LPS CHINA FERRETTI GROUP

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HESTIA

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BUILDING
LIFESTYLE

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EL-PEZ, Yeroskipou Beach, Pafos, Cyprus
耶罗斯基普海滩豪华海滨公寓，帕福斯，塞浦路斯

THE NEW FACE OF LUXURY HOMES IN CYPRUS

Driven by our passion to provide nothing but exceptional services for our clients, we have reimagined what *luxury living* truly means. With smart elements and the latest state-of-the-art energy efficient materials, Hestia Developers makes life beautifully simple, leaving you time to enjoy what's really important.

The properties we develop are as stunning as they are functional. No detail has been left to chance, with exterior and interiors of the highest specifications, and finishes carefully sourced, selected, and handpicked from *top-of-the-line* brands and designers.

塞浦路斯豪华住宅展新颜

在为客户提供优质服务的热情驱使下，我们重新思考了奢华生活的真正含义。凭借智能元件和当前最先进的节能材料，Hestia 开发商让生活变得简单美丽，让您有时间畅享生活中真正重要的事物。

我们开发的项目不仅功能强大，品质更令人惊叹。在所有细节处理上都不余遗力，外部和内部都是最高规格的，饰面是从顶级品牌和设计师那里精心采购、遴选和采用的。

EL-PEZ
Luxury Beachfront Residences
Yeroskipou Beach, Pafos, Cyprus

EL-PEZ
耶罗斯基普海滩豪华海滨公寓，帕福斯，塞浦路斯

MOJO
Luxury Urban Residences
City Center, Pafos, Cyprus

MOJO
市中心豪华城市住宅，帕福斯，塞浦路斯

*"Taking our vision further we are ready to provide tailor-made development to the clients who seek a level of living beyond what the market can offer or to those, who desire to make a unique investment project. Starting from the understanding of the clients' needs and selecting an appropriate land to deliver the keys and filling the project with tenants – **we are there for you.***

为进一步实现公司愿景，我们已时刻准备好，为那些寻求超出市场所能提供的生活水平的客户，或那些希望展开独特投资项目的客户提供量身定制的开发项目。从了解客户需求开始，选择合适的土地以交付钥匙，并在项目中安置租户，我们随时为您竭诚服务。

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THE HEADLAND
CAPE YAMU

The Headland is now offering investors an opportunity to own a secluded and luxurious waterside villa on the last remaining piece of estate on Cape Yamu, Phuket.

Eight picturesque villas are currently being designed by two of the region' s most successful and talented developers. Each property will be an unfolding oasis where true legacy living can flourish.

The Headland, Cape Yamu provides a sound investment and ideal location to enjoy the best of island living in your home away from home.

Headland 现在为投资者提供了一个机会，在普吉岛亚穆角的最后一块地产上拥有一栋僻静而豪华的海滨别墅。

目前，该地区两位最成功和最有才华的开发商正在设计八座风景如画的别墅。每座别墅都将是一片绿洲，真正的传承式生活可以在这里蓬勃延续。

The Headland, Cape Yamu 具备了良好的投资和理想的地理位置，让您居于家外之家，享受该岛屿所能提供的最优质生活。

TRULY UNIQUE LOCATION - 真正得天独厚的地理位置

Cape Yamu is one of Phuket' s most spectacular seascapes, offering sweeping panoramic views of both sunrise and sunset.

亚穆角拥有普吉岛最壮观的海景之一，日出日落，美景尽收眼底。

EXCLUSIVE PROPERTY - 独有房产

Resting on over 25 Rai (10 Acres), each property is situated on a significant plot, where the landscape and architecture is designed to maximize your enjoyment of the truly amazing surroundings, while enhancing your privacy. Each villa offers between 2,000 – 2,500 SQM of architectural and design wonder, including 4 to 6 bedrooms, large infinity pool, and decks with panoramic views.

每处房产占地超过 25 Rai（10 英亩），坐落在地理位置卓越的地块上。其景观和建筑旨在增强住户隐私的同时，使其最大限度地享受真正精妙的环境。每栋别墅提供 2,000 至 2,500 平方米的建筑和设计奇观，包括 4 至 6 间卧室、大型无边泳池和全景甲板。

CAPE YAMU VIEWPOINT - 亚穆角视点

To the East, a stunning view of the islands of Koh Yao blends with Koh Naka and stretches to the horizon as far as Phi Phi Island. To the the South, Coconut Island and Phuket Town emerge with their distinguished shapes. Completing this exquisite panoramic is UNESCO World Heritage site Phang Nga Bay.

东面，Koh Yao/ 姚岛的壮丽景色与 Koh Naka/ 纳卡岛融为一体，一直延伸至地平线，直至 Phi Phi / 皮皮岛。向南，椰子岛和普吉镇呈现出其独特的形状。联合国教科文组织世界遗产地攀牙湾赋予了这里完美的景致。

ACCESSIBILITY - 便捷性

Centrally located on Phuket' s east coast, Cape Yamu is only minutes away from a full range of essential services and tropical island delights.

亚穆角位于普吉岛东海岸的中心位置，仅需几分钟的路程，即可享受岛各种基本服务和热带岛屿美食。

capeyamuheadland.com

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info@capeyamuheadland.com

HARBOR BAY
BY NOVAL PROPERTIES

在此开启您的生活

8分钟
胡安尼洛海滩

8分钟
高尔夫俱乐部

18分钟
机场

码头滨水豪华住宅，位于多米尼加共和国蓬塔卡纳专属封闭式社区内。周围植被茂盛，海风轻拂，优雅的高端精品店林立，离马球俱乐部和杰克·尼克劳斯PGA高尔夫球场仅有几步之遥。加勒比海滨生活，带私家游艇码头，加之Noval Properties的一流生活设施，助力您美好生活每一天。

置身私家露台顶层按摩浴缸中，尽情放松的同时，放眼可见非凡美景。Harbor Bay 港湾项目将超出您的期望，为您带来优雅和悠闲的独有生活方式。

芭芭拉·沃伦
国际发展部总监

专注于豪华房产和度假村、体育和商务活动以及世界级水疗设施，芭芭拉·沃伦女士在这些领域的熟练程度从她的专业声誉和工作历史中可见一斑。

联系我们，了解购买房产获得居住证的项目

独家专访

Mr. Asim Erturk
阿西姆·埃尔特克

首席执行官

Londonist Estate Agents Ltd.

AMBITIOUS - INSPIRATIONAL – LEADER

· Asim established Londonist in 2013 and after gaining extensive experience in the PBSA and Real Estate sector, has grown the business across the world.
· Asim is driven by innovation and paving the way for a prosperous future for our international clients.
· Drives and implements the global strategy of the company and has established 3 offices globally - London, Istanbul and Shanghai.
· Passionate about the growth of the Londonist team and delivering the best and tailored experience which has set new standards within our industry.

雄心勃勃 - 鼓舞人心的 - 领导者

· Asim 于 2013 年成立 Londonist，在 PBSA 和房地产领域获得丰富经验后，在全球范围内发展业务。
· Asim 以创新为动力，为我们的国际客户的繁荣未来铺平道路。
· 推动和实施公司的全球战略，并在全球设立了 3 个办事处——伦敦、伊斯坦布尔和上海。
· 对 Londonist 团队的成长充满热情，并提供最佳和量身定制的体验，为我们的行业树立了新标准。

LPS: 请您为我们介绍一下您及您公司 Londonist Investments

Londonist 国际房产投资（Londonist Estate Agents Ltd.）是一家全球化房产投资中介机构，成立于 2013 年，总部位于英国伦敦，并在土耳其伊斯坦布尔设有分部。Londonist 的专家团队拥有十多年房产顾问服务经验，深谙行业动态。我的团队帮助投资者探索英国、土耳其、塞浦路斯、迪拜和希腊等国家和地区的房产市场，量身打造最佳投资选择。今年 Londonist 荣获 RESI 的官方高度推荐奖项，得到了业内外的认可。

LPS: Londonist Investments 在英国、土耳其和希腊提供房地产投资机会。您为什么会特别选择这三个国家?

Londonist 的理念就是为国际投资者找到心仪的家外之家。我们为中国投资者量身推荐的英国、土耳其、迪拜等国家和地区的项目，也是根据我们多年的调研以及业内经验而选择的。不仅如此，Londonist 也在今年开展了迪拜房产投资的相关业务。迪拜的免税政策以及超高净投资回报率也让其成为中国买家中最受欢迎的投资目的地之一。

LPS: 在土耳其投资有什么优势? 在希腊? 在英国?

英国是全球重要的经济中心、其政治稳定、法制健全、对私有财产保护完善等等因素使得英国一直以来都是全球资本避险以及资产配置的首选地之一。此外，英国相对国内有较高的投资回报率、公开透明的市场、较低的贷款利率、较长的产权、以及优质的教育资源等，这些对于中国的投资者来说是非常具有吸引力的。

国人投资土耳其和希腊房产在近几年热度逐步上升。土耳其和希腊引人入胜的本地文化、壮美的自然风光、宜居的环境、丰富的教育资源等都聚集了世界投资者的目光，两国的移民优惠政策也是吸引中国市场的一大理由。

LPS: 您能向我们介绍更多关于希腊的黄金签证计划和土耳其的公民计划吗?

希腊黄金签证计划被认为是欧洲最实惠的投资项目之一。仅需购买最低 25 欧元的房产，申请人一家三代即可获得希腊居住权以及欧洲申根区免签待遇，享受一流的医疗和教育资源，还可以获得房产的投资收益。

土耳其投资入籍计划是申请人以最低 25 万美元的房产投资，本人和其家人即可获得土耳其终身公民身份。这项计划可以为申请人带来全球免签，以国际生身份入读名校、稳健的房产收益等等好处，也可以作为移民英美的跳板。

LPS：中国投资者选择 Londonist Investments 进行投资需要采取哪些步骤?

Londonist 致力于为投资者创造最便捷、最省心的投资体验。中国投资者购买海外房产的每一个环节包括房产评估、法律咨询、购房贷款、税务咨询、外汇交易、家居装饰、资产管理等，都有 Londonist 保驾护航。

LPS：您会给考虑给首次在英国投资的中国投资者哪些建议?

Chelsea Creek 是一个位于泰晤士河畔的豪华水滨公寓，隶属于伦敦传统富人区西南二区。项目内郁郁葱葱的林荫大道和蜿蜒曲折的水系景观为住户提供了一种清新独特的城市生活方式，颇具欧洲风情。Chelsea Creek 周边教育资源丰富，私校云集。项目附近有 Riverside Nursery 幼儿园、Thomas's Fulham 小学以及帝国理工大学等，全学段领跑。业主从 Chelsea Creek 出发，举步可达位于帝国码头的众多酒吧、餐厅、咖啡厅，也可快速通达附近的国王路、斯隆广场或西田购物中心等知名商圈。

Umang Gandecha
Executive Director

PASSIONATE – LOYAL – DEDICATED
- Umang has over 10 years' experience within the PBSA and Real Estate sector and is responsible for the international growth of the company.
- Studied Mandarin in Taipei and worked in Shanghai for 4 years, developing the business in the Asia-Pacific region.
- Motivated in driving the business forward, speaking to developers and agents around the world, leading and focussing on the growth of the Londonist global teams to provide excellent service to clients from all over the world.
- Umang has been instrumental in improving business performance and extending key client relationships globally.

乌芒 · 甘德查
执行董事

热情 – 忠诚 – 专注
· Umang 在 PBSA 和房地产领域拥有超过 10 年的经验，负责公司的国际发展。
· 在台北学习普通话并在上海工作了 4 年，专注发展亚太地区的业务。
· 积极推动业务向前发展，与世界各地的开发商和代理商交谈，领导并专注于 Londonist 全球团队的发展，为来自世界各地的客户提供优质服务。
· Umang 在提高业务绩效和扩展全球主要客户关系方面发挥了重要作用。

1、要找专业的地产顾问，一名的专业的地产顾问会让您少走很多弯路，欢迎咨询 Londonist.

2、升值空间才是王道！主看区域发展计划，而不是过度关注学区房、奢华装修等广告。

3、交通才是涨价的硬道理。公共交通系统是伦敦的生命线，也影响着伦敦的房价。

4、伦敦不止威敏与金融城，外围并不远，买房时不必只考虑伦敦的中心区域。

5、对于海外买家尤其是中国买家来说，购买新房才是最安全、稳妥以及便捷的。二手房不仅要求资金在短期内到位，还要考虑改建和装修，以及维护管理等诸多问题。

6、认准开发商。

7、认准投资回报率。投资正是要寻求利益最大化，所以在选择项目的时候投资回报率（毛利率 = 每月房租 x12/ 房价）应当是首要考量的一大重点。

8、认准 NHBC 质保。哪怕是新房，认准通过 NHBC 认证的开发商才是能被信赖的标准。

LPS: Can you please introduce yourself and Londonist Investments as a company?

As an international company with offices in London and Istanbul, Londonist Estate Agents Ltd.'s aim is to meet the customers with the right real estate investment. We help international investors explore the market in the UK, Turkey, Cyprus, Dubai and Greece, find the best options that meet their needs, and advise on the purchasing process.

LPS: Londonist Investments offers real estate investment opportunities in the UK, Turkey and Greece. Why do you offer opportunities in these 3 countries specifically ?

The mission of Londonist is to give international investors the most up-to-date international real estate information and the most professional real estate agency services in order to help them find their dream home. Based on our years of international studies and industry experience, we have tailored a selection of projects in the United Kingdom, Turkey, Dubai, and other nations and areas for Chinese investors. This year, Londonist also launched a property investment business in Dubai. Dubai is one of the most attractive investment locations due to its tax policy and high net investment.

LPS: What are the advantages of investing in Turkey ? In Greece ? In the UK ?

The United Kingdom is a major economic power house in the globe, with political stability, a solid legal system, an abundance of educational resources, comprehensive public services, and excellent private property protection. Because of these significant qualities, the United Kingdom is always a top choice for capital hedging and asset allocation by large investment organizations and people all over the world. In addition,

London Dock 隶属于伦敦东一区充满历史底蕴的 Wappping 区域，是伦敦塔桥北岸唯一大型住宅项目。London Dock 坐落于两大金融城之间，紧邻伦敦塔、塔桥、圣凯瑟琳码头、中国驻英大使馆新址等多处地标。项目前三期曾创下 18 个月内 95% 售卖率的傲人成绩，受到了海内外投资者的关注。

伦敦城发源地、老金融城 'City of London' 与 London Dock 紧密相接，商业巨头云集，为 London Dock 带来了超高质量的业主群体与火热的租赁市场。项目 4.5 公里内就有 10 多所知名私校，包括九大公学之一的威斯敏斯特公学；附近也有世界一流高校如伦敦大学学院(UCL)、伦敦政经学院(LSE)等。

Sobha Hartland 是一个位于迪拜市中心的 MBR City 的大型滨水豪华项目，总占地 800 万平方英尺，为业主带来精心打造的永久产权公寓与别墅。MBR City 是迪拜唯一一个以迪拜酋长名字命名的社区，致力于提供广阔绿色空间与世界级的休闲、教育、医疗等配套设施。

Sobha Harland 区域内有哈特兰国际学校和北伦敦学院迪拜分校两所国际学校。其中北伦敦学院两次被英国泰晤士报评委英国最优秀的五所私立学校之一，每年有超 50% 的毕业生进入牛津、剑桥、哈佛等一流世界名校。北伦敦学院也与迪拜华语学院密切合作，为学生提供优质中文课程。

Fulham Reach 项目位于伦敦西二区的核心繁荣地带 ---- 汉默史密斯和富勒姆之间，毗邻名流聚集的切尔西与肯辛顿，颇具贵族格调。项目坐拥泰晤士河水岸精致，紧邻湿地公园，为住户提供城市生活和宁静河畔生活之间的完美平衡。这个屡获殊荣的开发项目拥有优雅且充满未来设计感的现代住宅、景观花园、和私人庭院。Fulham Reach 配套五星级酒店级业主设施，包括游泳池、健身房、斯诺克台球室、私人影院、虚拟高尔夫球场等。业主还可以使用项目内的高科技私享酒窖，与三五好友小酌一番。

the UK boasts a greater rate of return on investment, an open and transparent market, a lower loan interest rate, and a longer property lease period than China (125-999 years, permanent property right). These benefits are particularly appealing to Chinese investors, and there is a sizable market for them.

Property investment in Turkey and Greece has become increasingly popular in recent years. For their intriguing indigenous culture, spectacular natural landscape, desirable lifestyle, and abundant educational resources, Turkey and Greece have drawn investors from all over the world. Turkey's and Greece's favorable immigration policies (Turkey's investment immigration policy and Greece's golden visa) are also important factors in attracting the Chinese market.

LPS: Can you tell us more about the Golden VISA program in Greece and the Citizenship program in Turkey ?

The Greece Golden Visa Program is considered one of the most affordable residences (EUR 250,000) by investment programs that provide access to Europe. Successful applicants and their families are able to benefit from visa-free access to Europe’s Schengen Area within two months of applying.

The Turkey Citizenship by Investment Program(Minimum contribution of USD 250,000) allows investors to access both the European and Asian markets, as well as gain lifelong citizenship to a country that is in the process of full membership negotiations with the EU.

LPS: What are the steps involved for Chinese investors to go ahead and invest with Londonist Investments ?

Londonist is committed to creating the most convenient and effortless investment experience for investors. Londonist provides a tailored service to Chinese investors in every link of buying overseas real estate, including property appraisal, legal advice, house purchase loan, tax consultation, foreign exchange transaction, furnishing, property management, etc.

LPS: What advice would you give Chinese investors considering investing for the first time in the UK ?

1. To find a professional real estate consultant, a professional real estate consultant will let you take many detours, welcome to consult Londonist.

2. Room for appreciation is king! Focus on regional development plans, not excessive attention to school district housing, luxury decoration and other advertising.

3. Transportation is the only reason for raising prices. The public transport system is the lifeblood of London and also affects house prices.

4. London is more than Tower Bridge and the City of London. It's not far outside, so you don't have to think only about central London when buying a house.

5. For overseas buyers, especially Chinese buyers, buying new houses is the safest, secure and convenient way. Second-hand housing not only requires funds to be in place in the short term, but also to consider reconstruction and decoration, as well as maintenance and management and many other issues.

6. Identify developers.

7. Look for a return on investment. Investment is about maximizing profits, so ROI (gross margin = monthly rent x12/ housing price) should be the primary consideration when choosing a project.

8. Consider the NHBC warranty. Even for new houses, developers who have passed the NHBC certification are the standard to be trusted.)

Londonist Estate Agents Ltd.

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Listing Co

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独家专访

Mr Dirk van Reenen

Owner and CEO
持有者兼首席执行官

USA Land and Ranch Realty

LPS: 请您为我们介绍一下您自己以及您的公司。

我叫 Dirk van Reenen，住在德克萨斯州阿马里洛，是 USA Land and Ranch Realty 的所有者兼首席执行官。我从事农业工作已有 45 年，其中 20 年在南非，25 年在德克萨斯州的（Cattle and Cash crop ）养牛和经济作物农产品加工业。在过去的 9 年里，我一直在房地产行业，为投资者买卖诸多 1000 英亩的土地，用于农业、牧场和商业太阳能项目。

我司专注于土地和农业用地，主要用于生产性农业、养牛场和商业项目。我们也经营有限规模的住宅项目。通过 2 名中国成员的加入，我们的办公室拥有完整流畅的翻译、沟通和所有交易的谈判能力。

LPS: 您专门从事美国得克萨斯州的娱乐、农业和牧场土地业务。您能解释一下投资这类项目与传统住宅和商业地产相比有什么好处吗？

大多数传统住宅和商业地产的投资者偏向投资于大城市，在拥有众多大学和高等学府的地方，诸如他们所熟知的加州和美国东海岸，因而与其他地方的巨大投资机遇失之交臂。

这些投资者们不知道的是，有许多大型农业地产，其房屋靠近主要的大学校园和学院，如阿马里洛和峡谷城市以及德克萨斯州的许多其他城市，这些城市的功能可能与大学附近的任何传统住宅相同。农业地产的好处是，一方面可以生产，另一方面也可作为住宅。

我也专注于土地和农业用地，可用于开发生商业项目。购买这类用地的原因在于它的投资回报率远超于一般完成的商业开发。

我们可以在德克萨斯州，以及美国的其他地方提供与农业相关的商业运营项目，例如养牛场、牛肉包装厂、谷物和面粉厂，这些目前是创收实体。

土地每天被用于扩大工业和住宅用途，减少了可用性，从而使其更受追捧也更有价值。

我认为，在稳定、安全和结构化的基础上，土地的价值比住宅房地产的价值升值更快，因为住宅房产的价值更容易因经济利率和政治影响的总体变化而受到影响。每当利率上升，证券交易所走弱时，很明显，投资者总是转向土地和面积投资，而不是住宅房产。

随着如此多的人、行业和企业离开加州和纽约，迁往德克萨斯州，德克萨斯州是长期安全、进步和发展的地方，这已经不是什么秘密了。这些地方可以通过拥有足够的自然资源来维持自己，从而成功地做到这一点。

LPS: 您正在寻找对太阳能公园项目感兴趣的投资者和 / 或开发商。能给我们解释一下您公司这方面的活动吗？

作为土地人，我感到自豪和谦卑，代表投资者为目前德克萨斯州最大的太阳能农场汇集并购买了土地，该农场的一部分已经投入生产，部分即将建设。

我还参与了德克萨斯州许多其他小型项目的谈判，并了解这些项目的法律和其他要求。我充分意识到太阳能发电相对于风能的长期潜力和优势。

我知道，对于任何太阳能投资者、太阳能电池板制造商和开发商来说，德克萨斯州是应高考虑首选的地方，因为这里已经建立了基础设施。而且，随着许多城市、工业和商业的增长，对电力的需求也在增长。

LPS: 中国投资者如通过您公司 USA Land and Ranch Realty 投资购买，需要怎么做？

对于任何中国投资者来说，涉及的步骤首先是联系我们的办公室。让我们知道他们的愿望是什么、想要实现什么，以及他们特别感兴趣的是什么。

当然，更为有成效和产出的方式是，投资者能告诉我们其所投资的类型、投资金额以及他们是否需要获得部分当地融资。

一旦建立联系并交换了基本信息，我们会在内部库存中搜索他们想要的项目。如果我们的库存中没有相应的项目，我们也会代表投资者找到符合其要求的项目。

LPS: 对于有意初次在美国投资的中国投资客来，您会给出什么样的建议？相比美国的其他州，您为什么推荐德克萨斯？

对于中国投资者来说，我会建议他们来美国访问，来德克萨斯。我会带他们去看他们感兴趣的项目，了解各类信息，然后开始投资旅程。

其他州进行比较，我建议德克萨斯州与，因为有许多公司正在离开其他州，尤其是加利福尼亚州。在研究了更好的条件、扩大生产可能性和减少限制后，迁往德克萨斯州。

德克萨斯州对投资者和建设性制造业实行开放政策。阿马里洛等许多城市也有一些经济发展公司激励措施，这对试图建立新的制造实体和创造劳动力的投资者有利。

LPS: Could you please introduce yourself and your company ?

My name is Dirk van Reenen, and I reside in Amarillo, Texas. I am the owner and CEO of USA Land and Ranch Realty based in Amarillo Texas. I have been involved with Agriculture for 45 years, 20 of which in South Africa and 25 years in Texas in the Cattle and Cash crop farming industry. For the past 9 years I have been in the Real Estate industry, buying and selling many 1000's of acres of land for investors for farming, ranching and commercial Solar projects. USA Land and Ranch specializes in land and acreage mainly for production farming, cattle ranching and commercial projects. We do residential on a limited scale. Through 2 Chinese members my office has full fluent translation, communication, and negotiation ability with all transactions.

LPS: You are specialized in recreational, farming and ranch land in Texas, USA. Could you please explain the advantages of investing in such properties VS traditional residential and commercial estate ?

Most investors in traditional residential and commercial estate like to invest only in large cities where there are universities and colleges known to them in California and at the east coast of America, missing great investment opportunities elsewhere.

Not known to them is that there are many great agricultural properties with homes on them close to major universities campuses and colleges as at the cities of Amarillo and Canyon and many other cities in Texas which could function the same as any traditional residence close to a university. With agricultural properties there could be production on while also serving as a residence at the same time.

I also specialize in land and acreage that could be purchased for commercial development which if purchased for this reason the return on investment is far larger than with regular completed commercial developments.

Many commercial operations tied to agriculture such as Cattle Feed yards, Beef Packing plants and Grain and Flour mills which are presently income producing entities could also be offered with our services, not only in Texas, but anywhere in the USA.

Land is being used daily for expansion of industry and residential use reducing the availability there of thus making it more sought after and valuable.

It is my opinion that the value of land is appreciating faster on a steadfast, safe and structured basis than the value of residential properties which is influenced more readily by the general changes in the tides of economic interest rates and political influence.

Whenever there are interest rate increases and any Stock Exchange weakening it is so apparent that investors always turn to land and acreage investments versus residential properties.

With so many people, industries and businesses leaving California and New York and relocating to Texas it is no secret that Texas is the place for long term security, progress and development which can sustain itself with having sufficient natural resources to be successful at doing so.

LPS: You are looking for investors and/or developers who are interested in solar park projects. Could you please explain to us a bit more about this side of your activity ?

I am proud and humbled to be the land man, who has put together and purchased the land on behalf of an investor for at this time the largest Solar farm in Texas, part which is already in production and part of which is about to be constructed.

I have also been in negotiation on many other smaller projects in Texas and am aware of the requirements legal and otherwise of these projects. I am fully aware of the long-term potential and advantages that Solar Electric Generation has over wind energy.

I know that for any solar investor, Solar Panel manufacturer and developer that Texas is the number one place to consider with the already infrastructures in place and the demand for electricity with the many cities, industry, and commercial growth.

LPS: What are the steps involved for Chinese investors in order to invest with USA Land and Ranch ?

The steps involved for any Chinese investors is to contact our office and make known to us what their desires are and what they would like to achieve, what they are particularly interested in.

It makes it far more productive and successful if at the same time they could make known to us what kind of, or quantity of money they would like to invest, and or, if they would like to also get partial local financing.

Once contact is established and foundational information exchanged, we will on their behalf find them exactly what they want if we do not have it on our internal inventory.

LPS: What advice would you give to Chinese investors willing to invest for the first time in the USA / And why would you recommend Texas VS another State in the US ?

My advice to any Chinese investor would be to visit the US, come to Texas and let me show them what they are interested in, find out all the information and proceed from there.

I would recommend Texas VS other States since so many companies are leaving other States, California especially, relocating to Texas after their research of better conditions and expanded production possibilities and reduced restrictions.

Texas has an open-door policy to investors and constructive manufacturing. Many cities such as Amarillo also have some Economic Development Corporation incentives which are beneficial to investors trying to build new manufacturing entities and labor creation.

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独家专访

Mr Frank Malcolm

Founder and Managing Director

Malcolm Associates Limited

LPS: 请您为我们介绍一下您及您公司 Malcolm Associates Limited。

Malcolm Associates Limited 是一家相对较新的公司，成立于疫情爆发后，旨在为现有和新客户提供房地产咨询服务。我们位于苏格兰，覆盖整个英国，提供全方位的测量服务。我是 Malcolm Associates 的创始人和董事总经理。我是一名特许建筑测量师，拥有 23 年的行业经验。我曾单独从事私人业务，并与许多投资者合作，从较小的收购到较大规模的投资组合销售 / 购买都有涉及。多年来，我还协助许多客户进行翻新和开发。

LPS: 在您看来，投资者在做出购买决定之前应该做些什么？

投资无论大小都是出于同样的目的，即希望产生额外的股本。购买的决定可能是出于个人使用，也可能是为了获得股本回报。在我看来，无论哪种方式，意外之外的成本都很难令人接受。我一直向客户强调，最好在谈判时睁大眼睛，做好适当的准备，以获得最好的交易。在进行投资之前，了解房产的状况是很重要的。

投资者应该问："为了纠正房产结构或结构上的不足 / 缺陷，可能需要花费多少钱？"。如果该房地产是一个较大开发项目的一部分，"公共区域有什么条件？如果公共区域有规划工程，它们涵盖什么？我对该房地产的责任是什么？"。我总是建议在购买之前对该房产进行收购前调查，因为织物维修可能会很昂贵，如果这些维修费用很大，那么这应该反映在销售价格中。

为可能正在进行的维护工作制定预算成本也很有用，因为这些成本可能很高，需要在潜在购买 / 投资的决策过程中考虑在内。我们经常会遇到已经购买了房地产的客户，这些客户随后需要进行重大工程，而这些工程往往没有计入他们的计划支出。在我看来，最好在投资和预算之前了将相应信息都了解清楚。

LPS: Malcolm Associates 如何帮助潜在投资者？

Malcolm Associates 可以为希望购买或租赁房产的客户对住宅和商业房产进行全面的收购前调查。我们的调查是深入的，我们从一个值得信赖的专家小组获得专业知识，该专家小组通常包括结构概述、机电服务健康检查，必要时还包括腐烂与潮湿和石棉等方面的专家。我们的调查报告为投资者提供了详细的房地产状况明细和预算成本，以纠正缺陷或不足。这确保投资者在决策和谈判交易时能对项目有全面的了解。我们还可以帮助投资者进行桌面可行性研究，帮助他们开发房地产。例如，将多个单元转售或投资者保留用于出租的办公楼转换为住宅。

LPS: 业主购买后，您可以为他们提供哪些服务？

一旦法律文书工作完成，业主拥有钥匙，我们将为客户提供许多收购后服务。我们能够并且已经为客户提供全面的翻新 / 改造方案。我们与各种合作伙伴合作，为客户提供建筑和室内设计服务，客户希望对房屋进行翻新或改造。我们提供工料测量服务，包括工程招标和提供财务监控，无论是私人融资还是银行需要这项服务。我们提供全面的项目管理服务，代表客户监督项目。我们发现这一点很受客户欢迎，因为他们不可能总是在场。我们发现，许多客户要求为他们的新房产制定一个有计划的维护方案，以便制定维修计划和预算。我们还可以为客户的新收购提供保险恢复估值，使他们能够安全投保。

LPS: 能给我们举一些您曾经参与过的项目示例吗？

我在房地产行业工作了 23 年，有机会在整个英国从事各种房产类型和许多有趣的项目。在不涉及具体客户或房产的情况下，我有幸在国家博物馆和剧院、足球场、城堡和大型豪宅中工作过。我执行过从 1800 万英镑到 5 万英镑的商业收购调查。我我在全国范围内管理了从 15 万英镑到 400 万英镑的住宅翻新项目。我曾在伦敦、伯明翰、曼彻斯特、利物浦、利兹、格拉斯哥、爱丁堡以及远至泽西和勒威克的地方与客户合作过。我喜欢英国乃至全球城镇的历史和遗产，但我惊叹于现代建筑和材料的进步。无论是爱丁堡老城区的商店，还是伦敦南肯辛顿的联排别墅，卡莱尔的大型工业单位，还是圣奥尔本斯的牙医诊所，我在英国各地的各种房地产类型方面积累了大量经验，这使我能够为客户提供咨询服务，让他们能够做出明智的投资决策。

LPS: Please tell us a bit about your company and yourself?

Malcolm Associates Limited is a relatively new company which was established post pandemic to provide property consultancy services to existing and new clients. Based in Scotland, we cover the whole of the UK and offer a full array of Surveying Services. Frank Malcolm is the founder and Managing Director of Malcolm Associates. Frank is a Chartered Building Surveyor with 23 years' experience in the industry. Having worked solely in Private Practice, Frank has worked with many investors on smaller acquisitions to larger scale portfolios sales/purchases. Frank has also assisted many clients over the years on refurbishments and with development.

LPS: In your view, what should investors do prior to making that decision to buy?

Investment whether large or small is driven by the same purpose of hopefully generating additional equity. The decision to purchase may be for personal use or may be for a return on equity. Either way unexpected costs in my opinion are never well received. I always stress to clients that it is better to go into a negotiation with your eyes open and suitably equipped to get the best deal. It is essential to understand the condition of the property prior to committing investment. Investors should be asking, "What is the likely expenditure required to correct defects/deficiencies in the fabric or structure of the property?" If the property is part of a larger development, "what condition are the common areas in and if there are planned works for the common areas, what do they cover and what would be my liability associated with this property?" . I would always recommend a pre-acquisition survey of the property prior to purchase, as fabric repairs can be costly and if these are major, then this should be reflected in the sales price. It is also always useful to have budget costs for likely ongoing maintenance works as these again can be costly and require to be factored in, during the decision making on a potential purchase/investment. We are often approached by clients who have already purchased properties, that subsequently require major works which often have not been factored into their planned expenditure. In my view, it is better to know this information prior to investing and budget accordingly.

LPS: How can Malcolm Associates assist potential investors?

Malcolm Associates can carry out full pre-acquisition surveys on both residential and commercial properties for clients looking to purchase or lease properties. Our surveys are in-depth, and we pull expertise from a panel of trusted experts which normally include a Structural overview, Mechanical and Electrical services health check, and specialists such as Rot & Damp and Asbestos where necessary. Our survey reports provide investors with a detailed breakdown of the property' s condition and budget costs to rectify defects or deficiencies. This ensures the investor are informed when it comes to decision making and negotiating a deal. We also can assist investors with desktop feasibility studies where they are potentially looking to develop a property. Examples have been office to residential conversions with multiply units for resale or where an investor retains for rental.

LPS: What services can you offer to property owners once they have purchased?

Once the Legal paperwork is done and the owners have the keys, we offer many post-acquisition services for clients. We can and have assisted clients with full refurbishment/remodeling schemes. We work with various partners in terms of offering architectural and interior design services where the client is looking to freshen up or alter a property. We offer quantity surveying services including tendering the works and providing financial monitoring whether for private finance or where a bank requires this service. We offer a full project management service overseeing the project on behalf of the client. We find this popular with clients that can' t always be present. We find that many clients ask for a planned maintenance schedule for their new property to allow repair schemes to be put in place and budgets to be set. We can also provide clients with insurance reinstatement valuations for their new acquisitions to enable them to safely insure them.

LPS: Can you give us some examples of projects that you have worked on?

I have been working in the property sector for 23 years and I have had the opportunity to work on a vast array of property types and many interesting projects across the entire United Kingdom. Without going into specifics in terms of individual clients or properties, I have had the privilege of working on National Museums and Theatres, Football stadiums, Castles and large stately homes. I have carried out surveys on commercial acquisitions from £ 18 Million to £ 50k. I have project managed residential refurbishments across the country on homes from £ 150k to £ 4 Million. I have worked with clients on projects in London, Birmingham, Manchester, Liverpool, Leeds, Glasgow, Edinburgh and as far afield as Jersey and Lerwick. I love the history and heritage of towns and cities around the UK and more generally around the globe and yet I marvel in the advances of modern construction and materials. Whether it' s a shop in the Old Town in Edinburgh or a townhouse in South Kensington, London, a large industrial unit in Carlisle or a dentist practice in St Albans, I have gained a considerable amount of experience with all property types across the UK and this enables me to provide clients with a consultancy service which allows them to make informed investment decisions.

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MALCOLM ASSOCIATES LTD
PROPERTY CONSULTANTS

独家专访

Alessandro Pulina
亚历山德罗·普栎纳先生

Founder of Pulina Exclusive Interiors
普栎纳专属室内设计创始人

LPS: 您会如何描述您的公司 – 普栎纳建筑室内设计呢？以及您公司的价值呢？

Alessandro: 我们公司以定制型游艇设计及多样化、多功能的定制化室内设计风格而闻名。大量的客户群体包含有国际房地产公司及私人游艇船东等。我们坚持对品质及创新的极致追求，在设计理念中将体现着意式匠人精神与标新立异的未来主义相结合，为客户呈现能彰显其个人品味的独特设计。

LPS: 近来，我们看到了您公司在中国市场中的增长渗透，能否为我们分析一下您选择中国市场的原由以及您在这个市场中所看到的不同之处？

Alessandro: 我是个世界公民，并且热衷于与多元文化背景的团队共同工作，以此在每一个项目中拥有开放式的思维方式。

最近这几年来，基于中国市场所展现出来的惊人市场潜力及与之不断进步的客户心态，我选择了将发展重心放在这里 ，源于公司独特的工作方式与这里的前瞻性氛围之间能完美的平衡共生 ，这也是我们选择在上海的市中心开设了第二家办公室的原因，在一个新的国家开展工作的过程中，我所感觉到的不同之 处，应该说在这个市场中，客户对于意大利 DNA 所展现出来的强烈兴趣以及他们对**艺术历史及传承的重视都让我惊叹不已**。然而，我们还在不断的接纳适应高强度的工作速度以及不断更迭的客户品味。

LPS: 我们很想了解更多有关您公司未来的扩展计划。未来，您是否有意进一步拓展国际业务？您是否着眼于一些特定的目标市场？

Alessandro: 未来在亚洲市场的业务拓展中我们的意愿是肯定的。新加坡拥有非常强大的游艇市场份额以及无数的高净值客户群体，因此，我们看到了该市场的潜力。同时，我们也看到了欧洲市场不断增长的客户兴趣，而因，我们也计划在欧洲重建更有影响力的公司业务。

LPS: 那么，您如何定义您公司的愿景呢？

Alessandro: 我司的愿景旨在通过交付别出心裁、特立独行的项目，将当代室内设计与“意大利制造”无缝结合，在全球范围内刷新意大利设计理念。最终能成为世界范围内意大利室内设计的新先锋。

LPS: How would you describe your company Pulina Exclusive Interiors? Whichare your company values?

Alessandro: My company is renowned for our custom yacht designs and our versatile interiors style. Our large client portfolio comprehend clients from international real estate companies to private yacht owners. We believe in quality and innovation, that's the reason why our design proposals always mix Italian crafted decor with unconventional futuristic concepts, to deliver an unique design befitting our customer personality.

LPS: We recently saw your growing Chinese market penetration, would you explain the reason why you chose this market and the differences you found while working in it?

PULINA EXCLUSIVE INTERIORS

Alessandro: I'm a citizen of the world, I love working with a multicultural team to have an open minded approach towards each project.

I've chosen in recent years to focus on the Chinese market, due to its incredible market opportunities and its progressive client mentality.

I found a perfect symbiosis between our company approach and their futuristic point of view, reason why we chose to open our second office in the heart of Shanghai.

Regarding the differences I found while working in this new country, I can say that I was pleasantly surprised by the strong customer interest towards our Italian DNA,together with, their endless emphasis on history of art and heritage. However, the strong working speed and ever-changing consumer taste is something we're still adapting to.

LPS: We would love to hear more about your company future expansion plans.Are you interested in further expanding your company internationally? Do you have specific target markets?

Alessandro: We're definitely interested in further expanding the company in the Asian market. We saw a potential in the Singaporean market, due to their strong yacht presence and its numerous UHNWIs clients, but we're also planning to re-establish a stronger company presence in Europe, due the growing consumer interest.

LPS: So, how would you define your company vision?

Alessandro: My company vision aims to refresh the Italian design perception worldwide, through the delivery of unique projects where contemporary interiors intersect with Made in Italy seamlessly. My final objective is to become the new pioneer of Italian Interior Design worldwide.

Mediterranean Escape – Silver Yachts (SpaceCat)

Spacecat combines the unique style of Espen Øino International for her exterior with the vibrant interior design of Pulina Exclusive Interiors. With a beam of 13.3 metres,the yacht's layout provides enough space for large open decks for entertaining around the aft swimming pool. Guests can also make use of the yacht's impressive toy store and tender that is stored neatly on the sundeck aft. The accommodation comes in the form of one master suite, two double cabins with ensuite bathrooms and two twin cabins (with two optionalPullman berths).

地中海之世外桃源 – Silver Yachts (SpaceCat)

The interior design was inspired by the UNESCO heritage Scala Dei Turchi, located in Realmonte, Southern Sicily. We brought this mediterranean palette consisting of whitish rocky shades and water inspired elements into the design, to make the client experience the sublime beauty of the Sicilian coast.

本游艇的室内设计灵感来源于联合国教科文组织遗产 Scala Dei Turchi, 位于西西里岛南部雷阿尔蒙特海岸的一处不同寻常的白色岩石峭壁。我们在设计中引入了由白色岩石色调和灵感源于水元素组成的地中海色调，让客户体验西西里海岸的美轮美奂。

Tropical Wonderland – CRN M/Y RIO

热带天堂 – CRN M/Y RIO

Combining a supremely sporty design and light contemporary living, CRN's 62m RIO is the ideal charter yacht for guests looking to experience the latest in Superyacht technologies, comfort and style.

CRN 定制型游艇长达 62 米的 RIO - 对于着眼于体验最前沿的超级游艇技术、舒适度及风格的客户来说是一个非常理想的租赁选择，因为它融合了极致的运动设计和轻快的当代生活风格，惬意、灵动。

The interior of RIO follows a similar mantra; luxurious, high-quality, simplistic and functional. Designed by Pulina Exclusive Interiors with an aim of keeping communal areas open, bright and welcoming, as highlighted by the large sky lounge and main group. On the main deck, you will find a similarly generous full-beam VIP stateroom which includes a his and hers bathroom and a large dressing room. On the lower deck is yet another full-beam VIP suite, along with 3 further en suite guest staterooms and a fully equipped gym room that will satisfy any level of fitness enthusiast. The main highlight on the lower deck is the huge beach club which opens to the swim platform and features a hammam and shower.

RIO 的室内设计亦遵循：奢华、高品质、简约及多功能。该游艇由普栎纳室内设计倾力打造，旨在保留公共区域的开放、明亮且令人宾至如归，这些特点在大型天空休闲廊及主沙龙中都具有突出的体现。我们的设计团队在整体的室内设计中成功打造了流动空间，可让宾客们在短距离内相聚一堂共进美食，或畅享休闲时光。在主甲板层，坐落着一间同样宽敞的全梁 VIP 室，并具有独立卫浴及大型更衣室。下层甲板亦配备了另一间全梁 VIP 套房及三间客用套间，该层的健身房设备齐全，能满足健身达人的各种需求。下层的主要特点在于其大型的沙滩俱乐部，可延伸至游泳平台，且设有土耳其浴室和淋浴。

Pulina Exclusive Interiors

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100 YEARS YOUNG 1922–2022

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超越地平线的机会——PKF Malta

An opportunity beyond the horizon -- PKF Malta

孩子的教育和前途一直是中国父母最关心的问题。此外，对高等教育入学的激烈竞争，加上在中国学区附近的房地产上的艰难投资机会，让中国父母不得不为孩子放眼寻求一个不一样的未来。

PKF Malta 可以通过最近于 2021 3 月正式生效的新的马耳他永久居留计划（MPRP）帮助您实现不同家庭对于孩子的诉求，该计划为第三国国民提供了在欧盟成员国之一居住的机会。

以下是新 MPRP 计划的优点，已有很多中国家庭从中受益；

此外，申请人原则上只有在获得初步批准后才有义务投资房地产，在过程中没有任何最低停留要求，同时为申请人提供必要的灵活性！

需要指出的是，MPRP 重视整个家庭成员，因此允许最多 4 代家庭成员参与一次申请。

PKF Malta 于 2000 年 4 月加入 PKF International，并于 2005 年 9 月成为正式成员。

PKF Malta 通过对质量、诚信和在复杂监管环境中创造清晰性的共同承诺，与 PKF 网络内的 220 家公司建立了联系。自 2015 年以来，马耳他一直在处理居住申请，推动马耳他成为一个值得居住和投资的司法管辖区，并愿意为感兴趣的中国公民提供更积极的机会。

Right to live, work & stay indefinitely in Malta
在马耳他无限期生活、工作和停留的权利

Ease of investment in sound real estate market opportunities
在良好的房地产市场机会中轻松投资

Access to top -tier British education &English language school hub
获得顶级英国教育和英语学校中心

Enjoy Visa-free travel across Schengen,90 out of 180 days
享受申根免签证旅行，180 天中 90 天

Access to highly reputed healthcare - ranked 5 globally
享有盛誉的医疗保健——全球排名第五

Children's education and their future has always been at the forefront of Chinese parents' priorities. Moreover, fierce competition for admission to higher education coupled up with difficult investment opportunities in housing estate near the Chinese school districts had led Chinese nationals to look beyond the horizon for a different future.

PKF Malta can help you realize a different future via the new Malta Permanent Residency Programme (MPRP), formally taking effect recently in March 2021, which offers the opportunity to 3rd country national to reside in one of the Member States of the European Union.

The following are the advantages of the new MPRP program from which Chinese families have already benefitted;

Clearly understand the steps of Malta project investment plan ;

Moreover, applicants are only obliged to invest in a real estate property once they have received the initial approval in principle, without any minimum stay requirements during the compilation process whilst affording the necessary flexibility to the applicant!

It is important to point out that the MPRP gives importance to the whole family unit, thus permitting up to 4 generations of family members to be part of one single application.

PKF Malta joined PKF International as a correspondent firm in April 2000 and became a full member in September 2005.

PKF Malta is connected to 220 firms within the PKF network by a shared commitment to quality, integrity and the creation of clarity in a complex regulatory environment. It has been processing residency applications since 2015, promoting Malta as a worthy jurisdiction for residency and investment and is willing to provide more positive opportunities for interested Chinese nationals.

马耳他永居投资计划步骤

清晰让你了解马耳他永居申请步骤！

1、准申请人与代理人签署授权书
2、收集文件 ，进行前期尽职调查并将申请文件提交至马耳他居留签证
3、一个月内向马耳他居留签证管理局缴纳第一笔政府费用一万欧。
4、RMA 进行进一步的尽职调查
5、获得原则性批复函。
6、2 个月内缴纳第二笔政府费用 3 万欧，8 个月内在马耳他租赁或者购买房产，并根据租房或者买房的选择缴纳其余政府费用 5.8 万欧、2.8 万欧，以及购买健康保险。
7、获得最终批复证书。
8、所有申请人登陆马耳他采取指纹办理居留卡。

Please do not hesitate to contact us for any assistance or questions.
如有任何帮助或问题，请随时与我们联系。

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LIMONI

Jessica Limoni HOMES

Limoni Homes was founded by Jessica limoni with the objective of fulfilling the dream of every person looking for a home on the Costa del Sol (Marbella, Spain). From the very beginning, we have not ceased in this endeavour and thanks to this, we have been able to become the real estate of trust of many clients in Marbella.

Limoni Homes has extensive experience in the sector. Throughout the years we have been growing and understanding exactly what clients are looking for. We specialize in new and second hand properties in the Costa del Sol: Marbella, Estepona, Fuengirola, Mijas …

This villa is a true masterpiece in Marbella, located in the most prestigious gatedcommunity on the Costa del Sol: Cascada de Camoján. This luxurious resort-style villa is nestledin a private gated community in the foothills of the high Sierra Blanca mountains. REF: LHV-092-JL

Beautiful penthouse located in the most exclusive location in Marbella; Puente Romano resort. Just a few minutes away from the best restaurants of town as well as walking distance to the beach.
This apartment is the perfect place to live or vacate during summer. REF: LHA-017-JL

We work with a large number of international clients and we give full service to clients from China who want to buy in Europe to get the GOLDEN VISA.

What are you waiting for?
Contact us

Jessica Limoni

Thanks to our long experience in the real estate service, we can offer you everything you are looking for.

We also offer other services such as:

- **Conciergerie**
- **Full processing of the property**
- **Document translation service**
- **Real Estate**
- **Events**
- **Refurbishment**
- **Decoration**

Limoni Homes team

Languages:
English
French
Italian
Portuguese
Russian
Ukrainian
Arabic
German

SCAN ME!

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独家专访

Chris Pickering

Founder and CEO, Uchi
Uchi 创始人兼首席执行官

携手 Uchi，投资日本度假房产市场

忘掉私募基金和股市吧，亚洲最保守的投资秘密就隐身在日本农村的高山上！

日本主要以其超级大城市和宁静的温泉小镇而闻名，拥有不少亚洲最佳的度假胜地，全年都游客不断。冬季滑雪和夏季高尔夫市场的持续增长，激起了国际买家的指数级兴趣，他们正在寻找能够盈利的生活方式投资。

uchijapan.com 是日本唯一一家独立的英文房产聚合网站，让买家可以查找和比较度假村的房产。在这篇专题采访中，Uchi 日本创始人兼首席执行官 Chris Pickering 概述了精明海外买家投资日本房产的原因，并分享了目前市场上最热门的目的地。

LPS：日本度假酒店市场是什么让它对投资者如此有吸引力？

首先，就生活方式投资而言，没有什么地方比在日本更适合拥有度假屋。日本北部的滑雪场拥有一些世界上最好的粉雪，其豪华房产也同样令人印象深刻；加之其令人艳羡的天然温泉和美味的新鲜日本料理，造就完美的旅游胜地！

其次，对外国买家直接购买永久保有房产和土地所有权没有限制，即使是从国外购买亦如是。这使得日本在亚洲独树一帜，因为国际买家与任何日本买家受到完全相同的对待。再加上日本是安全的，并拥有一流的现代服务业基础设施，使其成为一个极具吸引力的投资目的地。

第三，在成熟且不断增长的市场中，日本具备着极好的投资机会，可以通过度假者、资本价值的增长获得租金回报，或者更好的是……两者兼具！

LPS：什么时候是最佳买入时机？

坦言说，现在就是买入日本市场的最佳时机。当前，日元徘徊在 6 年以来的新低，这意味着现在的房价比 12 个月前低了 20%。随着政府采取措施稳定汇率，现在进入市场的国际买家可能会看到，仅在日元反弹的背景下，资本价值就有了惊人的增长。更不用说，随着 COVID 限制的放松，对外国旅游者的需求将在未来几年将度假村房地产价格推向新的高度。

LPS：对于寻求投资的买家，您会给出什么样的建议？

联系持有执照的房地产经纪人。UchiJapan 网站上的所有房产都由有执照的日本房地产经纪公司代理，他们将代表您承担所有繁重的工作。我们的网站上拥有许多说英语和中文的房地产中介机构，专门协助外国买家找寻符合其要求的完美房产，并全程推进，促成交易。

LPS：最好的投资机遇在哪里呢？

在 Uchi 平台上，最受欢迎的市场当属日本最北端的岛屿北海道。Niseko、Rusutsu 和 Furano 等世界级滑雪场为买家提供了无数的选择。许多人在这里投资是为了享受冬天的生活方式，而后夏天来这里旅游。置身家中，让绿色季节恣意的撩拨心弦，新鲜的空气、美味的食物、鬼斧神工式的自然以及令人惊叹的高尔夫球场皆近在咫尺。

我们的另一个热门目的地在日本最大和主要的岛屿本州岛，在这日本的“阿尔卑斯山”有许多度假村。Nozawa Onsen 距离东京约 3 小时车程，是一个美丽的滑雪胜地；Onsen 小镇，将古老的日本文化与现代国际标准的旅游设施结合在一起，正不断地吸引着新的开发项目和买家的兴趣。

LPS：Uchi Japan 具体是什么呢？

我在日本生活了十数载，拥有几次购买房产的经历。每一次购买我都很难找到英文资讯，也没能在不同的代理机构之间比如房源，让人甚是头疼。

因此，基于买家角度，我创建了 Uchi 平台，将日本最佳的度假投资房产聚合在一个网站上。让买家在直接联系中介机构之前，可以有机会在零费用，免向 Uchi 支付佣金的情况下，进行房源搜索和比对。

直至现在，我们的平台都非常的成功，网站上拥有 600 多项房源，以及很多通过我们自有的 uchijapan.com 开启了在日本拥有房产的开心买家们。目前，在我们的网站上可供选择的项目繁多，诸如独立滑雪木屋、豪华顶层公寓、服务齐全的公寓公寓和大量的土地选择等。

即刻前往 uchijapan.com 吧！

The Japan Resort Property Market with Uchi

Forget private share funds and the stock market, Asia's best kept investment secret lies high in the mountains of rural Japan!

The country famous for brightly lit megacities and tranquil hot spring towns boasts some of Asia's best resort destinations, attracting visitors year-round. The continuing growth of the winter ski and summer golf markets is fuelling exponential interest from international buyers looking for lifestyle investments which turn a profit.

Uchijapan.com is the only independent, English-language property aggregator for buyers to find and compare resort properties in Japan. In this feature, Uchi Japan Founder and CEO Chris Pickering outlines the reasons why savvy overseas buyers are investing in Japanese assets and he shares the most exciting destinations currently on the market.

LPS: What is it about the Japanese resort market that makes it so attractive for investors?

Firstly, as far as lifestyle investment goes, there is nowhere better to own a holiday home than right here in Japan. The ski resorts in the northern half of the country boast some of the world's best powder snow and the luxury properties here are just as impressive. Add in the amazing natural hot springs and delicious fresh Japanese cuisine to make the perfect place to visit!

Secondly, there are no limits on foreign buyers purchasing freehold property and land titles outright, even when buying from abroad. This makes Japan unique in Asia in that international buyers are treated exactly the same as any Japanese buyer. Coupled with the fact Japan is safe and boasts excellent, modern service infrastructure this makes the country an extremely attractive place to invest.

And thirdly, there are amazing opportunities to buy into proven and growing markets which can return a rental yield through holiday makers, growth in capital value or, better yet… both!

LPS: When is the best time to buy?

In all honesty, there has never been a better time to buy into the Japanese market than right now. The Japanese yen is currently hovering around a 6-year low, meaning that property is up to 20% cheaper right now than it was as little as 12 months ago. With the government taking measures to stabilize the currency, international buyers entering the market now could see incredible capital value gains purely on the back of a rebounding yen. That's not to mention that with COVID restrictions being eased, demand for foreign tourism will drive resort property prices to new heights in the coming years.

LPS: What advice would you give someone looking to buy?

Contact a licensed real estate agent. All the properties on uchijapan.com are represented by licensed Japanese real estate agencies who will do all the heavy lifting on your behalf. There are many English and Chinese speaking real estate agencies who specialize in assisting foreign buyers find the perfect property for their needs and facilitating the process to make it theirs.

LPS: Where are the best opportunities?

The most popular market on Uchi is Japan's northernmost island, Hokkaido. World class ski resorts such as Niseko, Rusutsu and Furano offer buyers endless choices. Many people invest here for the winter lifestyle then visit in summer only to

realize just how breath-taking the green season can be, with fresh air, delicious food, stunning nature and amazing golf courses all at your doorstep.

Japan's biggest and main island, Honshu, is our other popular destination with many resorts in the Japanese Alps. Nozawa Onsen, approximately 3 hours from Tokyo, is a beautiful ski resort and onsen town that combines ancient Japanese culture with modern, international standard tourism facilities and is attracting new development and buyer interest.

LPS: What is Uchi Japan?

I've been living in Japan for over a decade and have purchased property on a few occasions. Each time, I found it very difficult to find content in English and to compare the listings available with different real estate agents.

So, thinking from a buyer perspective, I created Uchi to bring all of Japan's best resort properties onto one website, allowing buyers the chance to search and compare, before directly connecting with the agent through the site with zero fee or commission to pay to Uchi.

It's been very successful so far, with nearly 600 listings on the site and many happy buyers having begun their journey to owning in Japan via uchijapan.com. Detached ski chalets, luxury penthouses, fully serviced condominium apartments and an abundance of land options are available on our site right now.

Head to uchijapan.com today!

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独家专访

Mr. Frank Mazzotta.

President
总裁

Armour Heights Developments

LPS: 请您为我们介绍一下您自己以及您的房地产公司 Armour Heights Developments.

我是弗兰克·马佐塔（Frank Mazzotta），Armour Heights Developments 的总裁。三十多年来，Armor Heights 在多伦多和大多伦多地区创造了具有持久美丽和价值的住宅。我们将同样的视角带到我们所从事的每一个项目中，从超精致的定制住宅、到成人生活方式公寓，再到豪华老年公寓和总体规划社区等。

Armour Heights Developments 是一家家族企业，在开发行业拥有马佐塔（Mazzotta）家族两代人的遗产。我们提供精品、定制的体验，对细节一丝不苟，其中客户服务是开发商和与 Armour Height 分享愿景的独特、有成就的个人之间的个人关系。

我们称之为 Armour Heights Difference，它建立在我们作为定制房屋建筑商的历史基础上。我们将细节视为重中之重。我们的专业技能是为买家提供真正定制的住宅。这意味着每个细节都由我们的管理团队亲自解决；每一次的项目竣工和体验的每一个方面都是经过仔细和深思熟虑的规划、采购，以及最重要的过程 - 交付。

我们提供显著而更高水平的客户服务。从为您的生活方式选择完美的套房提供建议，到为您量身定做的细节，使您的美宅独具特色，Armour Heights 团队的高级成员在您的投资过程中全程陪伴您。

我们提供的是更加个人化、以服务为导向的体验。在安大略省 5000 多家建筑商中，Tarion（监管我们行业的政府组织）一再认可 Armour Heights 在建筑质量和创新、客户服务和社区参与方面的卓越表现，这让我们引以为傲。

最近，在由建筑业和土地开发协会颁发的享有盛誉的《图片报》奖上，我们在三个不同类别中被选为地标性建筑 89 大道定制公寓的 #1。当我们在工作中付出的额外努力得到认可时，这便是回报。在 Armour Heights，需要更高的强度才能达到我们坚持的质量。

LPS: 您在约克维尔的新项目“89 大道 /89 AVENUE”有哪些值得注意的方面？

这座豪华公寓住宅属于一类住宅。89 Avenue，是我们在多伦多著名的约克维尔社区创造终极定制设计的地标。这是一座 20 层的精品建筑，只有 28 个套房，在大道外，远离人群，没有任何餐厅、零售店或酒店游客。与此同时，它距离布卢尔街许多令人向往的餐厅、咖啡馆和画廊以及国际设计师 Mink Mile 仅几步之遥。

我们与著名建筑师理查德 · 温格尔（Richard Wengle）合作，以纽约第五大道（Fifth Avenue New York）公寓为灵感，设计了经典的曼哈顿石灰岩立面，在永恒的地址中打造了量身定制的优雅。每套套房都是完全定制设计的，业主与 Armour Heights 团队的高级成员和建筑师进行独立咨询，以满足其严格愿景。

房主拥有无限的可能，可以在半层或全层套房中实现各种各样的个性化定制。每一套住宅都是根据业主的需求度身定制的，其功能包括个人套房电梯、螺旋楼梯、酒窖或干邑酒廊、家庭健身房、定制鞋柜、图书馆……各种可能性无穷无尽。

有些业主偏好开放式厨房，给他们的家带来空间感和连接感。其他人则更喜欢封闭式厨房，以获得更正式的娱乐。部分套房有很大的室外空间，带有嵌入式阳台，可以为 8-10 位宾客在户外提供美食。还可选配家庭办公室、水疗中心、蒸汽室……选择和可能性就像将在这里生活的人们一样特别。

89 Avenue 的设施精美绝伦。富丽堂皇的大堂高达 20 英尺的天花板，黑色花岗岩地板和阿拉巴马石灰岩墙。室内恒温游泳池是一个令人叹为观止的温泉般的空间，有三个私密的小屋，一个面向天空的玻璃屋顶和一个室外阳光露台。它是健身房旁边的绿洲一般的存在。私人餐厅带餐饮厨房，通往带有私人葡萄酒储藏室的居民休息室。我们的定制移动应用程序允许住户控制他们的套房，并将他们连接到我们的门房、保安、代客服务以及最好的餐厅、水疗馆、健身房等。行业领先的生活方式礼宾提供的定制服务意味着，就像在五星级酒店一样，住户的需求永远是至高无上的。

89 Avenue 拥有尖端技术。地下停车系统是由德国设计的 Wohr Multiparker，全自动定制设计，可容纳长度达劳斯莱斯或 G 货车高度的汽车，并在停车托盘上提供滴流充电器。居民驾车驶入门廊，代客泊车员将安全停放汽车。特定代码将车辆放置在第一个可用空间的托盘上。该代码会将车辆检索回主入口。这是最先进的技术，也是当前在加拿大唯一的定制设计系统。

89 Avenue 提供两部目的地电梯，仅可直达住户的特定楼层，套内电梯用于我们的复式套房和联排别墅。还配有为宠物和迁居入户服务的独立电梯。

虽然每个细节都可以定制，但每个套房都配有一首交响乐般的精选细节，作为超越所有其他地址的标准功能。

我们的美食厨房由 Brian GLuckstein 设计，拥有奢华的功能和装饰，包括天然石板大理石台面和背板，以及定制的木工制品。

89 Avenue 是多伦多唯一一家拥有法国传奇烹饪工匠 La Cornue 豪华燃气灶的公寓。其他精致标准包括 Miele 家电、大理石包层抽油烟机、裂痕切割白橡木工程木地板、大理石包层燃气壁炉和 10’、11’、12’’高的光滑天花板。

每间套房都包括最先进的家庭自动化设备，采用苹果 iPad 控制，配备快思强（Crestron）4 区音频放大器和天花板扬声器、快思强恒温器、电动百叶窗、灯光和水感传感器，以及 Sonos Connect 音频服务器和室内安全保护。

LPS: 对于有意在加拿大多伦多进行初次投资的中国投资者来说，您有什么建议呢？

如今，多伦多的奢侈品市场比以往任何时候都更加强劲。正在考虑缩减规模的高端买家现亦如是。在超豪华市场，由于其稀缺性和非常具体的街区定位，需求远远高于供应。特别是在那些已经开工建设的建筑，而 89 Avenue 已经在顺利建设中。

对于任何考虑投资加拿大房地产的人来说，安全显然是重要的好处之一。这是个蓝筹地址。约克维尔是一个举世闻名的社区，位于多伦多市中心，被评为地球上最宜居的城市之一，也是加拿大的经济引擎。它位于多伦多奢华的时尚、艺术和博物馆文化的中心。在这里拥有，特别是在 89 大道拥有一套定制的住宅，是一项罕见而令人向往的成就。稀有导致需求，而见多识广的高端买家则深谙这个道理。

LPS: 在多伦多众多的项目中，为什么要选择 89 AVENUE？

选择 89 Avenue 的买家有非常明确的期望。他们可以在任何地方拥有自己的房子，事实上，他们之中有许多人还在纽约、洛杉矶和世界各地的理想所在拥有自己的房子。在 89 Avenue,，有机会表达自己的个人愿景，而不是妥协，这让一切都不同了。他们不会将我们与其他公寓项目相提并论，因为我们提供的定制体验，隐私以及地处约克维尔，这些优势都是其他公寓所不能与之比肩的。89 Avenue 是业内的翘楚，它拥有超级高端设备和装饰、定制设计、精致的便利设施、个性化的服务、对细节的关注，当然还有项目得天独厚的地理位置，以及约克维尔代表着世界舞台，所有这些加起来注定使这个项目成为稀有瑰宝。世界上只有一个 89 Avenue，仅有少数人可以拥有它，所以显然买它会是一个正确的选择。

LPS: 对于希望入手 89 AVENUE 的投资者来说，需要经历哪些步骤？

与 89 Avenue 的每位客户一样，中国投资者将直接与 Armor Heights 开发团队的高级成员打交道。这意味着，从选择完美的套房到定制地板平面图和饰面，我们组织的最高级别都会对每个细节给予个人关注。对于实际购买，投资者将直接与我们的律师和银行进行交易。要了解更多有关 89 Avenue 的信息，中国投资者可以通过电子邮件、电话或虚拟会议直接联系 Armor Heights，以确保销售过程无缝。

info@89avenueyorkville.com
416-309-2050

LPS: Can you please introduce yourself and Armour Heights as a real estate development company?

I’m Frank Mazzotta, President of Armour Heights Developments. For over thirty years, Armour Heights has created homes with enduring beauty and value throughout Toronto and the Greater Toronto Area. We bring that same perspective to every project we work on, from ultra-refined bespoke custom homes, to Adult Lifestyle condominiums, to luxury senior’s residences and Master Planned communities.

Armour Heights Developments is a family-owned company with a legacy of two generations of the Mazzotta family in the development industry. We deliver a boutique, custom-tailored experience with meticulous attention-to-detail where customer service is a personal relationship between the developer and the unique, accomplished individuals who share their vision with Armour Heights.

We call it The Armour Heights Difference and it’s founded on our history as a custom home builder. We focus on the finishes first. Our expertise is in delivering truly bespoke custom residences to our purchasers. That means every detail is addressed personally by our Management Team; every finish, and each facet of the experience is carefully and thoughtfully planned, sourced and most importantly - delivered.

We deliver a noticeably higher level of customer service. From advising on the perfect choice of suite for your lifestyle, to custom-tailored details that make the residence uniquely your own, senior members of the Armour Heights Team are with you every step of the way.

It’s a more personal, service-driven experience, and we’re proud that out of over 5,000 builders in Ontario, Tarion (the government organization that oversees our industry), has time after time recognized the excellence of Armour Heights for building quality and innovation, customer service, and community involvement.

Recently, we were chosen #1 in three different categories for our landmark 89 Avenue bespoke condominium at the prestigious BILD Awards, presented by the Building Industry and Land Development Association. It’s rewarding when you are recognized for the extra effort you put into the work you do, and at Armour Heights, it takes a higher level of intensity to reach the quality that we insist on.

LPS: What are the notable aspects of your new project 89 AVENUE in Yorkville ?

This luxury condominium residence is one in a category of one. At 89 Avenue, we are creating the ultimate bespoke-designed address in Toronto’s renowned Yorkville neighbourhood. It is a boutique 20-storey building with just 28 suites set discreetly off Avenue Rd., away from the crowd without any restaurant, retail or hotel visitors on the property. At the same time, it’s just steps from many of the City’s most desirable restaurants, cafes and galleries and the Mink Mile of international designers on Bloor Street.

Working with renowned architect Richard Wengle, we have created tailored elegance in a timeless address, inspired by 5th Avenue New York apartments with a classic Manhattan limestone façade. Every suite is completely custom-designed to meet the exacting vision of the owners, in personal consultation with senior Armour Heights team members, and our architects.

There are no limits to what our homeowners can and will personalize in their half floor or full floor suites. Each bespoke residence is customized to exactly meet the tastes of the client with features like a personal in-suite elevator, a spiral staircase, wine room or cognac lounge, a home gym, custom shoe closets, libraries… the possibilities are endless.

Some owners want open kitchens to bring a feeling of space and connection to their suite. Others prefer a closed kitchen for more formal entertaining. Some suites have large outdoor spaces with inset balconies so that residents can have al fresco dining for 8-10 people. There are home offices, spas, steam room… the options and possibilities are as special as the people who will live here.

The amenities at 89 Avenue are unparalleled. The opulent Grand Lobby soars to 20' ceilings with black granite floors and Alabama limestone walls. Our indoor heated swimming pool is a stunning spa-like space with three private, intimate cabanas and a glass roof open to the sky and an outdoor sun terrace. It's an oasis right next to our fitness room. Our private dining room with catering kitchen leads into the Residents Lounge with private wine storage. Our custom mobile app allows Residents to control their suite and connects them to our Concierge, Security, Valet, and the best restaurants, spas, gyms and more. And bespoke services from the industry-leading lifestyle concierge means that, like at a 5-star hotel, their needs will always be paramount.

At 89 Avenue, we have cutting edge technology. Our underground German-designed Wohr Multiparker parking system is fully automated and custom designed to fit automobiles up to the length of a Rolls Royce or the height of a G-Wagon with trickle chargers available on the parking pallets. Residents will pull into the porte cochere and the Valet will safely park their automobile A unique code places the vehicle on a pallet in the first available space. That same code will retrieve the vehicle back to the main entry. This is state-of-the-art technology and the only custom designed system in Canada.

89 Avenue offers two Destination Elevators with direct access only to your specific floor, and in-suite elevators for our duplex suites and townhouse. There is also a separate elevator for pets and move-in service.

While every detail can be custom-tailored, each suite comes complete with a symphony of hand-selected details as standard features that surpass all other addresses.

Our gourmet kitchens are designed by Brian Gluckstein with luxurious features and finishes including natural stone slab marble countertops and backsplashes, and bespoke millwork.

We are the only condominium in Toronto to include the luxury of gas ranges from the legendary French culinary craftsmen at La Cornue. Other refined standards include Miele appliances, marble-clad range hoods, rift cut white oak engineered wood flooring, marble-clad gas fireplace, and 10', 11' or 12' high smooth finish ceilings.

Each suite includes state-of-the-art Home Automation using Apple iPad control with Crestron 4-Zone audio amplifier and ceiling speakers, Crestron thermostats, power shades, lighting and water sensors, plus Sonos Connect audio servers and in-suite security.

LPS: What advice would you give Chinese investors willing to invest for the first time in Canada - Toronto?

Today, Toronto's luxury market is stronger than ever. High end buyers who are thinking of downsizing are doing it now. In the ultra-luxury market, because of its rarity and very specific neighbourhood focus, demand is far higher than supply. Particularly in buildings where construction has begun, and 89 Avenue is already well underway.

For anyone considering investing in Canadian real estate, security is clearly one of the important benefits. This is a Blue Chip address. Yorkville is a world-renowned neighbourhood, in the heart of Toronto, ranked one of the most livable cities on the planet and the economic engine of Canada. It's at the centre of Toronto's luxury fashion, art and museum culture. Owning here, especially owning a bespoke custom residence at 89 Avenue, is a rare and desirable accomplishment. Rarity leads to demand and the knowledgeable high-end buyer recognizes that.

LPS: Why 89 AVENUE versus another project in Toronto ?

The unique individuals who are choosing 89 Avenue have very definite expectations. They can own anywhere, in fact many also own homes in New York, L.A. and in desirable addresses around the world. At 89 Avenue, the opportunity to express their own personal vision, without compromise, makes all the difference. They aren't comparing us to another condominium project because no other address offers our bespoke custom experience, combined with the privacy we offer and our Yorkville address. 89 Avenue is simply one in a category of one. The absolute finest features and finishes, the bespoke design, the refined amenities, the personal service, the attention to detail, and of course this location with all that Yorkville offers and represents on a world stage… it all adds up to the rarest of the rare. There is only one 89 Avenue and for the very few who will ever own here, it's clearly the right decision.

LPS: What are the steps involved for Chinese investors in order to go ahead and purchase at 89 AVENUE?

Chinese investors, like each of our clients at 89 Avenue, will deal directly with senior members of the Armour Heights Developments team. That means personal attention from the highest levels of our organization in every detail from choosing the perfect suite to bespoke-tailoring their floorplan and finishes. For the actual purchase, investors will deal directly with our solicitors and banks. To learn more about owning at 89 Avenue, Chinese investors can contact Armour Heights directly by email, phone, or by virtual meetings to ensure the sales process is seamless.
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在无需购买或出售房地产的条件下，您是否有意投资于伦敦和英国其他地区的房地产?

我们总部位于伦敦，是一家老牌英国房地产贷款机构，通过我们的英国房地产贷款平台，为英国和国际私人客户提供备具吸引力的投资回报率。

我们的家族办公室还为客户提供了一系列定制式私人客户服务。

如欲了解更多与我们平台投资的优势，欢迎通过以下方式联系我们:

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中信保诚人寿「传家」携手电视剧《传家》，凝聚中国家庭的传承心得

热播电视剧《传家》的家族传承故事，自播出以来，就牵动着亿万观众的心。根据德塔文电视剧景气指数（权威全网各平台电视剧国民价值和喜爱度监测指数）6 月 2 日数据，该剧早已身居榜首，领先第二名近 30%。

电视剧围绕易家大家长培养、考察家族接班人的故事展开，讲述易家三女一子在民国时代背景下的人生选择与际遇。易家父亲（刘钧饰）慢慢接受了小儿子不想接班的现实，培养三个女儿（秦岚、吴谨言、张楠饰）去自家企业历练，易家母亲（苗圃饰）因势利导启发三女儿成长，担起家庭的责任。为了培养和教育子女，易父还假装企业遇到了资金危机，考验接班人的能力。几年的时间，子女都得到了成长，家里的房产、企业经营权、股权、金融财物等也逐渐有了安排与规划。但民国时期孱弱的国家，使得家族的未来蒙上了一层阴影。

易家父亲作为爱国商人，拒绝与侵华的日本人做交易，还牵头举办抗日救国会，受到了日本人多次的炸弹、毒气威胁。在第 24 集，易父在明知有生命危险的情况下，仍然选择来到了日本人鹰司忠义的住所。通过假意同意签署将自家东北采矿权移交日本的协议，让日本人放走了现场的一众中国同胞。随后，易父拒绝签字并当面撕掉协助掠夺东北矿产的协议，怒斥“我们易家不能有卖国贼”，随即枪击鹰司忠义和为自保充当日本人走狗的易家大伯，但他自己却没有逃过日本人的子弹。日本人奇怪：“你既然不会在协议上签字，为什么要来？”易父在弥留之际，轻声说道：“今日我来，是为了我的子女。他们拥有的太多了，不会去做汉奸，却也没有牺牲一切之决心。但自今日起，易家子孙同仇敌忾，宁可碎头颅，亦不会向日寇低头。我死可瞑目也！”此话一出，观众潸然泪下。

“父母之爱子，则为之计深远”。这种对子女的责任与牵挂，自初为人父母之日起，会贯穿一生。所以，中国人的传承，绝不仅仅是家庭财产分配这么简单。中信保诚人寿「传家」，作为自 2014 年起就设立的保险行业高端子品牌，深谙东方传承之道。中国的父母，不仅会传承财物给子女傍身，作为选择自己喜爱事业的底气，还会逐步安排世交朋友等社会资源的传承，更会像易父一样，终其一生都看重对于子女人生观、价值观、择偶观的培养，传承家风。

2022 年，中信保诚人寿「传家」建设传承主题年，发布《凝聚传承智慧 泽养家族世代——中信保诚人寿「传家」客户专享家族传承手册》，领先提出“家族传承规划四步法”，以资产检视、专项安排、明确心愿、统筹构建为高净值客户分步服务，助力财富传承，实现家族绵延。家族的壮大要依靠几代人的努力，就像电视剧中的易家，曾祖父奋斗积财乐善好施；祖父参加爱国海战舍身护国，易父“苟利国家生死以，岂因祸福避趋之”。家族历经“创富、守富、传富”，数代传承，仍然生生不息。其实，家族传承规划本身就是财富管理的重要环节，家族的管理与子孙的培养，立足当下，更着眼未来。

作为电视剧《传家》的官方合作伙伴，中信保诚人寿「传家」建议以下人群更加关注家族传承规划：

“族旺始于传，经营始为家”。使用专业、有效的“家族传承四步法”，使得财富的传承不仅不会削弱家业实力，还会开启新的篇章。如同电视剧《传家》中失去大家长的易家，三女一子将会承袭爱国护国、主动担当的家风，实力演绎更多牵动观众的传承故事。

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 2022 Summer-Fall 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2022夏秋版！

在本杂志中，您可以浏览到全球当前最吸睛的待售豪华房地产项目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！

ASIA-PACIFIC
亚太地区

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

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

COMMERCIAL REAL ESTATE LOS ANGELES

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611 Wilshire

该建筑是一个多租户写字楼房产，位于加利福尼亚州洛杉矶市威尔希尔大道（Wilshire Boulevard），邮编 90017。这两座相互连接的 9 层和 13 层的地下室停车场建筑建于 1952/1958 年（分别于 1985 年、1990 年和 2021 年翻新），由钢筋混凝土、钢铁和玻璃制成。

建于 1952 年的大楼高九层，正面位于威尔郡大道上。其相接建筑建于 1958 年，共有 13 层，有三部电梯。这两座建筑从 1 层到 9 层是相互连接的，并于 1985 年、1990 年和 2021 年进行了改建。

数据中心和电信功能。

该建筑位于洛杉矶市中心金融区的中心，与西海岸电信枢纽 One Wilshire Building(OWB) 隔街相望。该建筑具有可连接到 OWB 的地下连接，适合数据中心 / 电信所有者用户。电信服务提供商提供高宽带容量和独特的连接选项。数据中心用户名单包括 Telstra、南加州爱迪生、BT America、Century Link 和 FUFUSE(Phychz)。

The building is a multi-tenant office property located on Wilshire Boulevard in the City of Los Angeles, Los Angeles, California 90017. The two inter-connected 9- and 13-story over one level of basement parking buildings were built in 1952/1958 (renovated 1985, 1990, and 2021) of reinforce concrete, steel, and glass.

The building constructed in 1952 has a height of nine stories and fronts on Wilshire Boulevard. The adjoin building, which was constructed in 1958, contains 13 stories and is served by three elevators. The buildings are inter-connected from the 1st to the 9th floors and were remodeled in 1985, 1990, and 2021.

Data Center & Telecom Features

The building is in the heart of the financial district of downtown Los Angeles and across the street from the west coast Telecom hub known as the One Wilshire Building (OWB). With available underground connectivity to OWB, the building is suitable for a Data Center/ Telecom owner user. High broadband capacity and unique connectivity options are provided by Telecom Service Providers. The list of data center occupants includes Telstra, Sothern California Edison, BT America, Century link, and Profuse (Phychz).

700 Wilshire

威尔希尔大道大楼（Wilshire Blvd）是一座写字楼 / 零售楼，面积为 78,611 平方英尺，建于 1965 年。这个主要的洛杉矶市中心创收机会位于餐厅、旅游景点、公共交通、就业机会、学校、市场、购物以及洛杉矶市中心所能提供的各个地方。这座七层的建筑占地 15049 平方英尺。地下停车场有两层，共 84 个车位。七楼是活动中心，有一个舞厅 / 会议室，设有室外露台，可以欣赏洛杉矶市中心美丽的天际线。该大楼还具有数据中心和电信功能，距离西海岸电信枢纽威尔郡大楼一号 (One Wilshire Building) 只有一个街区之遥。

This Wilshire Blvd Building is a 78,611 SF office/retail building, built in 1965. This prime Downtown Los Angeles income producing opportunity is located near restaurants, tourist attractions, public transportation, jobs, schools, markets, shopping opportunities and all the Downtown Los Angeles area has to offer. The seven-story building is situated on 15,049 square feet of land. There are two stories of underground parking with a total of 84 spaces. The seventh floor is an event center with a ballroom/meeting room set up with outside patios with a view of the downtown Los Angeles skyline. The building has data center and telecom features as well, and is one block away from One Wilshire Building (OWB), which is the Telecom Hub of the west coast.

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。

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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

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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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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微博: 浪漫婚礼在巴黎

FREYDIS HOLDING GMBH

价格 : 询价可知

Price Range : Available upon request

FREYDIS Holding GmbH 是一家奥地利投资和咨询公司。
我们成立于 2006 年，多年来一直与奥地利最大的房地产代理公司合作。我们为有意在奥地利及周边国家投资的房产投资者提供全面的咨询和经纪服务。与我们的合作伙伴公司一起，我们自己作为房地产投资者和开发商运营了 10 多年，因此成功地积累了全面的专业知识。我们现在的任务是利用这些专业知识来匹配业主、投资者和开发商。我们专注于住宅和商业地产（公寓楼、酒店、办公楼、购物中心等）以及价值在 100 万至 1 亿欧元之间的开发地块。我们很自豪能够为客户提供高效、透明和专业的服务。
我们把客户和他们的愿望放在第一位。FREYDIS Holding 作为一家咨询公司与其客户建立了业务关系。出于法律原因，某些业务领域必须由具备相应资质的专家（律师、税务顾问、评估师、经纪人等）开展。这意味着服务接收方，即我们的客户，可以依赖我们所提供咨询服务的质量和专业知识。
对于卖家而言，我们确保他们的房产价格最佳。
对于投资者而言，我们会找到最适合其利润率和风险目标的房产。
我们对市场非常了解，因此能够及时有效地实现客户的目标。
我们的理念是："您的成功就是我们的目标！"

FREYDIS Holding GmbH is an Austrian investment and consulting company.
Founded in 2006, we have been working with the largest real estate agencies in Austria for many years. We offer comprehensive consulting and brokerage services for real estate investors who intend to invest in Austria and our neighboring countries. Together with our partner companies, we ourselves have been operating as real estate investors and developers for over 10 years and have thus been successful in building up comprehensive expertise. Our mission now is to use this expertise to match property owners, investors and developers. We specialize primarily in residential and commercial real estate (apartment buildings, hotels, office buildings, shopping centers, etc.) as well as development sites with a value of between 1 million and 100 million euros. We are proud to be able to offer our customers an efficient, transparent and professional handling in their undertakings.
We put our customers and their wishes first. FREYDIS Holding enters into a business relationship with its customers as a consulting company. For legal reasons, some business areas must be carried out by specialists with appropriate qualifications (lawyers, tax consultants, appraisers, brokers, etc.). This means that the service recipient, our client, can rely on the quality and expertise of the consulting services offered.
For sellers, we ensure that they receive the best price for their property.

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FREYDIS
IMMO

雨虹艺术

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

旗下囊括六大板块
雨虹艺术投资
雨虹艺术馆
雨虹艺术软装
雨虹艺术衍生品
雨虹艺术教育
雨虹艺术多媒体
雨虹艺术创立至今，凭借专业的艺术品投资及专业的艺术品管理团队，为艺术品需求者提供专业的艺术品服务，雨虹艺术承载着整合异业资源，做百业联盟，使合作者资源倍增，能量倍增。

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

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展 厅：山东省青岛市市北区四流南路纺织谷雨虹艺术中心
展 厅：12 Menzies Avenue, Point Cook, VIC3030, Australia

FRM TRANSACTIONS

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

FRM Transactions 会是您在法国和欧洲投资的首选。

我们建议在项目期间建立合作伙伴关系。从最初的想法和首次交流到您完成收购，我们在现场会随时在您身边协助。我们对收购、法律、行政和监管流程的了解是您实现预期结果的保证。

FRM Transactions 掌握了让您最渴望的项目成功实现的规则：住宅别墅、城堡、酒店、公寓楼、城镇或乡村、海边或山区。敬请与我们联系，与我们一起实现您的梦想。

通过 FRM Transactions，您首先要建立一种信任关系。我们为大型公司开展大型项目的经验将为您的利益服务。

您是在寻找一处特别的房产或是有一个特别的梦想？我们都将为您找到它，并与您一起实现您。

欢迎即刻联系我们，一起探讨您对法国和欧洲的渴望！

Christophe 将凭借其在项目管理方面的成功经验，有幸成为您获得这一成就的向导。

FRM Transactions is your preferred contact for investing in France and Europe.

Our proposal is a partnership over the duration of the project. From the idea and the first exchanges until your complete acquisition, we are your right arm on site. Our knowledge of the acquisition, legal, administrative and regulatory processes is your guarantee of achieving the desired result.

FRM Transactions masters the rules to follow to make your craziest project a success: residential villa, castle, hotels, apartment buildings, in town or in the countryside, by the sea or in the mountains. Contact us to make your dream come true with us.

With FRM Transactions, you are above all buying a relationship of trust. Our experience of large projects carried out for very large companies will be at the service of your interests.

Are you looking for an exceptional property or do you have a particular dream? We will find it for you and realize with you the project you have always wanted.

Contact us to discuss your desires for France and Europe today!

Christophe, with his successful experience in project management, will be your privileged guide for this achievement.

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FRM
Immobilier & Investissements

TERRESENS UK

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

您想去法国滑雪吗？让我来为您梦想成真。

作为建筑商、房地产中介和管理公司，Terresens 致力于为未来的业主提供 360 度的专业体验。

从著名的 Megève 到 St Foy，Terresens 掌握了法国阿尔卑斯山上最豪华的公寓房源，我们很乐意帮助您找到适合您需求的法国阿尔卑斯山的完美住宅。

法国阿尔卑斯山是体验“法兰西生活”的完美之地，它将山地活动与法国文化相结合。事实上，我们所有的住宅都位于迷人的法国滑雪村，在这里，您可以尽情品尝美味的法国美食和精选的葡萄酒。

除此之外，我们的住宅还提供各种设施，如游泳池、桑拿、水疗和餐厅。让您在最著名的滑雪场上尽情滑雪后得到放松。

您还在等什么？我们乐意为您圆您的法国梦！

非合同插图

Want to ski à la française ? Make your dreams come true.

Being the builder, the real estate agency and the management company simultaneously, Terresens aims to provide a dedicated 360 experience to their future owners.

From the famous Megève to the international St Foy, Terresens offers some of the most luxurious apartments all over the French Alps and we would be pleased to help you find the perfect French Alps home that suits your requirements.

The French Alps is the perfect place to experience “La vie francaise” by combining mountain activities and French culture. Indeed, all our residences are located in charming French ski villages in which to indulge your taste for delicious French cuisine and the exceptional wine selection.

On top of this, our residences offer facilities to relax after skiing on the slopes of the most famous ski domains, such as swimming pools, saunas, Spas and restaurants.

What are you waiting for ? We would be pleased to make your French dream come true !

Non contractual illustrations

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TERRESENS UK
LIVE THE EXPERIENCE

VB REAL ESTATE

价格 : 567472,48 - 28373623,88 美元

Price Range : USD 567472,48 - 28373623,88

VB Real Estate 是一家专门从事法国和葡萄牙房地产研究和交易的房地产代理公司，为您提供高质量的个性化服务。
欢迎您来告诉我们您的计划项目。我们将让您的房地产梦想成真！
我们还专注于黄金签证服务。在这个动荡的世界里，获得黄金签证是抵御经济和政治风险的最佳保险。除了实现全球流动性，黄金签证计划还为您提供了搬迁至更有利司法管辖区的选择，并获得完整的居留权，包括在该国生活、工作、学习和接受医疗保健的权利。葡萄牙黄金居留许可计划为您提供五年后的公民资格。
有关黄金签证计划的更多信息，敬请联系我们。
如果您想投资豪华别墅或公寓、葡萄园、酒店和城堡，VB 房地产将是您最好的合作伙伴。
VB 房地产也致力于创造一个更美好的世界！每年我们都会把一部分利润都捐赠给慈善机构。
在 VB 房地产实现您的房产梦想和最佳投资。我们的首席执行官 Bruno VIEIRA 很乐意为您提供帮助。期待与您见面！

VB Real Estate is a real estate agency specialised in real estate research and transactions in France and Portugal, offering you a high quality and personalised service.
Tell us about your project. We will make your real estate dreams come true!
We are also specialised in GOLDEN VISA procedures. Acquiring a golden visa is the best possible insurance policy against economic and political risk in a volatile world. In addition to enabling global mobility, golden visa programs gives you the option of physically relocating to a more favorable jurisdiction and accessing full residence rights, including the right to live, work, study, and receive healthcare in that country. The Portugal Golden Residence Permit Program, offers you citizenship eligibility after five years.
Contact us for more information about GOLDEN VISA programme.
If you are looking to invest in a luxury villa or flat, a vineyard, hotels and castles, VB Real Estate is your best partner.
VB Real Estate is also committed to a better world! Every year, a portion of our profits are donated to charitable institutions.
Make your dreams and best investments come true with VB Real Estate. Bruno VIEIRA, our CEO, will be happy to assist you. See you soon!

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VB Real Estate

PROPERTY FOUNDERS

价格 : 询价可知

Price Range : Available upon request

PROPERTY FOUNDERS 是一家希腊房地产经纪公司，隶属于 ARIES ENERGY&TRANSPORT CORP 旗下的公司集团。自 2015 年成立以来，该公司一直由一个创业女性团队管理和运营。每个人都有自己的气质和魅力，将团队精神融合在一起的是她们的经验、纪律和奉献精神。

我们的目标是为本地和国际客户提供量身定制的经纪服务，包括销售和租赁。我们的房地产投资组合包括广泛的住宅、商业、零售和土地，特别关注受欢迎的雅典南郊、历史悠久的市中心和地中海中一些标志性的希腊岛屿的地理区域。无论是度假屋还是潜在的房地产商业机会，我们都会帮助您找到合适的房地产投资。

作为 PROPERTY FOUNDERS 持续扩张的一部分，我们提供额外的专业服务。其中一项帮助为希望获得**希腊黄金签证**的第三国公民。我们与专注的律师、公证人、土木工程师、房地产开发商、室内设计师建立了成功的合作关系，让您在希腊的投资体验轻松无忧。
我们期待着在雅典欢迎您们！

PROPERTY FOUNDERS is a Greek Real Estate brokerage company, forming part of a group of companies under the umbrella of ARIES ENERGY & TRANSPORT CORP. Since its launch, in 2015, the company has been managed and operated by a team of entre-preneurial women. Each with her own ethos and charisma, what bonds the team spirit together is their experience, discipline, and dedication.

Our aim is to provide tailor made brokerage services to our local and international clientele across, both sales and rentals. Our property portfolio consists of an extensive variety of residential, commercial, retail and land, with particular focus on the geographical areas of the popular Athenian southern suburbs, the historic city center and some iconic Greek islands in the Mediterranean. Whether it is holiday home or potential real estate business opportunity you are after, we are here to assist in finding the right property investment, for you.

As part of PROPERTY FOUNDERS ongoing expansion, we offer additional professional services. One of them is appointed to citizens of third countries that wish to obtain the **Greek Golden Visa**. We have established successful collaborations with dedicated lawyers, notaries, civil engineers, property developers, interior designers to make your investment experience in Greece, hassle-free.

We look forward to welcoming you in Athens!

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PROPERTY FOUNDERS

TERRESENS UK

价格 : 询价可知

Price Range : Available upon request

在葡萄牙投资，是获得欧洲公民身份和享受申根签证的方法。

事实上，在葡萄牙购买房产，您就有资格获得黄金签证。这一身份允许您获得葡萄牙公民身份，Terresens 将很高兴帮助您实现欧洲梦。

如果您喜欢大公寓或高端别墅，我们的目标是在葡萄牙最好的目的地满足您的需求：靠近海滩，有多种活动，离葡萄牙首都里斯本不远。

我们的住宅都是高端房产，带有私人花园、设施齐全的公共区域。

总而言之，选择您需要的房产，我们将帮助您在葡萄牙投资，这都得益于我们无障碍的流程！

非合同插图

Investing in Portugal, the way to get European citizenship and enjoy the Schengen area.

Indeed, by purchasing a property in Portugal, you would be eligible for Golden visa status. This status allows you to get Portuguese citizenship and Terresens would be pleased to help you realize your European dream.

Should you prefer a large apartment or a high–end villa, we aim to meet your needs in the best Portuguese destinations : close to beaches, with a multitude of activities and not far from the Portuguese capital city Lisbon.

Our residences offer luxurious properties with private gardens, fully furnished and outstanding common areas.

In one word, choose the property you need and we help you invest in Portugal thanks to our hassle free process !

Non contractual illustrations

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MERCAN GROUP
EST. 1989

AZAD AYUB

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

Azad Ayub 是一名土木工程师，拥有伦敦帝国理工学院的理工硕士学位。他是几家房地产公司的董事，是一名投资房东，向国内外的学生和年轻专业人士出租住房。租金从每人每月 700 英镑起，最高为 1000 英镑。

自从开始运营以来，Azad 和他的公司因致力于可持续的住宿、绿色问题以及员工培训和发展而赢得了无数赞誉。Azad 说："我们在该行业的长期发展使我们能够为租户、房东和员工提供可持续的服务。"。

"我们的一些房产维护专业人员已经是第二代员工，这意味着我们有一个共同的目标和类似的价值观，那就是以负担得起的价格为每个人提供高质量的服务和住宿，"Azad 补充道。

凭借对学生市场需求的深入了解和数十年的经验，Azad 提供了实用、舒适的住宿，拥有优越的地理位置和通往伦敦所有主要大学的交通连接。

如果您有兴趣在伦敦租房，请立即联系 azad@azadayub.co.uk；或 +44（0）2083483135。

Azad Ayub is a civil engineer with an MSc & DIC from Imperial College London. He is a director of several property companies and is a portfolio landlord renting out accommodation to students and young professionals from home and abroad. The rents start from £700 per person per month to £1000 at the upper end of the scale.

Since starting operations, Azad and his company have won numerous accolades for their commitment to sustainable accommodation, green issues and staff training and development. 'Our longevity in the sector enables us to provide continuity to our tenants, landlords and staff, whilst continuing to provide sustainable services' says Azad.

'Some of our property maintenance professionals are second generation employees, meaning we share a common purpose and similar values, which are to provide high quality services and accommodation to everyone at affordable prices' adds Azad.

With great insight of the student market needs and with decades worth of experience, Azad provides accommodation that is practical and comfortable, with excellent locations and transport link to all major London universities.

If you are interested in renting a property in London, get in touch now on azad@azadayub.co.uk; or +44(0)2083483135.

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AZAD AYUB
PROPERTY MANAGEMENT DEVELOPMENT

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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COUNTRY LIVING AND LUXURY REAL ESTATE

第 5 号
7月刊
2022年

VILLE & CASALI

Project

直击五感的木房 Casa Pagano
的高科技系统提供最大的舒适度

A wooden house enhances the five senses

Interior

诺丁山区的意大利之恋
意大利设计助力伦敦优雅住宅的销售

Italian emotions in Notting Hill

Reportage

翡翠海岸深受中国投资者青睐

The Costa Smeralda
enter desires
of Chinese investors

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FORMS OF BEAUTY
美之形

渴求极高美感的家居只能通过意大利设计完成，赋予其无限的美感。刚刚在米兰落下帷幕的米兰家具展（Salone del Mobile）再次肯定了意大利制造家具的创新、精致和独特。伦敦著名街区——诺丁山区的一所房子就证明了这一点，意大利室内装饰师 阿雷西亚·迈纳尔迪（Alessia Mainardi）完成了此处一栋房产的出售，主要归功于一项翻新设计，以高品质的意大利家居用具为主打。或者，正如建筑师恩佐·帕加诺（Enzo Pagano）的设计所展示，建造了一座木屋，这要归功于 Casa Pagano 的高科技系统，增强了五种感官感受，在意大利乡村的绿色环境中提供最大的舒适度。最后，在翡翠海岸（Costa Smeralda）上的房子始终是意大利美景，那里的豪华海滨住宅是切尔沃港最美丽的住宅之一，以8000万欧元的价格卖给了一位重要的中国企业家。人们无法抗拒独特住宅的魅力，沉浸在帆船赛、高尔夫俱乐部和 Vermentino Gallurese 品酒之间的迷人环境中。

ITALIAN DESIGN IN ITS INFINITE FORMS CANNOT HELP BUT AWAKEN A YEARNING TO LIVE IN A BEAUTIFUL HOME.THE MILAN FURNITURE FAIR, WHICH HAS JUST ENDED, UNDERLINED ONCE AGAIN JUST HOW INNOVATIVE, REFINED AND UNIQUE THE MADE IN ITALY FURNITURE BRAND IS.

Editor in chief 主编

查看《别墅和房屋（VILLE&CASALI）》
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“数字化且负责任的未来”

"THE FUTURE IS DIGITAL AND RESPONSIBLE"
The creative duo makethatstudio believes in new technologies and in the italian know-how that lead to timeless solutions, where elegance and the desire to dare meet

《别墅和房屋(VILLE&CASALI)》

创意二人组 makethatstudio 相信新技术和意大利的专业知识, 可以带来优雅的解决方案, 敢于满足客户愿望

文:保拉·皮安佐拉(PAOLA PIANZOLA)

向左转:尼可拉·卢索(Nicola Russo)和德阿·斯卡巴西(Dea Sgarbossa)
On the left, Nicola Russo and Dea Sgarbossa.

尼可拉·卢索(Nicola Russo)和德阿·斯卡巴西(Dea Sgarbassi)是一对伴侣, 更是职业上的搭档, 他们工作在威尼斯附近一个迷人的村庄Asolo, 开始与一些意大利设计领域的领先公司合作, 如 L'Ottocento、LaPalma、Lapitec、Linea Light Group、Pianca、Dedar、Lago 等等。他们的专业不同, 相互取长补短, 激发出许多创造力四射的宝贵设计。“我的专业是建筑, 而德阿的专业是摄影, ”尼可拉·卢索对《别墅和房屋(VILLE&CASALI)》杂志表示, “在某种程度上, 我们明白我们的活动可以相互交流, 为设计领域的公司提供咨询和艺术指导服务, 所以在 2013 年我们成立了 makethatstudio, 一个二人组, 一个创意工作室。我们一起负责创意指导、平面设计、展览设计、造型和产品设计。”
他们的作品涉猎领域甚广。他们的共同点是从多学科角度出发, 涵盖创意项目的不同领域, 以便能够传全方位的体验。“我们几乎只为设计部门工作, ”德阿·斯卡巴西说, “因为这是我们所喜欢的, 无论何时, 这都影响着每个人的生活, 无论是在家、在工作还是在户外。我们崇尚优雅和永恒的解决方案、新技术和意大利专有技术。着迷于古典与现代之间的交融。”
在这个创作过程中, 消费者的角色至关重要, 因为Makethatstudio 的美总是通过家具的可用性来实现。 尼可拉·卢索强调:“设计必须满足人体工程学、实用性的需求, 但又不损害对优雅的渴望, 应该伴随每一个室内选择”。在当前的行业全景中, 这对年轻夫妇的想法是现实的, 但又充满了乐观。两人都同意, 设计领域普遍存在的不确定性也很明显, 当今众多公司提出并非完全原创的解决方案, 过多地关注市场趋势, 从而令设计缺乏卓越感; 德阿·斯卡巴西说:“我们可以尝试让每个人都参与进来。新的需求、新的生活方式, 正在开辟一条新的道路, 曲折而充满成就感”。对家居物品的未来和与之相关的交流的预测只能考虑社会正在经历的巨大变化:“对材料、生产过程和生活方式的关注将变得越来越重要, ”makethatstudio的二人组总结道, “不仅适用于生产商, 也适用于对这些新问题越来越敏感的最终客户。我们相信一个更负责任的未来, 数字化的存在将非常强大, 但我们希望对美、透明和社交的概念更加敏感”。

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ITALIAN MASTERPIECES SINCE 1828

Lapitec 营销经理 **大卫·费拉琴(Davide Ferracin)** 访谈

无限可能的材料

Lapitec, 100% 天然合成石料, 取之不尽的资源
广泛用于建筑和室内装饰

Lapitec 公司营销经理大卫·费拉琴向《别墅和房屋(VILLE&CASALI)》杂志表示:“Makethatstudio 和 Lapitec 之间的合作始于2019年, 色彩的慎重使用, 建筑和设计的明智方法, 关注过去的伟大大师, 以及同时来自时尚和视觉设计领域的污染, 促使我们首先与他们联系, 以进行与新形象开发相关的艺术活动”。

Lapitec 对 Makethatstudio 的期望是什么?

“我们的材料不是一种简单的表达用具: 它的成分特征可能在专业人士眼中变得珍贵, 但它的精致和加工可能性使其对于从事室内设计、设计和建筑的人也很有趣, 带有强烈的审美烙印。”

进展如何?

“与 Makethatstudio 合作的第一批作品取得了完美的取舍, 让位于更长期的合作, 造就了我们在 Cersaie (对我们来说是意大利最重要的展会) 上展示的部分展台造型设计, 随后又加上了公司陈列室。这样, Lapitec 的每一个细节都得到了增强, 在每一个可能的应用中都有体现: 从厨房顶部到浴室, 用于墙板、地板、家具配件, 始终采用优雅且永不喧闹的设计语言。”

左图:Lapitec 的 Arabescato 系列, 珍珠和珊瑚色调, 缎面饰面。Design Makethatstudio

On the left, Lapitec, Arabescato collection, Pearl and Coral shades, Satin finish.Makethatstudio design

L’ Ottocento Srl 公司首席执行官**马里亚诺·坎帕里诺(Mariano Campagnolo)**访谈

MONTEREY, 重温经典

精致的色彩、珍贵的材料和现代化的规划

Makethatstudio 自 2017 年以来一直遵循 L'Ottocento 的艺术方向, 走一条表达其品质的道路, 为品牌注入新的动力。继所有横向系统相互组合而诞生的、前所未有的组合的 Archetipo 系统, 以及采用开孔漆橡木和镶嵌元素齐全的全新 Monterey 系列 Atlante 系统之后, 精致的色彩和珍贵的材料混合在一起采用现代设计, 赋予产品经典品味, 随着简洁的构造而变得柔和。主宰空间是一种真正的欢乐理念, 通过使用实木, 结合天然石灰华, 产生一种迷人的材料效果。《别墅和房屋 (VILLE&CASALI)》杂志向L’ Ottocento Srl 公司首席执行官马里亚诺·坎帕里诺询问了一些问题。

为什么 L'Ottocento 选择依赖外部设计师?

“我们觉得有必要依靠一个设计工作室来重新诠释我们的欢乐理念, 为我们的系列和品牌带来更强的当代感, 同时保持制造传统, 延续 L'Ottocento 的企业价值观。Monterey 实际上是 L'Ottocento 的“历史”模型, 是经典的代名词。Makethatstudio 成功地更新了其风格特征和空间划分, 让这个厨房加入更“新鲜”和多功能的设计, 同时保持其经典风味。“

你们共同思考的未来发展是什么?

“这次合作催生了对系列的重新诠释和新的成功模式, 在内部突出了我们的制造技能。新的配属产品也已添加到我们的目录中。我们希望在这条道路上继续前进, 也许会尝试与新的、始终是天然的材料的组合。厨房和客厅之间的对话仍然很重要, 但它也可以延伸到房子的其他区域”。

右侧:Monterey 系列, 开孔漆橡木材质, Makethatstudio 设计。

On th right, Monterey collection in open pore lacquered oak, Makethatstudio design.

CANTORI

Atenae sofa, Oasi cabinets, Valley coffee table - design Maurizio Manzoni

cantori.it

EMOTIONS IN NOTTING HILL

诺丁山之情

休·格兰特(HUGH GRANT)与茱莉亚·罗伯茨(GIULIA ROBERTS)主演的著名影片提升了伦敦区的知名度,阿莱西亚·麦纳迪(ALESSIA MAINARDI)设计的风格却让房屋的价值倍增

文:恩里克·莫雷利(ENRICO MORELLI)摄影:尼克·史密斯(NICK SMITH)

上世纪九十年代末期,一部由茱莉亚·罗伯茨和休·格兰特在伦敦诺丁山拍摄的浪漫电影,导致该地区房地产市场价格飙升,甚至可以与纽约的格林威治区媲美,吸引了大量非常年轻和国际化的居民。对于这个同城市接壤并靠近著名的波多贝罗跳蚤市场的地方,人们重新产生了兴趣,一位美国出生的英国人名下有一栋约 250 平方米的半独立式住宅,分为四层,但非常破旧,几年都卖不掉。随后,他觉得如果重新装修,装

THE FAMOUS FILM STARRING HUGH GRANT AND JULIA ROBERTS LIFTED THE FORTUNES OF THE LONDON DISTRICT, BUT ALESSIA MAINARDI' S STYLE HAS ENHANCED A HOUSE THAT HAS PROVEN DIFFICULT TO SELL

扉页: 底层设计了一个双高天花板, 楼梯通向一楼的客厅和室外露台, 分为两层。本页: 餐厅俯瞰外部中庭, 面向 **BOFFI** 定制厨房（右）, 配备高科技电器和一些装饰细节。
FRONT COVER:THE GROUND FLOOR FEATURING A DOUBLE-HEIGHT CEILING AND STAIRCASE LEADING TO THE FIRST FLOOR LIVING AREA AND OUTDOOR SPLIT-LEVEL TERRACE.ON THESE PAGES:THE DINING ROOM THAT LOOKS OUT ONTO THE EXTERNAL ATRIUM IS OPPOSITE THE BOFFI KITCHEN (ON THE RIGHT) EQUIPPED WITH HIGH-TECH APPLIANCES AND SOME DECORATIVE DETAILS.

配像 Boffi 款式类似的时尚厨房, 便可解决这个问题。于是, 他联系了在伦敦工作多年的意大利室内设计师阿莱西亚·麦纳迪, 从头开始协助他进行小规模装修, 然后对物业进行全面装修。结果非常令人振奋, 他说服了家人, 一起住在那里, 六个月后出手, 利润远高于他称心的价格, 加上装修费用, 高于伦敦当地每平方米4000英镑的售价。

“在完成了各种类型的项目之后, 我有机会通过一个非常有趣、引人入胜的承诺来衡量自己, 为出色的客户服务, ” 阿莱西亚·麦纳迪解释说, “一个充满密切和友好关系的家庭, 完整而和谐”。这位出生于米兰的室内设计师使用最好的意大利家具和设计品牌, 营造出一种永恒的现代风格, 而对于灯具和枝形吊灯, 他更喜欢美国公司产品, 能够提供技术要求更少但更具装饰性的照明。“240 平米的面积分为四层, 设计时充分考虑了细节和平衡, ” 麦纳迪解释说.底层设计了一个双高天花

上图: 起居室。定制厨房中的不透明大理石色彩纹路, 成为起居区深色表面的纹理一部分。灰色色调与墙壁的手工覆层相协调, 通过青铜漆, 展现珍贵的金属效果。
ABOVE, THE LIVING ROOM.THE COLOURS OF THE DESIGNS THAT PERSONALISE THE OPAQUE MARBLE OF THE KITCHEN ARE TRANSFORMED INTO WHITE VEINS THAT CRISS-CROSS THE DARK SURFACES OF THE LOUNGE.THE SHADES OF GREY COMPLEMENT THE HANDCRAFTED WALL CLADDING, WITH AN EXQUISITE METAL EFFECT BY BRONZE PAINT.

在右边: **爱马仕**、**DEDAR**品牌名贵坐垫.**B&B** 的沙发连同 **THE RUG COMPANY** 地毯, 一起衬托 **加布里埃尔·卡佩里 (GABRIELE CAPPELLI)** 的画作。
RIGHT:EXQUISITE CUSHIONS FROM HERMÈS AND DEDAR. SOFA FROM B&B AND RUGS FROM THE RUG COMPANY.THE PICTURES ARE BY GABRIELE CAPPELLI.

板, 其开口和透明度扩大了宜居性, 并使环境更显得精致和现代。底层由厨房和餐厅、洗衣房和书房组成, 透过两层的露台向外望去, 精致的色彩和鲜艳的竹子令人着迷。从房子的二楼望去, 可以欣赏上层已经焕然一新的小露台, 整个景观气氛得以提升。
室内环境以将 Boffi 款式厨具为主角, 餐桌区与入口层相结合, 造就一个整体空间。与大多数室内家具一样, 厨房也是量身定制, 并配备了高科技设备, 它以经过处

“意大利
制造和设计
的高品质,”
设计师表示,
“将优雅和现代的
元素和细节带入
每一个环境氛围。”

本页: 主卧室的颜色勾勒出房子的整体色调。镶木地板和 B&B ITALIA 家具最大化展现温馨感, 柔化大窗户的光线。

ON THIS PAGE:THE MASTER BEDROOM REFLECTS THE FULL COLOUR PALETTE OF THE HOME.THE LIGHT FROM THE LARGE WINDOWS SOFTENS THE AMBIENCE, WHICH IS WARMED BY THE WENGE PARQUET FLOOR AND FURNISHINGS BY B&B ITALIA.

理的卡拉卡塔/金色和云烟色大理石板为特征。起居室、上层浴室的内部和现代悬空楼梯上都使用了这种珍贵的材料, 并用分层玻璃制成的护栏通向二楼。定制厨房中的不透明大理石色彩纹路, 成为上层起居区深色表面的纹理一部分。灰色色调与墙壁的手工覆层相协调, 通过青铜漆, 展现珍贵的金属效果。“意大利制造和设计的高品质, ”设计师表示, “将优雅和现代的元素和细节带入每一个环境分氛围, 将概念转化为高价值的物品和配件, 从 Minotti 的客厅到爱马仕、Dedar 面料, 乃至威尼斯工匠 Carlo Moretti 的灯具, 无不体现于此。”三楼和四楼有三间卧室（包括带套间浴室的主卧室）和配套的卫生间。这里展现低楼层结构的决定性线条得以柔和软化, 在和谐的外观中找到空间和家具体积之间的微妙平衡。房间的色彩勾勒出房子的整个色调, 镶木地板和 B&B Italia 家具最大化展现温馨感, 柔化大窗户的光线。色调、轮廓和深度的对比在浴室中得到了强调, 圆形镜子的透明和反射, 加上巧妙建造的墙壁和配件, 令浮雕感和纹理交替出现。雕塑大理石覆盖整个主浴室, 定制洗脸盆台面采用可丽耐材料, 桉木家具完善环境气氛; 手工雕刻的深色漆木面板将第二卫生间分开, 浴室装置的清晰几何形状突出了用品的珍贵。五楼有另一个带浴室的房间和一个露台。整个居所以纯净、统一的线条为特征。白色、灰色、棕色和古铜色的细节处理令房屋和谐而明亮。豪华的重新设计为位于社区中心的住宅带来了巨大的价值, 注定越来越会令人振奋。

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.

CORTIGIANI 1953
www.cortigiani1953.it

concept: Barlucchi design

A WOODEN VILLA THAT EXCITES ALL FIVE SENSES

带来全方位感受的木屋

在里米尼的山丘上
矗立着舒适的豪华别墅
全部木制结构
采用 CASA PAGANO 的高科技系统和
MOLTENI 家具

文：乔治亚·博拉迪（GIORGIA BOLLATI）摄影：艾迪·索拉里（EDI SOLARI）造型师：阿丽亚娜·吉纳罗（ARIANNA GENNAR）

日落前一小时,开车爬上里米尼山丘的宜人道路的最后一条弯道时,才能看到这座别墅的极致之美。整个建筑沉浸在绿色植物中,与景观融为一体:打开视野,朝向大露台,游泳池环绕,视线可以扫过周围的景观。

雷切尔(Rachele)别墅是一所豪华别墅,世间罕见(也包括家具和饰面的品质)。同时,它为意大利人对当今木材建筑在能源性能和舒适度方面提供了最纯粹的解释,也减少了建造的时间和成本。事实上,现场组装只用了不到一周的时间:从地基(预制)到建成的房屋,包括浴室(预制整体运输)、所有系统组装和主要涂料,总共花了六天时间。

这座建筑是拉齐奥的一家专门建造高科技木屋的家族

扉页:位于里米尼的 **UNISIDER** 的户外家具。 上图:**MOLTENI** 家具布置的用餐区,右侧:带中央岛台和 **GOVER** 电器的厨房。雷焦·艾米利亚大区出产的**SUPERGRES**地板和 **LISTONE GIORDANO** 木地板。窗户装置采用 **IROKO** 品牌和来自 **PAGANO** 公司的集成系统双室玻璃。地暖采用 **IRCI SPA** 公司产品。**MOLTENI**沙发

FRONT COVER:OUTDOOR FURNITURE FROM UNISIDER OF RIMINI.ABOVE:THE DINING AREA WITH MOLTENI FURNITURE.RIGHT:THE KITCHEN WITH CENTRAL ISLAND AND GOVER APPLIANCES.SUPERGRES FLOORING FROM REGGIO EMILIA AND WOODEN FLOORING BY LISTONE GIORDANO.THE WINDOW FIXTURES ARE MADE OF IROKO WOOD AND FRAME TRIPLE-GLAZED WINDOWS WITH BUILT-IN SCREENING SYSTEM FROM THE COMPANY PAGANO.UNDERFLOOR HEATING BY THE COMPANY IRCI SPA.MOLTENI SOFAS.

IN THE HILLS OF RIMINI, A WOODEN STRUCTURE BOASTS ALL THE COMFORTS OF A LUXURY VILLA THANKS TO CASA PAGANO'S HIGH-TECH SYSTEM AND MOLTENI FURNITURE

左侧：带浴室的套房全景主卧室。墙纸为 **TECNOGRAFICA** 公司产品。独立式灯具采用 **PENTA**品牌，照明设备则采用 **EFFETTO LUCE** 产品。
本页：与厨房相连的外部餐厅。**KARTELL**吊灯。
ON THE LEFT:THE MASTER BEDROOM BOASTING PANORAMIC VIEWS WITH BATHROOM EN SUITE.THE WALLPAPER IS FROM TECNOGRAFICA, THE COUNTERTOP LAMPS ARE MADE BY PENTA WHILE THE HOME' S LIGHTING IS SUPPLIED BY EFFETTO LUCE.ON THIS PAGE:THE OUTDOOR EATING AREA CONNECTED TO THE KITCHEN.THE PENDANT LIGHTS ARE MADE BY KARTELL.

公司 Casa Pagano 的成果，于 2019 年竣工（但直到最近几周才完成外部绿化的全部布置，最终成为交流的主题）。业主马泰奥·贝纳迪（Matteo Bernardi）说："我想要居住在一个生态可持续和绿色的房子中，作为我的有机农业食品生产公司的总部。""当我跨过房子的门槛时，仿佛将日常生活的压力拒之门外。这种难以置信的感觉，即使是那些来拜访我的人也能感受到。客房经常留给喜欢这个地方的朋友和亲戚，传递着幸福感。"
雷切尔（Rachele）别墅由建筑师恩佐·帕加罗（Enzo Pagano）设计，完全沉浸在景观中（从一些瞥见中看不到，也考虑到只有 2.70 米的高度），别墅呈 U 形，由数层结构相连，傍着土地的自然坡度而立。建筑占地约 600 平方米，有一个带壁炉和开放空间的大厨房，可俯瞰带泳池的露台、三间带浴室和私人露台的卧室、一间书房、一间带车库的水疗中心、洗衣房和服务空间。房屋的每个空间都相互隔断，隐私性强。不需要频繁的维护。业主继续说："房屋风格简约而优雅，但更引人注目的是每个空间的重要性。从木地板到陈设，一切都满足全方位的感受体验。其中以触感为感受的主角。"

别墅由冷杉制成，可见饰面完全覆盖着珍贵的 Iroko 木材，将植物工程研究与覆盖物相结合。照明采用 led 系统；带辐射系统的空调由光伏板供电的热泵系统驱动，确保冷热水和生活热水，并与低焓风机盘管集成。室内健康由 VMC 系统保证，通过过滤和热回收进行强制空气交换。所有系统均由家庭自动化系统控制，根据用户的需要，设置特定的设定点。

“在夏天太阳最盛的时候，或者在冬天气温凉爽的时候，跨过房子的门槛就意味着进入一个受保护的、私密的地方，宾至如归，进入一种在其他环境中从未体验过的舒适感。”贝纳迪补充道。“帕加罗的梦想不仅是眼睛的盛宴：需要更难以捉摸，体现一种真实的情感。”

本页：左侧，**ITALIANA PISCINE** 的游泳池和带漩涡浴缸的室内健身室。上图：由里米尼 **路易齐纳·乔丹尼（LUIGINA GIORDANI）** 和 **VIVAI PESARESI** 公司维护的别墅和花园景观。

ON THESE PAGES:LEFT, THE INDOOR SWIMMING POOL AND GYM WITH WHIRLPOOL FROM ITALIANA PISCINE.ABOVE:A VIEW OF THE VILLA AND GARDEN DESIGNED BY LUIGINA GIORDANI AND VIVAI PESARESI IN RIMINI.

THE COSTA SMERALDA IS SHINING ONCE MORE

翡翠海岸再显辉煌

新服务设施及体育赛事。阿玛尼在切尔沃港的海滨大道上开业。外国游客回归，旅游季延长

文：亚利桑德罗·卢恩果
（ALESSANDRO LUONGO）

皮特里扎酒店（Hotel Pitrizza）的酒吧经理阿德里亚诺-马鲁（Adriano Malu）曾表示："整个夏季，每个晚上都是不一样的日落。"该酒店是斯梅拉尔达控股公司（卡塔尔集团控股）的"掌上明珠"之一，是一家五星级的豪华精选酒店，位于世界浪漫之地，仅仅在午餐、海滩和游泳池之间度过一天就已经是一次难忘的经历。在集团内同样奢华十足的Cala di Volpe，人们更喜欢享受隐私和平和的气氛、高质量的服务，但对气氛要求不高，几乎是默默无闻。皮特里扎酒店坐落在地中海植被环绕的岩石和鲜花中，俯瞰着利西亚-迪-瓦卡海湾的碧海，由路易吉-维蒂设计于1963年，1990年翻修，最近扩建了6栋别墅和9个带私人泳池的独特套房。建筑的亮点是壮观的海水游泳池，是从整块花岗岩石上雕刻而成，颜色与天空和海洋的颜色和谐地融合在一起。欢迎来到斯梅拉尔达海岸和整个加卢拉地区，迷人的魅力随着人们的不断访问而更新，经历了2020年的疫情之后，这个地区再次恢复活力，推出了新项目。例如，在切尔沃港的海滨大道上，阿玛尼（Giorgio Armani）于6月16日在一个最具战略意义的地方开设了他的精品店，一年前这里曾是范思哲的所在地。这个领导全球时尚和奢侈品的品牌登陆是一个重要信号。奥尔比亚机场随之也成为各个旅客，包括外国旅客的汇集之地。"阿尔扎切纳和翡翠海岸经历了因疫情导致的长期限制后，正在恢复对活动的投资，特别是体育活动（帆船、铁人三项、马球、高尔夫），并旨在扩大所提供的服务范围，"阿尔扎切纳，成立已59年的合作社牵头城市，其市长罗伯特·拉雷达（Roberto Ragnedda）兴奋地说。"在夏季来临之际，新的餐馆、商店和俱乐部纷纷开业，豪华酒店领域的知名企业家对该目的地透露出极大的兴趣，开始大量投资。我们的目标再次是使产品多样化，并对房地产进行改造，以征服新目标游客的口味。此外，我们还特别关注城市市容，提高最常去的地方的宜居水平，对街道、人行道和绿地进行了改造。"因此，翡翠海岸的重新启动意味着整个地区的重新启动，提供广泛和多样的服务，并提高服务质量。"例如，如果把当地美食、葡萄酒与乘船旅行的乐趣结合起来，加上在加卢拉花岗岩间跋涉的兴奋与夜生活的乐趣，这里的假期就会成为一种真正的体验。美食、考古、文化、自然资源、魅力，这些都是阿尔扎切纳市政府和翡翠海岸财团投资的基本要素，目的是统一推广撒丁岛北部的这个角落，使其能够在地中海最具吸引力的奥运会中竞争，"市长总结说。

NEW ATTRACTIONS AND SPORTING EVENTS.ARMANI OPENS ON THE PORTO CERVO PROMENADE.OVERSEAS VISITORS ARE BACK AND THE SEASON HAS BEEN EXTENDED

扉页：翡翠海岸之珠——切尔沃港口及居住区俯瞰。本页：海湾边的CALA DI VOLPE酒店；侧页：CALA DI VOLPE俯瞰，由雅克布·顾勒（JACQUES COUËLLE）创建于20世纪60年代，今天已经完全翻新。

FRONT COVER:VIEW OF THE HARBOUR AND THE VILLAGE OF PORTO CERVO, EMBLEM OF THE COSTA SMERALDA.ON THESE PAGES:HOTEL CALA DI VOLPE OVERLOOKING CALA DI VOLPE BAY.SIDE:A BIRD' S EYE VIEW OF CALA DI VOLPE, CREATED IN THE 1960S BY JACQUES COUËLLE AND WHICH HAS NOW BEEN COMPLETELY REGENERATED.

SMERALDA HOLDING 新闻翡翠海岸地区经理兼Cala di Volpe酒店总经理弗朗克·姆拉斯（Franco Mulas）告诉《别墅和房屋（VILLE&CASALI）》："我们正以更乐观的态度重新开始，并希望能一直营业到10月20日。""我们希望尽快赶上，迎接我们的顶级客户，如美国、东欧和中东地区前来的游客。"这是Cala di Volpe的最新"宝石"：Beefbar，一个豪华的餐饮品牌，专门提供融合风格的肉类食谱，使用世界上最好的一些原料，如日本神户、阿根廷、爱尔兰、澳大利亚和撒丁岛中部的红牛。"这是一个必须填补的空白，"他指出，"我们不能为我们的客户提供传统的牛排馆。"这并非巧合，自2017年以来，Smeralda 控股公司推出了一项重大的投资计划，该计划基于旅游产品的发展和多样化战略，使翡翠海岸

本页: CALA DI VOLPE内的日式松久信幸（MATSUHISA）餐馆; 酒店的明珠——皮特里扎酒店的“无限”泳池。
ON THESE PAGES:MATSUHISA AT CALA DI VOLPE, A NOBU-STYLE JAPANESE RESTAURANT, AND THE HOTEL PITRIZZA INFINITY POOL, ICONIC EMBLEM OF THE HOTEL.

加卢拉的葡萄

拉雷达（Ragnedda）家族不仅生产维蒙蒂诺葡萄酒，还生产优秀的红葡萄酒，其中卡皮切拉酒窖（Cantina Capichera）已有40年的历史。

2022年，正好是家族出产第一瓶优质葡萄酒的40年庆典。卡皮切拉酒窖于1975年由拉雷达家族创立，但在儿子马里奥（Mario）和法布里齐奥（Fabrizio）的带领下，成为一个国内外知名品牌。葡萄园位于加卢拉，阿尔扎切纳和帕劳之间，占地50公顷，出产维蒙蒂诺白葡萄酒（林托里除外，其中添加了3%的霞多丽，使其口味更适合饮用），这是加卢拉第一个用橡木桶加工的葡萄酒，也出产由卡里尼亚诺和西拉酿制的红葡萄酒。一共有十个品牌（五个白葡萄酒，一个桃红葡萄酒，四个红葡萄酒，只有一个获得DOCG认证，即VignAngena），每年总产量为30万瓶。“我们有更高的生产潜力，”卡皮切拉的所有者之一，阿尔伯特·拉雷达（Alberto Ragnedda）解释说，“我们更愿意在葡萄树上留下几串葡萄，以便获得更高质量的葡萄酒。”葡萄酒主要通过酒店餐饮（HORECA）渠道分销，25-30%在国外，其余销往意大利。"我们的葡萄酒最能体现加卢拉的矿物质成分，"赞助人总结说，他开着高尔夫球车带我们穿过葡萄园，向我们展示不断升高的高台。在这里，你可以在山谷的景色和桃金娘的香味中享受花蜜的风味。阿尔扎切纳，卡皮切拉酒窖，电话：0789.80800。

的吸引力、现代性和竞争力不断增强。“我们的酒店升级，在餐饮和美容保健领域提供更广泛的服务，更多的体育和家庭活动，是我们翡翠海岸2.0的核心要点，”Smeralda 控股公司的首席执行官马里奥-费拉罗（Mario Ferraro）评论说。好戏连连。“2021年和2023年之间，我们还将完成切尔沃、罗马齐诺和皮特里扎酒店的翻新，并使切尔沃网球馆重获新生，改造成一家生活方式酒店，其工程将在今年冬天开始。”
由马里奥-费拉罗担任副主席的翡翠海岸合作社已将生态可持续性的承诺置于其五年计划的中心。“例如今年，除了现有的项目，我们还将继续翡翠海岸的步行街建设，新修建了两条人行道，一条在Cala di Volpe和Liscia Ruja交界处之间，另一条在Cala Granu和Capo Ferro之间，使财团成员、游客和当地人能够步行这9公里长的定制步行区，浏览各地或安全地进行运动，充分体验我们这片美妙土地的所有自然美景。”

投资者重返加卢纳

INVESTORS ARE RETURNING TO GALLURA

切尔沃港仍然是最受欢迎的目的地，拥有价格惊人的别墅，阿兰奇高尔夫球场则是可持续奢华的优质选择。

文：亚利桑德罗·罗格（ALESSANDRO LUONGO）

WHILE PORTO CERVO MAY STILL BE THE MOST SOUGHT-AFTER DESTINATION WITH ITS VILLAS THAT ONLY THE VERY RICH CAN AFFORD, THE GULF OF ARANCI OFFERS AN ALTERNATIVE FOR SUSTAINABLE LUXURY AND QUALITY

2022 年，翡翠海岸将迎来 60 岁生日。1880年此地只有 80 名居民，而目前居民成倍增长，成为全球最受欢迎的目的地之一。首先是切尔沃港，然后是撒丁纳湾和波尔图·夸图，与卡利乔内、阿比亚多利、利奇亚德瓦卡市镇中心一起，成为撒丁岛旅游经济的象征和推动力。在经历了疫情流行一年之后，意大利当地人对著名房产的需求也开始回升。“事实上，购买贷款的利率很高，其中一些已经在春季接近官方水平，”Fiaip协会中北部撒丁岛分部会长苏珊娜·穆洛（Susanna Murru）标识，“主要买家是意大利人和德国人，但是也有来自美国的潜在客户。”奥尔比亚和切尔沃港两地 Coldwell Banker 机构 (www.coldwellbankerluxury.it /u-996-COSPAOLO /)的所有者保罗·柯斯提（Paolo Costi）表示，对著名物业的请求至少飙升了30%，别墅价格从1到400万欧元不等，面积从200到259平方米之间，3-5间卧室，海景，阳台，花园，游泳池，现代风格。“悬垂和天花板高度超过3米，”这位职业经纪人表示，“更大的卧室，简而言之，这些措施更接近美国人的普遍要求。最受欢迎的地区是卡拉·戈兰路和卡拉·沃尔派两地；家具中流行的设计趋势让人想起游艇的线条：透明的窗户、户外空间的木材、白色或铝制的窗框。”柯斯提还负责卡拉·沃尔派地区七栋别墅的经纪业务，这些别墅将在2023年夏天在已经拆除的住宅区上拔地而起。“这些别墅占地在300到500平方米之间，具有现代异国风格，顶部饰面，大窗户，内部与外部合二为一，采用定制的艺术品装饰，简而言之，房屋价格介于400万到1000万欧元之间。”

翡翠海岸地区历史悠久的房产中介——Immobiliare del Porto (www.immobiliaredelporto.com) 经纪人卡洛·潘奇洛里（Carlo Panciroli）也证实了现代趋势和新的住房需求，他还回顾了沿海建筑风格的严肃性，并指出：“重新发现了投资地产的愿望，这是唯一能确保除去财产重估后每年获得3%回报的地段。”“翡翠海岸地区的别墅每年上涨5%，”他解释说。“在这一点上，我们必须谨慎和准确，”他建议，建议我们不要发布他认为没有意义的表格。并向我们解释了原因。

超豪华别墅

“一栋状况良好的别墅估价可达到每平方米1万至2万欧元；装修得当的话会涨到每平方米2万到3万欧元，如果靠近海边，价格会跃升到每平方米5万到10万欧元。”据他介绍，这是最负盛名的住宅的照片，近在咫尺。“市场目前分为两种类型，”潘奇洛里指出，“首先是纯粹的意大利人，如来自

地价

（部分地区住宅领域价格，欧元/平米，2021年6月）

地点	新宅		旧宅	
	最小	最大	最小	最大
切尔沃港	7,000	12,450	6,650	12,000
罗通多港	5,600	11,800	5,350	11,400
奥尔比亚	1800	5050	1500	4500
撒丁纳湾	2,200	4,800	1,800	4,100
阿兰齐湾	2,700	6,700	2,200	6,200
圣潘塔莱奥	2,500	3,400	2,000	3,000

数据源：房产事务

COLDWELL BANKER GLOBAL LUXURY

带泳池避暑
罗通多港

占地3000平米私人别墅，雄伟壮观，配有室外大厨房。房屋室内装潢现代，品味高雅，配色为典型的海边风格，家具舒适。五室五卫，总面积250平米。

价格：1,900,000 €

电话：+39 392 9138659

VILLA WITH POOL IN PORTO ROTONDO

Spectacular villa set in almost 3,000 square metres of park land and boasting a large outdoor kitchen.The modern and understated interior showcases a colour palette typical of the coastal region, as well as comfortable furniture.The 250-m2 home has five bedrooms and five bathrooms.

IMMOBILIARE DEL PORTO

宽广视野的
别墅豪宅

设计师库埃勒（Couelle）为别墅设计了一个1600平方米的花园，有5间双人卧室，设施齐全，总面积600平方米。建筑是一个精美的艺术品，可以欣赏到切尔沃港的壮丽景色，距离市中心不到1公里。

电话：+39 335 587 6430

LARGE VILLA WITH BREATHTAKING VIEWS

Villa designed by the architect Couelle surrounded by a 1600-m2 garden, boasting 5 double bedrooms and an annex, spread over a total of 600 m2.A work of art with spectacular views of Porto Cervo and less than 1 km from the centre.

IMMOBILIARE DAVOLI

罗通多港
的大公寓
罗通多港，待售公寓，包括两个独立房间，有可能统一为两个客厅，两间卧室、两间浴室和一个俯瞰大海的露台。
上层有一宽广的阁楼，140平米，露台可俯瞰大海。
电话：+39 0789 34143

LARGE APARTMENT
IN PORTO ROTONDO
Apartment for sale in Porto Rotondo consisting of two independent dwellings that could be joined together, with two lounges, two bedrooms, two bathrooms
and a sea-view terrace.
Large 140 sqm attic upstairs with sea-view terrace.

达沃利房产

罗通多港房产业务蒸蒸日上

“业主对日益增长的需求感到满意，”同名房产机构经纪人康苏艾托·达沃利（Consuelo Davoli）表示。

作为切尔沃港的同名房产机构经纪人（电话：3489030016），康苏艾托·达沃利认为，“切尔沃港已经是意大利最为小资的地方，夏季生活丰富多彩，活动繁多。”不仅如此。“意大利买家和当地卖家已经恢复交流，双方都很满意，”房地产经纪人表示，“因为业主已经适应了要求，每平方米的价值是稳定的，销售额也在不断增加。”意大利人不断回归，特别是来自北方，还有欧洲人，他们在疫情之后改变了兴趣类型：“经过整体翻新的公寓或别墅，带游泳池和花园，距离港口、蓬塔拉达或蓬塔沃尔佩300至400米。”准确的说，100到200平米的公寓价格可能在100万到250万欧元之间，而全景位置的别墅则在500万欧元左右波动。就租金而言，他总结说：“即使对翻新公寓的需求略有增加，前几年的租金也需重新确认。”

米兰和罗马投资者，来到这里寻找并购买房产；例如，在潘托加镇和利奇亚德瓦卡，有客户以300万欧元的价格购买距离大海仅800米的别墅，然后精心翻修后翻倍出售；外国客户要求5至1000万欧元的宽敞别墅以便出租，这些建筑条件良好，占地300至400平方米，5-6 间卧室，能够俯瞰大海全景，一般位于佩维沃、切尔沃港和利奇亚德瓦卡等地。”位于切尔沃港的房地产公司Lorenzo房产经纪人（www.lorenzoimmobiliare.com）洛伦佐·坦塔（Lorenzo Tanda）表示，在购买待修复或状况良好的小型别墅时，伦巴第人，还有威尼斯人、皮埃蒙特人、艾米利亚人接踵而来，建筑介于150到200平米之间，预算为2到500万欧元。最受欢迎的地区？“佩维沃湾、切尔沃港沿海和市镇中心。总之，大家都非常乐观，希望投资。”他表示。“疫情极大增加了需求，而翡翠海岸尽力满足这些需求，”位于奥尔比亚和切尔沃港的Engel & Völkers(www.evcostasmeralda.com) 负责人和合作伙伴 丹尼娜·奇伯德（Daniela Ciboddo）补充道，“这也解释了为什么是一个令人垂涎的夏季目的地：拥有稳定而稳固的房地产市场，开阔的空间、隐私和安全、距离意大利主要城市和欧洲首都只有几小时的航班、标志性和可识别的建筑风格和无与伦比的生活质量。”“切尔沃港地区单户别墅需求最旺盛，”奥尔比地区Frimm Island公司（www.gruppoisland.it）撒丁岛地区经理莫里乔·达奥利亚（Maurizio D'Auria）证实，“我们开始收到越来越多来自伦巴第和拉齐奥地区人士的顶层公寓需求，建筑位于奥尔比亚历史中心和海滨，经过全面翻修：房产状况良好，尤其是在维罗内塞大街和阿尔多莫罗大街，每平方售价可达到2,500至2,700欧元。”简而言之，奥尔比亚冬季度假屋市场已经成为一个小众市场，此地距离罗马仅半小时航程，距米兰不到一小时的车程。同样在加卢拉，Frimm Island公司的专业人士表示：“经过近年来大规模的阿兰奇湾街道设施现代化改造和重建，我在 Baia Caddinas 出售了最后一栋别墅，建筑位于 Golfo Aranci 的私人码头，280平方米，两层，距离大海5分钟，耗资120万欧元。而在罗通多港，相同的建筑可能要贵上30%。”阿兰奇湾拥有迷人的海滩、壮观的海滨走廊和新的建筑用地。这里的购买者更为年轻，平均年龄在40岁到50岁之间。

出租别墅
供应极少
需求正在上升，“但今年夏天，业主很不愿意租用他们的带游泳池、海景和花园的壮观别墅，”Von Der Heyden Real Estate (www.vdhre.com) 的合伙人兼董事总经理马克·索拉斯（Marco Solas）解释说。
许多人现在更偏好带着家人一起度假，这样可以节省一大笔开支。”通常，卡拉·沃尔派地区租用一栋设施齐全的高级住宅2-3周，价格会超过10万欧元。大量欧洲人和意大利人询问，俄罗斯人却因制裁而暂时无法联系。

LORENZO IMMOBILIARE

切尔沃港市中心高档别墅
高档别墅，面积800平米，位于切尔沃港市中心，可俯瞰海景，占地约3000平米。
客厅面对带顶棚阳台，各类设施一应俱全：用餐区、厨房、6间双人卧室、7 间浴室、员工卧室、大型无边泳池、花园、4个带顶棚的停车位
电话：+39 0789 96431

ELEGANT VILLA IN THE CENTER OF PORTO CERVO
Elegant Villa of 800 square meters. in the center of Porto Cervo with sea view lot of about 3000 sqm meters
Living room overlooking a large equipped covered veranda, dining area, kitchen, 6 double bedrooms, 7 bathrooms, staff bedroom, large infinity pool, garden, 4 covered parking spaces

扉页：翡翠海岸的利奇亚德瓦卡一角。本页：群山环绕的圣潘塔莱奥市镇中心。
FRONT COVER:A CORNER OF LISCIA DI VACCA ON THE COSTA SMERALDA.ON THESE PAGES:THE CENTRE OF SAN PANTALEO SURROUNDED BY MOUNTAINS.

内陆

圣潘塔莱奥，魅力再现

深受热爱乡村生活的外国人蜂拥而来

多年来，它一直是一个外国人光顾的波西米亚风格村庄，甚至在夏季之后也充满活力，最近增加了新的餐厅和精致俱乐部。“现在乡村别墅的报价开始走低，”意大利苏富比国际地产（电话 0789.94247）塞尔沃港销售经理乔治奥·泰德斯基（Giorgio Tedeschi）解释说。“对于热衷乡村生活方式的人来说，它现在已成为加卢拉最迷人的地方。最受德国人、英国人、法国人、荷兰人欢迎的类型是圣潘塔莱奥地区附近，距离利奇亚·瑞亚或卡利乔内海滩15-20分钟路程，精选的别墅都经过翻修，面积约200平方米，设有游泳池、4 间卧室。”价格呢？“这类房产的价格可能在 120 万欧元以上，”专家总结道，“而在翡翠海岸，1500万欧元还不够，而且很难找到大空间的建筑。”根据同名房地产公司（www.immobiliaredramis.com）经纪人安东尼奥·德拉米斯（Antonio Dramis）的说法，加卢拉周围偏僻的乡村别墅的需求“主要集中在具有典型垒叠架构的建筑中（19世纪末至20世纪初的建筑风格），如果可能的话，最好可以看到波蒂斯科的海景，至少有3间卧室、游泳池，价格从 80万到140-150万欧元不等。”

ENGEL & VÖLKERS PORTO CERVO

卡拉·戈兰路地区公寓
高级公寓，约100平米，距离卡拉·戈兰路海滩仅100米，靠近切尔沃港。2间卧室，各有独立卫生间。室外设有露台和用餐区，可俯瞰海景。价格：1,100,000欧元
电话：+39 0789 94183

APARTMENT AT CALA GRANU
Charming two-bedroom apartment within 100 m walking away
from Cala Granu beach and within a short distance from Porto Cervo.
The 100 sqm interiors are further extended by a large terrace with an al-fresco dining area overlooking the sea.

奥斯塔谷 - Courmayeur

Courmayeur - 奥斯塔谷
庫馬耶的露台
E&V ID: W-02OGR1 - 垂询价格

190 平米 | 190 平米 | 4 | 4

Courmayeur - 奥斯塔谷
閣樓 7 Villaggio del Pussey
E&V ID: W-02EOIN - 1.730.000 €

- | 142 平米 | 4 | 4

ENGEL&VÖLKERS

Engel & Völkers Valle d'Aosta - valledaosta@engelvoelkers.com - www.engelvoelkers.com/valledaosta/

马乔雷湖

马乔雷湖
自然与建筑完美和谐
E&V ID: W-02OMH5 - 2.200.000 €

3,12 ha 平米 | 564 平米 | 8 | 5

马乔雷湖
由建築師 Vietti 簽名的魅力和優雅
E&V ID: W-02H4RK - 垂询价格

23 ha 公顷 | 2.150 平米 | 18 | 16

ENGEL&VÖLKERS

Engel & Völkers Lago Maggiore e Lago d'Orta - lagomaggiore@engelvoelkers.com - www.engelvoelkers.com/lagomaggiore/

阿斯提 - 阿尔芭 - 朗格

阿尔芭 - 朗格
优雅精致的 家 '700
E&V ID: W-02LFK2 - 1.700.000 €

2.100 平米 | 830 平米 | 7 | 10

阿尔芭 - 朗格
家带葡萄园及360度景致
E&V ID: W-02O0NZ - 1.800.000 €

2 ha 平米 | 590 平米 | 6 | 6

ENGEL&VÖLKERS

Engel & Völkers Alba-Langhe - alba-langhe@engelvoelkers.com - www.engelvoelkers.com/alba-langhe/

最美丽的房屋值得拥有独家中介推荐

COLDWELL BANKER | GRUPPO BODINI

当前的房产位于**15**世纪，历史悠久的威尼斯式莫雷斯克宫殿的第二层和最后一层，共两层，总面积**310**平方米。它完美的结合了优雅、历史气息和现代生活解决方案，由专业匠人们进行了全面彻底的修复，他们毕生的工作便是研究和发现珍贵的古代材料。大入口由天窗照亮，进入生活区，带有奇妙的四柱式大理石窗户、**1500**年代原始的壁炉和楼层高达**6.20**米。移步向前，我们可以看到用配置了格式天花板的用餐区、高级定制厨房、淋浴房以及私人工作室。通过宽阔的楼梯直达上层，本楼层有两间浴室、三间主卧室和一个单间，位于明亮的走廊尽头，走廊上墙壁覆盖了纺织物。主卧有一个大型步入式衣橱和套间浴室。

MILANO
Via Passione, 7

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www.gruppobodini.com

这座令人心醉的宫殿位于一座**17**世纪的宫殿中，共三层，傲居在艺术城市奇奥贾的历史中心，距离威尼斯泻湖不远，占地**600**平方米，被认为是我国的艺术明珠之一。该宫殿迷人的壁画立面通向经过完美修复的建筑内部。

当我们进入一楼的大起居室时，即能感受“时光倒流”之旅，起居室的饰面和格式天花板都是原有的。走在楼梯上，抬眼可见引人入胜的壁画天花板；通往上层，无数房间点缀其间，优雅的格式天花板、壁炉、原始的威尼斯地板和镶木地板以及自由风格的窗户们都彰显着华贵之气。上层的小阳台配置了大理石饰面，俯瞰主街道的同时还可以欣赏到泻湖的美丽景致。睡眠区的露台为这个楼层画上了完美的句号。

该房产的隔层中有一套公寓，带露台，其内部庭院使整体风格更加浓郁，可直接通往私家码头，位于风格突出的维纳运河上。

ROMA
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Via Guido d'Arezzo, 47
Via Tripoli, 155H

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(摩德纳省)塞拉马佐尼——一座15世纪的农舍, 刚刚完成整体保护性修复, 恢复高雅的气质。从汽车谷出发, 沿公路开车10分钟便可到达, 位置便利、优雅。整个建筑户型为规则矩形, 采用砂岩材料, 现在依然裸露在外。垂直方向上, 建筑分为多层, 共划出5个房间, 均可独立使用。建筑周围环绕约7000平方米的农业用地。目前用作B&B民舍, 可方便转为一个精致的精品酒店或优雅住宅。690,000欧元。

Serramazzoni (MO) - Completely and elegantly restored farmhouse dating from 1400s situated 10 minutes from Motor Valley, in a private dominant setting. The rectangular building was built with exposed arenaria stone and its multiple levels are divided into five autonomous living units. The property is surrounded by 7000 sqm of farmland. Presently used as bed&breakfast, it can easily be transformed into a boutique hotel or private residence. € 690.000

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HAMPTONS INTERNATIONAL

(罗马省)福尔梅洛-两层别墅位于罗马北部，沉浸在奥尔嘉特地区的绿色之中，风格优雅，占地450平方米，周围环绕一个5000平方米的公园，周围有松树、橡树和柏树点缀的游泳池和网球场。所有的内饰都在运动上做文章，横向上有窗户和绿色植物的景观，纵向上有楼梯、夹层和台阶，增加了风格和亮度。外饰则考虑了在安静的绿色环境中享受欢愉的需求。1,290,000欧元

Formello (RM) - North of Rome set in the green Olgiata complex, an elegant villa of 450 sqm on two levels with a park of 5000 sqm dotted with pines, oak and cypress trees surrounding a swimming pool and tennis court. The interiors have a horizontal movement with windows and openings on the green and vertical movements with stairways, lofts and steps which give style and radiance. The outdoor areas are perfect for conviviality in the quiet nature. € 1.290.000

(罗马省)坎帕尼亚诺(RM)——别墅沉浸在绿色的罗马乡村中，占据了3公顷的山坡。住宅分两层，面积约500平方米：一楼有一个大厨房，一个带壁炉的三层客厅，三间宽敞的卧室，一间书房和四间浴室；二楼有一个带壁炉的明亮客厅，两间卧室和两间浴室。该建筑有一个大车库，一个洗衣房和一个有特色的内部花园，还有一个全景天井。

Campagnano (RM) – An elegant villa set on a 3 hectare hill in the green Roman countryside. The two level residence measures about 500 sqm: on the ground floor a live- in kitchen, triple living room with fireplace, three spacious bedrooms, studio and four bathrooms. On the lower level a bright living room with fireplace, two bedrooms, two bathrooms. The property includes an ample garage, laundry and a characteristic internal garden with a further panoramic patio.

(罗马省)福尔梅洛——别墅地势优越，俯瞰罗马市全景，气势雄伟，占地300平方米，此外还拥有1500平方米的花园和游泳池。该别墅共3层，房间宽敞，光线充足，外观非常优雅，是举办代表和社交活动的理想场所。尽管别墅离镇中心步行可达，但具有绝对的宁静。

Formello (RM) - In a dominant position with panoramic views on the city of Rome, a splendid villa of 300 sqm with a 1500 sqm garden and swimming pool. The three level villa has large and bright spaces plus a great elegance which makes it ideal also for entertaining. The villa enjoys perfect tranquillity even if located close to the center.

RUGGERO MARCONI
TEMPOCASA FORMELLO

AGENZIA TEMPOCASA RUGGERO MARCONI
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圣尼科拉（莱切）

€ 195.000

我们向您推荐的这座古式农房，源于**1600**年代，面积约**400**平方米，距离加利波利及其周遭美丽的海滩仅为**6**公里，带有美丽的壁画和私家小教堂。这座房产分两层，坐落在一处封闭式土地上，占地约**3600**平方米。其内部有该时期典型的装饰元素，古式壁炉以及调高星形、桶形拱顶。该房产拥抱在萨伦托曼妙田园的绿意之间，其战略性地理位置让人可以这短时间内通往萨伦托著名的海滩，同时尽享全方位隐私。 圣尼科拉距离加利波利只有**5**公里、距离亚得里亚海沿岸的奥特兰托**43**公里、距离巴洛克首府莱切**34**公里、距离布林迪西机场**70**公里、距离巴里国际机场**185**公里。

LECCE
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莱切

€ 360.000

我们很自豪地向您推出这套古式住宅，约**200**平方米，坐落在一栋**1900**年代优雅宫殿的主层中，自由风格，比邻历史中心区。这套公寓通过挑高且装饰精美的天花板及美丽时期的水磨石铺地进行了全方位美化提升。透过大型入口进入起居室，其木质镶板宽敞优雅。廊厅作为工作区、大型用餐区、可心的厨房带有壁炉、洗衣室、卫浴。该公寓共有三个敞亮的卧室，分别带有套内浴室和阳台。该房产近期进行了翻新，可以用于私宅或接待处，每一间房内都装配了新浴室。在第一层还带有储存空间。

GALLIPOLI
Corso Roma, 7

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gallipoli@cbitaly.it
www.gruppobodini.com

欧斯突尼(布林迪西)

€ 595.000

这座现代化别墅，配有全景游泳池, 位于普利亚历史街区**OSTUNI**的橄榄林中。这座神奇的别墅由以下部分组成：地面楼层**110**平方米、一个宽敞的起居室、厨房、两间卧室、两个浴室（一个套间）、宽阳台（**48**平方米）。下层有**45**平方米用餐区、储藏室、仓储、浴室。室外是一个面积约**90**平方米的日光浴室，毗邻游泳池。该别墅正在按照常规获批项目建造，并将与所有系统一起出售：水、电、下水道、太阳能电池板，以及用于加热/冷却系统的管道式热泵。它还将有窗户、内外门和大门。

OSTUNI
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ROSA MARINA - Palazzo degli Uffici

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欧斯突尼(布林迪西)

€ 1.950.000

Coldwell Banker很高兴地向您介绍普利亚最古老的山谷之一，它可以追溯到拜占庭时代。**Masseria Genovese**是一座富有魅力的乡村住宅，距离**Ceglie Messapica 2**公里，位于普利亚的心脏地带，处在奥斯图尼海岸的海滩和**Valle d'Itria**的丘陵之间。**Masseria Genovese**拥有其原始的石头结构，是该地区最古老的建筑之一，可以追溯到**1500**年，当时**Ceglie**由**Don Ferdinando Sanserino**伯爵统治。这座美宅最近经历了一次复杂而准确的修复，年轻的主人热情地将其从堕落的废弃中带回来，并保持了其原始灵魂的完整！极为罕见的三角形围墙防御工事系统创造了一个非常美丽的内部庭院。该住宅的许多套房入口处可通向这个庭院，有些在一楼，另一些在二楼，入眼皆是迷人的景致。

BRINDISI
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COLDWELL BANKER | GRUPPO BODINI

普利亚最美丽和令人垂涎的旅游区之一。这座别墅坐拥摄人心弦的壮美海景，经过了整体的翻新，美丽可人。它坐落在一片安静的绿色居民区内，同时，临近市中心和各类服务场所。

别墅有一个独立的入口，室外面积约**35**平方米，有一个**10**平方米的阳台，形成了一个可爱的入口，边上还有一个户外储藏区。一楼：入口、起居室、厨房、浴室、第二储物区和一间卧室，目前用作书房/衣柜。二楼平面分布：双人卧室有带顶棚阳台，可欣赏海景、一个单间用于工作室、带海景的卫浴间、走廊以及带顶棚的卧室。

二楼有一间洗衣房和一个**65**平方米的阳光露台。人行道全部铺有拼花地板，包括楼梯。带有电动推拉式钢格栅和装甲门的窗户。自主供暖、配备空调。

波利尼亚诺滨海

€ 460.000

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www.gruppobodini.com

BARI
Via Nicolò Putignani, 20

这座独立住宅源于**1800**年代，新近翻新。第一层有一个大型的起居室，带星形拱顶天花板。日常生活区包含：用餐-起居室以及明亮的餐厅。所有房间均通向露台。从起居室起，透过优雅的走廊进入夜间生活区：两间卧室和卫浴。这层楼包含了一间客房，带套内浴室以及主人浴房。从起居室经过内部楼梯可达夹层的多功能厅：休闲区、洗衣空间，全体均为拱形天花板。从楼层的露台上，经过由莱切石砌成的内部楼梯通向美丽的全景露台，并有可能创造出更多的附属设施。第二个入口位于圣潘特雷奥庭院，通往另一栋需要翻修的房屋，与主楼连通，但也可以是独立的，也可做成一项租赁房产，包括三个房间和浴室，以及一段通往全景露台的楼梯。这处房产装修精致，除了自住使用外，亦是一项绝佳的租赁投资。

加拉蒂纳（莱切）

€ 510.000

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GALATINA
Piazza Dante Alighieri, 41

这座古老的庄园在阿莱齐奥镇，距离美丽的加利波利海滩和阿莱蒂纳乡村只有**5**公里，它可以追溯到**18**世纪初，周围有**3**公顷的花园和果园。这座庄园有一条美丽的入口大道，分两层，有**21**间客房、**10**间卧室和**5**个浴室，以及一个舒适的独立空间。这处房产处于保存状态良好，拥有当时所有典型的建筑元素：星形和桶形拱顶天花板、石质壁炉和棚架。有一个神圣的私人礼拜堂，可以在那里礼拜。壁画、拱门和年代建筑技术提升了该房产的古代装饰。庄园内有一个繁茂的花园、果园和地中海灌木丛、池塘和古老的石井。阿莱齐奥距离莱切**40**公里、距离奥特兰托**45**公里、距离布林迪西机场**75**公里。

阿莱齐奥（莱切）

€ 1.700.000

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www.gruppobodini.com

MAGLIE
Via Trento e Trieste, 22

(奥尔比亚-滕皮奥省)罗同多港 - 别墅坐落于一个私人公园内, 风景优美, 由岩石和百年杜松环绕保护, 内有一个大型游泳池专供您使用, 建筑离圣马可广场及其豪华精品店、著名餐馆和特色酒吧仅几步之遥。艺术宾馆独一风格, 独一无二的设施带来无可比拟的放松, 风景如画的位置, 俯瞰清澈的加卢拉海, 令人陶醉。建筑坐落在一个略微倾斜的地形上, 内有一个修剪整齐的大花园, 铺设草坪, 还有一个椭圆型的游泳池。建筑内有6间双人卧式, 各不相同, 每一间卧式均有独立卫生间。

Porto Rotondo (OT) - The villa is protected by scenic rocks and mature juniper plants and surrounded by a park with a magnificent private swimming pool located near Piazzetta San Marco with its luxury boutiques, famous restaurants and characteristic bars. The unique style of an art guesthouse offers perfect relax in one of a kind building and the enchanting location with views on the crystal sea of Gallura. Located in a slightly sloping setting it has a large garden with English lawns and a bean shaped swimming pool. There are six different style double bedrooms with ensuite baths.

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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。

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BISHOP EMBASSY

MARÍA CEBALLOS

价格 : 250,000 - 7,000,000 美元

Price Range : USD 250,000 - 7,000,000

我的名字是 María Ceballos，来自阿根廷。在过去的 12 年里，为了迎接更大的挑战 - 建立和管理一个免税店 (Punta Cana 机场的免税店)，我一直住在多米尼加共和国。

销售乃吾之所爱：随时光推移，我意识到真正令我心悦的是为客户提供最好的服务，且最重要的是帮助他们实现梦想。

自 22 岁起，我就开始在旅游业工作。在过去 23 年间，我收获了销售和培训销售人员的工作经验，也意识到了这个使命已经完成。跨步前行，势在必行！

我开始在多米尼加共和国投资房地产，翻新、装修和租赁我的房产，这样我的客人们就可以感觉像在自己家一样。

基于我在多米尼加共和国已生活多年的沉淀，有些客户开始要求我寻找符合他们心意的房产。这促使我跨入了房地产业，并成为多米尼加共和国房产市场的专家。

就此，我踏上了新征程 - 一个从开始就将我俘获的新机遇。

我知道有一段更伟大的旅程在前方等着我，帮助更多人实现更多的愿望和梦想！

My name is María Ceballos.

I am Originally from Argentina and I am based in the Dominican Republic for the past 12 years.

I arrived in Dominican Republic with a great challenge: to set up and manage a Duty Free operation (Duty Free Shops at the Punta Cana Airport).

I have always liked selling: Over the years, I have realised that what I really liked was to provide the best service and most importantly, helping people to achieve their dreams.

I used to work in the travel industry since I was 22 years old and after 23 years of sales experience selling and training sales people, I realised that this mission was accomplished. I needed to go further !

I started investing in real estate, in Dominican Republic, refurbishing, decorating and renting my properties so my guests could feel as if they were in their own home.

Since I was living in Dominican Republic for many years, several of my clients started to ask me to find their properties on their behalf. This is how I have entered the world of real estate and how I have become a specialist of the Dominican Republic real estate market.

So, I started with this new challenge that caught me right from the start.

I feel that there is a great journey ahead and that there is a lot of desires to help and fulfil more dreams !

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BRENNAN GLOBAL PROPERTIES, LLC

价格 : 1,500,000 - 38,000,000 美元

Price Range : USD 1,500,000 - 38,000,000

Brennan Global Properties 是一家提供全方位服务的房地产咨询顾问公司，专门为投资者和海外买家买卖、租赁、管理和销售豪华房地产等…本公司具有一系列广泛的服务：知识渊博、经验丰富的律师、会计师、财务顾问和网络上的服务：都意味着我们的服务标准可以让每笔交易都顺利并且快速达成。无论您是首次买家还是经验丰富的投资者，我们都可以为您做好全面的基础工作。

Donald Brennan 出生于纽约市，长期以来一直与高净值人士合作。并相信他在购买、开发、管理和销售公寓和别墅方面，具有深厚本地知识和专业技能。仅在过去几年里，他就参与了超过 1.5 亿美元的豪华房地产交易，并在整个职业生涯中参与了 25 亿美元的交易。

Peyton Yen 是上海美国学校（浦西）和哥伦比亚大学（Columbia University）的一名荣誉毕业生。她活躍在社交媒体上，强大的社交媒体影响力使她拥有不断扩大的高收入的客户渠道。这些客户通过她对纽约市场的了解可以认识更多社区的出租和待售市场而达到他们所想要的物件。

Brennan Global Properties is a full-service white-glove real estate advisory firm specializing in buying, leasing, managing, and selling luxury real estate for investors and foreign buyers. Our suite of extensive services, along with our network of knowledgeable and experienced attorneys, accountants, financial advisors, and even tradesmen, means the standard is that every transaction is a smooth and expeditious one. Whether you are a first-time buyer or seasoned investor, we are here to do the groundwork for you.

Donald Brennan is a New York City native with a long track record of working with high-net-worth individuals that trust his in-depth local knowledge and expertise with buying, developing, managing, and selling condominiums and townhouses. In the past few years alone, he has been involved with over $150,000,000 of luxury real estate transactions and $2.5B throughout his career.

Peyton Yen is a proud graduate from Shanghai American School (Puxi) and Columbia University. Her strong social media presence boasts an ever-expanding pipeline of high-earning not yet rich clients that seek her out for her understanding of both the for-rent and for-sale markets across our many NYC neighborhoods.

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COMPASS

价格 : 300,000 - 5,000,000 美元 **Price Range :** USD 300,000 - 5,000,000

Tatiane 是帮助您购买迈阿密房产的理想房地产经纪人。她对整个佛罗里达州东南部市场的社区、文化和生活方式都有着深入的了解。她代表住宅和商业房地产的买家、卖家和投资者，专注于迈阿密和迈阿密海滩的豪华住宅、公寓和商业地产。

作为迈阿密海滩的居民，她对南佛罗里达社区有着深厚的投资。她的业务一直在成功增长，这要归功于不断有回头客的经营方式。这一成功记录之所以有可能，归功于她既取得了业绩，也为客户带来了愉快的体验。

欢迎即刻就联系她！ Tatiane 期待着您的到来！

Tatiane is the perfect real estate agent to help you purchase your Miami home. She offers in-depth knowledge of the neighborhoods, culture, and lifestyles throughout the Southeast Florida market. She represents buyers, sellers, and investors in residential and commercial real estate, focusing on luxury homes, condominiums, and commercial properties in Miami and Miami Beach.

As a Miami Beach resident, she is deeply invested in the South Florida community. Her business has grown successfully and consistently thanks to the repeat business of happy and returning clients. This track record is only possible because she delivers both results and an enjoyable experience.

Contact her today! Tatiane is looking forward to hearing from you!

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COMPASS

ILLUSTRATED PROPERTIES

价格 : 300,000 - 33,000.000 美元 **Price Range :** USD 300,000 - 33,000.000

郑丽凤是一位居住在佛罗里达州的经验丰富的房地产经纪人。她凭借其在俄亥俄州和佛罗里达州的持牌房地产经纪人的个人和专业经验，为客户提供有价值的专业见解和观点。

她原籍马来西亚，于 1991 年移民美国。从那以后，她切身经历了几次买卖房屋的过程，以及五次建造新房的过程。这些经历最终激励她成为一名房地产经纪人。

她精通普通话、广东话和英语。她还是一名注册房地产经纪人和风水顾问。风水学的原则侧重于为人们的生活环境带来良好的能量、平衡及和谐。这些独特的技能使她能够提供更好的客户体验。

她真的很享受能够为她的客户提供一个深思熟虑、见解深刻、零压力的体验。她明白买房或卖房可能是一个人一生中最重要的决定之一，她认为自己在这个过程中扮演的角色具备真正的优势。

Lay (Wendy) Tay is an experienced real estate agent that lives and operates in Florida. Drawing from her own personal and professional experiences as a licensed real estate agent in Ohio and Florida she has been able to provide key insights and perspectives for her clients.

She is originally from Malaysia and immigrated to the United States in 1991. Since then, she has personally experienced the process of buying and selling a home several times and has also gone through the new home building process five times. These experiences are what eventually inspired her to become a real estate agent.

She is fluent in Chinese-Mandarin, Cantonese, and English. She is also a Certified Property Stager and Feng Shui Consultant. The principles of Feng Shui focus on bringing good energy, balance, and harmony to ones living environment. These unique skills have allowed her to offer an enhanced client experience.

She really enjoys being able to provide a thoughtful, insightful, and stress-free experience for her clients. She understands that buying or selling a home can be one of the most important decisions in a one's life and views her role in this process as a true privilege.

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KATHY HERINGTON

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

Kathy Herington 提供当地专业知识、VIP 服务和已获得卓越成果！ Kathy 专注于 Santa Fe, Del Mar, La Jolla 和圣地亚哥美丽的北县沿海地区的豪华住宅，为您提供实现目标房产所需的理论知识、信任感、保密性、高效和指导建议。

她已通过 Coldwell Banker West 全球豪华部门获得全球豪华认证，同时她还获得风水学认证，也是建筑专家。

Kathy 擅长为客户提供优质的客户服务，将保密作为首要任务，她高效、反应迅速，并相信沟通、表达和密切关注细节会在整个交易过程中产生巨大的影响，并不断努力超越客户的期望。

她以致力于客户满意度和对房地产业务的热情而闻名，她的职业道德和诚信一直受到赞誉。她为客户和同行提供的支持水平为房地产行业树立了卓越的基准。当选择 Kathy Herington 出售或购买您的房屋时，您可以放心，您已经选择了合适的代理人来代表您，欢迎即刻致电联系！

Kathy Herington offers Local Expertise, VIP Service and Exceptional Results! Specializing in luxury homes in Rancho Santa Fe, Del Mar, La Jolla and the beautiful North County coastal areas of San Diego, Kathy provides the knowledge, trust, confidentiality, excellence, and guidance needed to achieve all your real estate goals.

Earning her Global Luxury Certification through Coldwell Banker West's Global Luxury Division she is also certified in Feng Shui and is an Architectural specialist.

Kathy specializes in offering excellent customer service for her clients, keeping confidentiality a priority, she is efficient, quick to respond, and believes that communication, presentation and paying close attention to details makes all the difference throughout a transaction and continues to exceed the expectations of her clients.

Known for her commitment to client satisfaction and passion for the real estate business, she is consistently praised for her work ethic and integrity. The level of support that she provides for her clients and peers has set a benchmark of excellence in the real estate profession. When selecting Kathy Herington to sell or buy your home you can rest assured you've chosen the right agent to represent you, Call today!

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MIKE DAYE

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我是一名拥有二十多年经验的房地产经纪人和房产开发顾问。我为您提供最高水平的教育、客户服务和商业诚信。我很乐意在代表您的过程中赢得您的信任。

我专职于代表亚特兰大及其周边郊区的买家、卖家、开发商和投资者。我对这个行业最感兴趣的就是；帮助我的客户实现他们的房产梦想。

如果您想在亚特兰大房地产市场购买、出售或投资，无需犹豫，让我来帮助您一起实现梦想！

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SCOTT JAMES LUXURY ESTATES

价格 : 询价可知

Price Range : Available Upon Request

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

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

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

“我致力于为您提供个性化的服务、卓越的沟通和专业知识，为您带来最后的成功”。Scott 倾听客户的需求，并着手打造个性化房地产投资组合，以找到“完美”的房产，或创造一个特别营销计划致力于为其客户销售现有房产。Scott 非常坚毅可靠，每周 24 小时全天候为您服务。

覆盖区域：洛杉矶、马里布、贝莱尔、比佛利山庄、帕萨迪纳、南帕萨迪纳、拉加拿大、圣马力诺、奥兰治县、纽波特海岸、拉古纳尼格尔、达纳角。

Scott 还可以协助您在德克萨斯、科罗拉多、佛罗里达、康涅狄格和纽约购买心仪的房产。

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

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

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

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

Coverage Area: Los Angeles, Malibu, Bel-Air, Beverly Hills, Pasadena, South Pasadena, La Canada, San Marino, Orange County, Newport Coast, Laguna Niguel, Dana Point.

Scott can also assist with property purchases in Texas, Colorado, Florida, Connecticut and New York.

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全新沃利 WHY200 是品牌第一款全宽体游艇，将设计、空间和速度，以及沃利船艇始终令人眼前一亮的特质集于一身。

她在游艇节期间震撼戛纳，如今又将以铭刻于沃利 DNA 中的惊世本能令世界为之痴迷。

沃利 WHY200 完美结合了更大尺寸排水型游艇的舒适与空间，以及半排水型游艇的速度与性能。该项目由 Luca Bassani 领衔的沃利设计团队和法拉帝集团工程部联手研发，Laurent Giles NA Ltd 和 Studio A. Vallicelli & Co 分别负责该艇的船舶工程与室内设计。

沃利 WHY200 的设计理念旨在将水元素与全新的沉浸式游艇体验相结合，其重要特色之一便是那壮观的 4.7 米高的带窗船艏，打造出 37 平方米的船艏船东套房，壮阔海景一览无余，270 度无阻挡视野极目远眺。此外，由于船东套房远离船艉的机舱，这样的布局使得舱内格外宁静。

上层甲板同样引人注目，这里拥有由碳纤维结构和玻璃表面组成的未来派穹顶，让人联想起那些传奇的 Wallypower 动力艇棱角分明的显著特征。同样在上层甲板，无需立柱支撑的加长结构顶堪称设计和工程杰作，展现出稳固的超凡品质。

该款首艇采用独特的“沃利银”配色。四舱室布局中，拥有两间独立卫浴的船东套房位于主甲板，贵宾套房及另外两间客舱则位于下层甲板。最美妙的新元素之一便是整体层压结构的碳纤维楼梯。除承重功能之外，这架超轻量级楼梯联通了三层甲板，再配以实用的开放厨房，令足足 50 平方米的开放式起居空间不见任何隔板阻挡。除家具外，两个沙龙的走道和下层甲板走廊均铺设柚木。以中性与沙色调制的配色舒适自然，营造出精致而永恒的氛围。

5G 无线网络和家庭自动化控制系统相连接，让主客们无论身处游艇内外，都可以通过移动设备便捷地管理艇内全部影音系统。另外，通过集成的 Naviop 系统也可以随时察看航行数据，了解游艇进程与参数，实现对游艇的持续控制。

享受海洋的重要部分就是直接的亲水体验。在这方面，沃利 WHY200 同样无与伦比。首先，海滩俱乐部的折叠舷墙这个绝对创新理念，不仅为主客提供了三向入水通道，而且还将活动空间扩大到 32 平方米，让该区域成为真正的水上浮台，其面积之大及其他诸多特性令其他竞品，甚至更大级别的游艇都相形见绌。

此外，沃利 WHY200 的两个艇库内拥有同级别竞品前所未见的宽敞空间，可以存储一条 4.05 米长的接驳艇，以及摩托艇、Seabob 潜水器、桨板和其他水上玩具。

正如所有其他沃利游艇，沃利 WHY200 的革命性高性能船体经严格的水池实验设计完成，能在零拍浪的前提下劈波斩浪，将纵倾降至最低。该款首艇配备了 4 台 1000 马力的沃尔沃遍达 D-13 IPS 1350 发动机。得益于这些特性，沃利 WHY200 可以在任何航速下（极速 23 节）维持最佳水平航态，在艇内舒适性上毫不妥协，这在半排水型高速艇上前所未见。

船宽优势，以及动静状态下均可作用的标配减摇鳍，再加上两台 Seakeeper 陀螺仪，该艇拥有远胜传统船体的稳定性。

得益于宽体设计，这款重达 200 吨的超级游艇可提供远比传统动力艇大得多的体量，包括远超行业平均水平的起居空间和稳定性。基本而言，她不但拥有双体船的全部优点，又成功规避了此类船型的全部不足。

船体专为半排水型艇而研发，经水池实验以获得最佳艇内舒适度，它能在零拍浪的前提下劈波斩浪，并将纵倾降至最低。

The new wallywhy200, Wally's first full wide body yacht, combines design, space and speed with the Wow factor, the brand's forte.

It astonished Cannes during the Yachting Festival and now it's ready to excite the world with the ability of amaze that is engraved in Wally's DNA.

Combining the comfort and space of a larger displacement yacht with the speed and performance of a semi-displacement yacht, the wallywhy200 was developed by Wally's design team headed by Luca Bassani along with the Ferretti Group Engineering Department, in collaboration with Laurent Giles NA for the naval architecture and Studio A. Vallicelli & C for the interior design.

In keeping with a design philosophy that aims to offer a new and immersive yachting experience with the element of water, the wallywhy200 features a spectacular 4.7-metre-high glazed bow that houses a stunning 37-square-metre owner's suite perched above the sea, offering an uninterrupted 270 degree view of the horizon. In addition, this cabin is exceptionally quiet thanks to its layout, which positions the engine room at the opposite end of the vessel.

Further visual impact is provided by the upper deck with its futuristic glass and carbon dome, a distinctive Wally trait that echoes the clean, angular aesthetic of the legendary Wallypower motor yachts. Also on the upper deck, the extended structural pillarless overhang is a masterpiece of design and engineering featuring exceptional qualities of stability and strength.

The first unit, sporting an exclusive "Wally Silver" colour, will feature a four-cabin layout comprising the owner's suite with two separate bathrooms on the main deck, and a VIP cabin and two guest cabins on the lower deck. A brand-new element is the spectacular one-piece laminated carbon fibre staircase. Besides having a load-bearing function, the staircase is an extremely light element connecting the three decks and making bulkheads superfluous in the huge 50 square metre open space living area, enhanced by a practical show kitchen.

Open-pore teak was chosen for the furniture, and teak is also used for the walkways of the two salons and the lower deck corridor. The restful and natural colour palette featuring neutral and sandy tones creates a refined and timeless effect.

The 5G wireless network connection with home automation control allows guests to conveniently manage all the audio and video systems via mobile devices, both outside and inside the yacht. With the integrated Naviop system, they can also check the navigation data, keeping the yacht's progress and parameters under constant control.

Experiencing the sea also means enjoying activities in direct contact with the water, and here, too, the wallywhy200 is unsurpassed. For starters, there's the the fold-down beach club bulwarks that not only give access to the sea on three sides according to a radically innovative concept, but also expand the living area to 32 square metres, making it a true terrace over the water with a size and features that make other yachts, even larger ones, pale in comparison.

In addition, the wallywhy200 boasts two garages with a storage capacity never seen before on vessels of this size, capable of accommodating a 4.05 metre jet tender, wave runner, seabob, paddleboard and other water toys.

Like all Wally hulls, the wallywhy200's revolutionary, high-performance hull, tested in the towing tank, is able to cut through the waves without slamming, thus reducing pitching to a minimum. The first unit is powered by four Volvo Penta D-13 IPS 1350 engines of 1000 hp each. Thanks to these features, the wallywhy200 can cruise at any speed (23 knots top speed) maintaining a horizontal trim, thus without reducing the comfort of the guests on board, which is truly unique among fast semi-displacement yachts.

In addition, its width, combined with the fin stabilizers supplied as standard equipment that can be activated both at anchor and while cruising, and with two Seakeepers, ensures greater stability compared to conventional hulls.

Thanks to its wide body design, this 200 GT yacht offers far larger volumes compared to traditional motorboats, plus a living space and stability greater than the industry average. It essentially has all the advantages of a catamaran but none of the limitations.

The hull, specifically developed for this semi–displacement yacht and tested in a towing tank to optimize comfort on board, is able to cut through the waves without slamming, thus reducing pitching to a minimum.

The 50 square meter open plan living area benefits from the structural central carbon fiber staircase while the wrap-around main deck glass fills the space with natural light.

受益于中央碳纤维楼梯结构以及全包围的主甲板大窗，50 平方米的开放式起居空间内阳光普照。

The unprecedented owners' suite at the forward bow elevates the onboard experience to a whole new level commanding the sea with the view of the horizon.

位于船艏区域的船东套房前所未见，它将艇内体验提升至全新水平，近可观浪花跳跃，远可眺天际美景。

The upper and main decks offer 135 square meters of exterior living including areas with ample protection from the sun, wind and rain.

上层甲板与主甲板共拥有 135 平方米的户外起居空间，充足的防护措施可为您遮风挡雨，隔绝烈日酷晒。

RIVA
超级英雄
SUPERHERO

人们常说二代在能力、成就和魅力方面都不及前辈。对人而言，或许如此，却肯定不适用于升级换代后的丽娃 76’ Perseo Super（超级帕尔修斯）。作为近年来屡获殊荣的丽娃运动飞桥艇 76’ Perseo（帕尔修斯）的继任者与进化版，新款结合了全新美学方案与前所未有的实用设计，在宜居性与航行性能方面再攀高峰。

丽娃 76’ Perseo Super 全长 23.25 米，宽 5.75 米，是美学和技术发展的杰作，在过去、当下与未来之间达到完美平衡。她是由 Piero Ferrari 领导的产品战略委员会、设计师 Mauro Micheli（他和 Sergio Beretta 共同创立了 Officina Italiana Design 工作室）、以及法拉帝集团工程部通力合作的成果。

该艇具有全新的风格特点，船体和上层建筑拥有超过 40 平方米的玻璃表面。流线型的外观、亮黑色的细节、冰白色的船体与主甲板的反差相映成趣，突出了这款杰出运动飞桥艇的运动活力和经典优雅。

作为 76’ Perseo 的进化版，她令人兴奋的功能革新之一是沙龙天花板上可向船艏开启的天窗，具有为室内空间提供采光与引入新鲜空气的双重功能。

整个船艉区域的设计都旨在为乘客打造最佳舒适度，并为船员提供操作便捷。几乎整个游泳平台可浸入水中，作为休闲平台，也保障戏水后安全上船。

艉阱被设计成社交区域，沙发位于船艉，配镜面不锈钢底座的柚木餐桌镶有丽娃标识，可供八人就餐。

宽敞的阳光甲板融入了游艇的空气动力学线条，提供了完全私密的休憩场所，以及享有绝佳视野的驾驶台。

船艏区域作为大型休憩廊，配备了面向前方的沙发，可搭设遮阳篷。沙龙是一片宽敞好客的开放空间。继续向前是可供八人就餐的餐区。

和主甲板一样，下层甲板的精致内饰也令人眼前一亮，选用沙色橡木与深浅不同的漆面精心搭配，配以大胆的黑色皮革细节，也可选配蔷薇木作为主材。该层布局包括三间卧舱，可供六人就寝，均带套间卫浴。

船东套间位于游艇舯部，此处的醒目特征包括优雅极简的设计，例如拥有真皮床头板和床围的大床，以及符合人体工程学的实用家具。套间卫浴位于镜面烟色玻璃门后。此处一如既往地对隔音进行了精心处理。

全新丽娃 76’ Perseo Super 配备了两台 1550 马力的 MAN V12 V 型驱动发动机。该配置下游艇极速可达 32 节，巡航速度 28 节。船东也可选配更强劲的推进系统，包括两台 1800 马力的 MAN V12 发动机，将游艇极速提升至 37 节，巡航速度 32 节。

驾驶桥楼配备了 Xenta 电动液压线控系统，带优化高速转弯的船舵独立控制，Simrad Command 驾驶台集成了船上所有监控、导航和操纵控制。

丽娃 76’ Perseo Super 还安装了 Humphree 自动化动态纵倾拦截器，确保了最佳驾控便捷度和最优化燃油能耗。

性能也意味着舒适，船东可选配 Seakeeper NG18 平衡仪，最大程度减少游艇锚泊时的摇晃。

In terms of abilities, results and eagerness to amaze, they say that second generations are never as good as the first. While this might be true for humans, it is definitely not the case when it comes to the Riva 76' Perseo Super. The offspring and evolved version of the multi-award-winning 76' Perseo, the best-loved Riva sport-fly of the past few years, this fabulous yacht excels in terms of on-board living experience and performance, with its new aesthetic and never-before-seen functional design features.

With an overall length of 23.25 metres (73ft 3in) and a beam of 5.75 metres (18 ft 10 in), the Riva 76' Perseo Super is the perfect balance between past, present and future arising from the aesthetic and technological research of the partnership between the Product Strategy Committee headed by Piero Ferrari, designer Mauro Micheli, founder along with Sergio Beretta of Officina Italiana Design, and the Engineering Department of the Ferretti Group.

The exterior design exhibits over 40 square metres of glass on the hull and superstructure, and is enhanced with modern style elements. In the sleek profile, shiny black details cut into the dominant ice white colour of the hull and main deck, accenting the sporty verve and classic elegance of this impressive sport-fly.

As an evolution of the 76' Perseo, it offers exciting new functional design features. One of these is the sunroof over the salon area that slides towards the bow and ensures a bright and airy space.

The exterior stern deck was designed for superior serviceability, providing comfort to guests and a practical space for the crew. Most of the swim platform lowers below the surface of the water, turning into a relaxation area, or it can serve as a stable base to climb back on the yacht.

The cockpit is designed for socialising, with the sofa and eight-seat teak wood table embellished with the Riva logo and mirror-polished steel base.

The spacious sun deck integrates with the yacht's aerodynamic lines, ensuring relaxation in the utmost privacy as well as allowing the yacht to be piloted from a prime position.

The bow section has a generous lounging area, with forward-facing sofas and a top to put up for protection and shade.

The salon is organised as a spacious and welcoming open space. The dining area is further down and seats eight guests. Like the main deck, the lower deck too impresses for its refined look, combining sand-coloured oak and light or dark lacquered woods accented by striking black leather details, including the option of using rosewood as the main material.

It is laid out with three cabins accommodating six guests, all en suite.

The master cabin dominates at the centre of the yacht. It stands out for impeccable elegance and minimalist design, with bed featuring a leather headboard and edges and functional, ergonomic furnishings; a mirrored smoked grey glass door separates it from the bathroom area. Special attention was given to the soundproofing of this cabin.

The new Riva 76' Perseo Super is equipped with twin centreline V drive MAN V12 engines, each delivering 1,550 mhp of power. This engine configuration allows a maximum speed of 32 knots and a cruising speed of 28 knots. What's more, owners can also opt for a more powerful, twin MAN V12 1,800 mhp engine version, boosting performance to a maximum speed of 37 knots and a cruising speed of 32 knots.

The helm station is equipped with a Xenta electro-hydraulic steering system with independent rudder handling for sporty turning optimisation, and an integrated Simrad Command bridge, which integrates onboard monitoring with navigation and manoeuvring instruments.

Riva 76' Perseo Super also carries Humphree interceptor trim tabs with automatic functions to ensure the maximum ease of use and optimise fuel consumption.

Performance means comfort too: to minimise roll at anchor, a Seakeeper NG18 stabiliser can be installed on request.

All around, the yacht reflects the authenticity of the Riva tradition in the mahogany and polished stainless steel details, which have both a technical and designer function, inherited from the historic Sarnico shipyard.

丽娃的纯正传统贯穿在整艘游艇上，包括桃花心木和抛光不锈钢细节，这一工艺与设计特色造就了萨尔尼科船厂的百年传奇。

A few images of the brand new Riva 76' Perseo Super during navigation: heir to and evolution of the multiple award–winning 76' Perseo, it proposes new aesthetic solutions combined with unprecedented functional design features.
航行中的全新丽娃 76' Perseo Super，作为屡获殊荣的 76' Perseo 的继任者与进化版，新艇结合了全新美学方案与前所未有的实用设计。

The lounge is a large and inviting open space. Further forward is the dining area seating eight, featuring an L-shaped sofa elegantly coordinated with the oak table and black leather chairs by Arper.

沙龙是一片宽敞好客的开放空间。继续向前是可供八人就餐的餐区，带 L 形转角沙发，配以橡木餐桌和 Arper 黑色皮革座椅。

The master stateroom dominates the midship section of the yacht. Here the stand-out features for their refinement and minimalist design are the bed with leather headboard and sides, and the ergonomic and functional furnishings.

船东套间位于游艇舯部，此处的醒目特征包括精致极简的设计，例如拥有真皮床头板和床围的大床，以及符合人体工程学的实用家具。

沃利最新全定制超级帆船初现雏形

Wally’s latest full-custom supersailer emerges from the moulds

沃利最新定制帆船刚达成船体脱模这一至关重要的建造里程碑。全新 101 尺巡航赛艇的流畅碳纤维船体从阴模中取出。她是该船东拥有的第四艘沃利游艇，灵感来自于“盒子规则级”Wallycento。

由于耗时很长，使用阴模建造这一尺寸的一体式游艇实属罕见。然而这是英明的决策，因为阴模能确保近乎完美的外表面。因此，只需要极少的腻子均匀船身，进一步减少了不必要的船体重量——这也是船东特别强调的要求。

如同任何大型碳纤维船艇项目，当船体显现的那一刻，每个人都屏息凝神。线条和外形终于显露真容，建造品质有目共睹。全新沃利 101 拥有极简流畅的线条和深入 DNA 的强劲动力，经得起最严苛的审视。归功于层压团队无与伦比的高超技艺，表面堪称完美。

沃利执行总裁 Stefano de Vivo 评论道：“观看一艘船艇的诞生是激动人心的时刻。看着第一次展露真容的船体，我们不禁遐想她的最终样貌。她的刚毅船艏和强劲线条确保了惊人性能与迷人外观。”

沃利创始人兼首席设计师 Luca Bassani 也表示：“我们的层压工人从品牌初期就为沃利工作，是世界最顶尖的工匠。他们帮助我们将沃利的先进高端材料的优势发挥到极致。我们有强大的信心，所有的辛勤准备和工作终将获得回报。我们很高兴离迎接一艘全新沃利定制艇的问世又迈进了一步。”

沃利 101 采用先进的预浸碳纤打造的三明治复合结构，船艇重量仅为 56 吨。与类似尺寸及性能的游艇相比，重量减轻约 20%，还拥有众多的省力技术。包括沃利的 Magic Trim 魔力纵倾和 Magic Traveller 液压系统。40% 的游艇重量来自于提升龙骨本身，确保了令人叹为观止的性能。

脱模之后，船体被放置在托架上，覆盖保护罩运回船厂，进行下一阶段的工程。造船工人已经在安装分隔内部空间的舱壁，并配以电线、管道、水箱、油箱和其他基础工程，轻量级碳纤维甲板正在模具制造中。

Wally’s latest bespoke sailing creation just passed a crucial construction milestone with the demoulding of the hull. The sleek carbon hull of the new 101-foot cruiser racer was lifted out of its female mould. She is the fourth Wally for an experienced owner and inspired by the Wallycento box rule.

It is rare for one-off yachts at this scale to use female moulding, which is time-consuming to build. But it was the right decision, because a female mould ensures a near perfect exterior finish. As a result, very little filler was needed to fair the hull, further eliminating unnecessary hull weight-a critical part of the owner’s brief.

It is still a heart-stopping moment in any big full-carbon boatbuilding project when the hull is revealed for the first time. The lines and exterior form are seen at last, and the quality of the construction is laid bare for all to see. Being a Wally, with minimal, flowing lines and easy power in its DNA, the new 101 was under intense scrutiny-something she bore with ease. The finish was perfect, thanks to the unmatched skills of the lamination team.

“This is the moment in the birth of a boat when her concept takes material shape for the first time and you get a glimpse of the vessel she will become. It is thrilling to watch,” says **Wally Managing Director Stefano de Vivo**. “In this case, her purposeful bow and powerful lines promise exhilarating performance and spellbinding looks.”

“Our laminators have been with Wally since the brand’s first days, and are among the best in the world. Their collaboration has helped us to develop techniques that bring the absolute best out of the high-end materials pioneered by Wally.” says **Wally Founder and Chief Designer Luca Bassani**. “We are invariably confident that all those hours of painstaking preparation and work pay off. We are delighted to be one step closer to welcoming a fabulous new custom Wally into the world.”

Built using advanced pre-preg carbon fibre in a sandwich composite, the Wally 101 weighs just 56 tonnes. That is some 20 per cent less than yachts of similar size and capabilities and comes in spite of a host of labour-saving technology. This includes Wally’s Magic Trim and Magic Traveller hydraulic systems. Astonishingly, 40 per cent of her weight is from the lifting keel alone, promising eye-watering performance.

After demoulding, the hull was laid in a cradle and moved back under cover for the next stage of its transformation. Shipwrights are already installing the bulkheads that will divide up the interior space, with wiring, piping, tanks and other engineering foundations while the lightweight carbon deck is currently in mould.

丽娃游艇再次与法拉利车队在世界一级方程式锦标赛中强强联手

RIVA RENEWS THE PARTNERSHIP WITH SCUDERIA FERRARI FOR THE FORMULA 1™ WORLD CHAMPIONSHIP

“ 意大利制造 ” 的两大传奇——丽娃游艇和法拉利车队，以意大利的名义和追求卓越的激情再次强强联手，吸引并振奋了数百万的粉丝。**丽娃游艇**是 2022 年第 73 届**世界一级方程式锦标赛法拉利车队的指定赞助商**。

丽娃标识将出现在靓丽的法拉利 F1-75 赛车以及法拉利车队两位车手 **Charles Leclerc** 和 **Carlos Sainz Jr.** 的头盔上，此次联手将给观众们带来又一个壮观刺激的赛季。

“ 丽娃和法拉利有诸多共同之处，它们均具有传奇的历史，均在全球享有盛誉，亦均在各自领域肩负领航员的责任。人们不会说：‘我有一艘船，或者我有一辆车’，而是会说‘我有一艘丽娃，我有一辆法拉利’——**法拉帝集团首席执行官 Alberto Galassi** 表示。一级方程式赛车兼具竞技精神、创新研究和无可匹敌的吸引力，而这些品质亦是我们的游艇和客户所坚持的行动方向。此次能将我们的品牌与两位极具天赋的车手 Charles Leclerc 和 Carlos Sainz Jr. 的名字关联起来，我们尤为欣喜，两位车手与我们的价值观完美契合。”

世界上最著名的游艇品牌和赛车团队在 2022 年世界一级方程式锦标赛期间再度联袂出场，本赛季的首站是 3 月 18 日至 20 日举行的巴林大奖赛；最后一个赛段为阿布扎比大奖赛，将于 11 月 18 日至 20 日在阿拉伯联合酋长国举行。

Riva renews its partnership with Scuderia Ferrari, joining forces in the name of Italy and a passion for excellence to engage and exhilarate millions of fans. **Riva** is **Official Sponsor of Scuderia Ferrari in the Formula 1™ World Championship**, now in its 73rd year.

The Riva logo appears on the magnificent Ferrari F1-75 and the helmets of Scuderia Ferrari's two drivers, **Charles Leclerc** and **Carlos Sainz Jr.**, sealing a partnership that promises another season of spectacle and excitement.

"Riva and Ferrari have a lot in common, from their legendary history and planetary success to leadership responsibility in their respective industries. You don't say: 'I have a boat, or I have a car,' but 'I have a Riva, I have a Ferrari'-said **Ferretti Group CEO Alberto Galassi**.-Formula 1™ also combines competitive spirit, innovative research and peerless appeal, the same world navigated by our boats and owners. It therefore gives us immense pleasure to associate our brand with the names of Charles Leclerc and Carlos Sainz Jr., two highly talented drivers who are perfectly aligned with our values."

The world's most famous yacht brand and motorsport team now have a joint presence starting with the Bahrain Grand Prix, the season's first event scheduled for March 18 to 20, and continuing through to the Abu Dhabi Grand Prix, the last stage of the Formula 1™ 2022 World Championship held from November 18 to 20 in the United Arab Emirates.

定制法拉帝超级游艇基地：梦想成真的舞台

Custom Line Superyacht Yard: where dreams become reality

撰文：ENRICO PIOLETTI

The port of Ancona rises in that section of the Adriatic Coast that forms an indentation, like an elbow bent over the sea. It has stood there for thousands of years, the name of the city itself comes from Ankón, the Ancient Greek word for elbow. And inside this port you will find the extraordinary Ferretti Group Superyacht Yard, which also houses Custom Line's shipyard.

安科纳港位于亚得里亚海岸的一个凹陷处，形如手肘弯进那片海域。这个城市已矗立此地数千年之久，其名称 Ancona 来自希腊语 Ankón，意为“ 手肘 ”。气势非凡的法拉帝集团超级游艇基地就位于这个港口内，其中也包括定制法拉帝船厂。

The Custom Line brand and its first projects were created in 1996 with the objective of developing a series of custom-made composite yachts tailored to satisfy a very demanding clientele. The result was a line of planing boats and another line of semi-displacement and displacement boats, from 28-30 m (92-98 ft) and above, which offer a wide range of different solutions. The idea was to give space to the personality of those who live one wave after another. That is how high-quality projects are born: they are the product of constant research and state-of-the-art technique aimed at fulfilling the customized dreams of the most demanding ship owners and their passion for life and being at sea.

定制法拉帝品牌及其史上首个项目都诞生于 1996 年，旨在为那些极其挑剔的船东们量身打造一系列复合材料定制游艇，于是诞生了滑航艇和排水艇两大产品系列，尺寸从 28-30 米（92-98 英尺）起，为顾客们提供了丰富的解决方案。品牌理念是为那些浪尖生活家们的独特个性创造一个容身之所。这便是那些高品质项目诞生的原因：作为持续探究和尖端科技的产品，满足那些品味最挑剔的船东们的梦想，以及他们对生活与航海的热情。

Because sailing is the art of distinguishing oneself.

因为航海正是让自己与众不同的艺术。

Ever since it entered the market of large composite yacht production, Custom Line has kept on paying attention to stylistic research, innovation, and modernization. It stands out in an industry that is mainly composed of medium-small shipyards, which often lack the technical, financial, and manufacturing resources that represent the legacy endowed to Custom Line from the very beginning by being a part of Ferretti Group.

自进入大型复合材料游艇市场以来，定制法拉帝始终注重风格研究、创新与现代化，进而让自己从一个主要由中小型船厂组成的行业中脱颖而出。这些中小型船厂往往缺乏技术、资金和生产资料。然而，自品牌创建以来，法拉帝集团便赋予其这些宝贵财富。

And that is actually what every Custom Line represents: the alchemy between the excellence of its historic craftsmanship and its ability of turn vision into reality, transforming every project into a unique work of art.

而这实际上正是每一艘定制法拉帝所代表的内涵：卓越而悠久的造船工艺及其将愿景变成现实的魔力，将每一个项目都塑造成独一无二的艺术品。

Nowadays, once you pass through the gates of the Superyacht Yard in Ancona, you enter Ferretti Group's gorgeous and airy shipbuilding spaces, which overlook directly onto the Adriatic Sea and are dedicated exclusively to the world of megayachts. The area covers 80,000 m2 (50 square miles) of land, of which 31,000 m2 (19 square miles) are indoor, and a body of water measuring 23,000 m2 (14 square miles). The site also houses Custom Line's shipyards, which have been building CRN since 1963, as well as metal recreational boats for the Pershing and Riva brands.

当您穿过安科纳超级游艇基地的大门，便进入了法拉帝集团美妙而宽敞的造船空间，这里专为巨艇而设，可以直接俯瞰亚得里亚海。这片区域陆上占地面积达 8 万平方米，其中 3.1 万平方米为室内厂房，另有 2.3 万平方米专用水域。此处也是定制法拉帝船厂所在地，该厂房自 1963 年就开始制造 CRN 游艇，同时也为博星和丽娃两大品牌建造金属船体的休闲船舶。

These shipyards are like major fashion studios where everything, even the smallest detail, is created and produced with utmost craftsmanship: from completing the hull, to building the interiors, all the way to the thrilling event celebrating the launch by means of a massive travel lift that can support weights up to 670 tons, and finally handing over the yacht to its owner.

这些船厂和主流时尚工作室一样，包括所有最小细节在内的一切都在极致工艺下设计与打造：从船体到内装，直至令人激动的下水仪式（游艇下水所用的巨型吊机最大承重高达 670 吨），并最终交付到船东手中。

The Superyacht Yard in Ancona provides work to over 1,000 ancillary day laborers and 350 employees (technicians, engineers, architects, designers, office workers, highly specialized craftsmen, cabinetmakers, after sales, etc.).

安科纳超级游艇基地总计为超过 1000 名临时工和 350 名合同工提供了工作岗位，这其中包括技术人员、工程师、设计师、办公室人员、高度专业化的技师、木工和售后服务人员等。

The union between technology, aesthetics, maximum functionality, and customer care have led to Custom Line's continuing success. We can see it with our eyes as we walk through the five majestic hangars where fifteen units are under construction, and two are under completion and in their testing phase on a dedicated dock.

科技、美学、功能最大化和客户服务的结合带给定制法拉帝持续的成功。您可以亲眼目睹这种盛况 当您漫步在那五座宏伟的厂房，可以看到多达 15 艘游艇正在建造过程中，另有两艘已处于建造末期，正泊于专用码头内进行各项测试工作。

Notably, fourteen Custom Line yachts left port and were delivered in 2020.

值得注意的是,2020 年总计有 14 艘定制法拉帝游艇离港并成功交付。

Over the years, Custom Line has continued renovate its wide range following two main production lines. The first one is the planing line, which includes the Custom Line 106', the Custom Line 120', and the new Custom Line 140' (the hull is currently under construction and will be presented in 2022). The second one, the displacing line, includes the Navetta 30, the Navetta 33, the Navetta 37, the Navetta 42, and the Navetta 48 still in the design phase.

多年来，定制法拉帝持续更新其两条主要产品线。第一条产品线是滑航系列，产品包括定制法拉帝 106'、定制法拉帝 120'、和最新款定制法拉帝 140'（该型号正在建造之中，将于 2022 年问世）。第二条产品线是排水系列，包括天梭 30、天梭 33、天梭 37 和天梭 42，以及正处于设计阶段的天梭 48。

Not only is the shipyard very well regarded by its loyal boat owners and new clients, it is also highly ranked among industry experts. In fact, on November 13, the World Superyacht Award 2020 issued the award for the category "Semi-Displacement or Planing Motor Yacht below 500GT 30 m to 34.9 m" to the new Custom Line 106': thanks to its exteriors with 220 m2 (722 ft2) of walkable surfaces and the interiors flooded with natural light from the extensive floor-to-ceiling windows on the main deck, amplifying the feeling of seamless continuity and proximity to the water.

不仅在忠实老客户和新船东中备受好评，定制法拉帝船厂在业内专家心中同样有口皆碑。例如，11 月 13 日举行的 2020 世界超级游艇大奖已将 "500 吨以下 30-34.9 米半排水或滑航动力艇 " 级别最佳游艇大奖颁给了新款的定制法拉帝 106'。该艇室外区域拥有 220 平方米的活动面积，主甲板超大面积落地窗可往室内输送充裕自然光，放大了毫无遮拦的空间连续性，将亲水感受最大化。

The result of over two decades of Custom Line's work has put a fleet of more than 250 boats in the waters worldwide.

20 多年来，定制法拉帝的不懈努力带来累累硕果，如今总计有超过 250 艘游艇游弋于全球水域。

From the first meeting with the ship owner all the way to the launch, every Custom Line is an increasingly personalized and dedicated project experience. The owner family is constantly in touch with its contracted team, architects, and project managers, and can see the creation of its yacht step by step, detail by detail. It is a complex but exciting path that leads to fulfilling their big dream.

从与船东首次会面直到游艇下水，每一艘定制法拉帝游艇在设计与建造体验上的定制性与个性化逐渐加强。船东家庭与销售团队、设计师和项目经理保持着持续联系，日益详细地逐步看到自己游艇的诞生。这是条复杂却令人兴奋无比的路径，最终它将实现船东们的伟大梦想。

We are convinced that the secret behind the growth of a brand like Custom Line, which reaffirmed its significant international commercial success also in 2020, is the principle of absolute freedom to customize the interiors so that every ship owner can create the boat of their dreams.

我们相信，像定制法拉帝这样于 2020 年再次在全球范围内交出满意答卷的品牌，其成长背后的秘诀就是绝对自由的室内定制设计原则，为每一位船东创造他们的梦之艇。

Which is why it is impossible to comment on future Custom Line models, whose distinctive features are still just in the hearts of aspiring owners, for now.

这就是为何我们现在无法对定制法拉帝的未来船型进行评论的原因，因为这些鲜明特性目前仍然只存在于那些满怀渴望的未来船东心中。

美妙的卡普里

IT'S A WONDERFUL CAPRI

撰文：CHIARA DALLA TOMASINA
摄影：STEFANO TRIPODI
转载自法拉帝集团官方期刊《 领衔 》121期

Sea stacks
海蚀柱

Aerial view of the Capri marina
卡普里码头鸟瞰图

An island of mystery and high society, Capri is teeming with surprises. There is the carefreeness in its nightspots, the idyllic sea of its coves, and the Arabian-like atmospheres of its streets. It is a privilege to explore it with someone who knows its every nook and cranny.

卡普里是一座具有神秘色彩的岛屿，深受上流社会的喜爱，岛上处处都充满了惊喜。这里的夜生活、海湾里田园诗般的大海、以及阿拉伯风格的街道，无不给人一种无忧无虑的感觉。能与熟悉岛屿各个角落的人一同探索这座岛屿的美妙真是一种殊荣。

"There is a Capri made of rocks and cliffs, from which you'd expect to see winged reptiles suddenly take flight like in Jurassic Park. And then there's an aquatic Capri, made of grottoes and inlets, where it seems as though mythological tritons and mermaids might still be swimming." Thus wrote Raffaele La Capria, one of the most important voices of the twentieth century in Italian literature, as he described the dual soul of the Blue Island, where he lived for fifteen years.

" 卡普里岛上分布着各种岩礁和陡岸。在这里，你会看到像《侏罗纪公园》中那样带有翅膀的爬行动物突然飞起来的场景。另外还有由石窟和水湾组成的水上卡普里，好似神话中的三头龙和美人鱼可能还在此处游泳。" 编剧 Raffaele La Capria 这样描述蓝岛的双重灵魂，他是 20 世纪意大利文坛最重要的人物之一，在岛上生活了十五年之久。

In just over ten square kilometers, Capri contains a series of features and experiences (sometimes contrasting) that are hard to find in just one place. A sea that encapsulates every imaginable shade of blue and green; artifacts from a past that is full of history, including the twelve villas built by Emperor Tiberius, who spent the final years of his life here; plateaus, sea stacks, grottoes, and coves to explore and admire; silent hermitages, as well as high society and a nightlife that are prized and famous throughout the world.

虽然占地面积仅有十多平方公里，但卡普里岛包罗了众多特色和体验（有时风格迥异），仅在一个地方几乎很难同时发现这些美妙。该岛囊括了一切可以想象到的蓝色和绿色、历史悠久的文物（其中就包括提比略皇帝所建的十二座别墅，他在这里度过了生命的最后几年）、高原、海栈、石窟、有待探索和欣赏的海湾、幽静的修道院、以及上流社会和享誉世界的夜生活。

View of the sea from the island
从岛上俯瞰海景

Guido Lembo，一位非常特别的导游

If you want to become truly acquainted with this multifaceted island, you need a very special tour guide. We were shown around by Guido Lembo; he was born here, and no one better embodies the figure of a modern-day Cicero, an expert willing to reveal even the secrets and anecdotes hidden among its narrow streets and rugged cliffs.

如果您想真正了解这座包罗万象的岛屿，就需要一位非常特别的导游。我们的导游是 Guido Lembo，他生于此，长于斯，没有人比他更能体现现代 Cicero 的形象，他是这里的行家，很乐意透漏隐藏在岛上狭窄街道和崎岖悬崖中的秘辛轶闻。

Lembo spent many years traveling around the world; he returned to his island and, in the early Nineties, opened the tavern Anema e Core. Over the years, this nightspot has become a hub and magnet of an international jet set that wants to have fun in a genuine and lively way. Pop stars, politicians, intellectuals, famous athletes, models, and even members of Europe's reigning families have sung and danced here. There is no distinction of any kind in Lembo's club: it's a place where everyone can feel at home.

Lembo 曾花费多年时间周游世界。之后，他回到了自己土生土长的岛屿，并在 90 年代初开了一家名为 Anema e Core 的小酒馆。经过多年发展，这家夜店已成为国际名流追求至真活力享乐的中心。流行歌星、政治家、知识分子、著名运动员、模特、甚至欧洲的皇室成员都曾在这里唱歌跳舞。Lembo 的俱乐部并无任何特殊之处，只是每个人在这里都能感到宾至如归。

上流社会和真实性

You reach Capri by sea from Naples or Sorrento (but during the summer months, also from Positano, Amalfi, and Salerno, which merit a visit as well); the crossing takes just over half an hour. There is also a helicopter service that takes you to the island in twenty minutes and also gives you a breathtaking view.

您可从那不勒斯或索伦托乘船登上卡普里岛（夏季也可从波西塔诺、阿马尔菲和萨莱诺乘船到达，这些地方也非常值得一游），航程仅需半个多小时。也可选乘直升机，只需二十分钟，途中还能饱览美景。

After landing on the island, the first thing you have to do is take a deep breath: the fragrance of salt and the sea combine with the pungent odors that are typical of Mediterranean vegetation: agaves, prickly pears, and yellow broom, a harmonious and relaxing mixture of contrasts to be deeply inhaled. Right away, Lembo recommends we go "around the famous, crowded Piazzetta," even just to drink a coffee, because it can satisfy those who love high society (they can do their VIP–watching as they sit at the small tables of the many cafés) and those who want to discover the true essence of the island. "Alleys twist and turn all around what is called 'the world's parlor,' creating small labyrinths, mazes with an almost Arabian atmosphere, where it's very hard to find tourists," the artist tells me. "There are narrow streets, shortcuts that only the locals know, and where the Capri of long ago still exists." A coffee, a lunch, or a frosty cocktail, depending on when you arrive, and it's already time to leave.

登岛后，首先要做的是深呼吸：深深感受盐和海的芬芳与地中海植被（龙舌兰、仙人掌、黄色金雀花）特有的刺鼻气味混合而成的具有鲜明对比的、和谐而又让人放松的气味。Lembo 建议我们先去“著名但人流较多的 Piazzetta”参观，哪怕只是去喝杯咖啡，因为这里可以让那些喜欢上流社会（他们可以在众多咖啡馆中挑选一家，坐在小桌旁，以 VIP 的身份观察周围）以及想要发现岛上真正精髓的人得到满足。“被称为‘世界会客室’的地方围绕着迂回曲折的小巷，形成了各式迷宫，基本上都是阿拉伯风格，而且鲜有游客，”一位艺术家这样告诉我。“这里有只有当地人才知道的狭窄街道和捷径，还能看到卡普里的旧时模样。”根据抵达时间的不同，一杯咖啡，一顿午餐，或者一杯冰冻的鸡尾酒过后，便已到了该离开的时间。

一望无际的美景

But those who come to the island don't only want to nourish themselves on its inebriating fragrances: walking up and down its narrow streets can be tiring and lunchtime makes us look forward to dishes made with local ingredients, many of which are famous worldwide.

然而，来到岛上的游客不仅仅只是想要享受它醉人的芳香，在其狭窄的街道上漫游略感疲惫之时，待到午餐时间，游客们还可以期待用当地食材制作的美味菜肴，其中很多都是世界名菜。

But before we dig in, it's worth stopping to admire the view. "The best, 360-degree view is the one from the highest point of the island, Monte Solaro," the singer says. He recommends that we "take the chairlift at Anacapri (one of the island's two municipalities) and enjoy the panorama from a small restaurant that has recently reopened, La Canzone del Cielo, from which you can see all of Capri. Or Il Riccio, the Michelin-starred restaurant at the Capri Palace Jumeirah, above the legendary blue grotto, with a view of Ischia, Naples, and the entire Amalfi Coast." But if the call of the sea is irresistible, "go down to the shore and stop at La Canzone del Mare, if you want to be two steps from the sea."

但在深入探究之前，这里的美景值得我们停下来一一欣赏。一位歌手曾说过：“从岛上最高点的 Solaro 山巅可以饱览岛上最佳的 360 度景观。”他建议我们“在 Anacapri（岛上的两个市镇之一）乘坐缆车，在最近重新开业的小餐馆 La Canzone del Cielo 欣赏卡普里岛全景。也可以在卡普里宫卓美亚酒店的米其林星级‘海胆（Il Riccio）’餐厅欣赏全景，在传奇般的蓝洞之上，可以看到伊斯基亚、那不勒斯和整个阿马尔菲海岸。”但如果您无法抗拒大海的诱惑，“想要更靠近它，建议您前往岸边，在海滨的‘海洋之歌（La Canzone del Mare）’餐厅稍作停留。”

Arriving by sea at the Capri Palace's restaurant Il Riccio
乘船到达卡普里宫“海胆”餐厅

Anema e Core酒吧的歌舞之夜

Following an afternoon spent discovering the sea that laps the island, preferably "by boat, because it's the best way to visit coves like Cala del Rio and Cala Ventroso, and grottoes like Grotta Bianca and La Meravigliosa, which cannot be reached on foot," the time has come for a bit of socializing.

在花了一个下午的时间探索环岛的海面后（最好是“乘船游览，因为这是参观 Cala del Rio 和 Cala Ventroso 等海湾以及白洞和 La Meravigliosa 等石窟的最佳方式，因为这些地方步行是无法到达的”），便是进行一些社交活动的时间了。

You can't spend an evening in Capri without stopping at Anema e Core: for 26 years, it has been the place where the international jet set mixes with regular people, sometimes with explosive results. Lembo has seen many celebrities visit his club, as he tells us. "Many years ago, Naomi Campbell and Joaquin Cortés happened to come here on the same night. They hadn't seen each other in five years, since their breakup," he says. "After I left the club, with my guitar still in hand, I came across the two of them at a bar in the Piazza and I dedicated them a serenade. It came out later that they spent that last night here together, after a very stormy relationship." Could it have been Lembo's music that brought them together again for just one night? We don't know, but what is certain is that there is something magical about the atmosphere of the club and the conviviality of our troubadour. "One evening, Katy Perry grabbed the microphone and began to sing onstage, and everybody started to dance. And Jennifer Lopez: when the band started playing Let's get loud, she couldn't resist; she improvised a free mini–concert for everyone there. And then, there was Leonardo DiCaprio: two years ago, he spent a very hot evening wearing a hoodie so no one would recognize him; in the meantime, his girlfriend Camila Morrone was onstage singing Neapolitan songs with my son Gianluigi… Nobody knew who she was, we only figured it out later!"

在卡普里的夜晚，一定不能错过的地方便是 Anema e Core：26 年来，这里一直是世界名流与普通人交集的场所，有时甚至会发生爆炸性事件。Lembo 告诉我们，访问这家俱乐部的名人数不胜数。“很多年前，模特 Naomi Campbell 和明星 Joaquin Cortés 碰巧在同一个晚上来到这里。自从分手后，他们已经有五年没有见面了，”他说道。“我离开俱乐部后，手里还拿着我的吉他，在广场的一个酒吧里遇到了他们二位，并为他们献上了一首小夜曲。后来才知道，在经历了一段风雨如磐的恋爱关系后，他们在这里共同度过了一个夜晚。”难道是 Lembo 的音乐使他们在当晚再次相聚？我们不得而知，但可以肯定的是，俱乐部的气氛和歌手的热情是有魔力的。“一天晚上，歌星 Katy Perry 拿起麦克风，开始在舞台上唱歌，大家则开始随着音乐跳舞。还有演员 Jennifer Lopez，当乐队开始演奏歌曲《Let's get loud》时，她不禁为在场的所有人即兴奉献了一场免费的小型音乐会。之后还有演员 Leonardo DiCaprio：两年前，他在一个非常炎热的夜晚来到了俱乐部，穿着连帽衫，因此没人认出他；与此同时，他的女朋友 Camila Morrone 在舞台上和我的儿子 Gianluigi 一起演唱那不勒斯歌曲 …… 没有人知道她是谁，后来才发现她竟然是超模 Camila Morrone！”

在卡普里宫卓美亚酒店享受奢华和放松

After an evening of song and dance, it's time to relax. And no place can guarantee sweeter dreams than the Capri Palace Jumeirah, a five-star luxury hotel masterfully run by its general manager Ermanno Zanini. Located in Anacapri on the highest point of the island, from here you will be able to admire the Gulf of Naples in all its incomparable beauty. Contemplating nature has never been so pleasurable, and also so regenerating: the Capri Beauty Farm is a must with its exclusive treatments directed by Professor Francesco Canonaco. Two Michelin Star restaurant L'Olivo and the above-mentioned One Michelin Star Il Riccio are sure to satisfy even the most discriminating palates.

歌舞之夜结束后便到了放松的时刻。卡普里宫卓美亚酒店为旅客提供其他地方无法匹及的睡眠环境，这家五星级豪华酒店由总经理 Ermanno Zanini 精心经营。酒店位于岛上最高点的 Anacapri 小镇，从这里可以欣赏到那不勒斯湾的所有美景。沉浸在大自然的怀抱中，旅客们可以体验到从未有过的身心愉悦，以及重生之感：卡普里美容农庄是必游之地，其在 Francesco Canonaco 教授的指导下为旅客们提供独特的护理。米其林二星的“橄榄（L'Olivo）餐厅和前文提到的米其林一星的“海胆”餐厅一定能满足所有人的口味，无论您的口味如何挑剔。

The next day, we start off on another tour to discover the countless, beautiful attractions of the island. Which, as our guide Lembo tells us, "must be preserved and protected, so it can offer its magic to all those who are lucky enough to set foot here."

到了第二天，又可以开启新一轮的旅游，去探索岛上数不胜数的美丽景点。正如我们的导游 Lembo 告诉我们的那样，“美景必须加以保护，这样才能为所有有幸踏上这方土地的旅客们展现其魅力。”

A detail of the "Temptation Room," the dessert roomat Riccio
被命名为“诱惑屋”的“海胆”餐厅甜点室的细节

Capritouch suite at the Capri Palace with a view of Ischia
卡普里宫的Capritouch套房，套房内可以观赏伊斯基亚的景色

Walking up and down its narrow streets can be tiring and lunchtime makes us look forward to dishes made with local ingredients, many of which are famous worldwide.

在其狭窄的街道上漫游略感疲惫之时，待到午餐时间，游客们还可以期待用当地食材制作的美味菜肴，其中很多都是世界名菜。

No place can guarantee sweeter dreams than the Capri Palace Jumeirah in Anacapri on the highest point of the island: from here you will be able to admire the Gulf of Naples in all its incomparable beauty.

卡普里宫卓美亚酒店为旅客提供其他地方无法匹及的睡眠环境，酒店位于岛上最高点的 Anacapri 小镇，从这里可以欣赏到那不勒斯湾的所有美景。

Pop stars, politicians, intellectuals, famous athletes, models, and even members of Europe's reigning families have sung and danced at Anema e Core. There is no distinction of any kind in Lembo's club: it's a place where everyone can feel at home.

流行歌星、政治家、知识分子、著名运动员、模特，甚至欧洲的皇室成员都曾在 Anema e Core 唱歌跳舞。Lembo 的俱乐部并无任何特殊之处：只是每个人在这里都能感到宾至如归。

The presidential suite Acropolis, offering a private infinity pool with a majestic view overlooking Ischia (© Capri Palace)
Acropolis总统套房，设有私人无边泳池，可俯瞰伊斯基亚的壮丽景色。（©卡普里宫）

THE FLOATING DIRECTORY AMALFI COAST
阿马尔菲海岸浮动目录

COSTIERA AND SURROUNDINGS. THE RIGHT RESERVATION.
海岸及周边名胜的正确预约方式

L'OLIVO
ANACAPRI

The Michelin Guide awarded this restaurant its second star in 2011, the only one on the island to receive two.

Andrea Migliaccio, born in 1980, has worked at the world's top restaurants; today, he is the Executive Chef of the Capri Palace restaurants, assisted by the Resident Chef, Salvatore Elefante. Raw shrimp with foie gras, green apples and gin find a perfect harmony on the palate, as does fusilli al ferretto pasta with a Genoese-style sauce made with rabbit, artichokes, and pecorino cheese, a classic.

L'OLIVO 橄榄餐厅
ANACAPRI

2011 年，《米其林指南》授予“橄榄”餐厅第二颗星，成为岛上唯一一家米其林二星餐厅。

1980 年出生的 Andrea Migliaccio 曾在世界顶级餐厅工作过；如今，他担任卡普里宫餐厅的行政主厨，由驻店总厨 Salvatore Elefante 协助工作。生虾与鹅肝、青苹果以及杜松子酒在味觉上达成了完美的和谐，Fusilli al ferretto 意大利面配以兔肉、洋蓟和佩科里诺干酪制成的热那亚酱汁，也是一道经典菜肴。

EXECUTIVE CHEF: Andrea Migliaccio
RESIDENT CHEF: Salvatore Elefante
Via Capodimonte 14, 80071 Anacapri (NA)
olivo@capripalace.com, +39 081 9780560
capripalace.com

行政主厨：Andrea Migliaccio
驻店总厨：Salvatore Elefante
地址：Via Capodimonte 14, 80071 Anacapri (NA)
邮箱：olivo@capripalace.com，电话：+39 081 9780560
网址：capripalace.com

IL RICCIO
ANACAPRI

This waterside restaurant is next to the Blue Grotto and, as of 2013, it has a Michelin star. The atmosphere is informal, the interior design is parsed in brilliant shades of white and turquoise, the gourmet experience is sublime. The Plateau Royal is like plunging into the flavors of the Mediterranean Sea. Don't leave without trying the spaghetti alla chitarra with sea urchins, and be sure to visit the majolica-lined Temptation Room, where the best desserts of Neapolitan tradition (and more) await to be tasted.

IL RICCIO 海胆餐厅
ANACAPRI

这家海边餐厅就位于蓝洞旁边，餐厅 2013 年便拥有了一颗米其林星。“海胆”餐厅用餐氛围悠闲，室内设计采用明亮的白色和绿松石色调，美食体验令人叹为观止。在皇家高原用餐就好似置身于地中海，充满了地中海风味。必点菜品是海胆意大利面，一定要去参观铺满大理石的“诱惑屋”，那里有那不勒斯最好的传统甜点（当然还有其他品种）等着你来品尝。

Executive chef: Andrea Migliaccio
Resident chef: Giovanni Bavuso
Via Gradola 4, 80071 Anacapri (NA)
olivo@capripalace.com, +39 081 9780560
capripalace.com

行政主厨：Andrea Migliaccio
驻店总厨：Giovanni Bavuso
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网址：capripalace.com

DON ALFONSO 1890
SANT'AGATA SUI DUE GOLFI

Two Michelin stars the restaurant reflects a philosophy that innovates and respects millennial culture and culinary traditions. Located in a nineteenth century palace, the restaurant's interior design features bright colors that are enhanced by the natural light of the Mediterranean Sea, transporting the traveler into the extraordinary atmosphere. The cellar of Don Alfonso 1890 conserves over 25,000 precious bottles and an aging room for cheese.

DON ALFONSO 1890 餐厅
SANT'AGATA SUI DUE GOLFI

这家米其林二星餐厅体现了创新和尊重千年文化和烹饪传统的理念。餐厅坐落在 19 世纪建造的宫殿中，内部设计以明快的色彩为主，加上地中海的自然采光，将旅行者带入非凡的氛围中。Don Alfonso 1890 餐厅的酒窖中保存着 25000 多瓶珍贵的酒品和一个奶酪陈酿室。

CHEFS: Alfonso and Ernesto Iaccarino
Corso Sant'Agata 11/13, 80061
Sant'Agata Sui Due Golfi (NA)
info@donalfonso.com, +39 081 878 0026
donalfonso.com

主厨：Alfonso 和 Ernesto Iaccarino
地址：Corso Sant'Agata 11/13, 80061
Sant'Agata Sui Due Golfi (NA)
邮箱：info@donalfonso.com，电话：+39 081 878 0026
网址：donalfonso.com

QUATTRO PASSI IN NERANO
NERANO

Two Michelin stars for a restaurant that brings together the elements of the earth, sea, fire, and air, all of whose ingredients lend themselves to the chef's inspiration. But the genuine flavors of the restaurant's vegetable garden are prepared with the style of the international culinary arts because, to Chef Antonio Mellino, "the flavor of perfection lies in genuineness." Here, the culinary pathway exalts the territory: it is a journey through culture and the flavors of life, where tradition encounters experimentation.

QUATTRO PASSI 四步餐厅
NERANO

米其林二星餐厅，将土、海、火、空气等元素融合在一起，所有食材都赋予了厨师的灵感。但餐厅菜园里的纯正味道，是以国际烹饪艺术的风格来烹制的，因为在主厨 Antonio Mellino 看来，“完美的味道在于纯正”。在这里，美食烹饪崇尚地域特色：是一场传统与新奇相遇的文化和生活的味道之旅。

CHEF: Antonio Mellino
Via Amerigo Vespucci 13N, 80061 Nerano (NA)
info@ristorantequattropassi.com , +39 081 808 1271
ristorantequattropassi.it

主厨：Antonio Mellino
地址：Via Amerigo Vespucci 13N, 80061 Nerano (NA)
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网址：ristorantequattropassi.it

LO SCOGLIO DELLE SIRENE
CAPRI

An enchanting location, in the bay of Marina Piccola opposite the Faraglioni, the beach is nestled in an oasis of tranquility and relaxation, surrounded by the sea.

Here, you can rediscover the flavors of age-old recipes of Capri's cuisine (such as the famous caprese ravioli and fresh pasta that is strictly homemade) and appreciate the genuine flavors of classic seaside fare. The food is based on the flavors of Mediterranean tradition, with specialties made with fresh fish and seasonal vegetables: be sure to try the blackspot seabream all'acqua pazza, as well as the shellfish and seafood specialties.

LO SCOGLIO DELLE SIRENE 美人鱼礁石餐厅
卡普里岛

该餐厅的位置极具魅力，处于 Faraglioni 岩对面的 Marina Piccola 海湾，海滩坐落在宁静且使人倍感放松的绿洲之中，被大海包围。

在这里，您可以重新发现卡普里古老食谱的味道（如著名的卡普里小方饺和精心自制的新鲜意大利面），也可以尝试经典海滨美食的正宗味道。食物以地中海传统风味为主，配有新鲜鱼类和时令蔬菜做成的特色菜：推荐尝试“疯狂的黑斑鲷鱼”（blackspot seabream all'acqua pazza）、贝类和海鲜特色菜。

Via Mulo 77, Capri (NA)
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INTERNATIONAL COMMERCIAL REAL ESTATE
国际商业地产

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Universal LP offers investors solid returns in stable, diversified Western Canadian markets, including access to the American mid-west, with a targeted focus on small to medium-sized, high yield business, industrial, and commercial properties.

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The photographs shown in this advertisement represent Canadian communities Universal invests in.

ASL REAL ESTATE

价格 : 100,000 - 10,000,000 美元 **Price Range :** USD 100,000 - 10,000,000

ASL 房地产公司是墨尔本最令人尊敬的幼儿园销售公司之一。我们有 30 多年的商业物业营销管理经验，我们的高素质专业队伍人员可以帮助您在更全面的了解澳大利亚幼儿园行业。

我们的专业领域包括：
- 出售幼儿园生意
- 租赁新的幼儿园中心
- 幼儿园开发项目管理，从初步设计到全部完成
- 出售幼儿园中心
- 建筑幼儿园

ASL 公司将在墨尔本 Kew 开设新的办事处，并持续进步与成长。

我们有战略合作的移民专家，可以帮助您了解从投资和移民到澳大利亚的各种要求。如果您需要资金，我们也有金融行业的合作伙伴。

与 ASL 的交易将使整个过程简洁清晰和有益于您。对于所有新客户，我们将对您的特殊需求进行全面评估，并提供建议与支持以达到您的目标。

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

Our areas of expertise include:
- Sale of existing Childcare businesses
- Leasing for new Childcare centres
- Project management from initial design to full completion
- Sales of completed Childcare centres
- Construction

The company continues to grow with the opening of our new office in Kew, Melbourne, Australia.

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

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

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CITYLIFE INTERNATIONAL REALTY

价格 : 400,000 - 100,000,000 美元 **Price Range :** USD 400,000 - 100,000,000

Citylife International Realty 是一家荣获国际房地产中介奖，历史悠久，专业销售澳大利亚住宅、公寓、商用办公室、工业项目和住宅开发，总部位于香港。墨尔本。布里斯班。悉尼。佩斯。

其他服务包括：
- 购买后的租房管理服务
- 转售服务
- 税费和财务咨询
- 房产基金

Long established, Award Winning International Estate Agent specializing in the sale of Australian houses, apartments, commercial offices, industrial projects, and development opportunities, with a Head Office in Hong Kong. Melbourne. Brisbane. Sydney. Perth.

Additional services include:
- Rental Management Services after purchase
- Resale services
- Tax and finance advice
- Property funds

联系人 / P: Mr. Michael J Bentley
电话 / T: +852 9736 2218
网站 / W: www.citylifeprojects.net

GOLDEN AGE GROUP
盛世集团

价格 : 400,000 - 40,000,000 美元

Price Range : USD 400,000 - 40,000,000

盛世集团是一家总部位于墨尔本的高端房产开发公司，是目前澳大利亚地产开发行业中，最具实力、最富号召力的地产开发集团之一。

经过十余年的开拓与发展，盛世已正式形成了以住宅、办公、酒店以及工业地产为主、全面发展的地产战略布局，并成功打造了墨尔本和悉尼地区多个地标性建筑，重新定义了澳洲首府城市的城市天际线。

Golden Age Group is an established name in the property industry, renowned for its exceptional commercial and residential projects throughout Australia.

For over a decade, Golden Age Group has been part of changing Melbourne and Sydney's landscapes, shaping the skylines that we see today.

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网站 / W: www.goldenagegroup.com.au
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GOLDEN AGE

CBRE (AGENCY) LTD, AUCKLAND

价格 : 520,000 - 3,800,000 美元

Price Range : USD 520,000 - 3,800,000

CBRE 集团是世界上最大的商业地产服务和投资公司。2015年的收益达到109亿美元，拥有超过七万名员工（不包括联合办公室员工）。

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.

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网站 / W: www.upsideph.com

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

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

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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。

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RI GROUP INTERNATIONAL

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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.

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SUN KEE REAL ESTATE
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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。

秉承以客人最大利益为首要的前提下，深入了解客人需要，提供度身定做的房地产投资及教育意见。

我们的团队提供以下服务：
- 海外升学
- 房地产投资，包括商业写字楼、地铺、住宅及土地买卖
- 房地产售后管理服务

新基地产以专业及优质服务，配合忠诚和可靠的态度，替客人获取长远稳定资产及回报！

Sun Kee Real Estate Co. Ltd., taking root in Hong Kong, provides real estate and overseas study services. Target countries and regions include the USA, Manland China and Hong Kong.

Priority is given to your benefits. We offer bespoke advice addressing your needs for real estate and overseas education.

Our team provides the following services:
- Overseas studies
- Investment in properties induding commercial offices, ground–floor shops, residential apartments and lands
- Property management services

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

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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REEM DOWNTOWN

Own a piece of Abu Dhabi*.

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Reem Downtown is an upscale island community facing the financial heart of Abu Dhabi, making it one of the city's most sought after freehold real estate master developments. Reem Downtown offers excellent capital appreciation through mixed-use residential and commercial properties, as well as retail areas boasting stores, restaurants and cafés.

- 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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PRIME INVESTMENT WITH LIFESTYLE
生活方式的优质投资

Discerning purchasers recognise the attraction and status of Australian property, projected in images of sun, surf and golden sand. The most exclusive luxurious property being sited where international tourist flock in search of perfect weather, lavish accommodation and sumptuous food.
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。
选项：小批量的家族企业。蓬勃发展的商业出口企业，收益率高。拥有高素质、经验丰富的管理团队。
详细资料可供查阅。

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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

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wilsons
warrnambool & district real estate

TITAN REALITY

Seafront Villa , property status : finished
- location Ayia Thekla , 2km Ayia Napa Marina and Nissi beach , 12km private english school
- plot 773m2 , buildable area 223m2, 5 bedrooms , 5 full baths & wc
- Close to all amenities and famous blue flagged sandy beaches
- Private swimming pool
- Private Parking

海滨别墅，项目状态：完工
・位于 Ayia Thekla，距离 Ayia Napa Marina 和 Nissi 海滩 2 公里，距离私立英语学校 12 公里
・773 平米地块，建筑面积 223 平米，5 间卧室，5 间全套浴室和卫生间
毗邻所有便民设施和著名的蓝旗沙滩
・ 有私人游泳池
・ 有私人停车场

价格 / Price: 1,950,000 EUR + VAT / 1,950,000 欧元+增值税

Detached Villa in Ayia Napa , property status : under construction
- 10km private English school, 500m to the famous Nissi beach
- plot 393m2, buildable area 174.80m2, 3 bedrooms , 4 full baths & wc
- private infinity swimming pool , roof garden

Ayia Napa 的独立别墅，项目状态：在建
・距离私立英语学校 10 公里，距离著名的尼斯海滩仅 500 米
・393 平米地块，可建筑面积 174.80 平米，3 间卧室，4 间全套浴室和卫生间
・ 有私人无边泳池、屋顶花园

价格 / Price: 760,000 EUR + VAT / 760,000 欧元+增值税

Detached Villa in Pernera Protaras , property status : under construction
- 3km private English school , 700m beach, 1km to Protaras Marina
- plot 457m2, buildable area 273.80m2, roof garden 41.80m2, 4 bedrooms, 3 full baths and wc
- private swimming pool, uncovered parking

Pernera Protaras 的独立别墅，项目状态：在建
・距离私立英语学校 3 公里，距离海滩仅 700 米，1 公里车程可达普罗塔拉斯码头
・457 平米地块，建筑面积 273.80 平米，屋顶花园 41.80 平米，4 间卧室，3 间全套浴室和卫生间
・有私人泳池、露天停车场

价格 / Price: 575,000 EUR + VAT / 575,000 欧元+增值税

Seafront villa in Trikomo, Northern Cyprus, property status : finished
- Seafront, private swimming pool, 20km from The Eastern Mediterranean University in Famagusta
- closed area 205m2, buildable area 144.7m2
- 3 bedrooms , 2 bathrooms and wc , unfurnished

位于北塞浦路斯 Trikomo 海滨别墅，项目状态：完工
・海滨位置，独享私人游泳池，距离 Famagusta 东地中海大学车程 20 公里
・封闭区域 205 平米，可建区域 144.7 平米
・3 间卧室、2 间浴室和卫生间，无家具设备

价格 / Price: 750,000£+VAT (5%) / 750,000 英镑+增值税 (5%)

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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€

联系人 / P: Mr. Norbert Koudimba – Broker
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GREEKSCAPE REAL ESTATE.

Code #9003.

There is a place in the Mani like no other, sitting at the headland of a gorge above the very well known coastal village of Kardamyli, the very beautiful village of Agia Sofia looks down at all of the splendour below her. Gifted with one of the loveliest of byzantine churches in the region, the village is framed between the majestic Taygetos Mountains, the azure waters of the Mediterranean and the rugged landscape of the gorges running to each side.

Mani 岛上有一个独一无二的地方，它坐落于著名的海滨村庄 Kardamyli 上方的峡谷岬角上，非常美丽的 Agia Sofia 村庄俯瞰着她脚下的壮丽景色。这座村庄拥有该地区最美的拜占庭式教堂之一，位于雄伟的 Taygetos 山脉、蔚蓝的地中海水域和两侧崎岖的峡谷之间。

价格 / Price: EUR 770,00 / 770,00 欧元

Code # 9001

Greekscape is pleased to offer a prime piece of real estate in the centre of our home village of Kardamyli. The building plot being offered is 1,500 m2 in size and sits right next to the Main Square of the village, the 'commercial hotspot' of the area. Being a stones throw from the Mediterranean Sea and connected directly to the main through road of the village, this plot is ideally located for a commercial development such as shopping complex, elite hotel or luxury guest houses.

Greekscape 很高兴向您推荐位于我们的家乡 Kardamyli 村的中心一处优质房地产。该建筑地块面积为 1500 平方米，紧邻该地区的“商业热门”村庄的主要广场。该地块位于地中海沿岸，直接与村庄的主干道相连，是购物中心、精品酒店或豪华宾馆等商业开发的理想场所。

价格 / Price: EUR 1,300,000 / 1,300,000 欧元

Code # 9002

Property for sale, situated just above the historical village of Kardamyli. Nestled between Petrovouni and Agia Sofia, this villa is perfectly located to access all that is beautiful in the Mani, the glorious beaches, cafes, tavernas,shops and old town of Kardamyli, the lovely village of Agia Sofia and the countryside and foothills of the the Taygetos Mountains, all within a five minute drive or within walking distance of the property. From this location you are able to sit by the poolside, or on the villa's balconies and look down to the sea and coastline of Messinia Bay. Stunning sunsets, long lazy sunny afternoons and cool clear night skies are just some of the benefits of living here... surrounded by nature, the peace, smells and aura of this special area make it a lovely place to live.

待售房产，位于历史悠久的 Kardamyli 村上方。这座别墅坐落在 Petrovouni 和 Agia Sofia 之间，地理位置优越，可以欣赏 Mani 岛的所有美景、美丽的海滩、咖啡馆、小酒馆、商店和 Kardamyli 古城、可爱的 Agia Sofia 村以及 Taygetos 山脉，均在五分钟车程内或步行可达的距离内。在这里，您可以坐在泳池边，或别墅的阳台上，俯瞰 Messinia 湾的大海和海岸线。令人叹为观止的夕阳、漫长而慵懒的阳光明媚的下午和凉爽晴朗的夜空，这些都是居住在这里的惬意之处。。。被大自然环抱，这个特殊地区的宁静、气味和氛围使它成为一个宜居之所。

价格 / Price: EUR 975,000 / 975,000 欧元

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Greekscape
Real Estate
Kardamyli
www.greekscape.com

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

联系人 / P: Mr. Oskars Pelnens
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AVER

VIEW MAURITIUS PROPERTIES

Up to 5 rooms between 500 and 550m² of living space. Their simple and elegant architecture features large overhanging roofs that cast soothing shadows. Even indoors, the sublime turquoise lagoon steals the show, with each room boasting a breath-taking ocean view. Outside, surrounding the beach, in front of a generous pool, the natural landscaped gardens flow gracefully to the lagoon.

500 到 550m² 的生活空间内最多可有 5 个房间。简洁优雅的建筑特点是其巨大的高挑屋顶，能投射出舒缓的阴影。即使在室内，这座宏伟的绿松石环礁湖也引人注目，每间房间都能欣赏到令人叹为观止的海景。在室外，别墅环绕海滩，位于一个宽敞的水池前，可欣赏到自然景观花园优雅地流向泻湖。

价格 / Price: €3,125,000 / 3,125,000 欧元

1 bedroom Junior Suite in Mauritius are elegantly decorated with a pinch of Mauritian warmth. Each suite has its own covered entrance, a kitchenette with dining counter, a cosy living area and a veranda with seating area overlooking the landscaped garden. A unique opportunity to own a property, while benefiting from the resort's lifestyle and property management services.

毛里求斯的一居室初级套房装饰优雅，带有毛里求斯式的温暖。每个套房都有其独立带顶的入口，一个有餐桌的小厨房，一个舒适的生活区和一个自带座位的阳台，可以俯瞰花园。这是您拥有一处房产的难得机会，同时可受益于度假村的生活方式和物业管理服务。

价格 / Price: €550,000 / 550,000 欧元

Located within the East coast of Mauritius. The Charlotte Villa combines luxury living with exemplary architecture and design. With 9,730ft of living space, comprising six bedrooms and a spectacular, landscaped private garden with stunning 25 metre pool. The villa offers the perfect space for rest and relaxation.

住宅位于毛里求斯东海岸。夏洛特别墅将奢华生活与卓越的建筑和设计完美结合。拥有 9730 英尺的生活空间，包括六间卧室和一个壮观的私人花园，花园内有 25 米长的游泳池。别墅提供了完美的休息和放松空间。

价格 / Price: €9,087,102 / 9,087,102 欧元

Surrounded by stunning views, the Signature villas evoke elegance above and beyond. Experience a closer connection with nature in these 5 Ensuite bedroom residences. With spaces that feature a private cinema, light-filled living rooms, terraces and balconies that open to sunsets and spa-inspired baths, the residences have been meticulously designed.

Signature 别墅的四周景色迷人，让人联想到高雅的气息。在这 5 间套房卧室住宅中体验与自然更紧密的联系。空间以私人影院、光线充足的客厅、露台和阳台为特色，这些露台和阳台面朝落日，还有以水疗为灵感的浴室，每一细节无一不精心设计而成。

价格 / Price: € 5,337,500 / 5,337,500 欧元

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VIEW MAURITIUS PROPERTIES
LUXURY VILLAS IN THE INDIAN OCEAN

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 AO-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 AO – 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

AMAZING CONDOMINIUM ALONG THE RIVER
魅力无限的河滨公寓

Located in the heart of Bangkok along the calm and the serenity of the Chao Praya River , with an easy access to ICONSIAM ,while being positioned in the new district celebrated with The Peninsula , The Mandarin Oriental , The Hilton and the Shangri-La International Hotel.

The River by Raimon Land is a 250 sqm duplex with 4 bedrooms, 3 bathrooms and 2 balcony, a direct view among luxurious 7 pools and one of the most astonished garden in real estate market. The price is 54 Mbaht.

The River by Raimon Land 位于曼谷市中心，沿着平静的湄南河，可以方便地到达 ICONSIAM，同时位于半岛酒店、文华东方酒店、希尔顿酒店和香格里拉国际酒店的新区域内。

The River by Raimon Land 是一个复式公寓，面积为 250 平方米，拥有 4 间卧室、3 间浴室及 2 个阳台，可以直接欣赏到 7 个豪华游泳池和房地产市场上最令人惊讶的花园之一。售价是 54Mbaht（5 千 4 百万泰铢）。

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ANAGNOS & ANAGNOS

1101 Apt 1A Santa Monica, CA 90403
仅11个单元，2居室2浴室，低管理费
圣莫尼卡蒙大拿州里德公园附近
1014平方英尺

进入圣莫尼卡市场，获得上乘地段，机会千载难逢！宽敞、时尚、一站式方案！步行即可到达海滨长廊、海滩、Montana商店和餐厅。该住宅可以欣赏到美丽的芦苇公园。这座大楼的第一层实际上高于人行道。这是圣莫尼卡唯一没有租金管制的建筑之一。这套2居室2浴室单元的开放式平面布局让您感受宾至如归，其包括全新的硬木地板、瓷砖浴室、封闭式前庭、开放式厨房、生活和餐饮区，以及自带步入式衣柜的主楼套房浴室。

1101 Apt 1A Santa Monica, CA 90403
2 beds 2 baths low hoa dues only 11 units
Near Reed Park Montana area of Santa Monica
1014 sqft

Amazing opportunity to get into one of the best locations in all of Santa Monica! Spacious, sleek, & turnkey! Walking distance to the promenade, beaches, Montana shops and dining. The unit features a view of beautiful Reed Park. The first floor of the building is actually elevated well above the sidewalk. One of the only buildings in Santa Monica with No Rent control. This 2bed 2bath open floorplan will make you feel right at home and it includes brand new hardwood flooring throughout, tile baths, enclosed front patio, open kitchen, living and dining areas, and en suite bath in the primary with a walk-in closet.

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ANAGNOS & ANAGNOS
COMMERCIAL & RESIDENTIAL REAL ESTATE EXPERTS

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

SIGNATURE PREMIER PROPERTIES

凭借无与伦比的品质和极为私密的地理位置，这座定制的全砖房拥有13,000平方英尺的居住空间。入口门厅令人为之惊叹、开放式楼梯、20英尺高的天花板、会客客厅、正式餐厅、仿古白色厨师厨房，厨房配有高端电器，包括双槽洗碗机/葡萄酒双门冰箱/厨房岛台/取暖抽屉/步入式食品储藏室、带燃气壁炉的家庭娱乐室、全红木地板、5或6个卧室和8.5个浴室。

主卧套房配有成套浴室、阳台、独立休息区和燃气壁炉。两个楼梯通向所有大型卧室，带步入式衣橱/成套浴室，2楼家庭娱乐室/也可转换成第6间带阳台的卧室，带充足存储空间的步入式小阁楼，是这座美宅中最具娱乐性的低层…。保龄球馆/室内篮球场/1950年代灵感餐厅/健身房/全套浴室/蒸汽浴室/更衣室/独立入口。包括一个可停放3辆车的恒温车库，以及1英亩以上平坦的蓝石庭院。这座房产臻美非凡，堪称梦想之家，可以成为您的现实…

With unparalleled quality and the most private location, this custom-built all brick home boasts 13,000 square feet of living space. With a breathtaking entry foyer, open staircase, 20 foot soaring ceilings, formal living room, formal dining room, antique white chef's kitchen with high-end appliances including double dishwasher/double wine fridge/center island/warming drawer/walk-in pantry, family room with gas fireplace, all rich mahogany floors, 5 or 6 bedrooms and 8.5 baths.

Primary bedroom suite has an en-suite bathroom, balcony, separate sitting area and gas fireplace. Two staircases lead to all super-sized bedrooms with walk-in closets/en-suite baths, 2nd floor family room/the possible 6th bedroom with balcony, walk-up finished attic with ample storage, the most entertaining lower level you will find in a home... bowling alley, indoor basketball court, 1950's inspired diner,gym, full bathroom, steam room, changing room and a separate entrance.Includes a 3 car heated garage, blue stone patio on a flat 1 acre+. This truly extraordinary property is a dream home that can be your reality…

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SIGNATURE
PREMIER PROPERTIES

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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Property Finder / 房产索引
USA / 美国

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**。

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CUSTOM LINE

BEYOND THE LINE

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恣意畅想：置身私家温泉，俯瞰雪山，放松身心；或在享誉世界的粉雪中度过美好时光，而后静享醇美日本寿司；或瞩目挚爱家人纵情雪场、绽颜欢笑。您可以享有这美好的一切，甚至更多！

登入Uchi闪迅引擎，浏览日本为数众多的优质度假房产，掌握先机！

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