Yachts guests feel like pearls nestled against a golden backdrop, wrapped in a total well-being that begins in the body, reaches the mind, and enchants the soul.

A journey on the sea becomes an inner journey, rich in incomparable, brand-new experiences. This refinement and this attention to detail inspire Ferretti Yachts to offer all the enjoyment of pleasure boating, in a setting in which to feel at home; free, safe and pampered.

A new way to travel and experience the water emerges, as well as a new personal and authentic space. Ferretti Yachts craft are dedicated to all those who set sail in search of new experiences, but who dock in the safe harbour of their own home.

法拉帝游艇，为热爱跨越山海的人而生，他们的故事能乘风破浪，所见视野令人心弛神往；
为梦想在海上晨曦中醒来的人而生，他们从软被轻床间醒来，便可饱览晨光；
为面朝如晶碧海一跃而入的人而生，他们享浴于海水的清澈和纯美之间；
为任由落日余晖抚过肌肤的人而生，他们享一杯醇酒，伴面前美景沁入心田；
为不舍离家的启程者而生，法拉帝游艇用舒适和格调营造家的温暖，让他们游历四海时携家同行。

得益于功能与格调的巧妙融合，艇上每一处空间都镌满艺术。线条、材料和科技创新在这里交相辉映，赋予品牌与众不同的鲜明个性，无论泊于全球任何一个港口，都能艳压群芳。

船厂五十多年关注航海舒适感受的丰富经验，意味着法拉帝游艇的客户仿若枕靠绚烂而居的珍珠，被幸福包裹着。这种幸福始于肢体，触及心灵，摄入魂魄。

海上之旅成为心灵之旅，无与伦比的全新体验无处不在。细节备至，精致如斯，激发着法拉帝游艇为休闲船舶填满每一丝欢愉，在此氛围内营造居家般的感受：自由、安全、备受宠爱。

一种全新的亲水旅行方式跃出海面，一个私密而纯粹的空间应运而生。法拉帝游艇专为那些启航寻找别样体验的人士而造，同时又让他们时刻感觉停靠于安全的港湾之中，温馨如家，从未远离。

成于技术
JUST ADVANCED

Ferretti Yachts has always been a byword for excellence, as well as the physical expression of Italian shipbuilding expertise. This is all down to the exceptional production quality and technological know-how of Ferretti Group, who over the years has introduced a number of pioneering, ingenious technical solutions, revolutionising the world of pleasure boating. Each innovation marries state-of-the-art technology with practicality, retaining the feel of nautical tradition that sets the Ferretti Yachts sailing experience apart.

有赖于法拉帝集团优异的产品品质和技术专长，法拉帝游艇从来都是卓越的代名词，也是意大利高超造船技艺的理想呈现。法拉帝集团历年推出的众多独创而又精妙的创新解决方案，为整个休闲游艇业持续带来翻天覆地的变化。每项创新都将先进技术与合理功能相结合，在传承航海传统的同时又让法拉帝游艇的航行体验与众不同。

致于健康
JUST HEALTHY

Ferretti Yachts is a byword for well-being and peace.

The company is not just promoting the excellence of its products, but a whole lifestyle.

Great care has been taken in studying every single space, harmonising volumes and settings and maximising comfort on board, thereby ensuring a unique sailing experience that offers guests days of total relaxation. Ferretti Yachts passengers can therefore devote themselves to contemplating the wonders of the sea, which can be enjoyed even from inside the vessel thanks to the large windows offering incredible views. Sailing becomes an authentic experience, in which sensations transform into emotions.

法拉帝游艇是幸福与祥和的象征。

船厂不仅致力于提高产品的卓越性，更致力于改善人们的生活方式。

每一处舱室的研究，空间与内饰布置的和谐，以及艇上生活的舒适度，都被倾注了极大的精力和心血，以确保一段与众不同的航行体验，并给予船东和宾客浮生难得的闲暇休憩。因此，法拉帝游艇的乘客可以全身心地欣赏并融入海景之中。即便身处室内空间，依然通过超大窗户获得不可思议的宽阔视野。当航行变成了一次真正的体验，此时此刻所有的感官转化成满满的热烈与激情。

忠于环境
JUST FRIENDLY

Protecting the environment is a fundamental part of Ferretti Yachts' industrial strategy.

The company's contribution to the creation, support and development of sustainable business can already be seen in its choice of suppliers, who must guarantee parameters that are strictly in line with existing legislation. This commitment also regards the production process, by limiting the use of plastic and of substances that take a long time to break down. Particular care is taken over the disposal of waste that could be harmful for the ecosystem, while at the same time encouraging attitudes of awareness and responsibility.

Ferretti Yachts is an invaluable ally, not just for those that sail the seas but also for safeguarding the land surrounding them.

保护环境是法拉帝游艇产业战略不可动摇的原则。

船厂对可持续性发展所做出的努力，从它对供应商的选择便可一窥端倪：每家供应商必须保证产品各项指标严格符合现行法规。同样，在造船过程中，船厂也严格限制塑料等其他难降解材料的使用。对有可能破坏环境的废弃物处理同样也关注有加，并鼓励大家提高环保意识和社会责任感。

总而言之，无论对于航行海上的乐水人士，还是对于陆地的守护者，法拉帝游艇都是一位无价的盟友。

始于传承
JUST HERITAGE

Ferretti Yachts has embodied a sailing style with a passion for the sea for over 50 years.

Our connection with our clients gets stronger every day thanks to our ever-increasing range of services, events and exclusive privileges.

One of the most memorable experiences in this special relationship was in June 2018 in Venice, at the event celebrating the shipyard's 50th anniversary. Over 600 owners and VIP guests enjoyed a unique experience against the splendid backdrop of the city known as 'La Serenissima'. From Palazzo Ducale, where they dined in the unique setting of the Palazzo del Gran Consiglio, they admired the entire range passing by in front of Piazza San Marco while the Frecce Tricolori, the Italian air force's aerobatic display team, flew overhead. After that, they experienced an exclusive weekend in the Arsenale before the moored fleet. Experiences that stay in the heart and mind, in perfect Ferretti Yachts style.

五十多年来，法拉帝游艇塑造出一种充满激情的航海方式。

得益于不断拓宽的服务、活动与专享权益，我们和客户间的联系与日俱增。

这份特殊联系中最令人记忆深刻的一次是 2018 年 6 月在威尼斯举行的船厂 50 周年庆典。在这座“最尊贵城邦”（La Serenissima：威尼斯的古称）的灿烂背景下，600 多名船东和贵宾亲历了这次独特体验，乐在其中。置身总督宫的大议会厅，来宾们在华丽的艺术氛围中享用美食。期间，整支法拉帝游艇舰队从圣马可广场前游弋而过，大名鼎鼎的意大利空军三色箭飞行表演队在国歌声中掠过上空。之后，贵宾们来到威尼斯军械库码头，在法拉帝舰队的陪伴下度过了一个专享的周末派对。这份经历满载着法拉帝游艇的完美格调，深藏于每一位嘉宾的美好记忆之中。

达于卓越
JUST OUTSTANDING

Its productive excellence has led to the company receiving numerous international awards, including first place in the second edition of the Christofle Yacht Style Awards for the Ferretti Yachts 670, in the Best Motor Yacht in Asia (15-20 m) category, a recent first place at the Motor Boat & Yachting Awards 2019 for the Ferretti Yachts 780, at the Yacht Trophies Awards 2019 with the Ferretti Yachts 720 for Best Exterior Design in its category and one year later at Yacht Trophies Awards 2020 with the Ferretti Yachts 500 for Best Interior Design. Its many successes also include the Boat Builder Award for introducing for the first time its integrated interface and navigation systems on the Ferretti Yachts 920 and 780: an exclusive cockpit with a futuristic design.

The innovation so characteristic of Ferretti Yachts crafts is therefore recognised the world over, rewarding the passion, commitment and forward-thinking of the brand, who since 1968 has been producing gems of the sea.

造船领域的卓越表现令品牌收获众多国际大奖：法拉帝 670 在“第二届昆庭游艇风尚颁奖礼”上斩获“亚洲最佳动力艇 15-20 米类别”一等奖；法拉帝 780 在“2019 摩托艇和游艇大奖”中排名第一；法拉帝 720 和法拉帝 500 分别在“2019 世界游艇大奖”和“2020 世界游艇大奖”颁奖仪式上荣获“最佳外观设计奖”和“最佳内饰设计奖”。此外，品牌因首次在法拉帝 920 和 780 上推出导航和操控集成界面而获得“造船人大奖”，令两款船型都拥有独具未来感设计的驾驶舱。

法拉帝游艇从 1968 年起便持续建造着与众不同的海上瑰宝，创新让她们风格独具，获得全世界的认可，这是对品牌所秉持的激情、努力和前瞻思维的最佳奖赏。

借我之手，打造您自己的梦想
MADE BY YOU WITH OUR OWN HANDS

四维空间真实存在
The fourth dimension does exist

Length. Beam. Draft.
Three key dimensions when building a superyacht. But to design one with the owner's heartbeat coursing throught her, it taker an extra dimension: the ability to listen. Down the years, our people have all learned to listen to what our owners want and to turn those ideas into breathtaking yachts through a winning blend of expertise, creativity and total commitment.

长度、宽度、吃水，
这是建造超级游艇的三大维度。但如果您想设计一艘震撼人心的游艇，还需要引入一个额外的维度：倾听的能力。经年累月，我们已经掌握了倾听的本领，透过我们专业的技能、新颖的创意与全情投入，我们成功地将船主之愿景贯彻实施，创造出令人艳羡不已的游艇产品。

塑愿成型
Shaping owner's vision

CRN devotes maximum attention to craftmanship and style, representing the true added value of Designed & Made in Italy products. The essence of the shipyard's role is granting the wishes of its well-informed and demanding clients, and giving them a tangible form with no limits.

CRN 的关注焦点是工艺与风格，它们代表着意大利设计与制造的真正附加值。船厂角色的核心在于实现那些阅历丰富且挑剔严苛的客户们的心愿，将其具象化于一个不受限制的具体形态中。

创意，触手可及
Ideas you can touch

Any dream, idea or desire must be given substance before it can take shape and become an experience. More than technical skill and expertise, what makes a yacht a CRN yacht is the culture of a pursuit of perfection and an insistent attention to detail that our project managers, engineers, project architects, interior designers and sales team embrace. This is the beating heart of our idea of uniqueness, a marriage of total technical mastery with a passion for craftsmanship, forged and modelled around your concept of cruising. That's why, as she gradually comes to life, a CRN yacht becomes the embodiment and exclusive fusion of your ideas and vision.

任何梦想、创意和欲望都必须付诸实践，方能最终被塑造成形，成就一场绝佳体验。除了技术与技能之外，一艘游艇能被称之为 CRN，还来源于我们对完美与细节的不懈关注与追求，我们的项目经理、工程师、项目建筑师、内装设计师和销售团队们都敞开胸怀，真诚拥抱这份独特的文化。这就是使我们与众不同的精神内核，它是一场精湛技术与工艺激情的联姻，围绕您的巡航理念将其锻造成型。这就是为什么，随着游艇日渐成形，您将发现只有 CRN 才是融合您理念与愿景的独家代表。

未来，始于此
Where the future begins

Each new yacht is a challenge to raise the bar, to dream up new solutions that push the limits imposed by the materials and the available space. We are pioneers of a whole host of functional and aesthetic innovations: CRN has always devised unique designs vaunting state-of-the-art amenities that over time have become true trendsetters in the yachting world. Take the beach club, for example, or the multipurpose area aft on the main deck, or the terraces and balconies offering panoramic views and total privacy in close contact with the sea.

每艘新艇都是一次提升门槛的挑战，寻求新方案以解决材料与可用空间的限制。作为众多功能与美学创新的先驱，CRN 总能创造出拥有先进设施的独特设计。日易时移，逐渐成长为游艇业真正的潮流引领者。例如海滩俱乐部、主甲板的船艉多功能区、亦或是海景露台或阳台，它们在带来全景视野的同时，确保了亲水氛围的绝对私密。

This continual quest for excellence in materials and technologies, in shapes and design, defies convention and propels us into the future. It all springs from the yachting culture that's in our blood-and always has been. Since 1963.

我们在材料与科技、形态与设计方面持续追寻卓越，打破常规，驶向未来。这一切都源自于融于我们血液中的游艇文化，始于 1963，卓越起航。

满“意”之心，溢美之眼
A heart full of Italy, eyes full of beauty

Ancona, 1963. CRN-Costruzioni e Riparazioni Navali-was founded in this city that has been a strategic maritime hub on the Mediterranean for 2400 years. Ancona, from the Greek Ἀγκών (Ankòn), means "elbow", after the unusually shaped promontory where it grew, creating a sheltered natural haven. A crossroads of cultures and peoples, mariners and travellers, Ancona is a distinctly unique place. Here, land embraces sea, nature meets industry, history entwines with technology, and Italian style strikes out for new destinations. When your story originates in a cradle of naval tradition like this, in a country where a love of beauty, an artisanal finesse and an innate sense of elegance fill the air each day, every project becomes the start of a wonderful journey that will lead you wherever you desire.

1963 年，安科纳。CRN，全称为 Costruzioni e Riparazioni Navali，成立于安科纳，这是一座在过去 2400 年来，始终扼守地中海的航海战略重镇。城市名称“安科纳”来源于希腊语Ἀγκών (Ankòn)，意为“肘部”，取义于城市起源的那个奇特海岬。正是这个海岬创造出一个天然的庇护天堂。四海宾朋携八方文化群聚于此，无论对于水手还是旅客而言，安科纳都是一个独一无二的地方。在这里，陆地拥抱海洋，自然遇见工业，历史邂逅科技，意式风格也从这里启航，探寻新的地平线。当您的航海故事诞生于这样一个海洋传统的摇篮、一个极致崇尚美学的国家，这里的空气中都弥漫着精湛手艺与原生优雅的气味。每一个项目都是一段精彩旅程的开始，它将领您前往心之所向。

CRN传承
我们的过往，我们的智慧
CRN HERITAGE OUR PAST, OUR KNOWLEDGE

60's

In 1963, founder Sanzio Nicolini boldly embarked on a challenging journey of adventure. His cutting-edge approach-building high-end luxury yachts in steel and aluminium for a demanding, select clientele-has borne considerable fruit. In the'60s, CRN yachts ranged from 15 to 20 metres in length, sporting an instantly recognisable design. The first 23-metre project, Super Conero, led to ever larger, more prestigious vessels built in partnership with major designers who helped to forge CRN's international reputation.

1963 年，创始人 Sanzio Nicolini 勇敢地踏上了这趟充满挑战的冒险之旅。“采用钢铝材料为最挑剔的客户建造高端奢华的游艇”，他所提出的这个划时代理念很快便结出了累累硕果。上世纪 60 年代，CRN 公司的游艇尺寸位于 15-20 米之间，鲜明的设计风格令人张目可辨。第一个 23 米的项目 Super Conero 将我们带向更大尺寸、更受瞩目的市场区间，和当时最顶级设计师的合作让 CRN 品牌誉满全球。

70's

In the'70s, CRN yachts'signature lines became a leitmotif that has endured to the present day. The boats continued inexorably to grow, often anticipating the needs of an increasingly complex market. Sanzio Nicolini and Carlo Riva began to collaborate to great effect. Between 1970 and 1978, CRN also built eight vessels for Riva: six Marco Polos, inspired by the Super Conero, and two Vespuccis, one of which became Carlo Riva's personal yacht. This partnership between the two great innovators, Nicolini and Riva, was a key moment for their companies and for the Italian pleasure-yacht industry in general. In 1978, CRN built its first yacht of over 45 metres: the 47.2-m Fath Al Khair, for an emir in the Middle East. This was an outlet that continued to develop in the following decade.

时至今日，CRN 游艇在上世纪 70 年代所创造的签名作依旧是游艇市场的主基调。游艇尺寸不可阻挡地继续成长，这预示着日益复杂的市场需求。从这个时期开始，Sanzio Nicolini 和 Carlo Riva 开始合作，效果显著。从 1970 年到 1978 年，CRN 为丽娃建造了 8 艘游艇：其中 6 艘是灵感源自于 Super Conero 的 Marco Polo（马可波罗），另外两艘是 Vespucci（韦斯普奇，其中一艘成为 Carlo Riva 的私人游艇）。对于他们各自的公司，甚至整个意大利休闲游艇产业而言，Sanzio Nicolini 和 Carlo Riva 这两大创新工程师之间的合作都是一个关键时刻。1978 年，CRN 建造了公司历史上第一艘长度超 45 米的超级游艇：为一位中东埃米尔建造的 47.2 米长的 Fath Al Khair 号。这个突破口在下一个十年里得到了进一步拓展。

80's

CRN's clients in the'80s were mostly Greek owners and Middle Eastern royalty, who sought increasingly large yachts, now ranging from 32 to 61 metres in length. 1983 was a pivotal time in CRN's history. This was the year when CRN built and delivered the M/Y F100, a 32.8-metre yacht designed by Gerhard Gilgenast for Gianni Agnelli, head of the famous Italian car-making dynasty. F100 was also the first explorer yacht in the yachting world. Another milestone during these years was the 47-metre Azzurra, constructed for an American client in 1988 with interiors by the designer Paola Smith, a major name in interior design stateside.

CRN 品牌在 80 年代的客户绝大多数来自希腊的船主以及中东的皇室家族，他们追求的游艇尺寸日益加大，借此我们的游艇尺寸范围也扩大到了 32 至 61 米。1983 年是 CRN 历史中的关键时刻，这一年我们建造并交付了 F100，这艘 32.8 米长的游艇由著名设计师 Gerhard Gilgenast 为著名的意大利汽车王国灵魂人物 Gianni Agnelli 而设计。F100 也是游艇界内第一艘远洋探险游艇。这个阶段内的另一个里程碑是 1988 年为一位美国客户建造的 47 米长 Azzurra 号，该艇内装来自于美国大名鼎鼎的内装设计师 Paola Smith。

90's

CRN's clients were mostly from the Middle East, a region that had entered a period of unprecedented turmoil, starting with the Gulf War as the decade dawned. CRN elected to diversify its operations to include refitting and the purely commercial side. Vessels of considerable size were launched, including Awal II (65 metres, 1990), Maracunda (50 metres, 1990), Lady Anne PB (40 metres, 1994), Pegaso (48 metres, 1996), Sahab IV (50 metres, 1997), Pestifer (50 metres, 1998) and Numptia (61 metres, 2000), the last craft to be made by CRN during this decade, coinciding with the change in ownership that was bound to alter the Shipyard's destiny. Numptia featured a decidedly 'rounded stern, designed by CRN in cooperation with Studio Scanu, which made it immediately famous throughout the world.

在此之前，CRN 的客户绝大多数都来自中东，然而从 90 年代初时便开启的海湾战争让这个地区进入了一段前所未有的动荡。所以 CRN 决定将自己的经营范围扩大到游艇改装和商船领域。大量巨型游艇在这阶段内完工下水，其中包括 65 米的 Awal II 号（1990 年）、50 米的 Maracunda 号（1990 年）、40 米的 Lady Anne PB 号（1994 年）、48 米的 Pegaso 号（1996 年）、50 米的 Sahab IV 号（1997 年）、50 米的 Pestifer 号（1998 年）和 61 米的 Numptia 号（2000 年）。其中最后一艘游艇的诞生碰巧和改变船厂命运的品牌所有权转移撞在一起。由 CRN 和 Scanu 工作室联手设计打造的 Numptia 号拥有十分鲜明的圆形船艉，这让她从诞生之日起便闻名遐迩。

00's

In 2002 CRN reached a new milestone which would further enhance its know-how and production capacity: the acquisition of the adjacent shipyard Mario Morini, a historical name in shipbuilding. Morini's experience in steel construction, gained through its production of commercial, merchant and military vessels, perfectly matched CRN's needs and the union between the two shipyards led to the creation of an impressive operation with an 80-thousand-square-metre site with a large private marine and becoming one of the largest shipyard in Europe. In this step CRN has further expanded its portfolio and diversified its production, to combine its traditional steel and aluminium vessels with new composite ones. And it was so that CRN's successful composite megayacht lines 128' (40 metres) and Navetta 43 (43 metres) were born. Up to five pleasure vessels were now being launched every year and CRN's fleet was growing fast, together with its fame. Kooilust Mare (2003) and Saramour (2005) were two 46-metre yachts inspired by Magnifica, once again designed by Nuvolari & Lenard, and the idea of 'fully–custom' megayachts, built on the same naval platform, was now beginning to take on. It was then that the cooperation with architectural firm Zuccon International Project began, the first result of which was 54m Ability in 2006. Other yachts built in the following years included Givi (60 metres-in 2007), Maraya (54 metres-in 2007), Romance (57 metres-in 2008), Tacanuyaso MS (60 metres-in 2008), Blue Eyes (60 metres-in 2009), Mimtee (60 metres-in 2010) and Darlings Danama (60 metres-in 2011).

CRN 在 2002 年达成了一个新里程碑：收购了在造船业充满传奇历史色彩的邻近船厂 Mario Morini，这次收购极大丰富了我们的技能，并扩展了产能。Morini 船厂在商用与军事船舶建造经验中所累积起来的钢体船建造能力和 CRN 的产品拓展需求完美匹配。二者的结合诞生了一个面积达 8 万平方米并拥有私人码头的规模庞大的建造基地，这也是当下全欧洲最大的造船厂之一。迈出这一步之后，CRN 进一步拓展并丰富了自己的产品线，传统的钢铝船只与全新的复合材料船只兼而有之。正因如此，CRN 成功打造了一系列的 128 英尺（40 米）复合材料超级游艇和天梭 43（43 米）。现如今，CRN 船厂每年可完成下水多达 5 艘休闲游艇。CRN 舰队随着该品牌的声誉一同发展壮大。例如，Kooilust Mare 号（2003 年）和 Saramour 号（2005 年）这两艘 46 米长超级游艇，都出自 Nuvolari & Lenard 工作室之手，设计灵感来自于 Magnifica 号；与此同时，基于同一造船平台的“全定制巨艇”理念逐渐成型。同样始于此时期，CRN 船厂和 Zuccon 国际项目工作室之间的合作正式开启，所诞生的第一款型号便是下水于 2006 年、54 米长的 Ability 号。随后数年接连诞生的其他游艇还包括 60 米的 Givi 号（2007 年）、54 米的 Maraya 号（2007 年）、57 米的 Romance 号（2008 年）、60 米的 Tacanuyaso MS 号（2008 年）、同样 60 米的 Blue Eyes 号（2009 年）、Mimtee 号（2010 年）和 Darlings Danama 号（2011 年）。

F100

In 1983, CRN delivered the F100, a 32.8-metre yacht designed by Gerhard Gilgenast for Gianni Agnelli, head of the famous Italian car-making dynasty. It was an adventure that defined CRN's future and gave the company huge impetus. The F100 was the most advanced vessel that the yard had yet built; she foreshadowed a type of yacht that would be all the rage twenty years later. Her unmistakable svelte lines by Gilgenast helped to launch the "minimalist" movement in contemporary yacht design. She was an extremely robust, comfortable craft well-suited to long cruises in all weathers, the first yacht with floating rubber supports for a delightfully quiet ride. This was also the first explorer yacht. The F100's groundbreaking design would prove inspirational, paving the way for many others to follow.

1983 年，CRN 交付了 F100——一艘由 Gerhard Gilgenast 专为意大利著名汽车王国灵魂人物 Gianni Agnelli 设计的 32.8 米长的游艇。这段探险之旅定义了 CRN 的未来，为这家公司带来了巨大的驱动力。F100 是当时世界上已建成游艇中最先进的一艘；该类型前卫游艇在 20 年后风靡一时。Gilgenast 赋予她的特色鲜明的苗条曲线为当今的游艇设计奠定了“极简主义”风格基础。这艘设计极其大胆且舒适的游艇，完美适合任何天气条件下的远航需求，同时她也是第一艘通过浮动橡胶来获取令人愉悦的静音性能的游艇。当然，她还是世界上第一艘远洋探险游艇。总而言之，F100 开创性的设计风格振奋人心，为后来大量同类型游艇的诞生铺平了道路。

改装与服务
Refit & Services

In recent years, CRN has also established a specialist refitting division. With its technical expertise, experience and design skill, it offers a comprehensive range of dedicated services tailored to achieve excellent, unique results every time. Because sometimes, the end of one voyage is merely the start of another.

近年来，CRN 成立了一个专门的维修部门。借助自己的技术专长、经验与设计技能，该部门可以提供宽泛而精细的服务，任何时候都能取得卓越而独特的成果。因为，一段旅程的结束，往往标志着另一段旅程的开始。

CRN
M/Y VOICE

CRN M/Y Voice 62 m, an entirely custom yacht, fully reflects the personality of its owner.
全定制的CRN 62米动力艇Voice，完整展现船主个性。

CRN M/Y Voice 62m while cruising
航行中的CRN 62米动力艇Voice。

“ 做自己 ”是这世上最古老的对真实的呼唤。得益于 CRN 的游艇定制艺术，如今在世可以看到这个呼唤被投射到一艘巨型游艇上，这是对船主个性与品位最直接而具象的表达。

CRN 动力艇 Voice 是一艘 62 米长的钢铝结构巨艇，她是 CRN 和 Nuvolari Lenard 设计工作室紧密合作的成果。实际上，它是体现 CRN 品牌全定制奥义的卓越例子。

我们从第一天起就和船主建立起密切的关系，这位客户拥有清晰的理念与强烈的个性。他知道自己想要一件各方面都与众不同的艺术品，不但要美观华丽，而且拥有先进科技、舒适度与超高性能。

至于设计概念，他希望该艇的外部线条强劲有力、动感紧致。为了确认游艇上的某些特定线条细节，CRN 项目管理组就与船主及其团队进行了 40 多次沟通会议。在所有的努力下，终于诞生了这件风格独特的伟大杰作，从远处就能一眼识别。

船主还要求在阳光甲板上安装一个航行时也能使用的超大泳池，并且在游艇各处布局不同的社交角落。

该艇在室内设计上对最微小细节都倍加关注，双方团队为此沟通了 80 多次。例如，我们进行了精细的照明设计以确保极致定制化，进而让每个环境中的照明系统都可根据昼夜不同场景或当下所播放的音乐类型而自行调节。

船主还要求游艇重现他最喜欢的一辆车的车身颜色。为此，我们调制出一套全定制色系：烟晶色船体、银沙色上层建筑、以及乌黑的细节处理。工作人员通过将三十多种颜色样本与四种不同类型金属的混搭实验，最终得到可根据光线反射而呈现五彩斑然变化的完美色系。

谈及舒适性，船主希望该艇获得 RINA 的最高级别认证，即便是艇上工作人员的幸福感也同样得到关注，因而定制化的 “ 舒适等级 ”延伸进了船员区。

同样是在舒适主题上，精心设计的音响系统甚至可媲美录音室水准，这自然反应出船主的毕生热情所在：音乐。

艇内信息科技水平也很先进，符合劳氏船级社认证，可确保私密性和网络安全。另一个可传达船主完全舒适理念的是细致的隔音设计。为了大幅降低噪音（目标为 55-60 分贝），船厂进行了深入研究，尤其在船体隔断和各舱室的舱门上，总计使用了 70 吨的隔音材料，用料将近同尺寸游艇的两倍。再次强调，极致性能是船主的特别要求。

据合同约定，Voice 将拥有 16 节的最大速度，但船厂成功将其提升到 16.5 节，续航里程 5500 海里。

船主与 CRN 共同致力于环保；实际上，Voice 获得了 IMO TIER III 认证，成功将发动机尾气排放中的氮氧化物等有害气体减少了 70%。

船主的另外一大要求是使该艇成为一艘 AUT-UMS 全自动化管理船舶，进而无需艇上机师的持续监控。

“Be thyself” is the oldest call to authenticity the world can remember. Now the world, thanks to the sartorial nautical art of CRN, can see it applied to a megayacht that is the most direct and tangible expression of its owner’s personality and taste.

CRN M/Y Voice, a 62-metre steel and aluminium yacht built in partnership with architecture studio Nuvolari Lenard, is in fact an excellent example of what full customisation means for CRN.

A close relationship with its owner-a determined customer with clear ideas and a strong personality-was established right from the very first day. The owner wanted a work of art that would be unique in every way, one that expressed beauty and majesty, that was technologically advanced, comfortable, and high-performance.

As for the design concept, he wanted the exterior lines to be powerful, aerodynamic, taut, and fluid. Over forty meetings were held between the project management team, the owner and his team just to define the details of some particular lines of the yacht. The result is a masterpiece of great beauty, unmistakable and easily recognisable from afar.

The owner also requested a particularly large swimming pool on the sun deck that could also be used during navigation, and gathering spots in every part of the vessel.

The interiors were also designed with attention to the smallest detail and these were addressed through more than eighty meetings. For example, meticulous study of the lighting was designed to ensure the highest degree of customisation so that the artificial light in each environment could be modulated according to the night/day scenarios, which are further highlighted and programmed in accordance with the type of music being played.

The owner also requested that the hull colours replicate those of one of his favourite cars. CRN was able to create fully custom colours with a smoky quartz hull, silver sand superstructure, and jet-black details. Before achieving the final result of iridescent colours that change depending on the light reflections, more than thirty colour samples were made by mixing four different types of metal.

As regards comfort, the owner wanted the highest levels approved by RINA and customised to extend the Comfort Class designation to crew members as well, because the utmost attention was also given to the well-being of the on-board staff.

Also on the subject of comfort, the audio system was designed to match the performance in a recording studio in order to reflect the owner’s lifelong passion: music.

The level of information technology is also very advanced to ensure confidentiality and cyber security with standards certified by Lloyd’s Register of Shipping. Another example that conveys the concept of total comfort requested by the owner was the meticulous soundproofing design. In order to achieve a substantial sound reduction (about 55-60 decibels), in-depth studies were carried out, in particular on the partition bulkheads and on the doors separating the interior areas, and 70 tons of insulating material were used, about double the norm for a vessel of this size. Again, utmost performance was one of the owner’s specific requests.

By contract, Voice would have to reach a top speed of 16 knots, but the shipyard managed to bring the maximum speed up to 16.5 knots, with a range of 5500 miles.

The owner and CRN shared a commitment to environmental protection; in fact, Voice obtained IMO TIER III certification, which guarantees a 70% reduction in harmful emissions of nitrogen oxides (NOx) contained in the engine exhaust gases.

Another request that found a prompt response was to have a full AUT-UMS vessel, i.e. one that could be totally governed with automation, and therefore without the continuous supervision of an on-board engineer.

CRN M/Y Voice 62m, stern detail
CRN 62米动力艇Voice的伟岸船头。

丽娃打卡胜地一览
Riva Lounges around the world

备受全球游艇爱好者青睐的丽娃打卡胜地，在欧洲时尚之都——巴黎新添一位成员：新的丽娃包厢（Riva Privée）坐落于塞纳河梵高码头的顶级餐厅 Splash Bistro 内。对于那些寻求独特体验的贵宾们而言，这是个不容错过的打卡目的地。这间全新建成的丽娃包厢为光临 Splash 餐厅的贵宾们提供了一个搭乘 Aquariva Super 快艇沿塞纳河巡游花都的机会，轻松自在地探索艳丽的浪漫之都。

该空间的户外区域是个时髦的沙滩区，同样配备了丽娃定制家具，为顾客提供最大化的悠闲与轻松。Splash 餐厅主厨 Thomas Balland 精心准备的美味佳肴同样品质绝佳，令人称道。

作为丽娃打卡胜地的重要组成部分，Splash 餐厅内的丽娃包厢为游艇船东及其他顾客们提供了独特体验与精致场所。这里的一切皆是永恒的经典与优雅，悠闲随性的氛围确保欢乐的体验。丽娃会所（Riva Lounge）、丽娃包厢（Riva Privées）和丽娃专属甲板（Riva Decks）的所在之地，精选自全球最独特的度假目的地，包括威尼斯、蒙特卡洛、福门特拉、奥帕蒂亚、米克诺斯和棕榈滩等。

位于威尼斯格瑞提皇宫酒店露台上的丽娃会所凭借一流的待客条件而闻名于世，定制的丽娃家具在此构建了一个充满魔力的氛围，此处不但可以俯瞰大运河，壮观的安康圣母教堂同样也尽收眼底。

其他丽娃打卡胜地分别位于萨尔尼科丽娃船厂、摩纳哥游艇会的顶楼露台，以及由 Lapo Elkann 创立的专营豪车改装业务的米兰意大利车库（Garage Italia），车库内的丽娃包厢同样从经典的 Aquarama 快艇上获取了设计灵感。

希腊米克诺斯的纳莫斯海滩上同样拥有一个专属的丽娃专属甲板。这个精英空间由丽娃品牌及其希腊独家经销商 Ekka Yachts 公司合建，专为游艇和超级游艇的船东提供独一无二的服务。丽娃专属甲板还为访客们准备了 4 间 Cabanas 小屋，每一间小屋都拥有一个专享的户外按摩浴缸、不限量供应的香槟与精致美食、以及专属的私人管家和司机。除此之外，贵宾们还可租用丽娃游艇穿梭于周边岛屿之间。

新近开放的丽娃打卡胜地还包括：位于克罗地亚奥帕提亚的 Ikador 豪华精选水疗酒店内的丽娃会所和包厢——这个举世闻名的旅游胜地拥有壮阔迷人的景色与晶莹剔透的海水，旧时曾是国王、君主与艺术家云集之地，如今这里依旧倍受全球名流富豪们的青睐；位于巴利阿里群岛最热门目的地——福门特拉岛上 Molo47 餐厅内的丽娃包厢；以及位于棕榈滩的丽娃会所，贵宾们可以在此领略沁人心脾的佛罗里达精气神。

对于丽娃传奇及其开创性设计的爱好者们，可以在任何一家丽娃会所、丽娃包厢或丽娃专属甲板内近距离欣赏“丽娃品牌体验”的精品系列。当然，您也可以直接通过官方直营网店(www.rivaboutique.it)在线订购。

未来船厂
The Shipyard of the Future

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法拉帝游艇的故事始于弗利：这里不仅仅是一家造船厂，而是书写游艇制造史的篇章。厂房占地 14000 平米，在厂房规模、科技水平以及自动化方面，为整个欧洲塑造出游艇制造企业的卓越典范，其中专门开辟的模具与船型制造车间是这家船厂最显著的特色。这里的制造流程建立在一套先进的系统之上，例如自动温湿度数控系统、调节树脂温度的恒温室、以及建立在实验室数据分析之上的可追溯系统与材料控制等等。不得不提的还有，该厂的模具车间内装备了一台长达 30 米的数控铣床，这是全欧洲最大的同类设备之一。

继续参观的脚步，我们发现自己被大量壮观的不透明外壳所包围，它们最终将被塑造成一条条被光环笼罩的漂亮船体，这意味着我们可以在船厂内亲身感受塑造材料的诀窍精髓。虽然我们也可以去成品展厅参观，然而当我们身处这些建筑物的结构内部时，这个由名贵装饰和精致面料构成的世界，为我们揭开船厂深处最具个性的内在，它们可以为每一位船东的内装定制需求带来无限可能。

法拉帝游艇的两家船厂各具特色。抵达卡托利卡后，我们发现了另一个极度现代化的世界；这家制造中心于 2001 年投入使用，总计拥有 16 个组装船位。这里拥有现代化的效率标准：船厂可以同时建造 16 艘 20 米到 30 米长的动力艇。作为一种堪称完美的解决方案，“岛式”建造系统让每一个船位都能独立运作，互不干扰，绝对是船厂的最大亮点。

坐落在弗利和卡托利卡这两座城市的法拉帝船厂是纯正意大利风格的永恒象征，历史、建筑和海洋再此汇聚成型。参观者会被这两处设施的更多事实所震撼：自动化、材料分析和先进的造船系统等。无形的造船经验与有形的高科技在这两座船厂内相互融合，堪称工业设计的卓越范例。除此之外，它们身上所散发出的电影画面般的环境氛围也同样令人惊叹。用一个词来归纳便是：未来！

尽享沃利！

ENJOY YOUR WALLY!

如果您寻求的是创新、速度和乐趣的话，欢迎登上 2020 迈阿密游艇展上全球首秀的 48wallytender，或者 2020 戛纳游艇节上首秀的 43wallytender。

43wallytender 可供选择的独门配色十分丰富，令人惊喜。

2020 年 8 月建成的该款首艇选择了带有金属质感、异常迷人的配色——“鳄鱼绿”。

风尚、性能和多功能仅仅是沃利游艇的众多关键词中的少数几个，它比其他任何品牌都更能满足船东们的愿望和梦想，为船东们带来充满未来感的设计和创新。

48wallytender X 动力强劲，是之前广受好评的 48wallytender 的舷外机版本，在 2020 迈阿密游艇展上全球首秀。

首先是性能。在对多款不同驱动系统进行测试评估之后，沃利最终选择了堪称艺术级的动力解决方案——高达 450 马力的水星 Verado R 舷外机。这款纯美国制造的舷外机是可靠和高性能的代名词。在市场内所有候选设备中，这款发动机重量最轻，燃油经济性最高，可以输出最强的能量 / 重量比。有这款卓越推进系统的助力，外加沃利和法拉帝集团设计师们联手研发的超稳定的轻质碳纤维复合材料船体，最终我们看到了不可思议的效果：高速度、低油耗、以及更远的航程。得益于上述这些非凡的性能特征和深 V 型船体，对于那些喜欢享受高速激情的玩家们而言，48wallytender X 堪称最完美的日用快艇。

通常而言，由于多台发动机裸露在外的巨大体积，要从船艉登上舷外机游艇相当困难。但这种情况在 48wallytender X 身上完全不存在。沃利船厂巧妙地将两台发动机分别安装在船艉两侧，再加上安于船艉中部的液压跳板 / 游泳两用梯，确保了无论从海中央还是码头上都能轻松便捷地上下艇。

人们对新款 43wallytender 同样充满期待，它满足了当今主流船东们的多功能需求，极大提高了快艇巡航的标准。

这款 13 米长的快艇巧妙地将驾驶舱设计在船体中央区域，进而为乘客提供了最佳保护，将高速巡航下的风浪影响降至最低，与此同时还腾出可绕艇自由走动的便利通道。总而言之，这款游艇让船上人员处于绝对的安全与舒适之下，自由享受户外的感觉，并减少曝光之忧。

得益于老款 Wallytender 经典元素的启发，凭借灵活的布局方案，43wallytender 在多功能性方面同样堪称卓越，进化成为一款高速、舒适而实用的轻便快艇。她的多功能性使之既是家庭兜风巡航的理想之选，同时也可完美担任超级游艇的附属接驳艇，或者豪华度假村水上交通工具之职。该艇最多可搭载 12 人 (B 类认证)，极速超过 40 节。

If you are looking for innovation, speed, and lots of fun, climb aboard the 48wallytender X, which debuted at the 2020 Miami Yacht Show, and the brand-new 43wallytender, which had its world premiere at Cannes in 2020.

The 43wallytender is available in a surprising range of exclusive colors.

The first unit , to be completed in August 2020 , will be Gator Green, a striking metallic iridescent green.

Style, performance, and multi-functionality are just some of the keywords of the world of Wally-the brand that more than any other takes the desires and dreams of owners and design and innovation enthusiasts into the future.

The 2020 Miami Yacht Show was the stage for the world debut of the 48wallytender X, a powerful out-board version of the acclaimed 48wallytender.

First there's performance. After evaluating various propulsion systems, Wally chose Mercury's state-of-the-art 450hp Verado R outboards, manufactured in the US, reliable and synonymous with high performance. They are the lightest and most fuel-efficient outboards on the market and deliver the best power-to-weight ratio. The combination of this propulsion system with the light weight and stability of the composite and carbon fiber hull developed by Wally and Ferretti Group's designers has provided impressive results: high top speeds, low fuel consumption, and extended range. Thanks to these extraordinary performance features combined with a deep V-shaped hull, the 48wallytender X is the perfect day-cruiser for those who love the thrill of high-speed boating.

Usually, access and disembarkation from the stern can be challenging on vessels with outboard engines due to the bulk of the engines. But this is not the case with the 48wallytender X. Wally has ingeniously positioned two engines on each side to ensure easy access to the vessel from both the water and the dock, thanks to the hydraulic gangway/swim ladder positioned in the middle of the tender.

Expectations are high for the new 43wallytender, the response to the multifunctional needs of today's owners, which raises the standards of daily navigation.

The new design of this innovative 13-meter cruiser with central cockpit offers guests the maximum protection from wind and water spray even at high speeds, as well as the convenience and access of a walkaround. Those on board will enjoy the sensation of being in the open air with all the safety and comfort of a boat with less exposure.

Inspired by the elements that characterized the previous Wallytenders, the 43wallytender excels in multi-functionality thanks to its flexible layout. The result is a fast, comfortable, and practical runabout. Its versatility makes it ideal as a day-cruiser for the family, a tender for both sailing and motor superyachts, or a resort shuttle. It can carry up to twelve people (Category B) at speeds in excess of 40 knots.

全新博星6X：生而不凡，所向披靡

New Pershing 6X: born to win every challenge.

紧凑大胆、性能卓越
X 世代入门级新艇在 2021 戛纳游艇节全球首秀

新款博星 6X 以其傲气的颜值、无敌的美学和技术创新令人印象深刻，倍感兴奋，少数幸运的船东对这些品质青睐有加。新艇传达出品牌特性中最大胆而无畏的一面，其全新特性反映出 X 世代系列无与伦比的高标准。蒙多尔福船厂借此重新定义了令人震撼的巡航理念。

博星 6X 被赋予了拥抱未来的全部资质：高度气动外形的流线型设计、难以置信的 48 节极速、确保艇内极致舒适度的技术创新、集成了动力操控、导航和监控操作的先进系统赋予该艇最大的操控便捷度。

长 18.94 米（约 62 英尺），宽 4.80 米（约 16 英尺），博星 6X 的诞生源自由 Piero Ferrari 先生领衔的法拉帝集团产品战略委员会、由 Fulvio De Simoni 领衔的设计公司和法拉帝集团工程部之间的紧密合作。

通过引进多项重要新特性，博星 6X 成为品牌 X 世代系列的新主角。例如，在大面积船体玻璃窗和全开式方形舷窗使得该型号室内空间拥有充足的自然采光。

碳纤维细节令这款迷人游艇的价值倍增，在赋予其锐气外观的同时，将始于该系列前辈型号的轻量化特色完美延续。这项特征同样也体现在艇内的家具和装饰部分。

外观

外观风格沿袭了 X 世代其他型号的家族感，全新游艇凭借拥有宽敞社交空间的大型室外区域令人耳目一新，主要革新包括能清晰反映博星品牌近年来设计特色的风格元素，在不影响杰出性能的同时，进一步完善实用性与舒适度。

船艉艇库可容纳一艘 Williams Turbojet 325 接驳艇，液压控制的游艇平台为接驳艇的收放提供便利。打开不锈钢门登上艉阱，此处的醒目元素是带人体工程学靠背和艉部阻流板的大型日光浴垫。

大型日光浴垫前方是座椅，此处也可方便通往艇库。通过向下折叠座椅靠背，可进一步扩展日光浴垫。日光浴垫对面是餐区，由一张可供八人就座的 L 型沙发和一张柔软触感碳纤维打造的可扩展矮桌组成，桌面可选用柔软触感柚木。上层建筑的尾端为艉阱提供遮阳，艉阱右侧配有吧台，带嵌入式水槽，根据需求还可选配烧烤台、制冰机或冰箱。

此处也是进入船员区的入口，船员区包含供一名船员使用的船舱和卫浴。

其他室外区域也具有杰出的美学与实用性。两侧走道通往船艏，此处配有宽敞的日光浴垫，前方是带可调节靠背的躺椅，俯瞰海面，带来令人难忘的“水岸”体验。船艉和前甲板靠垫选用了 Sailmaker 品牌幔波面料。顶篷可为所有室外区域提供遮阳。

室内

穿过玻璃移门，可从艉阱进入主甲板沙龙。移门是可完全伸缩的大型玻璃表面的一部分，作为博星最新型号的标志性特色，将室内外区域打通为大型开放空间。大型侧窗以及右舷驾驶台上方的可开启天窗为室内带来充沛的自然采光。驾驶台配备了两张独立的驾驶座椅，选用 Potrona Frau 品牌的 Interior in Motion 真皮。

驾驶台沿袭了 X 世代其他型号的家族感，全新游艇舵轮由纯碳纤维打造，配以全新设计与真皮装饰。

主甲板沙龙的左侧是一张 C 型沙发，环绕着一张可供六人使用的可扩展餐桌。桌子可升降，令这一空间正餐或咖啡小憩两相宜。沙发对面是电视柜和储物柜。

全新 6X 的室内选材采用光滑与波浪表面交替，完美体现了博星风格，家具和地板大量使用上漆原木，Mastrotto Group 的皮革被用于沙发靠垫，打造出色彩与材质的对比。

位于驾驶台左侧的是通往下层甲板的中央楼梯，原创设计的扶手打造出自然的弧形，在沙发背后形成护墙。第一艘博星 6X 选择了三船舱布局——船东套间、船艏贵宾舱以及右舷客舱，每间客舱都自带含独立淋浴间的卫浴。美洲市场版本包含两间客舱——船东套间和贵宾舱，以起居区替代了第三间客舱。

下层甲板左舷处是厨房，这个绝佳位置可以接收多处自然采光，分别来自天窗和可开启的大型舷窗。

右舷处是客舱，其卫浴也被用作日用洗手间，可以分别从客舱内部或中间走廊进出。

拾级而下，来到位于舯部的船东区，与船体等宽的船东套间享有自然采光，垂直的长方形舷窗带来壮观的海上全景。沿着右舷是与套间等宽的卫浴，由两扇白色哑光移门分隔为三个区域。船东套间处处体现对细节的精益求精，例如 Zimmer + Rhode Tide 墙纸板和金属板打造的精美床头板、Mastrotto Group 皮革靠垫、以及天花板上的水平 LED 灯带。

贵宾舱位于船艏，床头位于右舷处，以 45° 对角线方式斜置，这一设计方案大大提高了船头的可利用空间，打造出面积可与船东套间相媲美的客舱。其风格与船东套间相似，在选材和色彩上形成有趣的反差，赋予整个空间精致而现代的氛围。

推进与技术

博星 6X 再次印证了整个 X 世代系列的杰出性能标准：配置两台 1550 马力的 MAN V12 发动机，极速可达 48 节，巡航速度 42 节。该型号第一艘的驾驶台的超平仪表台上装有两台 19 英寸显示屏和碳纤维控制面板，两个安装了节气门和摇杆的辅助操控台分别位于驾驶座椅的两侧。标准配置则是一台 12 寸显示屏加一台 7 寸显示屏。博星 6X 拥有先进的界面，整合了推进管理、操控、导航和船上监控系统。这一技术来自 Top System、Onyx 和 Xenta 的联合专业技术，共同开发了 Easy Set 推进管理系统、线控水电操舵系统、以及 Simrad Command 导航与监控系统。

全新版本的 EasySet 系统汲取了来自博星近期其他型号的经验，优化了游艇航行时的纵倾与性能，简化了表面螺旋桨的使用，可在任何时间手动接管控制。

此外，与表面驱动系统配套的创新摇杆可提供众多先进操作模式，包括在港口内和狭窄水域的突破性“便捷操作”。DPS 动态定位系统令游艇在强风和湍流中也能保持位置固定，该方案在游艇准备锚泊、加油或等待桥梁开启时堪称完美。

船东还可加装防摇摆陀螺系统，进一步提升游艇锚泊时的舒适度。

博星与法拉帝集团

博星是法拉帝集团旗下品牌。意大利法拉帝集团秉承数百年意大利游艇传统，是世界豪华游艇和休闲船舶在设计、制造及销售领域的领导者，旗下拥有全球最负盛名、各具特色又优势互补的多个品牌：Ferretti Yachts、Riva、Pershing、Itama、CRN、Custom Line 和 Wally。集团在首席执行官 Alberto Galassi 的领导下，在意大利多地设有 6 家现代化船厂，整合高效的工业生产技术与精湛的意大利传统工艺。集团在欧洲、美国和亚太地区都设有直属机构，并在全球 70 多个国家设有销售网络，拥有近 60 家精心挑选、专业尽责的经销商，在全球各地为客户提供最优质的服务。法拉帝集团的动力游艇以杰出品质、前沿科技、可靠安全及出色的航海性能而著称，堪称意大利制造和创新天赋的典范，同时其独特的设计和永恒的魅力，令其在全球游艇界卓尔不群。

欲知详情：www.pershing-yacht.com

Compact, bold by nature and characterised by high performance.
The new entry in the Generation X range had its world premiere at the Cannes Yachting Festival 2021.

Pershing 6X impresses and excites with a brazen beauty and unrivalled aesthetic and technological innovation, qualities flaunted by the model with the effrontery of the chosen few. The new Pershing 6X expresses the boldest and most fearless side of the brand's character, through a series of new features that reflect the unparalleled high standards of the Generation X range of models, with which the Modolfo-based shipyard defined a new paradigm for exciting cruising.

This model has all the right credentials to sail directly into the future: the sleek, streamlined design with a highly aerodynamic profile; an incredible 48-knot top speed; the technological innovations that ensure maximum comfort on board; the system that integrates propulsion control with the manoeuvring, navigation and monitoring systems to ensure maximum ease of operation.

18.94 metres (about 62 ft) long and 4.80 metres (about 16 ft) wide, Pershing 6X is the result of collaboration between Ferretti Group's Product Strategy Committee led by Mr. Piero Ferrari, the design firm headed by Fulvio De Simoni, and the Group's Engineering Department.

Pershing 6X joins Generation X as a protagonist by introducing some important new features. Natural light, for example, is a characterizing feature in every setting, guaranteed by the extensive glazed surfaces in the hull and fully opening rectangular portholes.

Carbon fibre detailing adds value to this stunning yacht, giving it an aggressive look while also contributing to the lightweighting process begun with the previous models in the range and involving the furniture and furnishings.

EXTERIORS

With exterior styling that shares the same family feeling as the other Generation X models, the new yacht turns heads with large outdoor areas featuring plenty of space for socialising. The main novelties include style features that clearly reflect Pershing's approach to design in recent years, further improving functional and comfort-related design goals without affecting outstanding performance.

The garage in the stern can accommodate a Williams Turbojet 325 tender, with the hydraulically operated swim platform facilitating launch and recovery operations. On the way back to the cockpit through stainless steel gates, a distinctive feature of the yachts in the range, is a generously sized sun pad with an ergonomic backrest framed by a spoiler on the aft side. The seat on the forward side completes this spacious sun pad, which also provides easy access to the garage. The sun pad can be further extended by folding down the backrest of the forward seat. Opposite, the dining area is dominated by an L-shaped sofa seating up to eight people and a sliding and extending low table in soft touch carbon fibre, with a top that is also available in soft touch teak. Protected by the end section of the superstructure, the cockpit features a bar unit on the starboard side with a recessed sink and, on request, a grill and icemaker or fridge.

Also in this area is the entrance to the crew quarters, with a cabin and bathroom for one crew member.

The other outdoor areas are outstanding in terms of their aesthetics and functionality. Side walkways provide access to the bow area, which also features a generously-sized sun pad, followed by a separate chaise longue that looks out over the water and has a reclining, adjustable backrest for an unforgettable "water's edge" experience. The stern and foredeck cushions are upholstered in fabrics by Sailmaker from the Mambo line. All the outdoor areas can be shaded from the sun by awnings.

INTERIORS

The main lounge is entered from the cockpit through a sliding door that forms part of a large and fully retractable glazed surface, a now famous feature of Pershing models that provides continuity between the exterior and interior areas, creating an extensive open space for guests to enjoy. The entire setting is flooded with natural light through extensive side windows and the large sunroof that can be opened above the starboard helm station, which has two separate pilot chairs upholstered in Potrona Frau "Interior in Motion" leather.

The helm station shares the same family feeling as the other Generation X models, with a new yacht wheel made entirely of carbon fibre, featuring leather trim and an all-new design.

On the port side, a C-shaped sofa completes the furnishings in the main lounge, positioned around an extending table for up to six guests. The possibility of raising and lowering the table transforms the dinette into an area for dining or coffee breaks. Opposite are the TV cabinet and storage compartments.

Designed as an alternation of smooth and undulating surfaces, the materials used for the interiors of the new 6X are in perfect Pershing style, with extensive use of plain and lacquered wood for the furniture, parquet floors and Mastrotto Group leathers, which are also used for the sofa cushions to create a play on contrasts between colours and materials.

On the port side of the helm station, a central stairway provides access to the lower deck aided by a handrail with an original design that curves organically to create the parapet behind the sofa.The first Pershing 6X unit has a layout with three cabins-master, VIP forward and guest starboard-and three bathrooms with separate shower. The version for the American market has two cabins-master and VIP-with a living space replacing the guest cabin.

On the left side of the hull is the galley, strategically positioned to benefit from various sources of natural light, including a ceiling window and a large porthole that can be opened.

On the starboard side is the guest cabin, with a bathroom that also acts as a day toilet and can be entered from both inside the cabin and the lobby on the mezzanine.

A few steps aft lead down to the owner's area, a full-beam suite lit by natural light through a vertically oriented rectangular porthole offering a superlative panoramic view over the water's surface. Positioned along the starboard hull side are the bathroom, split into three areas that extend across the entire width of the cabin, from which it is separated by two matt white sliding doors. In this setting too there is an unwavering focus on detail, like the spectacular bed head featuring an alternation between Zimmer+Rhode Tide wallpaper panels and sheet metal inserts. Mastrotto Group leather cushions round out this masterpiece of interior design, enhanced by horizontal LED light strips on the ceiling.

The VIP cabin is located in the bow, with the bed skewed at 45° to the starboard side, a solution that significantly increases the available space, creating a cabin with similar dimensions to the master stateroom on boats of the same size. Similar in style to the master cabin, it features the same play on contrasts between the materials used and the colour shades chosen, giving the space an exquisitely contemporary touch.

PROPULSION AND TECHNOLOGY

Pershing 6X confirms the outstanding performance standards set by the entire X Range: fitted with a pair of 1,550 mhp MAN V12 engines, the top speed is almost 48 knots and the cruising speed about 42 knots, The helm station on the first unit consists of two 19-inch monitors in the same ultra flat dashboard, with carbon fibre control panels and two accessory tunnels fitted with throttles and joysticks on either side of the pilot chair. The standard version has a 12-inch and a 7-inch monitor. Pershing 6X has a unique advanced interface that integrates propulsion management with the manoeuvring, navigation and onboard monitoring systems. This technology is the result of the combined expertise of Top System, Onyx and Xenta, which developed the Easy Set propulsion management system and the steer-by-wire hydroelectric steering system, alongside Simrad Command navigation and monitoring systems.

The new version of the EasySet system is the result of experience gained from the latest Pershing models. It optimises trim and performance when cruising and simplifies use of the surface propellers, which can be bypassed at any time to take manual control.

Also available is an innovative joystick coupled to the surface drive and offering various advanced operating modes, including 'easy handling' for ground-breaking manoeuvrability in ports and confined waters. In addition to all this, the DPS (Dynamic Positioning System) maintains the boat steady in the same position even in strong winds or currents. This is the perfect solution when preparing to moor or refuel, or waiting for a bridge to open.

On request a gyroscopic stabilisation system can be installed to increase comfort at anchor.

Pershing and Ferretti Group

Pershing is a Ferretti Group brand. Thanks to Italy's centuries-old yachting tradition, the Ferretti Group is a world leader in the design, construction and sale of luxury yachts and pleasure vessels, with a unique portfolio of prestigious and exclusive brands: Ferretti Yachts, Riva, Pershing, Itama, CRN, Custom Line and Wally. Led by Chief Executive Officer Alberto Galassi, the Ferretti Group owns and manages six shipyards located across Italy, which combine the efficiency of industrial production with typical world-class Italian craftsmanship, reaching customers in more than 70 countries across the world thanks to a direct presence in Europe, the United States of America and Asia and its network of approximately 60, carefully-selected dealers. The Ferretti Group motor yachts, utmost expression of Made in Italy elegance and creative genius, have always stood out for their exceptional quality, cutting-edge technology, record safety and optimum performance in the sea, as well as their exclusive design and timeless appeal.

For more information: www.pershing-yacht.com

全新丽娃68’Diable：魔鬼细节

New Riva 68’Diable: the devil is in the details.

优雅、动感与宜居性融于一身，带一体式硬顶的全新开放式游艇在戛纳游艇节首秀

集流畅外形、风格细节和时尚灵魂于一身，丽娃68’Diable（魅惑）引领开放式游艇的最新潮流，艇如其名，魅惑人心，拷问灵魂：“什么是你真正渴求的？”

丽娃68’Diable长20.67米（约68英尺），宽5.29米（超过17英尺），在2021戛纳游艇节上全球首秀，如钻石版闪耀于70尺以下开放式游艇市场。在这一市场区间，位于萨尔尼科的丽娃船厂是公认的领军者。

丽娃68’Diable是Mauro Micheli（他与Sergio Beretta共同创立了Officina Italiana Design意大利设计工作室，在过去的27年设计了所有的丽娃游艇）天才创意的呈现，及其与Piero Ferrari先生领衔的产品战略委员会和法拉帝集团工程部通力合作的产物，代表了创新、风格与技术的惊艳堆砌。

该项目是创新技术与设计、对传统的无限激情和对细节的精益求精的精湛融合：这是每一篇丽娃成功故事背后的独特秘诀。

68’Diable的船身可选择丽娃现有的所有颜色。该型号第一艘游艇选用了备受青睐的鲨鱼灰，配以亮黑色的细节和硬顶。

外观

外观风格反映了 Officina Italiana Design 的最新设计趋势：以更强烈的运动感诠释奢华理念。挡风玻璃采用了球面水晶玻璃打造轻微的曲面效果，这已经成为丽娃的典型标志之一。

和丽娃系列的所有游艇一样，丽娃 68’Diable 拥有桃花心木和镜面不锈钢材质的功能性设计元素，以此向世界最知名船厂的传统致敬。这些元素包括了艉翼和艇库门上的桃花心木镶边、上层建筑的不锈钢扶手、以及艉阱的桃花心木矮桌。

船艉的游泳平台与船身两侧融为一体，形成了无缝衔接的整体上升至艉阱。左舷处的台阶在游泳平台下降时可部分浸入水中，露出内侧的更多台阶，为下水与上岸提供便利。艇库可容纳一艘 Williams SportJet 345 接驳艇以及一台 Seabob 潜水器。

艉阱配置两张大面积日光浴垫，其中一张邻水而设，另一张形如躺椅，无论游艇在行进过程还是停泊期间都能提供极致的享受。

船员区的入口位于这一区域的左侧过道，船员区包括一间单人船舱和一间独立卫浴。

如同全新的硬顶版 Dolceriva 和 Rivale 56’，这款开放式游艇的最醒目特征是线条简洁流畅的碳纤维复合硬顶，它与挡风玻璃融为一体，在视觉上隐藏了技术元素。内置空调系统的新式硬顶为游艇的中央区域提供保护和遮阳，包括主甲板上的餐区和驾驶台。船东可以为硬顶选配双向（向前和向后）开启的天窗，令航行更添愉悦。

此外，船艉的全自动遮阳篷系统可延展至艉阱的沙发与躺椅区。两侧的露天区域以及整个船艉部分还配有额外的遮阳篷。

硬顶下方的中央区域设有两张相对的 L 型转角沙发，左侧沙发也被用作餐区，可容纳六人用餐。船东还可以选择将餐区空间翻倍，在右舷复制左舷的配置。第二驾驶台后方可以安装不大于 49 寸的电视机，驾驶座椅的后方则是便利的小冰箱。

驾驶台采用了镜面不锈钢镶边的碳纤维面板，配备了主驾驶及副驾驶座椅。

一如既往，安全性是丽娃特别关注的重点，体现在多处功能性细节中，例如在右舷沙发下放置救生筏。

这款开放式游艇的另一项重要的全新特点是超大的船艏区域，代表了业内顶尖的设计概念和空间感，进一步增强了宜居性，提供了极致的自由与舒适。

室内

下层甲板的布局旨在打造最佳舒适度，可容纳六名宾客的三间客舱围绕着一片便利的多功能开放空间，厨房和小餐区位于其中。船东套房位于船舯，双单人床客舱位于左舷侧，贵宾舱位于船艏，每间客舱均带独立卫浴。右舷侧的卫浴还可用作日间盥洗室，台阶下方的空间可打造成小型洗衣区。

丽娃 68’Diable 的室内材料完美体现了丽娃风格，该型号的第一艘游艇选用了亮光漆的巧克力色鸡翅木，配以镜面和缎面表面、哑光或亮面效果的不锈钢及烤漆、以及蓝、白、浅灰和深灰色的皮革。

推进与技术

首艘 68’Diable 配备了一对 1650 马力的 MAN V12 V 型发动机。该配置下的游艇极速可达 40 节，巡航速度 34 节（初始数据）。标准配置为一对 1550 马力 MAN V12 发动机，极速 37 节，巡航速度 33 节（初始数据）。根据要求，可选配 Seakeeper NG9 稳定仪，确保游艇锚泊时的最佳舒适度。

驾驶台配备了 Simrad Command 控制、监控和导航系统，以及两台 16 英寸触摸屏（标配仅一台触摸屏），包括来自 MAN-Boening 的创新宽版发动机面板。

与 XENTA 合作研发的电动液压线控转向系统提供了众多益处，杰出的船舵操控性和精心调整的转向，令游艇在所有海况下，甚至高速航行时，都能确保更出色的舒适度和操舵反应。

游艇还安装了操控摇杆，自带的岸泊模式可以在狭小水域对游艇进行便捷操作，如侧向停泊时主螺旋桨和相匹配的船艏侧推共同协作完成侧方移动。此外，DPS（动态定位系统）令游艇在强风或湍流中能保持位置不变，对游艇的锚泊、加油或等待桥梁开启时是一项完美的解决方案。

全新型号还安装了 Humphree 动态纵倾拦截器。

丽娃与法拉帝集团

丽娃是法拉帝集团旗下品牌。意大利法拉帝集团秉承数百年意大利游艇传统，是世界豪华游艇和休闲船舶在设计、制造及销售领域的领导者，旗下拥有全球最负盛名、各具特色又优势互补的多个品牌：Ferretti Yachts、Riva、Pershing、Itama、CRN、Custom Line 和 Wally。集团在首席执行官 Alberto Galassi 的领导下，在意大利多地设有 6 家现代化船厂，整合高效的工业生产技术与精湛的意大利传统工艺。集团在欧洲、美国和亚太地区都设有直属机构，并在全球 70 多个国家设有销售网络，拥有近 60 家精心挑选、专业尽责的经销商，在全球各地为客户提供最优质的服务。法拉帝集团的动力游艇以杰出品质、前沿科技、可靠安全及出色的航海性能而著称，堪称意大利制造和创新天赋的典范，同时其独特的设计和永恒的魅力，令其在全球游艇界卓尔不群。

欲知详情：www.riva-yacht.com

Presented at the Cannes Yachting Festival, the new open with built-in hard top is a blend of elegance, sportiness and liveability.

A sleek profile and stylish details infuse this trendsetting yacht with a fashion-driven spirit. Riva 68'Diable sets the bar as the must-have open yacht, an incredible boat that tempts and beguiles, asking "what is it that you truly desire?"

At 20.67m in length (almost 68 feet) and with a beam of 5.29m (over 17 feet), Riva 68'Diable made her debut at the Cannes Yachting Festival 2021 and is now set like the purest of diamonds in the range of open yachts under 70 feet, a segment in which the storied Sarnico-based shipyard has long been a recognised leader.

The brainchild of Mauro Micheli, founder with Sergio Beretta of Officina Italiana Design, the firm that has designed all Riva's yachts for the last 27 years, working in partnership with the Product Strategy Committee led by Mr. Piero Ferrari and the Ferretti Group Engineering Department, Riva 68'Diable represents a spectacular layering of ingenuity, styles and techniques.

The project is a virtuoso combination of innovative technology and design on the one hand, and of passion for tradition and attention to detail on the other: the unique secret formula behind every Riva success story.

While 68'Diable is available in all Riva range colours, the first unit will feature the popular Shark Grey, set off by bright black for the detailing and the hard top.

EXTERIORS

The exterior styling reflects the new design direction charted by Officina Italiana Design, defining trending lines that express a sportier interpretation of the idea of luxury. The windshield made with spherical crystals features a slight counter-curvature that has become a typical Riva hallmark.

Like all the models in the range, Riva 68'Diable features functional design elements in mahogany and polished stainless steel, paying tribute to the tradition of the world's most famous shipyard. They include the aft wings and a mahogany band on the garage door, the steel side handrails around the superstructure, and the solid mahogany low table in the cockpit.

In the stern, the swim platform is integrated into the hull sides, forming a single seamless whole that rises into the cockpit. The steps on the port side of the stern are partially submerged when the swim platform is lowered, revealing others in the hull and creating a convenient way to the enter and leave the water. The garage can contain a Williams SportJet 345 tender and a Seabob.

The cockpit furnishings include two big sunpads, one at the water's edge and another in the form of a chaise-longue, for maximum enjoyment both when cruising and at anchor.

The entrance to the crew area, with a single cabin and separate bathroom, is on the port walkway in this area.

But the stand-out new feature of this open, like the brand new Dolceriva and Rivale 56'Hard Top, is the carbon fibre and composite hard top integrated into the windshield, with a clean, linear design that hides the technical and technological elements from view. Also fitted with an air conditioning system, it provides protection and shelter for the central areas of the yacht, including the dining area and the helm station on the main deck. The hard top is available on request with a sunroof featuring a two-way opening mechanism (forwards and backwards) that cannot fail to be a source of wellbeing when cruising.

In addition, an automatic powered bimini system integrated into the aft section can be extended to shelter the sofa and chaise-longue area in the cockpit. Additional shelter is provided by awnings over the open side area and the entire stern section.

Under the hard top, the central area contains two facing L-shaped sofas, with the one on the left acting as a dining area accommodating up to six people. On request, the dining area can be doubled up to include both port and starboard sides. A TV measuring up to 49 inches can be fitted behind the second helm station and a convenient icebox is positioned behind the pilot seat.

The helm station, featuring carbon panels and premium polished steel trim, is equipped with both pilot and copilot seats.

As always, safety is a special focus for Riva, as is demonstrated by several functional details, such as the positioning of the life rafts under the starboard sofa.

Another of this open yacht's main strengths and new features, designed to improve liveability, is the huge bow area, representing the best-of-breed in terms of concept and spaciousness and offering the maximum in freedom and relaxation.

INTERIORS

The layout of the lower deck is designed for absolute comfort, with three cabins accommodating six guests arranged around an open space containing a galley and a dinette for versatility and convenience. The master cabin is amidships, the twin cabin with single beds to port, and the VIP forward, all with their own bathroom. The starboard bathroom is also used as a day head and the understairs area can be fitted out as a small laundry.

The materials used for the interiors of the 68'Diable are in perfect Riva style, with gloss-effect chocolate-coloured wengé wood on the first unit, paired with mirrored and satin-finish surfaces, both matt and gloss-effect steel and lacquer, and leather in shades of blue, white, and light and dark grey.

PROPULSION AND TECHNOLOGY

The first 68'Diable is fitted with a pair of MAN V12 V-drive engines rated 1,650 mhp each. With this configuration, the yacht has a top speed of 40 knots and a cruising speed of 34 knots (preliminary data). The standard option is two 1,550 mhp MAN V12 engines, reaching a top speed of 37 knots and a cruising speed of 33 knots (preliminary data). On request, a Seakeeper NG9 can be installed to ensure maximum comfort when at anchor.

The helm station is equipped with Simrad Command control, monitoring and navigation systems and has two 16-inch touchscreen monitors (the standard version only has one), including the engine panel in the innovative wide version from MAN-Boening.

The electro-hydraulic steer-by-wire system developed in partnership with XENTA offers a slew of benefits, including greater comfort and steering precision thanks to outstanding rudder manoeuvrability and finely tuned turn optimisation in all sea conditions, even at high speeds.

Also installed is the manoeuvring joystick, including docking mode functionality for easy handling in confined waters, such as when mooring alongside, with lateral movement obtained by the combined action of the main propellers and the proportional bow thruster. In addition to all this, the DPS (Dynamic Positioning System) maintains the boat steady in the same position even in strong winds or currents. This is the perfect solution when preparing to moor or refuel, or waiting for a bridge to open.

The new model is fitted with Humphree dynamic trim interceptors.

Riva and Ferretti Group

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CBRE 集团自 2008 年以来，始终雄踞财富 500 强之列，在 2016 年排名第 259。公司也连续 15 年被 Lipsey 公司评为行业最佳品牌，是财富榜连续四年最受推崇的房地产公司。公司在纽约证交所代号 CBG。

2016 年，CBRE 新西兰公司也被 Euromoney 房产大奖再度评为新西兰最佳房产咨询公司。

公司为全球的房产主、投资者和租客提供服务。CBRE 提供战略性的建议和房产销售和租赁的执行；企业服务；房产、设施和项目管理；按揭贷款；鉴定与评估；开发商服务；投资管理以及调研和咨询服务。

CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2015 revenues of $10.9 billion and more than 70,000 employees (excluding affiliate offices).

CBRE has been included in the Fortune 500 since 2008, ranking #259 in 2016. It also has been voted the industry's top brand by the Lipsey Company for 15 consecutive years, and has been named one of Fortune's "Most Admired Companies" in the real estate sector for four years in a row. Its shares trade on the New York Stock Exchange under the symbol "CBG."

In 2016, CBRE New Zealand has also once again been named the top real estate advisor and consultant in New Zealand by the Euromoney Real Estate Awards.

The Company serves real estate owners, investors and occupiers worldwide. CBRE offers strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting.

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CBRE

UPSIDE PHILIPPINES, INC.

价格 : 100,000 - 8,000,000 美元

Price Range : USD 100,000 - 8,000,000

THE FINANCE CENTRE, Bonifacio Global City

ARBOR LANES, Arca South

PARK CENTRAL TOWERS, Makati City

Upside Philippines 公司（简称 UPSIDE），不单单是一家房地产公司，而是一家真正的服务公司。

UPSIDE 专门在菲律宾的黄金地段从事对一流的商业、休闲及住宅房产的销售、租赁及营销等业务。UPSIDE 团队将为您提供多元化的房产投资组合，在确保为每位顾客提供专业、透明且个性化服务的同时，帮助您实现最大收益。

除了促进交易外，UPSIDE 向您展示其承诺：秉承其企业商标——具有竞争优势的全面定制服务。无论您有何需求，请相信 UPSIDE，将会令您的生活更轻松。

At **Upside Philippines, Inc. (UPSIDE)**, it is not just real estate. It's real service.

UPSIDE specializes in selling, leasing, and marketing first class commercial, leisure, and residential properties in prime locations in the Philippines. The UPSIDE team will best provide you with a diverse portfolio of properties that will help you achieve maximum returns while ensuring you a proficient, transparent, and customized service for each client.

More than facilitating transactions, let UPSIDE show you its commitment to uphold its business trademark of full, bespoke service with a competitive edge. Whatever your needs are, trust that UPSIDE is here to make life easier for you.

联系人 / P: Mr. Mitor V. Alipio
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微信 / Wechat: MitorAlipio
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UPSIDE

SCOTSBRIDGE HOLDINGS

价格 : 询价可知

Price Range : Available Upon Request

Scotsbridge Holdings 在新加坡成立，作为一家房地产专业投资收购公司，为苏格兰发展被低估的物业，重新定位和，同时为亚洲投资者提供良好的发展投资机会。

苏格兰地区的房地产具有强大的实力。我们作为一家完全整合的投资收购专业公司，有着众多的资产，包括商业，住宅和零售在内以及引人注目的发展背景和资产价值。

強大的因素，包括供应需求的增长，蓬勃发展的的基础设施，苏格兰地产行业长期参与合作，成功创造一个独特的地区。

Scotsbridge Holdings 通过租赁增强流通性，开发改变並计划房产的全面重建，从中获得其价值。

该公司及其团队与当地的合作伙伴建立了良好的关系网络，获得管理物业的许可。

Scotsbridge Holdings is a Singapore based real estate investment firm specializing in the acquisition, repositioning and redevelpment of undervalued properties in Scotland while providing sound opportunities for Asian Investors.

Scotsbridge Holdings strategically invests in fundamentally strong real estate asset clases across Scotland.

As a fully integrated real estate investment firm, Scotsbridge Holdings has strong exposure across a multitude of property segments in Scotland which include commercial, residential and retail. Scotsbridge Holdings' investment focus in Scotland is underpinned by the region's compelling growth story and depressed asset values. Strong macro factors including supply constraints, demand growth, improving infrastructure have created a unique story for long term participation by Scotsbridge Holdings in Scotland's real estate industry.

Scotsbridge Holdings apply proactive asset management through tenancy enhancement processes, development of change of use plans and full–scale property redevelopment to unlock value from each project. The Company and its team have well established networks with key local partners allowing for proactive management.

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SCOTSBRIDGE HOLDINGS

KOREAN FREE ECONOMIC ZONES (KFEZ)
韩国经济自由区

价格 : 138,000,000 - 1,300,000,000 美元

Price Range : USD 138,000,000 - 1,300,000,000

韩国经济自由区是为向外国投资商提供更好的商务与生活环境而特别指定的地区。目前韩国的主要地区正在开展大规模的开发项目。

○华阳综合旅游园区 (GFEZ)
・项目概要：为发挥东北亚休养旅游的核心作用，在韩国南部地区正在营造具备大规模旅游休闲设施、酒店、高尔夫球场等的大规模综合度假村。
・总项目费： US $ 1,300,000,000

○四季国际旅游城市 (EFEZ)
・项目概要：韩国东海岸一带的全球海洋旅游区组建项目与四季度假综合园区的组建项目。
・总项目费： US $ 1,000,000,000

○清州 Aeropolis (CBFEZ)
・项目概要：建设具备航空运输、航空相关配件制造、物流企业园区等功能的东北亚交通、物流中心。
・总项目费： US $ 138,000,000

The Korean Free Economic Zones are specially designated with the aim to improve living and business environments for foreign–invested firms in Korea. Many large–scale development projects are currently underway in major FEZs.

Hwayang Tourist Resort Complex (GFEZ)
Project Overview: A large–scale resort complex located in the Southern region of Korea which provides hotels, golf courses and recreation facilities to serve as Northeast Asia's new tourism hub.
Project Cost: US $ 1,300,000,000

Four Seasons International Tourism City (EFEZ)
Project Overview: A global maritime and tourism district in the eastern region of Korea with a recreational complex for all seasons.
Project Cost: US $ 1,000,000,000

Cheongju Aeropolis (CBFEZ)
Project Overview: A transportation and logistics hub of Northeast Asia which will be home to major players in the air transportation, aircraft parts manufacturing and logistics sectors.
Project Cost: US $ 138,000,000

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www.kotra.or.kr

Korean Free Economic Zones

CONSULCO

价格 : 125,000 – 5,000,000 美元 **Price Range :** USD 125,000 – 5,000,000

Consulco 集团自 1993 年以来一直在运营，在欧洲和 CIS 市场都占有重要的地位。Consulco 的业务包括英国的房地产和信贷投资以及塞浦路斯监管的投资基金。

London Credit，是集团附属设在伦敦的贷款机构，提供短期固定收益年回报率最高可达 7% 的投资，并且抵押物至少为投资金额的 150%。

在过去的 8 年里，London Credit 的投资组合完成了超过 314 笔贷款，回收率为 100%。

此外，Consulco 建立和管理的私募股权房地产基金，从伦敦商业地产的租金收入和资本增值中获得了很可观的 ROI（投资回报率）。多元化的投资组合由经验丰富的英国资产管理团队来管理，团队目前管理着超过 1 亿英镑的资金，并且发展迅速，每年由摩根士丹利资本国际（MSCI）进行评估和认证。

对通过塞浦路斯国籍方案而加入欧盟感兴趣的投资者，将有机会参与 Consulco 的塞浦路斯房地产基金，该基金由塞浦路斯监管机构批准。该基金提供了可靠的房地产投资，高回报和明确的退出机制。

The Consulco Group has been in operation since 1993, with a prominent presence in the European and CIS markets. Consulco's operations include UK-based real estate and, credit investments as well as Cyprus regulated investment funds.

London Credit, the affiliated London-based lender of the Group, offers short-term fixed income investments with returns of up to 7% p.a. and a security worth of at least 150% of the investment amount. The last 8 years, the London Credit loan portfolio completed over 314 loans with 100% collection rate.

In addition, Consulco establishes and manages private equity real estate funds producing an enviable ROI from rental income and capital appreciation in London commercial properties. The diverse portfolio, managed by the experienced UK Property Management team, has over £100 million under management and is growing rapidly, is annually assessed and accredited by Morgan Stanley Capital International (MSCI).

Foreign investors interested in gaining access to the EU through the Cyprus citizenship program have the opportunity to participate into Consulco's Cyprus Real Estate Fund which is licensed by the Cyprus Regulator, and offers solid property investments, high returns and a clear exit strategy.

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CONSULCO

WINNERULES

价格 : 6,000,000 - 75,000,000 美元 **Price Range :** USD 6,000,000 - 75,000,000

我们专门从事商业房地产管理，专注于在投资、管理和咨询领域提供个性化和专业化的服务，如：

- 移民和黄金签证
- 金融解决方案和税收以及合法最佳化
- 根据我们客户的需求进行选择
- 管理
- 跟进

每位客户在我们眼中都是与众不同的个体，帮助您发现理想的业务，伴您走过从收购到管理的整个过程是我们的使命。

有我们的帮助，您可以安全无忧地投资，就仿佛置身于葡萄牙。

We are specialized in Commercial Real Estate Management focused on providing personal and specialized services in Investment, Management and Consulting such as:

- Immigration and Golden Visa
- Financial Solutions & Taxes and Legal optimizations
- Selection according to the needs of our clients
- Management
- Follow up

We consider each client unique and our mission is help you to find the perfect business, accompany you throughout the process – from acquisition to management.

With us you will invest safely and serenity, as if you were in Portugal.

电话 / T: + 351 215 956 686
网站 / W: www.winnerules.com

WINNERULES
• CONNECTING INVESTMENTS •

RI – GROUP INTERNATIONAL

价格 : 148,000 美元起

Price Range : From USD 148,000

RI 国际集团是巴拿马成立的房产商业集团。我们在欧洲和巴拿马、拉丁美洲有超过 40 年的经验。我们创造了居住和商业的完美组合，让我们的客户获得品质、现代性以及地段。我们的眼光让我们开发出能够完全满足我们客户以及投资者需求的项目，让他们从房产市场中获得收益和机会。

作为一个商业集团，我们的宗旨是加强与客户的联系，负责、诚实和专业地指引他们在所有地产谈判中获取优势。我们的其他服务包括行政、商业化、评估、规划、管理和承建房地产项目。

RI 国际集团已经确定将会管理多个不同的商住综合体，包括海滨大道的 The Sands Avenida Balboa，位于巴拿马中心 Obarrio 的巴拿马 55 大街以及西班牙大道上的世贸广场。这些都是最好的投资，因为地段意味着一切。

作为项目主，我们可以为您提供最好的价格，以及市场上最好的条件。

RI Group International is a real estate business group established in Panama City Rep. of Panamá, we have over 40 years well–known in Europe and 10 years in Panama City and Latin America, developing spaces to enjoy them effusively. We create residential and commercial complexes with value that offer our clients quality, modernity and location. Our vision consists in to develop innovative projects tailored to the needs of our customers and investors, customers that take advantage and opportunities of the real estate market.

Our philosophy as a business group is to strengthen relationships with our clients, guiding them responsibly, honestly and professionally in all negotiations within the real estate sector. Other of our assets is the administration, commercialization, evaluation, planning, management and construction of real estate projects.

RI Group International has confirmed that it currently manages different residential and commercial complex as The Sands Avenida Balboa, Cinta Costera; Downton Panama 55 street located in the heart of the Panamanian metropolis Obarrio, Worldwide Plaza located in Via España; Because the best investment is always the best location.

We as project owners can offer you the best prices and the best negotiations in the market.

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RI GROUP INTERNATIONAL

FALCON PROPERTIES, INC.

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falcon@falconproperties.com

纽约租赁商业空间

纽约租赁商业空间

纵横商业市场逾 40 年（在商业市场逾 40 年的经验）

350, 500, 700, 1000, 2000 平方英尺
西区 147 号 35 栋
西区 152 号 36 栋
西区 262 号 38 栋
西区 325 号 38 栋
西区 252 号 38 栋
第六大道 1026 号

装修建筑
24 小时安全 • 高科技 可达性
大窗户
视频监控系统

价格范围: 从 1400 到 2000 平方英尺的空间，1400 美元起

COMMERCIAL SPACE FOR RENT IN NYC

IN THE COMMERCIAL MARKET FOR OVER 40 YEARS

350, 500, 700, 1000, 2000 sq. ft
147 WEST 35TH
152 WEST 36TH
262 WEST 38TH
325 WEST 38TH
252 WEST 38TH
1026 SIXTH AVE.

Renovated Buildings
24 Hour Security • Hi Tech Accessibility
Large Windows
Video Surveillance System

Price range : Spaces from 400 to 2000 sq. ft starting at USD 1400

联系我们 Contact us at falcon@falconproperties.com

TURNKEY REAL ESTATE COMMERCIAL INVESTMENT SOLUTIONS

价格 : 1,000,000 美元起

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

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

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

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

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

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

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

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

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

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

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

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TURNKEY REAL ESTATE
COMMERCIAL INVESTMENT SOLUTIONS

独家专访
MR. JEFFREY ROBERTS
American Business Group

LPS: 请您为我们介绍一下您及您的公司 American Business Group

很高兴，我是一位拥有 20 多年工作经验的企业家。我的职业生涯始于一家公共会计公司，从事企业报告、税务和审计工作。经过几次头脑风暴，我创立了美国商业集团。ABG 是一家商业房地产开发公司，管理和采购了许多定制和租赁交易，包括买卖房地产投资。美国商业集团在零售、办公、酒店、住宅、仓储和仓储以及土地开发等领域进行投资。

LPS: 对于有意在美国投资的中国投资者，您提供哪些服务?

美国商业集团拥有完整的管理团队，提供租赁管理、房产维护和财务报告等各方面服务。ABG 自行开发各种投资，涵盖美国市场内的公司关系。构想或业务计划一旦制定，我就会向任何外国投资者开放机会，尽管我的工作重点一直在中国，因为在那里我的许多人际关系都已成熟。

除我自己的项目外，ABG 还具有管理其他投资者项目的能力。这些服务包括薪资和人力资源管理、银行、融资和财产管理。 任何已经进行了投资或正在投资、寻找房地产和财务经理的外国投资者，ABG 都能为该投资者提供服务。

LPS: 您觉得为什么中国投资者应该在美国投资商业地产而不是住宅?

商业地产提供了一个非常安全的长期投资机会。如果投资者希望在短时间内迅速赚到快钱，那么商业地产并不是最好的选择。然而，对于保守的投资者来说，寻找一个安全的长期投资、有保证的回报和最小的风险，则商业房地产是一个不错的选择。

事实上，对于任何一个投资者来说，在考虑长期投资时好的选择有很多。商业地产所能提供的是对通胀的对冲和额外的税收优惠。例如，如果投资者希望投资年平均收益率为 8% 至 10% 的资金，那么商业地产就可以满足这一标准。

请记住，从表面上看，许多投资者可能对这种回报不屑一顾，但一旦投资者明白这种回报可以持续 10 年至 20 年甚至更长时间，这就是价值所在。此外，在投资生命周期结束时，改造和土地仍具有剩余价值。

LPS: 与美国其他州相比，在俄克拉荷马州投资有什么优势？

与美国其他州相比，俄克拉荷马州的经济水平较低，因此作为回报，可以为任何新投资实现更高的内部收益率或现金回报率。此外，俄克拉何马州土地供应量大，因此任何新开发项目的收购价格都远低于其他州。

与其他州相比，美国商业集团已经能够在经济较低的州开发和管理许多长期的高收益投资。美国商业集团管理着俄克拉荷马州的大部分投资，但在亚利桑那州、阿肯色州、得克萨斯州和佛罗里达州也很活跃。

LPS: 中国投资者向美国商业集团投资涉及采取哪些步骤?

诸如大多数商业活动，最初的步骤始于对话。无论投资者是否有需要管理的项目，还是寻找新的投资项目、或是寻求对新项目的咨询，一切都从对话开始。我与投资者合作，确定他们的需求和愿望，然后提出可供投资者考虑的选择。投资者所需要做的就是联系我并安排初次会面，无论是面对面还是虚拟会面。我个人的偏好是面对面对话。

LPS: 对于第一次在美国投资商业地产的中国投资者，您有什么建议？

耐心。这是在处理商业地产时最有价值的建议。再说一次，这不是一个赚快钱的行业。商业地产有许多运作要素，因此强烈建议投资者花些时间来充分了解这个行业的运作方式、其收益和风险。一旦这种教育得到满足，投资者就会感到更加自在。

LPS: 与中国 / 国际投资者打交道时，您面临的主要挑战是什么？如何克服这些挑战?

最大的挑战是沟通。我的公司里有很多以普通话为母语的员工，所以最大的障碍不是语言，而是体现在商业地产上使用的投资术语和推进过程。投资的理念很简单，投入资金、期待回报，并获取利润。然而，正如许多投资一样，它们都有一定的风险，所以在沟通过程中，投资者充分了解所涉及的风险是很重要的。许多不同的国家针对房地产投资有着不同的税收结构，因此就税收结构进行沟通同样重要，以便理解它，以及它如何对投资或投资者产生影响或好处。

LPS: 您拥有 CCIM 称号（注册商业投资会员）。您能否解释一下 CCIM 的名称，以及为什么在投资美国商业地产的时候，持有这样的名称代表着一种信誉的象征？

CCIM 是注册商业投资会员 (Certified Commercial Investment Member) 的缩写，成立于 1969 年，以商业地产行业的教育、网络和道德规范为基础。CCIM 指定人员是全球网络中的精英成员，被视为房地产知识博士。CCIM 在金融和市场分析方面有丰富的教育和经验，在商业房地产行业也有丰富的经验。CCIM 代表行业内经过证明的合格专业知识。

LPS: 您是否从事商业房地产以外的业务？对于有意在美国商业集团投资的中国投资者来说，如何能从中获益?

是的，除了商业地产，我还从事商业风险投资。在我 20 年的商业生涯中，我参与了许多定制建筑项目、租赁交易以及买卖。我在零售业、酒店业、住宅、仓储业、制造业、物流业、外贸和土地开发等方面都有创业经验。目前，我管理着超过 32 家美国公司，一家外国公司和 120 多名北美全职员工。我在许多企业中保持着强烈的愿望和兴趣，并在国际商业领域保持多元化的基础。不管我是作为创造者、顾问还是合伙人，都一向如是。投资者将从我在商业方面的丰富经验中获益，以及我的 CCIM 认证，这将增加价值和舒适度，以确保长期的有利投资、满足或超过投资者的需求。

LPS: Could you please introduce yourself and your company: American Business Group?

With pleasure, I am an entrepreneur with over 20 years working experience. I began my career as a staff accountant in a public accounting firm working on corporate reporting, tax and audits. After a few brainstorming ideas and concepts I started American Business Group. ABG as it came to be known, is a commercial real estate development firm that has administered and procured many built–to-suit and lease transactions, including buying and selling real estate investments. American Business Group works with investments in the retail, office, hospitality, residential, storage and warehousing, and land development sectors.

LPS: What services do you provide to Chinese investors looking to invest in the USA?

American Business Group offers a full management team to service all aspects of lease management, property maintenance and financial reporting. ABG develops a variety of its own investments involving corporate relationships within the USA market. Once an idea or business plan is created, I open the opportunity up to any foreign investors, although my focus has been in China as that is where many of my relationships matured. Other than my own projects ABG has the ability to manage other investors projects. These services include payroll and HR management, banking, financing and property management. Any foreign investors who already have an investment or are in the process of investing and looking for a property and financial manager, ABG is able to offer services for the investor.

LPS: Why should Chinese invest in Commercial estate VS Residential in the USA?

Commercial real estate offers a very secure long-term investment opportunity. If investors are looking for quick dollars to earn in a short period of time, commercial real estate is not the best to consider. However, for the conservative investor looking for a secure long-term investment with guaranteed returns and minimal risk, then commercial real estate is a stellar option. In fact, there are many good options for any investor when considering the placement of money in a long-term investment. What commercial real estate offers is a hedge on inflation and added tax benefits. For example, if an investor is looking to place funds that will yield on average 8% to 10% annual return, then commercial real estate can meet this criteria. Keep in mind that on the surface, many investors may shrug at this return, but once an investor understands that this can be sustained for a period of 10 years to as many as 20 or more years, that is where the value resides. In addition, at the end of the investment life cycle, there still remains residual value in the improvements and land.

LPS: What are the advantages to invest in the state of Oklahoma VS other states in the USA?

Oklahoma is a state that has lower economics compared to other US States so in return making it possible to achieve higher internal rate of returns or cash on cash returns for any new investment. In addition, Oklahoma offers a lot of land so for any new development the acquisition price is much lower than other states. American Business Group has been able to develop and manage many long-term high yield investments in economically lower states when in comparison to other states. American Business Group manages most investments in the state of Oklahoma but also active in Arizona, Arkansas, Texas and Florida.

LPS: What are the steps involved for Chinese Investors in order to invest with the American Business Group?

As in many ways of business, the initial steps reside in conversation. Whether an investor has a project they need management in place, looking to place new funds, or seeking consultation on a new project, it all begins with conversation. I work with an investor to determine their needs and desires and then propose options for the investor to consider. All the investor is required to do is contact me and arrange an initial meeting, whether it be in person or virtual. My preference is in person, initially.

LPS: Which advice would you give to Chinese investors willing to invest for the first time in Commercial real estate, in the US?

Patience. That is the most valuable advice when dealing with commercial real estate. Again, this is not an industry to make quick money. Commercial real estate has many working components so it is highly advised that an investor takes time to fully understand how the industry works, its benefits and its risks. Once that education is met then the investor will feel more comfortable.

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

The biggest challenge is communication. Not so much in the language, as that is why I have very experienced native Mandarin speakers in my firm, but the communication of the terminology and process of investing in commercial real estate. The idea of investment is simple, place money, expect returns, and collect profits. However, as with many investments they all have certain risk, so it is important that in the communication process an investor fully understands the risks involved. Many different countries offer different tax structures around investing in real estate so it is as equally important to have communication regarding the tax structure so it will be understood and how it can have an effect, or benefit, on an investment or the investor.

LPS: You hold a CCIM designation (a Certified Commercial Investment Member). Could you please explain what is a CCIM designation and why holding such designation represents a token of credibility at the time to invest in commercial estate in the USA?

CCIM stands for Certified Commercial Investment Member and was established in 1969 under a foundation of education, networking, and ethics in commercial real estate business. A CCIM designee is an elite member of a worldwide network and has been regarded as the PhD of real estate knowledge. A CCIM has extended education and experience in financial and market analysis as well as demonstrated extensive experience in the commercial real estate industry. A CCIM represents proven and qualified expertise within the industry.

LPS: Are you involved in business other than commercial real estate? And how can it benefit to a Chinese investor willing to invest with the American Business Group?

Yes, I am involved in business ventures other than commercial real estate. In my 20 years of business I have been involved with many built–to-suit projects, lease transactions as well as buying and selling. I have ventured experience in retail, hospitality, residential, storage and warehousing, manufacturing, logistics, foreign trade and land development. Currently I manage over 32 US corporations, one foreign company and over 120 full time employees within North America. I maintain a strong desire and interest within many ventures and maintain a diversified foundation within the international business industry. This is held true whether I am the creator, consultant, or partner. The investor will find benefit in my diverse experience in business, along with my CCIM designation, which will add value and comfort to secure a beneficial investment for the long term that meets, or exceeds, the needs of the investor.

SUN KEE REAL ESTATE
新基地产

价格 : 500,000 - 30,000,000 美元 **Price Range :** USD 500,000 - 30,000,000

新基地产扎根香港，提供房地产及海外升学服务，地点包括美国，中国及香港。

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- Overseas studies
- Investment in properties induding commercial offices, ground–floor shops, residential apartments and lands
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Faithful and reliable as we are, you are rest assured that our professional services will help you acquire quality assets with handsome investment returns.

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SUN KEE 新基地產

SUN KEE REAL ESTATE
新基地产

价格 : 500,000 - 30,000,000 美元 **Price Range :** USD 500,000 - 30,000,000

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SUN KEE 新基地產

AGRO CONCEPT MANAGEMENT

FARM SERRANO KURT, BRAZIL

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

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

Price: USD$ 11,500,000

巴西农场 SERRANO KURT

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

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

售价：11,500,000 美元

FARM ESTANCIA VIRA, PARAGUAY

Probably the most beautiful farm in the world!

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

Price: USD$ 6,500,000

巴拉圭农场 ESTANCIA VIRA

它或是世界上最美丽的农场！

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

售价：6,500,000 美元

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- Sorbonne University Abu Dhabi (5min)
- Old Town Abu Dhabi (5min)
- Financial City (5min)
- Louvre Abu Dhabi (12min)
- Ferrari World (22min)
- Al Raha Beach (25min)
- Abu Dhabi International Airport (25min)

* You can invest in plots for varying projects including, but not restricted to, schools, community centres, residential buildings, office towers, hotels, retail outlets and medical facilities.

Interested investors are invited to contact us on the number below:

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For more information, visit:
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Premium amongst food is seafood; the finest seafood – the 'Aussie Prawn'. Today, fishermen subject to nature's moods no longer hold exclusive access to the ocean's greatest prize. Today, pristine waters in scientifically controlled farms provide certainty of volume, quality and delivery for Australia to enjoy and exports its finest prawns.
Situated just 9 km outside Yamba, one of Australia's most popular tourist and surfing towns located on the east coast of Australia is 'Ausfarm'. For 33 years, 'Ausfarm' has been successfully growing, harvesting and servicing Sydney & International buyers.
169.3Ha; 34 specially designed ponds; 129.5ha under aquaculture licence; 20ha water supply system; 2 Channel water access ensures fresh usable water source; 39Ha Cane Farm for expansion; 175m2 brick & tile residence. Preserved natural waterfront position for planned Exclusive Residence. Options: a low volume family business. A thriving commercial export enterprise earning high yields. Highly qualified experienced management team available.
Detailed Information Memorandum is available.

得益于阳光、海浪和金色沙滩，眼光敏锐的买家已充分认识到澳大利亚房产的吸引力和地位。这里有着最富盛名的豪华房产，国际游客蜂拥而至，为了寻求完美的天气、奢华的住宿和高端的食物。
海鲜是最优质的食材；而最好的海鲜，无疑是澳洲对虾。今天，受自然环境影响的渔民不再拥有海洋"最佳奖项"的专属权。如今，通过科学手段控制的农场中的原始水域为澳大利亚提供了数量、质量和交付的确定性，以享受和出口其最好品质的对虾。
"Ausfarm"位于距 Yamba 仅 9 公里的地方，是澳大利亚东海岸最受欢迎的旅游和冲浪城镇之一。33 年来，"Ausfarm"一直成功地致力于种植、收获和服务于悉尼以及国际买家。
169.3 公顷；34 个特别设计的池塘；根据水产养殖许可证，129.5 公顷；20 共情供水系统；2 个通道取水，确保淡水可用水源；39 公顷甘蔗农场用于扩建；175m2 砖瓦住宅。为规划中的专属住宅保留自然滨水位置。
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详细资料可供查阅。

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网站 / W: www.yamba-valley.com.au

YAMBAVALLEY • REAL ESTATE •

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

联系人 / P: Mark Wilson
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(03) 5561 2777
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网站 / W: wilsonswarrnambool.com.au

wilsons
warrnambool & district real estate

56 ACRES RESIDENTIAL DEVELOPMENT PROPERTY BETWEEN TORONTO, CANADA AND DETROIT, USA

价格 : 15,000,000 美元

Price Range : USD 15,000,000

Residential Development Property with utility services at the property line for 2500 people.
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土地面积为 56 英亩（23 公顷）。
位于加拿大多伦多和美国底特律之间的一个快速发展的高需求城市。
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联系人 / P: Mr. Gary Robinson, Broker of Record
电话 / T: +1 519-649-6000
邮件 / E: garyrobinson@sympatico.ca

地址 / A: Re/Max Advantage Realty Ltd.
151 Pine Valley Blvd.
London, ON N6K 3T6 CANADA

RE/MAX K/NAK

该住宅拥有 9 间房，位于法国受保护的历史古建中，在巴黎以南 80 公里处。该建筑的部分元素可追溯至 18 世纪初。2001 年至 2007 年该房产得以翻新，采用了可持续的建筑技术，使之成为了一座节能型房屋。Art House - 艺术之家，一座具有艺术价值的特殊房屋，所有墙壁上都镶嵌着 TUBICO 艺术。TUBICO 艺术是在 2001 年，由一位葡萄牙血统的法国概念艺术家发现的。它包含了无数纯粹的表现形式，唤起了复杂的精致和关怀。TUBICO 艺术是对前卫的当代艺术的一种升华。

该项目将于 2022 年 1 月 15 日 11:00（欧洲 / 巴黎时间）在凯德兰平台上在线接受竞标。竞标起价为：1,190,000 欧元，参与者可以每天以至少 10,000 欧元的增量进行竞价。参与拍卖需事先得到批准。

该项目面积为 260 平方米，和谐地分为三层，天花板高耸美观，居于城市却又能享受到乡村式的极致宁静生活。该项目状况全新，内外维护良好。

了解更多详情 https://pro.kadran.immo/remax-knak/encheres/pithiviers-vj8pqlmwi.html

价格 : progressive auction from 1 190 000€

A 9-room house built on a classified site in France, 80km south of Paris. Some elements date back to the beginning of the 18th century. The property was renovated from 2001 to 2007 using sustainable construction techniques, resulting in an energy-efficient house. Art House, a special house with artistic value, is decorated with TUBICO art inlays on all walls. TUBICO art was discovered in 2001 by a French conceptual artist with Portuguese origins. It contains countless pure representations evoking sophisticated refinement and care. TUBICO art is an exaltation of avant-garde contemporary art.

Bids will be received online on the Kadran platform on 15-01-2022 at 11:00 (Europe/Paris). From a starting price of €1,190,000, participants will be able to bid in increments of €10,000 during at least 24 hours. Participation in the auction is subject to prior approval.

With a size of 260m2 harmoniously arranged on 3 levels, with beautiful high ceilings, enjoy life in absolute calm in the countryside while being in the city. The property is in new condition, very well maintained inside and out.

To learn more details: https://pro.kadran.immo/remax-knak/encheres/pithiviers-vj8pqlmwi.html

Price: progressive auction from 1 190 000€

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HIRTLER
REAL ESTATE

Palma de Mallorca
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Price on request
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EUR 2.400.000
欧元：2.400.000

EC (PT), 145 kWh/(m2a), Gas, 2003, Class C
EC(PT)，145千瓦时/(M2a)，天然气，2003，C类

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EUR 4.375.000
欧元：4.375.000

Classified monument – EC not needed
受保护的建筑 - 无需EC

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REAL ESTATE

European Golden Visas
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In combination with the purchase of real estate in the European Union, foreign investors might be eligible for a visa and/or temporary/permanent residency in accordance with the specific program of the country.

外国投资者在欧洲投资 / 购买房地产，根据各国的不同政策，投资者可能有资格根据该国的具体计划获得签证和 / 或临时 / 或永久居留权。

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Property Finder / 房产索引
Germany / 德国

Ultimate Beach Property in Diani Beach
肯尼亚Diani海滩上绝美的海滨房产

（肯尼亚 Diani 海滩——非洲领先海滩目的地：2014 年、2015 年、2016 年、2017 年、2018 年和 2019 年的世界旅游奖得主）

Tequila Sunrise 项目是肯尼亚最好的海滨房产项目之一，拥有 3.15 英亩的天然森林栖息地，是疣猴、赛克斯猴和维特猴的栖息天堂。

这座住宅被巨型猴面包树环绕，可直接俯瞰世界上最好的海滩之一。

这项目包括一座带私人游池的海滨别墅、三套带 2 个游池的公寓和一座花园别墅，可容纳多达 18 名成年人和几名儿童。

所有住宅单元都靠近海滩的同时，又拥有很好的相对隐私保护。

目前，该房产是肯尼亚海岸领先的短租项目之一，最初是作为家庭住宅建造的，提供客房住宿服务。
该房产是肯尼亚作为住宿企业或私人家庭海滩房地产拥有的绝美海滨房产。

在肯尼亚，无论是企业投资作为就寝地，还是作为私家海滩别墅，本项目值得您拥有。

- 距国内机场 5 公里（Diani 机场）
- 距离国际机场 45 公里（Mombasa 国际机场）

价格: US$3,000,000

(Diani Beach, Kenya-World Travel Awards Winner of Africa's Leading Beach Destination 2014, 2015, 2016, 2017 2018 & 2019)

One of the finest beach front properties in Kenya, Tequila Sunrise boasts 3.15 acres of natural forested habitat, acting as a haven for Colobus, Sykes & Vervet Monkeys.

The house is surrounded by giant Baobab trees, and directly overlooks one of the finest beaches in the world.

The property consists of a beachfront villa with private pool, three apartments with 2 pools and a garden cottage. The property caters to groups of up to 18 adults and a couple of kids.

All units are as close to the beach as you can be, but also offer privacy from each other.

Presently the property is one of the leading short let accommodation rentals on the Kenya Coast and was originally built as a family house with guest accommodation.

This property is the ultimate beach property to own in Kenya as an accommodation business venture or as a private family beach house property.

- 5 km from domestic airport (Diani Airport)
- 45 km from an international airport (Mombasa International Airport)

Price: US$3,000,000

电话 / T: +254 714 775 222
网站 / W: www.tequilasunrise.biz

AVER BROKERAGE

这套公寓含 3 间卧室，4 间浴室，带厨房的餐厅，办公室，客厅和项目设施。

它是波罗的海诸国首都 Riga 里加的一颗罕见的明珠，它位于该市最负盛名的地区。Riga 里加是一座稳步发展的城市，拥有自己的特色。在这里，您可以欣赏到美丽的建筑大师的杰作，在“白宫”、“文森特”等高档餐厅享用美味的晚餐。这座城市对于在欧洲或俄罗斯做生意的人来说非常方便，因为它位于亚洲和欧洲国家之间。在美丽的“Hotel de Paris Monte Carlo”度假的每个人都可以直面地感受到公寓的美学设计，其中包括高端内饰，如手绘壁画、美丽的天花板装饰以及公寓的整体杰出外观。公寓由 3 间卧室组成，配有独立浴室、豪华客厅、餐厅、意大利设计风格厨房和办公室。共有 220 平米的生活空间，包括地下停车场、全天候安保和礼宾服务。

如果您购买这样一套公寓，拉脱维亚政府有义务给予新业主欧洲居住许可，并允许在欧洲国家之间自由旅行、建立商业机构和许多其他用途。

地址：Riga, Latvia "Elizabetes iela 3"

价格: 询价可知

3 Bedrooms 4 Bathrooms Dining room with kitchen, Office room, Living room, and project amenities.

This apartment is a rare pearl in the capital of the Baltic states Riga, and it's located in the most prestigious district of the city. Riga is a steadily but surely growing city with its own characteristics where you can observe beautiful architectural master peaces and enjoy very tasty dinners in exclusive restaurants like "White house", "Vincent" just to name a few. The city is very convenient for people who are doing business in Europe or Russia because it is located in between Asia and European countries. Everyone who has enjoyed their vacations in the beautiful "Hotel de Paris Monte Carlo" can definitely relate to the esthetic design of the apartment, which contains high-end finishes like handwritten wall paintings, beautiful ceiling finishes, and the general outstanding look of the apartment. The apartment consists of 3 bedrooms with their own bathroom, luxurious living room, dining room, Italian designed kitchen, and authentic office room. Together there is 220 sqm of living space with the underground parking lot, 24/7 security, and concierge services.

Purchasing an apartment like this-the Latvian government is obligated to give the new owner permit of European residence and that allows free travel between Europan countries, business establishment, and many other features.

Location: Riga, Latvia "Elizabetes iela 3"

Price: Available upon request

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AVER

AVIDA LAND CORP. (AN AYALA LAND COMPANY)

Avida Towers Ardane is located inside South Park District, Muntinlupa, Philippines. This is an Estate Development by Avida Land Corp – an Ayala Land Company. The development offers residential condominium from 23 to 36 square meters (Studio units to 1 bedroom units) and will have 29 residen–tial floors.

Avida Towers Ardane 位于菲律宾 Muntinlupa 的南公园区内（South ParkDistrict）。这是 Ayala Land 公司旗下的房产公司 Avida 所开发的房产项目。

该项目的公寓住宅分为 23 至 36 平方米（studio 至一居室住宅），共有 29 层住宅楼层。

Price: 4,900,000 Php – 9,000,000 Php　价格: CNY 640,000 – CNY 1,200,000

Avida Towers Makati Southpoint is located in South of Makati City, Philippines. The development is near to the following entry points: South Luzon Expressway, EDSA, Makati City, Pasay City and Manila City. Where all you need are within your reach. This is a development by Avida Land Corp – an Ayala Land Company. The development offers residential condominium from 23 to 36 square meters (Studio units to 1 bedroom units) and will have 28 residential floors.

Avida Towers Makati Southpoint 位于菲律宾马卡蒂市（Makati）南部。该开发项目靠近以下入口点：南吕宋高速公路（South Luzon Expressway）、EDSA、马卡蒂市（Makati）、帕赛市（Pasay）和马尼拉市（Manila）。您的生活所需皆触手可及。本项目由 Ayala Land 公司旗下 Avida 房产公司开发，公寓住宅分为 23 至 36 平方米（studio 至一居室住宅），共有 28 层住宅楼层。

Price: 6,600,000 Php – 12,000,000 Php　价格: CNY 840,000 – CNY 1,600,000

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Avida
an AyalaLand company

MEDILOIA - MEDIAÇÃO IMOBILIÁRIA

House T3, new. Modern lines. Three suites. air conditioning. Underfloor. solar panel. With garage for 2 cars. Barbecue. garden. swimming pool.
With large terraces with unobstructed views. Excellent finishes. Located near the beach of Altura (Algarve-Castro Marim).

T3 住宅，全新。现代风格、三间套房、配备空调、有地下室、太阳能电池板、车库可容纳两台车、烧烤设备、花园及游泳池。
大型露台，视野开阔。装修精致。位于 Altura 海滩附近（Algarve -Castro Marim）。

价格 / Price: 825000€ / 825000 欧元

3 bedroom luxury villa with pool access, inserted into the golf course, 'Castro Marim Golf'. Completely furnished and equipped. Situated 1 km from the Guadiana international bridge and approximately 8 Km from the best beaches of the Algarve.

3 居室豪华别墅，带泳池，位于“Castro Marim golf”高尔夫球场内。精装修，配套设备齐全。距离 Guadiana 国际大桥仅 1 公里，距离 Algarve 最好的海滩约 8 公里。

价格 / Price: 495000€ / 495000 欧元

House T3 in the countryside, in the municipality of Tavira (Algarve), comprising two floors, is inserted in a plot of 3800 m2 and has a saltwater pool, located on the balcony on the first floor, with an excellent panoramic view.
The lower floor has a garage, 2 bathrooms and 3 bedrooms, all with wardrobes and excellent sea views, 1 of them is a suite with private bathroom and closet.
The upper floor has a service bathroom, kitchen and very large living room, balcony with BBQ and very large terrace.
House equipped with air conditioning and solar panel for water heating.

这座 T3 住宅位于 Tavira (Algarve) 郊区，共两层，占地 3800 平米，一楼的阳台上配有咸水池，视野极佳。
底层有一个车库、两间浴室和三间卧室，均配备衣柜和绝美海景景观，其中一间套房带独立浴室和衣橱。
上层有浴室、厨房和大型客厅、带烧烤的阳台和超大露台。
该住宅配有空调和用于热水的太阳能板。

价格 / Price: 500000€ / 500000 欧元

House T4. Inserted in a batch of 647 m2. With modern architecture. Good terraces. It will have the following finishes: central heating, underfloor heating, false ceiling throughout the house, air condi–tioning incorporated in the false ceiling, kitchen equipped with Bosch appliances. With pool. Garage. Rooftop terrace overlooking the sea. Located in a very quiet urbanization, just 10 minutes' walk from the city centre (Tavira).

T4 住宅。占地 647 平米。现代化建筑风格。雅致露台。将拥有如下设备：中央供暖、地暖、全屋吊顶、嵌入式空调设备、厨房配置博世品牌家电。有游泳池、停车库。可俯瞰大海的屋顶露台。本住宅位于一个非常安静的城市化区域，距离市中心（Tavira）仅 10 分钟的步行路程。

价格 / Price: 960000€ / 960000 欧元

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MEDILOIA

RESIDENCE MAR À VISTA

40 Apartments in Mar à Vista-Silver Coast-Nazaré-Portugal (1h from Lisbon)
葡萄牙 Nazaré 银海岸 Mar à Vista 的 40 套公寓(距离里斯本仅 1 小时)

Flat Z-T3 Duplex
This flat is unique: inside lift to the rooftop where a jaccuzi and pergola are waiting for you to have a drink looking at the sunset on the ocean.
A pine forest located at the back of the building offers great opportunities for walks.
Swimming pool, A fully equipped gym
公寓 Z – T3 复式
这套公寓别有韵味：乘坐内部电梯直达顶层，此处的按摩浴缸和花庭静候您的到来，在此小酌一杯，欣赏日暮中的魅力汪洋。
一片翠绿的松林静候于本公寓楼之后，是您休闲散步的好去处。
带游泳池，健身中心设备齐全
价格 / Price: EUR 545.000,00 / 545.000,00 欧元

Flat N-T2 S
Wonderful flat on the first floor
This apartment has large outdoor areas including :
– Private terraces on the ground floor
– Large balconies allowing the installation of tables and deckchairs
Most of the dwellings are crossing with a sea side and a forest side ensuring at the same time two different atmospheres and an optimum sunshine.
公寓 N – T2 S
非凡公寓，位于一楼
该公寓有大型室外区域，包括：
- 地面楼层私家露台
- 大型阳台，可以配置桌子和躺椅
该住宅大多数地方都与海边和森林边际交叉，确保同时拥有两种不同的氛围和最佳的光照。
价格 / Price: EUR 465.000,00 / 465.000,00 欧元

Flat A0-T3 S with rooftop equipped with pergola and jaccuzi
This type S has a separate bedroom with bathroom and private access. It can be rented out independently, providing the owners with a significant income.
Wifi present in the common areas
Residential situation, quiet and close to amenities. Wooded environment with many walking paths nearby.
公寓 A0 – T3 S，屋顶配备按摩浴缸和花庭
这种 S 型公寓有独立的卧室，带套内卫浴间和私人通道。
它可以独立出租，为业主提供可观的收入。
公共区域中设有 Wifi
住宅区，安静，靠近便利设施。周边树木茂盛，附近的步行走道繁多。
价格 / Price: EUR 495.000,00 / 495.000,00 欧元

Flat X-T3 Duplex
Flat with 3 bedrooms, 2 bathrooms, 1 living room and 1 kitchen equipped and acess by inside stairs to the rooftop with jaccuzi and pergola.
An energy classification A ensuring excellent living comfort.
The shape of the U-shaped building provides privacy and an unobstructed view of the sea.
公寓 X – T3 复式
这套公寓共有 3 间卧室、2 间浴室、1 间客厅和 1 间厨房，通过内部楼梯直达屋顶，并配有按摩浴缸和花庭。
能效级别为 A 等，确保了卓越生活的舒适性。
U 形建筑的形状提供了私密性和宽广的海景视野。
价格 / Price: EUR 515.000,00 / 515.000,00 欧元

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ATLANTICKISSES
Nazaré Portugal

EDEN RESIDENCES CAPITOL

首都御府是新加坡的首个豪华综合项目，包含顶级奢华的生活购物、餐饮及娱乐目的地 – 商业板块、标志性的首都剧院、豪华公寓 Eden Residences Capitol 以及新加坡首都凯宾斯基酒店。

首都御府位于新加坡市政区中心，并由著名的历史地标环绕。首都新加坡包括三个著名的建筑：史丹福大厦、首都大厦和首都剧院。项目通过地下通道直接通达市政大厦地铁站，地铁南北线和东西线也经过此站。

商业板块

其商业板块由一个四层楼高的商用裙房组成，设并引入了众多卓越的优质品牌和新进的零售和食品及餐饮场所。作为连接三座受保留建筑的是 Arcade@The Capitol Kempinski，其为一道空调有盖长廊，并呈现独特的露天用餐氛围与时尚的咖啡馆，精品酒吧和世界级餐馆。令位于首都大厦的 The Arcade 突围而出的莫过于其一系列世界著名的高档品牌和新进的市场品牌。

价格： USD 18,000,000.00

Capitol Singapore is Singapore's first luxury integrated development that houses a premier retail mall, the iconic Capitol Theatre, the luxurious Eden Residences Capitol, and The Capitol Kempinski Hotel Singapore.

Strategically located in the heart of Singapore's Civic District and surrounded by historic landmarks, Capitol Singapore comprises three conservation buildings-Stamford House, Capitol Building and Capitol Theatre-and is directly connected via the basement level to the City Hall Mass Rapid Transit Interchange Station, which serves the North-South Line and East-West Line.

Retail Mall

A four-storey retail podium plays host to a myriad of premium, large-format lifestyle concept stores and new-to-market retail and food and beverage outlets. Linking the three conserved buildings is the Arcade@The Capitol Kempinski, an air-conditioned sheltered promenade that provides locals and tourists with a unique alfresco dining ambience in line with the Kempinski experience of trendy cafés, chic bars, bistros and world-class restaurants. The Arcade, housed in the conserved Capitol Building, stands out with a string of world celebrated luxury brands taking presence in street front heritage stores and new-to-market brands.

Price: USD 18,000,000.00

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CORINTHIAN

North Quay Hayle development is shortlisted for a prestigious World Architecture Foundation Award – the project being the only one from the UK to be nominated.

North Quay Hayle 开发项目被列入世界著名建筑奖基金会奖，这是英国唯一一个获得提名的项目。

Beachouse (A2) is one of Zone 1's most quirky and unique new builds, consisting of 3 plots; a two bedroom apartment on the first floor (743 ft2), a two bedroom triplex (1313 ft2) and a three bedroom duplex (1545 ft2) split across floors two and three.
These wharf style homes will be built to the highest standards with the exterior and internal specification created to complement the exceptional waterside location and striking scenery of the Hayle estuary.

Beachouse（A2）是 1 区最特别、最独特的全新建筑之一，由三块地块组成; 一楼有一套两居室公寓（743 平方英尺）、一套两居室三层公寓（1313 平方英尺）和一套三居室复式公寓（1545 平方英尺），分布在两层和三层。
这些码头式住宅将按照最高标准建造，其外部和内部规格将与 Hayle 河口独特的滨水位置和引人注目的风景相得益彰。

Anchorage (B1) is a collection of two and three bedroom apartments situated on the quayside. Apartments range from 780 sq. ft to 1179 sq. ft This property will benefit from stunning water views along Hayle harbour.
Bankside (B2) is a niche collection of six 2 bedroom apartments set over three floors. Situated alongside Anchorage (B1) and close to The Yard (D block), this contemporary building is located in the heart of Zone 1, North Quay.

Anchorage（B1）是位于码头区的两居室和三居室公寓系列。公寓面积从 780 平方英尺到 1179 平方英尺不等。这里可以欣赏到 Hayle 港沿岸壮丽的水景。
Bankside（B2）是一个高端系列，共有六套两居室公寓，分布在三层楼上。这座当代建筑位于 North Quay 1 区的中心，毗邻 Anchorage（B1），靠近 The Yard（D 区）。

This stunning architectural design consists of 26 one and two bedroom apartments ranging from 522 ft2 to 818 ft2. Many of these properties come with balconies or terraces allowing you to fully take in and appreciate the beauty of the Hayle Estuary and Cornish coastline.

这一令人赞叹的建筑设计包括 26 套一居室和两居室公寓，从 522 平方英尺到 818 平方英尺不等。其中许多公寓都配备阳台或露台，让您可以充分欣赏 Hayle Estuary 和 Cornish 海岸线的美景。

Comes with a range of local amenities such as; a beach (harbour), water sports, art centre, cinema and onsite gym.
Fixtures & Fittings and internal appliances included.
Hill Top and underground parking is being designed within most buildings for ease and peace of mind.

配备一系列当地便利设施，如：海滩（海港）、水上运动、艺术中心、电影院和健身房。
包括固定装置、配件和内部设备。
大多数建筑都设有山顶和地下停车场，以方便您自如出行。

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Sales Director
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CORINTHIAN HOMES

STANDARD ONE

S1 Terminal apart-hotel: 投资收入有保障的公寓
S1Terminal 是一个集酒店服务、办公室、餐厅、会议厅、联合办公区、健身房、休息区于一体的商务级的综合酒店式公寓。
精装公寓，配置家具和电器，随时可拎包入住，无需额外费用。
本公寓的概念是让您拥有一份被动收入，而无需承载租赁业务的麻烦。
国际酒店运营商提供公寓管理和四星级服务。
便利的地理位置和发达的基础设施充分满足了商务旅客的需求，为公寓提供了持续的需求。
在基辅，这些正持续增值的房地产可以让您获得稳健可持续的稳定收入。

优点：
商务旅游得天独厚的地理位置——位于基辅中央火车站前。
发达的基础设施增加了租金需求。
酒店服务由享誉世界的运营商提供
由国际独立审计师进行外部管理

价格：USD 99,200

S1 Terminal apart-hotel: investment in apartments with guaranteed income
Aparthotel S1 Terminal is a business class complex combining aparthotel, offices, restaurants, conference hall, coworking, gym, lounge area.
You get ready-to-move-in apartments with renovation, furniture and appliances that don't require additional costs.
According to the concept you get a passive income without the hassle of rental business.
International hotel operator provides apartment management and four-star service.
Convenient location and developed infrastructure fully meet the needs of business travelers and provide a constant demand for apartments.
You get a stable income from a profitable real estate in Kyiv, which is growing in value.

Advantages:
Perfect location for business tourism-in front of the Kyiv Central Railway Station.
Developed infrastructure increases demand for rent.
Hotel service from the operator with a worldwide reputation
External control by international independent auditor

Price: 99,200 美元

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S1 STANDARD ONE

CITISUITES INTERNATIONAL

Central Park as your front garden
中央公园就是您的前花园
A Splendid 3 Bedroom / 3 bath apartment located in the elegant and world reknown and historic Art–Deco Essex House Hotel on Central Park South. Comprising over 2200 square feet and offering a full complement of luxury white glove hotel services.

Essex House 酒店，位于中央公园南部，雍容典雅、举世闻名，其艺术装饰风格历史悠远，拥有 3 间卧室和 3 间浴室。占地超过 2200 平方英尺，提供全套豪华白手套酒店服务。

Price: USD 7,200,000
价格：7,200,000 美元

An investment in luxury living
投资奢华生活
A very sweet one bedroom apartment located in the world reknown Essex House Hotel on Central Park South. Comprising 720 square feet, it offers excellent income opportunities through our in–house rental program, this one bedroom / 1 bath hotel apartment is well suited as a pied a terre.

这是一套非常温馨的一居室公寓，位于中央公园南部，世界知名的 Essex House 酒店内。占地约 720 平方英尺的面积，我们的内部租赁计划为它创造了绝佳的收入机会。这个一室一卫的酒店公寓非常适合居住。

Price: USD 889,000
价格：889,000 美元

A window wonderland in "The Village"
彷入仙境的"The Village"
A stunning and spacious two bedroom / 2.5 bath apartment on Astor Place, Ideally located in the NOHO section of Manhattan, within walking distance of NY University, Washington square and trendy Union Square. 1450 sq ft, it features a comfortable and contemporary living room, master bedroom and guest bedroom with floor to ceiling windows throughout.

阿斯特广场（Astor Place）里的一套公寓，拥有令人惊艳且宽敞明亮的两居室及 2.5 间卫浴。它位于曼哈顿 NOHO 区，步行即可到达纽约大学、华盛顿广场和时尚的联合广场。该公寓占地 1450 平方英尺，其客厅、主卧和客房均有落地窗，舒适且具有现代感。

Price: USD 3,095,000
价格：3,095,000 美元

Amazingly beautiful apartment for rent in the heart of Manhattan
曼哈顿市中心的一套非常漂亮的出租公寓
Live in luxury at the Essex House Hotel and enjoy over 150 linear feet of spectacular views as well as beautiful interior space. This extraordinary 2400 sq ft apartment is comprised of 2 full bedroom / 3 full baths, an elegant living room, library/den which may also be used as a bedroom as well as a terrace.

欢迎入住 Essex House 酒店，享受超过 150 英尺的壮观景色和美丽的内部装饰空间。这套 2400 平方英尺的公寓由 2 间全卧室、3 个全套浴室、一个优雅的客厅、图书馆 / 书房组成，该书房也可作为卧室和露台使用。

The monthly rent furnished is USD 28,000
每月租金为 28,000 美元

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CitiSuites INTERNATIONAL

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年以来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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CitiSuites INTERNATIONAL
Essexhouse residences.com

DOEL REAL ESTATE SERVICES

这座豪华的地中海别墅位于加利福尼亚州的橘县（Orange County），靠近洛杉矶、好莱坞、迪斯尼乐园、地处太平洋的私家土地上，占地 3 英亩。位于高阶封闭式社区中。12000 平方英尺的私人别墅，拥有 6 间卧室；此外，附楼拥有 4 间客房。拥有度假村风格的游泳池和花园、观景台、巨大的锦鲤池。这所住宅位于私家道路的顶端，可以纵情享受到旖旎山脉、丘陵、瀑布和太平洋的壮美景色。该住宅于 2002 年建成，并在 2012 年进行了华丽改造。这个梦幻度假风格的住宅有一个热带岩石池、滑梯、瀑布、一个巨大的锦鲤池、山顶的观景台等等。

该住宅有 4 层风水空间，包括一个图书馆、一个位于顶层的大型办公室、一个厨师厨房、豪华浴室、设备齐全的健身房、一个电影院、桑拿、阳台和一个可容纳 10 辆汽车的车库。

完美的豪华度假别墅。它有太阳能系统供电，一切都是自动化的，在世界各地都可以用智能手机操控，这是一个真正的智能住宅。加利福尼亚州的 Orange County 以其海洋安逸宁静的生活方式而著称，与此同时，它距离洛杉矶非常近，相当便利。一座当之无愧的梦想之家！

价格：$6,888,000

Luxury Mediterranean Villa in Orange County California, near LA, Hollywood, Disneyland, Pacific Ocean on 3.0 Acres of Private Land. Upper Class Gated Neighborhood. Private and Secured 12,000SF Large Villa of 6 bedrooms, Plus guesthouse of 4 Bedrooms. Resort style Swimming Pool and Gardens, Viewing Deck, Huge Koi Fishpond. The home is at the top of a private road and has views of Mountains, Hills, Waterfalls, and the Pacific Ocean. Built in 2002 and gorgeously remodeled in 2012. This DREAM Resort Style Home has an amazing yard with tropical rock pool, waterslide, waterfalls, enormous Koi Fishpond, Fruit Trees and much more. The home has 4 levels of Feng Shui Spaces, with a Library, A Large office on the top Floor, a Chef's Kitchen, Luxury Bathrooms, Fully Equipped Gym, a movie theatre, Sauna, Balconies, and a 10-car garage. Perfect luxury vacation Villa. It has Solar System that supply electricity, and everything is AUTOMATED and can be controlled with a Smartphone from all over the world, A true SMART HOME. Orange county, California, is known to have a calm and peaceful lifestyle by the Ocean, but still very close to Los Angeles for all the action. Perfect Location and A TRUE DREAM PROPERTY!

Price: $6,888,000

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PALAU'S FIRST LUXURY CONDOMINIUM

3 Bedrooms apartments
180 sq-m / 1,937 sq-ft

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360 sq-m / 3,875 sq-ft

You have an opportunity to become an owner of a premier condominium with a 99-year lease in the State of Ngardmau, Republic of Palau, the pristine paradise island. The location is nearby to some of the best sportfishing and dive sites where manta rays are often seen. The views are incredible overlooking the hills and tropical forests with often stunningly colorful sunsets. The waterfalls are nearby for great refreshing natural showers after a nature's hike through the tropical jungle. Make your dream come true and be one of the few owning a home in tropical paradise which will add great value to living., Scheduled in early 2023

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**Homeowner will be entitled to Palau's Elite Visa

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 200 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。

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 200 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.

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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WYLAN/JAMES DEVELOPMENT LLC

这座住宅位于布伦特伍德下曼德维尔社区内一条安全私密的街道上，坐落在由 Wylan James 设计的 Correa Way 1741 号。在私家大门之后，这座温暖、现代化 12000 平方英尺的住宅融合了室内外生活空间，共有 6 间卧室和 7.5 间浴室，超大厨房、健身房、影音室、酒窖、家庭办公室和儿童游戏室，所有房间都沐浴在充足的自然光线中。该项目占地 1 英亩，视野畅通无阻，可容纳一个 50 英尺的无边大泳池，配有室外休息室和餐厅，坐享城市及海岸的美丽景色。私家后院有橄榄林和额外的餐厅，通往私人瑜伽和冥想平台。第二层拥有宽版橡木地板、室外阳光露台和从所有二层卧室都可以看到的广阔视野。私人主卧套房有从地板到天花板的玻璃落地窗，享有无边胜景，其私密阳台环绕主卧卫浴间。地暖、超大的男女衣柜以及隐藏式厨房为您提供了隐私和宁静。该房子离南加州一些最顶级、最负盛名的私立学校也只有几分钟的路程。距离 The Pacific Palisades 和 Brentwood 仅几分钟路程——这座精心打造的家园不容小觑。

Situated on a secure and private-street in the exclusive lower Mandeville Neighborhood of Brentwood sits 1741 Correa Way designed by Wylan James. Behind the private gates this warm modern 12,000 sq ft home fuses indoor-outdoor living spaces with 6 bedrooms and 7.5 bathrooms, oversized kitchen, gym, theatre, wine room, home office and kids play room all bathed in natural light. The 1 acre lot with un obstructed views from city to ocean allows for a large 50' infinity pool with outdoor lounge and dining spaces. The private rear yard with olive grove and additional dining leads up to a private yoga and meditation deck. The second level boasts wide plank light oak flooring, outdoor sun deck and extensive views from all second floor bedrooms. The private master suite has floor to ceiling glass opening to the jetliner views and private balcony which wraps to the master bathroom. Radiant heated floors, oversized his and hers closets along with hidden kitchen offers privacy and serenity. This home is also located just minutes from some of the most top-rated and prestigious private schools in Southern California. Moments from The Pacific Palisades and Brentwood this meticulously curated home cannot be overlooked.

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