

LPS CHINA FERRETTI GROUP

# MAGAZINE 杂志

WINTER-SPRING  
EDITION 2023

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# FOR SALE: LUXURY CONDOS IN NOHO NEW YORK CITY

热售中：纽约城NOHO豪华公寓



- Two luxury condominiums in a three-unit luxury building
- Located in Manhattan's trendy NoHo neighborhood
- Currently generating \$70,000/month in gross income from short term leases
- Buy as an investment property or combine and move in once the leases end
- 三单元豪华建筑中的两套豪华公寓
- 位于曼哈顿时尚的NoHo社区
- 目前，短期租赁每月产生的总收入为70000美元
- 在租赁期结束后可以作为投资性买房，也可合并入住



41 Great Jones Street  
New York, New York 10012

## DUPLEX FEATURES 复式特色

- 4,235 square feet
- Gas burning fireplace
- 2 Balconies
- 4 Bedrooms
- 3 Full bathrooms
- 1 Powder room

\*Ceiling heights vary from 8.5 feet to 21 feet

- 4235平方英尺
- 燃气壁炉
- 2个阳台
- 4间卧室
- 3个全卫浴室
- 1个化妆室

\*天花板高度从8.5英尺到21英尺不等



DUPLEX

## BUILDING FEATURES 建筑特色

- 24-hour virtual doorman
- Private storage
- Floor to ceiling windows
- North and South exposures
- Wide plank European oak floors

- 24小时虚拟门卫
- 专用存储空间
- 落地窗
- 南北朝向
- 欧洲橡木地板

- Original exposed brick and steel beam details
- Custom Boffi designed kitchens with Gaggenau appliances
- Oversized primary suites with enormous walk-in closets

- 原始外露砖和钢梁细节
- 定制式Boffi设计厨房，配有嘉格纳豪华家电
- 超大主套房，配有大型步入式衣柜

## MAISONETTE FEATURES 小房型特色

- 4,241 square feet
- 354 square foot private garden with outdoor kitchen
- 3 Bedrooms
- 4 Full bathrooms
- 2 Powder rooms
- Home office and gym/study

\*Ceiling heights vary from 9 feet to 23 feet

- 4241平方英尺
- 354平方英尺的私人花园，带室外厨房
- 3间卧室
- 4个全卫浴室
- 2个化妆室
- 家庭办公室和健身房/书房

\*天花板高度从9英尺到23英尺不等

## MAISONETTE



516.624.1953 nassa@bdg.net



# Historic El Cid Residence

## Located Near Palm Beach Atlantic University





West Palm Beach, Florida | 300 Valencia Road | \$6,550,000 | 300ValenciaRoad.com | Located in the El Cid area, this gated Mediterranean estate is situated on a sprawling approximately 125x75 lot, this property has been exquisitely and extensively renovated and restored, honoring the architecture and design of its 1926 build. Stunning pecky cypress details, wrapped in windows, the light filled spaces offer well scaled rooms ideal for entertaining.

佛罗里达州西棕榈滩 | 瓦伦西亚路 300 号 | 售价 6,550,000 美元 | 300 ValenciaRoad.com | 这座封闭式地中海庄园位于 El Cid 区，占地面积约为 125x75 平米，经过了精致而大面积的翻新和修复，大程度地尊重其 1926 年建筑的建筑和设计。令人惊叹的松柏细节，彰显于其窗户上；屋内宽敞，光线充足，非常适合娱乐生活。



Newly renovated kitchen features custom cabinetry, Haifa countertops, Dacor gas range and a Chicago brick wine room and back splash. The expansive living room has a historically designed, new cast stone, wood burning fireplace, refinished original wood flooring and high ceilings. New features include, 2020 barrel tile roof, new Generac 25kw generator for the main residence, and new custom approximatley 35ftx17ft heated pool with salt filtration system. **Web# RX-10822957**

厨房全新装修，带定制橱柜、海法台面、达科尔煤气灶和芝加哥砖酒房和后挡板。客厅宽敞明亮，内有一座按历史风格设计的新铸石燃木壁炉，装修过的原木地板和调高天花板。其新功能包括 2020 桶形瓷砖屋顶。用于主住宅的发电机是新 Generac - 25 千瓦，以及全新度身定制的加热池 -35ftx17 英尺，带盐过滤系统。Web # rx - 10822957



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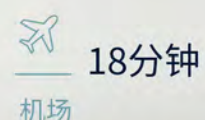
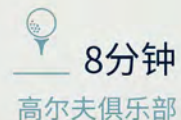
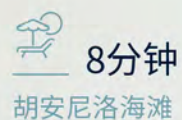
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## 在此开启您的生活



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



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## INTERVIEWS 采访



### THE ULTIMATE NINE-BEDROOM SUNSET BEACHFRONT ESTATE TO OWN IN THE MALDIVES

Indulge in the castaway style of these magnificent 3 and 6-bedroom adjacent villas, within the multi-award-winning Soneva Fushi resort, in the Baa Atoll, a 30-minute scenic seaplane flight from Malé International Airport.

These high-specification villas can be purchased independently or combined to create a 9-bedroom residence with the flexibility to occupy or rent out as standalone properties or as one extraordinary residence for the multi-generational family. Exceptional intuitive service is harmonious with environmental sensitivity and gracious living.

The villas have stand-out features, none more so than expansive private pools with their own waterslides.

To get to know this rare-to-market resale, please contact us on the details below.

### 拥有位于马尔代夫的终极九居室日落海滨别墅

沉浸在这些宏伟的 3 和 6 卧室相邻别墅的漂流风格中, 这些别墅坐落在马尔代夫最大的岛屿昆富纳杜 (Kunfunadhoo) 的海滨, 被称为 Soneva Fushi 屡获殊荣的度假胜地, 位于 Baa 环礁, 距离马累国际机场 (Malé International Airport-Soneva) 有 30 分钟的水上飞机飞行路程, 沿途风景如画, 美不胜收。

这些高规格别墅可单独购买, 也可组合在一起, 打造一个 9 居室的住宅。既可作为独立房产, 也可作为特别的住宅, 灵活地出租。对于追求“智能奢华”的买家来说, 它们是绝佳的选择。在这里, 卓越的直观服务与环境敏感度和优雅的生活相协调。

别墅拥有众多特色, 包括通向带水滑道的私人泳池的室外露台、Soneva 标志性的露天浴室、一些带有瀑布特色的浴室、独立水疗中心、健身室以及 Soneva 的下沉式娱乐亭。6 卧别墅还设有带盖儿童游泳池、桑拿浴室和蒸汽浴室。

别墅业主可以在别墅租赁计划中享受收入分成, 在度假村的食物和饮料店享受折扣, 可更换业主日, 以及私人管家的服务。

如欲了解本次罕有的转售, 请联系我们:





# 独家专访

## Mr. Carlos Blanco Sanchez

### CEO of ESP Apartments

**LPS: 能否为我们介绍一下您自己？**

我叫卡洛斯·布兰科 (Carlos Blanco)，是 Esp Apartments 的所有者兼首席执行官。Esp Apartments 拥有哥白尼主权房地产 (Copernico Sovereign) 私募股权。

我拥有私人投行背景。

十余年来，我一直在房地产行业积极工作，特别是在美国内外的多户住宅开发领域。

Esp Apartments LLC 总部位于迈阿密，致力于为机构和个人投资者投资和管理基金，以涉猎一些世界上最为人知的养老基金和捐赠基金等。

作为 Copernico Sovereign（一家在北美和欧洲进行房地产投资的私募股权基金）的联合创始人，我在美国联合并管理了不少多户房地产项目，并为其投资者带来了正现金流。

**LPS: 您共同投资于您向客户提供的相同产品。您能为我们解释一下，与更传统的个人房地产投资相比，这种方式有什么好处吗？**

当我们真正相信自身所提供的产品时，如果不参与已经成功的项目，那将是一个巨大的错误。

作为基金经理，我认为一个关键方面是对任何投资者可能获得的结果都有直接的体会。硬币有两面。作为管理层和客户，我们可以通过改进机会来确定，并努力确保客户和我们自己与行业中的其他人相比，获得尽可能最好的经济效益 / 有吸引力的经济效益。

**LPS: 您的投资项目中有哪些值得注意的方面？**

赢得客户的信赖，投资基金，这需要经年的累积 - 这是基于我们常年为客户提供卓越经济效益的结果。

我的关注点是多户型的租赁项目。然而，一个长期以来令人关心的问题就是投资者的流动资金有限。我竭尽全力，以使我所推荐的项目可通过与房地产项目相关的二级市场增加而外的收益源。通过进入中型社区，我们可以提供二级服务，如交通、生活管理等服务。

我坚信开发商应努力为其开发的社区提供全方面的服务，使其居民不仅仅是能够获得一个居住场所，更能通过项目所提供的额外服务而获得重要的收入储蓄。

Esp Apartments LLC 将为客户尽可能的提供最佳服务作为己任。我们努力确保居民可以拥有不同形式的能源、交通以及其他可以为之省钱的服务。我们的目标是确保居民们在获得一个居住地的同时，可以拥有为之提高生活品质的各种服务。

我们为自身品牌在美国的多户房地产项目感到自豪。我们确保投资者从正现金流中受益，也确保我们所打造的项目有利社区。我们竭力确保项目对所有利益相关者都有好处，并为社区带来长期利益。

**LPS: 对于希望与 ESP Apartments 合作的投资者来说，需涉及哪些方面准备事宜？**

投资者需要经由我们的基金经理做好背景调查，我们需要确保客户经过严格的反洗钱行为检查。



**LPS: 美国多年来的利率居高不下，您如何看待投资房地产对客户来说是个契机？**

签订房地产交易时最重要的考虑因素是购买价格及其路线。即使利率很高，短期回报也会受到影响，但以好的购买价格入手交易，亦可促成未来的再融资。

我们还需共同努力，向金融机构证明，房地产的价值不仅仅由租金回报率决定，还有其他业务线可以产生积极影响（因为它们产生了巨大的现金流），而且它们不是来自收取租金 / 租金上涨）。

例如，当 iPhone 发布时，人们认为它唯一的功能是拨打和接听电话，发送和接收短信。如今，有了 iPhone，我们就可以完成个人和职业生活中的多重任务，如拍照、扫描文档、GPS、常规电话功能和其他功能等。这同样也体现在住宅房地产上，房产满足基本功能，即提供一个居住的地方，但我们也看到了他的潜力，即成为开发多重服务的源泉，并为住户带来客观的附加价值。我们的方式是围绕项目提供 360 度全方位的服务，如废物管理、生活管理、汽车管理、教育和健康等。因此，我们让住户有机会拥有更好的生活方式，并通过其他来源创造收入，甚至成为我们公司的少数投资者。

**LPS: Can you please introduce yourself?**

My name is Carlos Blanco and I am the owner and CEO of ESP Apartments which owns Copernico Sovereign, a real estate private equity.

I come from a private investment banking background. For +10 years, I have been actively working in the Real Estate Industry, specifically in multifamily development in and outside the US.

Esp Apartments LLC is a Miami based company dedicated to invest and manage funds for institutional and individual investors.

As co-founder of Copernico Sovereign, a private equity fund that does real estate investments throughout North America

and Europe, I have syndicated and managed numerous multifamily real estate projects in United States that produce positive cash flow for its investors.

**LPS: You co-invest in the same products that you offer to your clients. Can you explain to us the interest of such an approach compared to more traditional individual real estate investments?**

When you truly believe in the product you are offering, it would be a tremendous mistake not to be part of part of such a successful project.

As Manager of the fund I consider a key aspect to have a direct sense of the results any investor perceives. There are two sides of the coin. Being on the managing side and on the client side allows us to identify any improvement opportunity and work towards assuring our clients and ourselves receive attractive economic results compared to others in the industry.

**LPS: What are the notable aspects of the projects your clients are investing in?**

Earning the trust of clients takes years. It is a result of providing clients with excellent economical results throughout the years.

I focus on multifamily rental developments. Nevertheless, it has been a constant concern the limited liquidity accesses the owners have. I have put my efforts together so the business proposal I offer allows us to have additional sources of income through services associated with Real Estate projects. such as transportation, life management among other services.

I believe that developers should strive to provide comprehensive services to their communities, so that residents not only







afford their place of living, but also have access to additional services that can provide them with important income savings.

At Esp Apartments LLC, we have made it our mission to provide our residents with the best possible services. We strive to make sure that our residents are able to access different sources of energy, transportation, and other services that can help them save money. Our goal is to make sure that our residents not only have a place to live, but also have access to various services that can help improve their quality of life.

We take pride in our multifamily real estate projects in the United States. We make sure that our investors benefit from positive cash flows, by providing them with access to liquidity by getting leverage from the financial institutions in the future by trading at secondary stock exchanges.

**LPS: What are the steps involved for a Chinese investor to go ahead and invest with ESP Apartments?**

We ensure our investors go through background checks with our fund manager. We need to know our customer and go through a rigorous anti money laundering check.

**LPS: Having the highest US interest rates in years, how do you see investing in Real Estate is an opportunity for your clients?**

The most important aspect to consider when entering a Real estate Deal is the purchase price and its route. Even if interest rates are sky high and the short-term return will be affected, closing with a good purchase price will allow you to refinance in the future.

We also need to put our efforts together in demonstrating the financial institutions that the value of the property is not solely determined by the cap rate, but that there are additional business lines that can positively affect as they generate major cash flow)

For example, when the iPhone was released, we thought that its only functions were to make and receive calls, send and receive text messages. Now days, with an iPhone we are able to perform several tasks of our personal and professional life,such as taking pictures, scanning documents, gps, regular phone functions, and several other functions. The same thing happens to residential real Estate, the properties meet the

basic function, which is to accommodate a place for living, but we also see the potential to become the source of developing several services that will add a lot of value for the tenants. Our approach is a 360 type of services surrounding our properties, such as waste management, life management, car management, education and health among others. As a result, we give them the opportunity of having a better lifestyle by generating income through other sources or even becoming minority investor in our company.

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 you may contact us via email on:  
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## 独家专访

**Jorge Martin**

Founding Partner  
创始合伙人

URBAN LUXURY SERVICES

**LPS: 能为我们介绍一下您自己以及您公司的服务吗？**

我叫 Jorge Martin，是 URBAN LUXURY SERVICES 的首席执行官和创始合伙人。

URBAN LUXURY SERVICES 成立的宗旨在于提供创新型项目，覆盖范围包含解决客户在房地产方面各种各样的需求，以及西班牙的高档场所。

我们的工作是在交钥匙工程的新概念，由客户设定界限。秘诀是在整个项目中保持想法的精髓。因此，我们从总体概念开始，直到完成项目所有阶段最后细节的定义：寻找完美的地块或房产、设计、建筑和室内设计。由于这一标志，我们可以处理最复杂和独特的项目，而不会失去质量和排他性的个性化本质。

**LPS: 您的项目中主要有那些突出特点？**

寻找卓越的房产，始于项目的地理位置，在建造或修复受保护的经典建筑、别墅和古代豪宅时使用最为上乘的质量和材料，运用最新技术的同时但保持其原有精髓，譬如：壁炉、阳台、线条、修复裸露的砖墙或石墙等，将它们改造成具有最佳现代舒适度的宏伟豪华房产。

当需建设新项目时，我们寻找差异化的地块，在黄金地段建造公寓和别墅，在私人专属社区拥有壮观的景色。

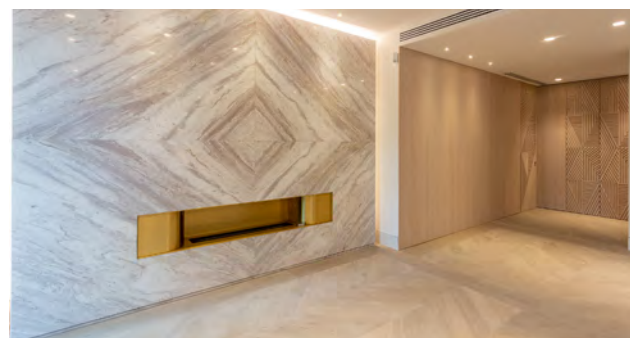
一旦建筑或修复项目终止，我们将与建筑和室内设计工作室合作，为每个项目量身定做艺术设计方案。基于客户的亲和力、想法及预算，我们共同策划一个完整且一致的艺术项目。这项如“艺术品”般的投资计划与年度回报挂钩。

**LPS: 您的公司服务与较为传统的房地产代理有何区别？**

我们绝对不是房地产代理机构，我们提供与成功的房地产投资相关的所有服务，因而，我们喜欢将自己定义为一家定制型全方位房地产咨询和投资公司。

经过 10 多年的活动和许多项目的实施，我们开发了一系列服务，为我们的客户提供：

- 定义客户需求，并在决策过程的每个阶段提供全面支持
- 市场形势分析和备选方案选择
- 房地产和建筑地块的投资机会位置
- 在谈判过程和房地产资产收购中的参与和咨询
- 项目各个阶段的布局 and 开发：建筑、施工和室内设计
- 项目实施所需的所有供应商和分包商的管理
- 房产管理的战略规划和优化
- 各个阶段的财务、城市规划和法律咨询
- 项目咨询
- 投资估算和估值
- 就国家和国际层面的投资营销、购买和销售提供建议
- 全面的交钥匙服务
- 艺术咨询服务

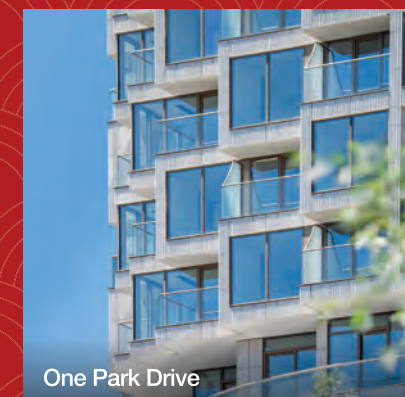


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RESIDENTIAL







**LPS: 投资海外可能是一个艰难的过程。您如何陪同外国投资者在西班牙进行投资呢？**

在西班牙买房有可能相对复杂，特别是对于国际买家来说。

我们以履行值得信赖的房地产顾问的职责为客户提供所需的一系列服务。我们与客户协商以确定其搜索标准，并制定符合他们特定需求、愿望和目标的计划或投资策略。

然后，我们运用当地市场知识、专业能力和谈判技巧的优势，以最佳价值和上涨潜力顺利完成购买过程。我们继续支持客户的特殊需求，如内部房产管理，为他们提供项目开发所需的顶级建筑师、装饰师和承包商。最后，当客户有意愿出售房产的时候，我们会在国家和国际层面为其房产的市场推广提供建议。

另外，如客户所感兴趣的是投资房地产而非直接购买，我们可以提供通过基金投资的可能性：

Capital Bricks Prime Real Estate Fund 投资于一个平衡的投资组合，重点投资于马德里市中心、巴塞罗那、马贝拉、马略卡岛、伊比沙岛、巴盖拉岛和其他欧洲顶级地点的高品质、黄金地段的住宅公寓、商业地产和写字楼。

寻求在中长期内实现强劲的资金增长，将转售表现最佳的资产作为主要驱动力，将资本保全和通过租金收入覆盖维护成本作为第三要务。

总部设在投资者友好的马耳他，以利用其有吸引力的税收减免，但管理和投资重点放在马德里中部，巴塞罗那和领先的沿海住宅市场；Capital Bricks Real Estate Fund 旨在为投资者提供世界上最活跃、最稳定、历史上表现最好的房地产市场之一的风险窗口。

**LPS: 过去几年，许多中国人在西班牙投资，特别是为了从该国向外国投资者提供的黄金签证计划中获益。您是否协助您的客户办理黄金签证流程？**

在西班牙，投资者可以通过 50 万欧元的房产投资获得黄金签证，我们可以帮助客户进行所有必要的会计和合规税务、抵押贷款提供商、财产律师和顾问，以协助他们获得黄金签证。

我们还可以帮助管理客户的房产，帮助客户从房地产投资中获得收益。

**LPS: Can you please introduce yourself and your company services?**

My name is Jorge Martin, I am the CEO and founding partner of URBAN LUXURY SERVICES, our company was founded with the aim of innovative projects covering all customer needs in real estate, covering the most exclusive sites in Spain.

Our work is a new concept of turnkey where the customer sets the limits. The secret is to keep the essence of the idea throughout the entire project. So we start from the general concept until completion of the definition of the last detail in all phases of the project:

Search of the perfect plot or property, design, construction and interior design

Thanks to this hallmark we can tackle the most sophisticated and unique projects, without losing the personalized nature of quality and exclusivity.

**LPS: What are the main characteristics of your projects?**

Search for excellence in the properties, starting with the location and using the best qualities and materials in the construction or restoration of classic buildings, villas and ancient mansions listed and protected, using the latest technologies but maintaining the essence: fireplaces, balconies, moldings, recovering exposed brick or stone walls, transforming them into magnificent luxury properties with the best modern comforts.

When new construction is required, we look for differentiated plots to build apartments and villas in Prime locations, with spectacular views, in private and exclusive neighborhoods.

100ShootingStar.com



100 Shooting Star Isle, Foster City

5 beds | 3.5 baths | 4,119 Sq Ft | 17,376 Sq Ft Lot | Offered at \$3,888,000



Waterfront Specialist

BUY with KNOWLEDGE. SELL with CONFIDENCE.



*Julie*  
JULIE FLOUTY  
#240 in California  
Real Trends 2022

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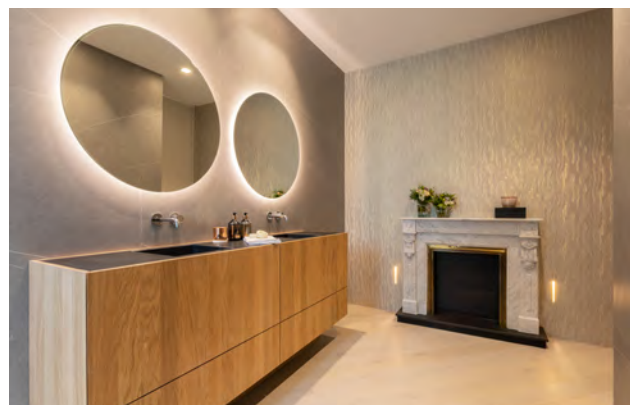
Once the construction or restoration project is terminated, we work with the architecture and interior design studio to create artistic proposals tailored to each project. Together we curate a complete and consistent artistic project for the property, based on the affinities of the client, his own pieces and his budget. This plan for the investment in artworks is linked to an annual return.

**LPS: What makes your company services different from a more traditional real estate agency?**

We are definitely not a real estate agency, we offer all the services related to successful real estate investments, thus we like to define ourselves as a bespoke full-service real estate advisory and investment company.

After more than 10 years of activity and conducting numerous projects we have developed a portfolio of services to offer our customers:

- Defining customer needs, with full support at each stage of the decision process
- Analysis of the market situation and choice of alternatives
- Location of investment opportunities in real estate and building plots
- Engagement and advisory in the negotiation process and acquisition of real estate assets
- Layout and development of the project in all its phases: architecture, construction and interior design
- Management of all suppliers and subcontractors required in the project implementation
- Strategic planning and optimization of property management

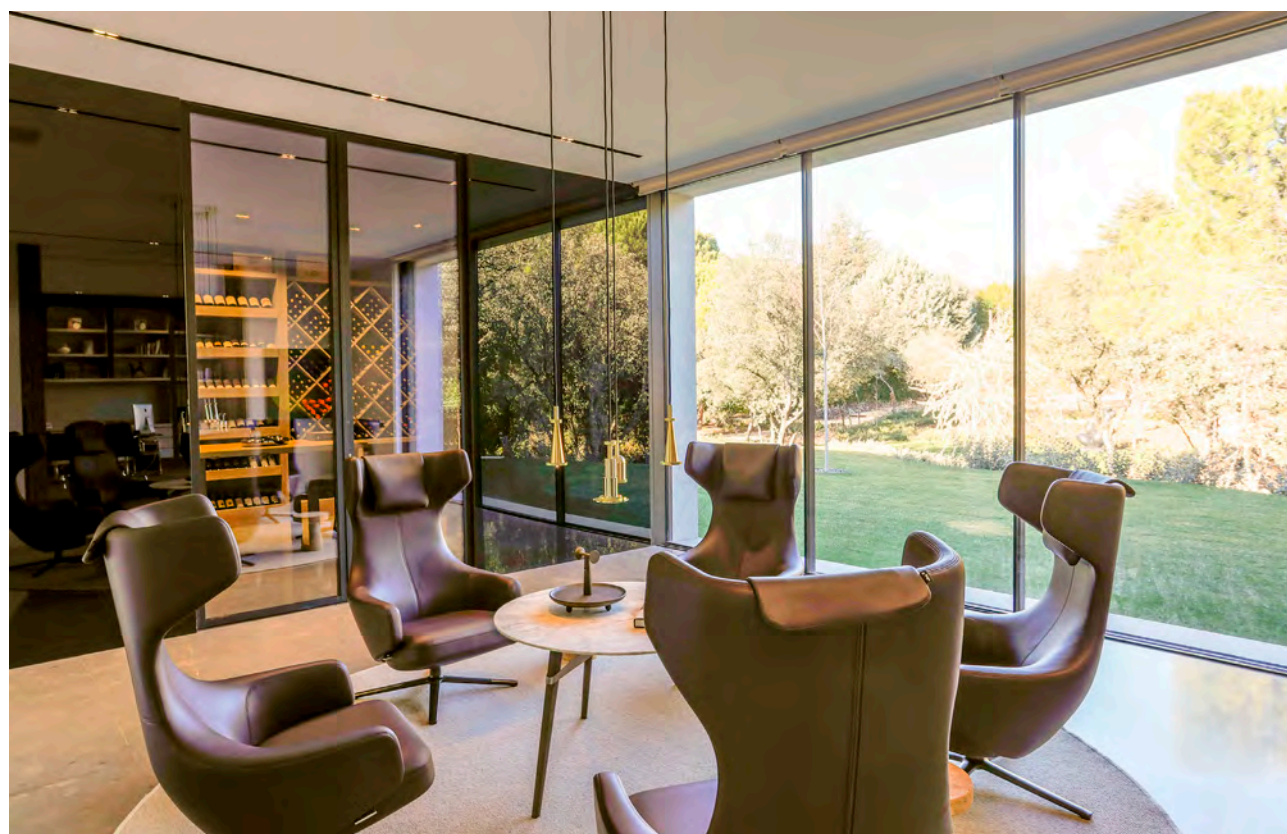


- Financial, urbanist and legal advice at all stages
- Project consulting
- Investment estimates and valuations
- Advice on marketing, purchase and sale of investments at national and international level
- Comprehensive turnkey service
- Art advisory services

**LPS: It can be a difficult process to invest overseas. How do you accompany foreign investors for their investment in Spain?**

Buying a property in Spain can be complicated, especially for international buyers.

We provide our clients the range of services needed to fulfil the role of trusted real estate advisors. We consult with our clients to determine their search criteria, and set a plan or an



#### 关于SONEVA

Soneva成立于1995年, 是一家屡获殊荣的可持续豪华度假村运营商。位于马尔代夫的Soneva Fushi、Soneva in Aqua、Soneva Jani以及位于泰国的Soneva Kiri, 用宁静、时间和空间定义了真正的“奢侈”。Soneva鼓励住店宾客探索慢生活, 通过罕有且令人难忘的体验重新与自己 and 自然界联系起来。作为负责任旅游业的先驱, Soneva将尽职尽责的可持续发展方式与精致的奢华和直观的个性化服务相结合。自2012年以来, Soneva一直保持完全的碳中和, 每次入住Soneva都会被强制征收2%的环境税, 收益将捐给非营利性的Soneva基金会。

#### 关于SONEVA JANI

Soneva Jani位于长达5.6公里的泻湖中心, 曾多次荣获嘉奖, 是世界上最独一无二、密度最低的度假村之一, 拥有连绵不绝的鸿丽海景。该度假村位于马尔代夫努努环礁(Noonu Atoll)的梅杜法鲁岛(Medhufaru)上, 拥有8座岛屿和51栋水上别墅, 分为北码头和南码头--每座别墅都提供无与伦比的奢华体验以及标志性的赤脚守护服务。探索极致的水上乐趣, 在璀璨星空下看电影放松, 或通过充分利用Soneva Stars 日历享受: 与来访专家的独家活动、Soneva Soul的变革性健康体验、13个精致餐饮目的地以及全方位享受SONEVA UNLIMITED为您带来全包奢华服务等。



**Mr Justin Kingsley**  
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**Ms Vorawee Phathanathong (Theya)**  
业务发展经理  
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investment strategy that caters to their specific needs, wants, and goals.

We then provide the benefit of local market knowledge, professional aptitude and negotiation skills to close the buying process smoothly with the best value and upside potential. We follow up supporting our client with their specific needs such as in-house property management, providing them with the top architects, decorators, and contractors required for the project development. Finally, when the time comes to sell the property, we offer advice to market the property at national and international level.

Additionally, if the client is interested in investing in Real Estate but not directly buying the property, we offer the possibility to invest through a Fund:

Capital Bricks Prime Real Estate Fund invests in a balanced portfolio with a focus on top quality, prime location residential apartments, Commercial properties and Offices in central Madrid, Barcelona, Marbella, Mallorca, Ibiza, Baqueira and other premium European sites.

Looking to achieve strong capital growth over the mid to long term through the reselling of the best performing assets as the primary drivers and Capital preservation and coverage of maintenance costs through rental income as a tertiary priority.

Based in the investor friendly Malta to take advantage of the attractive tax relief, but with the management and investment focus on the central Madrid, Barcelona and leading coast residential market; Capital Bricks Real Estate Fund aims to provide investors with exposure to one of the world's most buoyant, consistent and historically best performing real estate markets.

**LPS: For the past few years, many Chinese have invested in Spain notably to benefit from the Golden VISA program the country offers to foreign investors. Do you assist your clientele with the Golden VISA process and how ?**

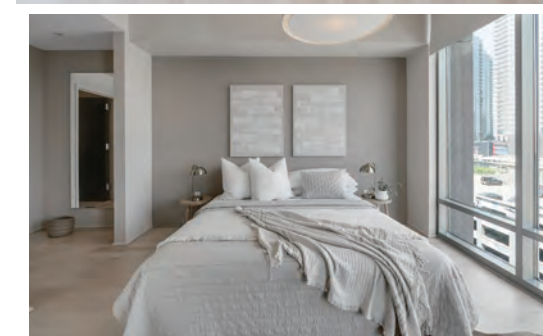
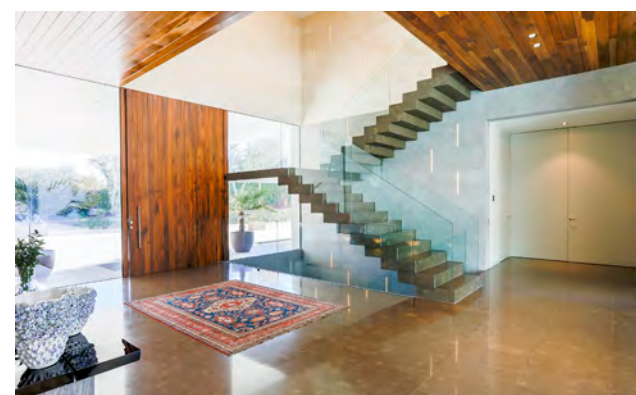
in Spain you can get the Golden Visa from 500.000€, we can assist our clients with all necessary accounting and tax compliance, mortgage providers, property lawyers and advisors to help them in the process of getting the Golden Visa.

We can also manage your property to help you get a yield from your real estate investments.

#### Contact:

- Telephone: +34 609 204 287
- Email: jorgem@urbanluxuryservices.com
- Website: www.urbanluxuryservices.com

URBAN LUXURY SERVICES



2  
间卧室

3  
浴室

1689  
平方英尺

\$1,499,999

1100 S Hope St #916 Los Angeles, CA 90015 ( 洛杉矶市中心 )

这套新近更新的公寓共有 2 间卧室，3 间卫浴，采光极佳也非常具有现代感，位于著名的 Luma 大楼的 9 层，坐落在 DTLA 的高端南方公园社区。从落地窗，私家转角阳台到其大方的开放式设计，这套公寓一定会令人耳目一新，印象深刻。广阔的公共区域彰显了开放式概念、优质的城市生活，其全面更新的硬木地板在整套公寓中尤显突出！这种独特的平面设计既宽敞又精良，为娱乐或放松提供无尽的机会，功能性设施包含 2 个停车位、内置厨岛、步入式衣柜、带洗衣机和烘干机的洗衣房以及不锈钢家用电器。

Luma 是 LEED 认证的绿色住宅建筑，使用更少的能源，更少的自然资源，对环境负责。建筑设施包含 24/7 保安和礼宾服务、健身房、游泳池、水疗中心、日光浴平台和烧烤休息区。徜徉在 Luma 的周围，您会发现 Crypto.com 竞技场、微软剧院、洛杉矶现场、丽思卡尔顿酒店和即将到来的泛海广场等，距离 Luma 的前门只有几分钟的路程。附近也有一些不错的餐馆，还有 Prank 酒吧——洛杉矶的第一家 Walk Up 酒吧，就在您的建筑外面。不要错过这个难得的机会，在 DTLA 独特而充满活力的区域拥有这套设计精美的公寓，同时享受美丽而令人兴奋的家庭环境。



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# 独家专访

## 唐洁女士

中信保诚首席行政总监  
康达企业家传承俱乐部CEO  
北大博雅财富传承研究中心  
执行主任

合作洽谈微信：13301205199

### 企业家家业永续之道

改革开放 40 余年，中国诞生了一批又一批企业家，他们是勇敢的时代弄潮儿，通过果敢和拼搏积累下大笔财富，但他们又是一个十分脆弱的群体，因为常面临诸多风险：个人风险、家庭风险、传承风险.....很多都没能逃过“富不过三代”的魔咒。

反观欧美国家，众多耳熟能详的家族如洛克菲勒家族、肯尼迪家族，都已借道家族信托财富传承机制，成就了家族财富的基业常青。

### 什么是家族信托 (Family trust) ?

家族信托是指信托公司接受一个人或者家庭的委托，以家庭财富的保护、传承和管理为主要信托目的，提供财产规划、风险隔离、资产配置、子女教育、家族治理、公益（慈善）事业等定制化事务管理和金融服务的信托业务。

### 家族信托的重要功能：

#### 1. 资产隔离和保全

设立家族信托之后，家族财产的所有权跟受益权是分开的，一旦成立家族信托之后，家族的财产所有权将不归家族任何一个人，而是由第三方信托机构统一管理。

**所有权跟受益权的分离，有利于在家族面临各种特殊情况的时候，达到保护家族资产的目的**，比如万一某一天家族企业破产了，或者背上了巨额债务，那家族企业在进行清算的时候，家族信托资产是不会包含在内，另外家族企业的债务也不会转移到信托资产

受益人的身上，因为家族信托的所有权不属于家族任何一个人，所以法院对于家族信托资产没有强制追偿的效力。

#### 2. 税务筹划

在西方一些国家，财产遗产税是非常大的一笔支出，有很多家族因为财产继承而付出了很大一笔遗产税。比如 2018 年 11 月，韩国 LG 集团对外公布，40 岁的集团会长具光谟继承了其父亲所持有的 8.8% 的 LG 股权，而具光谟想要成功获得这个股权就必须支付大概 7000 亿韩元（约 43 亿人民币）的遗产税。如果当初具本茂设立家族信托，通过家族信托的方式把 LG 的股权授予具光谟，那就可以避免这笔巨额遗产税的产生。

#### 3. 防止后代挥霍

家族信托有给付条件，比如设立的期限、资产配置方式、突发情况时财产的处置、受益权分配等等，通过委托人设置这种条件之后，可以避免家族成员出现财产纷争，避免家族成员因为个人能力不足或者其他特殊情况把家族财产挥霍一空，从而达到家族财产保全与传承的目的。



6间卧室

7/3卫浴

16,690 平方英尺

6,295,000美元

3,89 英亩

### 欢迎光临 Potomac Manor波托马克庄园

私家豪华马里兰州庄园，占地约 4 英亩。这座令人惊艳的格鲁吉亚式住宅拥有由全石砌外墙、石板屋顶、铜制排水槽、优质的木制品以及宽阔的板心松地板。庄园拥有广阔的平地，繁茂的树木点缀其间，更有专业设计的美丽景观。

其卓越的设施包括：

- 带热水浴缸的恒温盐水游泳池
- 带小厨房和浴室的泳池房
- 宽敞的室外庭院、带顶棚的露台和带屏风的门廊
- 封闭式石材酒窖和带排气扇的品酒室
- 客卧公寓带全新厨房和洗衣房
- 放映厅 (THX 7.1)。
- 台球室、健身室和日光室
- 七个烧木头的壁炉
- 全新 8 灶眼 Viking 燃气灶
- 两个大厨房水槽和两台美乐 (Miele) 洗碗机
- 步入式管家食品储藏室，配有辅助冰箱和家庭中心
- 带洗衣房和浴室的沾泥物品存放间
- 48 千瓦发电机。公共自来水、下水道和天然气
- 新装修的浴室和洗衣房

这座庄园的地理位置得天独厚，距离 Avenel 公园仅有两分钟步行路程，距离国会乡村俱乐部 (Congressional Country Club) 一英里，距离波托马克村 (Potomac Village) 一英里半。轻松可达 I-495 高速公路、贝塞斯达 (Bethesda) 和华盛顿特区、卡德罗克·斯普林斯小学 (Carderock Springs Elementary)、派尔中学 (Pyle Middle School) 以及沃尔特·惠特曼高中 (Walt Whitman High School) 等。



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#### 4. 防止家族内部争产

所谓豪门是非多，现实中很多富豪经常出现婚姻分裂，甚至有些人为了瓜分一些富豪家庭的财产而精心策划跟富豪结婚，然后再离婚，结果轻轻松松就有可能分走一半的财产。但是通过设立家族信托，就可以避免这种特殊情况造成家庭财富的损失，**因为家庭信托财产不属于任何一个家属成员，所以就算家族成员出现离婚的情况，家族信托资产也不会被瓜分。**

#### 5. 防止子女婚姻风险

企业家的子女会继承家族的财富，部分子女已在家族企业中履职而获得了相应股权或职务报酬。此时，在子女婚姻所带来的财产分配上，企业家需要做出相对应的安排。继承条件相对模糊简单的遗嘱、婚前协议，往往冰冷且伤情面，家族信托则能非常清晰、平和地做好方案。

#### 6. 契约自由与隐私保护

家族信托严格坚持信息保密，包括对委托人的个人信息，家庭成员信息，财务信息以及信托中的受益人安排等信息都能够做到严格保密。

#### 7. 家风传承风险

“龙生九子，各有不同”。每个子女都有自己独特的天赋、爱好、发展方向。我们应该根据不同子女的表现，决定是否给予进一步的资源分配。

比如发现了善于学习的子女，那考上名校的子女就比考上普通学校的子女获得更高的入学奖励基金；

又比如，为了鼓励子女传承父辈的创业拼搏精神，在家族信托中可以设定一个特别条款——子女创业时，按约定将给予一笔创业启动资金，提供进一步尝试的资源；

再比如，追求家族枝繁叶茂的家族长，可以设定结婚奖励和生育奖励等等。知名的华人家族李锦记家族就有“不准晚结婚、不准离婚、不准婚外情”的家规，违反者需自动退出董事会。这里使用的限制性条件，能够实现家族发展的目的。有些家族长还会通过设立“早结婚的分配激励”来变相实现催促下一代尽早成婚的目的。



### 229 Brannan #15D - SAN FRANCISCO

Welcome to the Brannan: a full-service, luxury, concierge high-rise building in San Francisco's South Beach neighborhood. This exquisite two bedroom/two bath unit enjoys one of the best views available in San Francisco. From the moment you enter, you are greeted with unobstructed views of the Bay, Bay Bridge, East Bay and South Bay, and an abundance of natural light that will last all day. The unit's unique design offers an open kitchen/dining area that ensures the view is part of your every step. The primary suite has extraordinary views in addition to a spacious dressing area, ample closets and large bathroom. There is a second bedroom with en suite bath. The unit comes with two parking places and a deeded storage unit. The Brannan offers a full-time door person, work-out room, outdoor pool and spa. Walk to so much the City offers-music, sports, nature and shopping!

\$2,250,000

### 229 Brannan #15D - 旧金山

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### 结束语

近期企业家考虑到经济环境变化，打算通过家族信托将个人财富与企业经营风险提前隔离，避免企业遭遇经营风波并拖累个人财富受损。家族信托除了有效隔离个人财富与企业经营风险，中国企业家设立家族信托的另一个目的，是希望借助家族信托的力量，让子女更顺利地继承家族企业。

**一个真正的家族信托，是托载起一个家族繁盛前程的奠基石。**





电音女士

音乐是每个人完整生活中不可或缺的一部分。它伴随着我们的每一步，为我们增加情感，改善情绪。这就是为什么今天我们要向您介绍一位毕生致力于音乐的人。音乐作曲家、歌手、吉他手和艺术家电音小姐。

**LPS: 您有一个非常积极的名字 Tereza Rays (特蕾莎 · 瑞斯), 那么为什么要叫电音女士呢?**

15 岁时，我爱上了电吉他，吉米 · 亨德里克斯成了我的偶像。为了纪念他，在他的著名歌曲和专辑《Have You Ever Been To The Electric Ladyland》之后，我在右肩纹上了《I am Electric Lady》。直到后来，我才发现有一支乐队有着相同的名字。

**LPS: 这就引出了音乐风格的问题?**

我不喜欢把音乐风格归为一类。我喜欢多流派的东西和风格的融合。我喜欢原创，不喜欢抄袭。我自己写音乐，但对于新歌，我当然会与制作人沟通，因为我认为人多智广，而且他的头脑很灵光。我唱歌，弹吉他，但乐团是由三人组组成的。古典吉他、人声、贝斯、鼓。我喜欢音乐中的情感和体验，所以我们新近创作的一首曲子真的是一种体验式的存在，它被称为三部曲。演唱会上的活力是非常重要的。我喜欢与观众互动的感觉。我也喜欢旋律、朋克、摇滚和流行音乐，但一切的基础都是要有爆发力。对我来说，无论我的粉丝说什么语言，我和观众之间流动的能量很重要。他们在我的现场表演中总能尽兴而归。

**LPS: 您是否已经在不同的国家使用不同的语言演出了?**

我来自一个非常小的国家，尽管我们位于欧洲中部，但在在我看来，我的国家不了解我的风格，也不了解我做的事情。在这里很受欢迎的是比朋克更简单、更容易理解的风格。我的歌唱语言是英语，因为我从小就听英语表演者的表演，这对我影响很大，所以我在歌曲中使用的语言也是英语。我已经在许多欧洲国家演出，但也在俄罗斯、英格兰和美国演出过。

**LPS: 那中国呢，您不想在那里组织一场音乐会吗?**

我真的很想去，亚洲太棒了！中国是一个幅员辽阔的国家，对我来

Electric Lady

独家专访  
Ms.Tereza Rays

说非常有异国情调和吸引力。我相信我的演出在那里也会很受欢迎。但目前我尚未能组织这样的活动。我需要一个强大的合作伙伴，一个了解中国，并可以组织这样的旅行。我也想在印度以及其他国家演出。今年我们代表我们的国家在洛杉矶演出，观众们陶醉其中，让我们兴奋不已。我不把任何界限或政治放在音乐上，我希望每一个离开我演唱会的人都能充满活力，有一次美好的音乐体验。

**LPS: 您是一个年轻的女士，同时也是一名作曲家、吉他手、歌手，可以说是一位精力非常充沛的艺术家。这一切是如何结合在一起的?**

挺难的。无论是精神上还是身体上，这都是非常苛刻的。我每天都要健身和训练，必须要展现出充满活力的演唱会，做到既能手拿吉他还能表演歌唱。我经常遇到这样的意见：认为电吉他不适合女性。硬汉应该弹电吉他，而我应该“养育孩子”。但我不是家庭型的。音乐就是我的全部，我不会拿它来交换任何东西。我还和著名艺术家一起演出了很多演唱会，我的表演也得到了认可。我在美国的全球摇滚峰会上表现得非常成功，在俄罗斯也取得了成功，我的歌曲在 MTV 和俄罗斯 Music Box 上被循环播放。由于我的艺术，我成为了美国品牌 Fender 的演奏者，现在我是 Ibanez 吉他和 Blackstar 音响设备的演奏者。我想说，在那段时间里，我已经举办了几场精彩的高光演唱会。正如我的经理所说：“你为舞台而活，你渴望舞台”。

**LPS: 所以您有自己的经理，您是否也在某个品牌下工作?**



经理就像我的妈妈，由于音乐，我有时真的会陷入麻烦，他总是为我解决并支持我。但多亏了他，我最好的作品得以创作，比如《2020 三部曲》——一套三首歌和三个音乐视频，在几个国家取得了成功。例如，在美国洛杉矶的全球摇滚峰会或 Short film Long film festival。我们现在正在准备这个项目的音乐会版本。我不在任何品牌下工作，因为我重视自由。我正在寻找一个不会把我置之一旁，且能喜欢我做的事情和我做的方式的商业伙伴，并把它进一步推向一个好的方向。

**LPS: 如果您可以选择，您更喜欢什么？一艘豪华游艇、一辆漂亮的汽车、还是您更倾向于拥有房地产?**

非常严肃地说，我希望拥有的是豪华吉他。我没有房产，也不想有。我唯一的爱是我的音乐和我认可的自由。我想周游世界，让人们快乐，让他们充满活力。我不想止步于处理房地产，我想处理创作和创造力。我明天一定会振作起来，去世界的另一端开一场音乐会。游艇当然是件好事。当我在公海举办游艇音乐会时，我就已经有了这种经历。这对所有人都很好。

**LPS: 您还有什么想对我们的读者说的吗?**

每天听音乐，因为没有音乐我们的生活是空虚的。欢迎他们浏览我的网站，欣赏我的音乐视频，给我留下他们的宝贵意见，让我知道他们希望我做的事情。如果我有计划在他们身边举办音乐会，与他们分享我所带来的巨大能量，他们定不会有缺憾。

Electric Lady

Music is an integral part of the full life of every person. It accompanies us at every step, adds emotion, improves mood. That's why today we want to introduce you to a person who dedicates his whole life to music. Music composer, singer, guitarist and artist Electric Lady.

**LPS: You have a very positive name Tereza Rays, so why the name Electric Lady?**

At the age of 15, I fell in love with the electric guitar and Jimi Hendrix became my idol. To honor him, I got "I am Electric Lady" tattooed on my right shoulder after his famous song and album "Have You Ever Been To The Electric Ladyland". Only later did I found a band bearing the same name.

**LPS: And that brings us to the question of musical style?**

I don't like to pigeonhole musical styles. I like multi-genre stuff and fusion of styles. I like originality and no copy. I write the music myself, but for the new songs I will of course let



the producer chat, because I think that more heads know more. And he has a smart head :)) I sing and play the guitar, but the ensemble is made up of a trio. Classical - guitar, vocals, bass, drums. I love emotions and experiences in music, so the last piece we composed is really an experiential thing, it's called Trilogy. Energy at a concert is very important. I love when the audience is connected. I also like melodies, funk, rock and pop, but the basis of everything is to have a blast. For me, the energy that flows between me and the audience is important and it doesn't matter what language my fans speak. They always had a great time at my live shows.

**LPS: Does that mean you've already played in more countries or even sing in more languages?**

I come from a very small country, and even though we are in the middle of Europe, in my opinion, my country doesn't understand me genre-wise, nor what I do. Simpler and more digestible styles than funk are popular here. I sing in English because I have listened to performers in English since I was young and it influenced me a lot, so the language I use in my songs is also English. I have already played in many European countries, but also in Russia, England and America.

**LPS: And what about China, wouldn't you like to organize a concert there?**

I would really like to, Asia is amazing!. It is a huge country and very exotic and attractive to me. I'm sure my show would be liked there too. But it's not in my power to organize something like that. I need a strong partner who knows the country and can organize such a tour. I would also like to play for people in India and other countries. This year we represented our country in Los Angeles, and it was amazing, it sat there with the audience like a potty. I don't put any boundaries or politics into music, I want everyone who leaves my concert to be energized and have a musical experience.

**LPS: You are a young woman and at the same time a music composer, guitarist, singer and one could say a very energetic artist. How does it all fit together?**

Pretty hard. It is very demanding both mentally and physically. I have to work on myself and train every day, I have to manage really very energetic concerts with a guitar in my hand and also perform singing. I often come across opinions that it is not for a woman. That a tough guy should play the electric guitar and I should "raise the kids". But I'm not the family type. My music is everything to me and I wouldn't trade it for anything. I also played a lot of concerts alongside famous artists and received recognition for my performances. I represented very successfully at the Global Rock Summit in the USA, achieved success in Russia as well, my songs were rotated on MTV and Russian Music Box, thanks to my art I became a player of the American brand Fender and now I am a player of Ibanez guitars and Blackstar sound equipment. I would say that I have achieved a few good high-light concerts during that time. As my manager says "You live for the stage and you crave the stage".

**LPS: So you have your own manager and do you also perform under a brand?**

The manager is like my mom, thanks to the music I get really into trouble from time to time and he always irons it out for me and supports me. But thanks to him, my best works were created, such as "TRILOGY 2020" - a set of three songs and

three music videos that achieved success in several countries. For example, in the USA at the Global Rock Summit in Los Angeles or the Short film Long film festival. We are now preparing a concert version of this project. By brand do you mean a label? No, I do not represent such a brand. I value my freedom and am looking for a business partner who will not push me into the drawer of his many successes, but who will love what and how I do and push it further in a good direction.

**LPS: Our readers are looking for real estate with us, or now luxury yachts, etc. So we have to ask, if you could choose, what would you prefer? A luxury yacht, a beautiful car, or would you rather own real estate?**

Luxury guitar. In all seriousness. I don't have any property and I don't want any. My only love is my music and the freedom I recognize. I want to travel the world and make people happy and energize them. I don't want to stop at dealing with property, I want to deal with creation and creativity. I'll definitely pick myself up tomorrow and go to the other side of the world to play a concert. A yacht is of course a great thing. I already had that experience when I organized a concert on yachts in the open sea. It was great with all the people.

**LPS: Is there anything else you would like to say to our readers?**

To listen to music every day, because without it our life is empty. I will be very happy if they look at my site, at my music videos and also leave me their opinion there, how they like what I do. And if I ever manage to organize a concert near them, let them come and share the great energy with me. They certainly won't regret it.

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# 独家专访

## Mr Gary Wong

### GARY WONG REALTOR

**LPS: 您在美国是一位房地产经纪人，您能为我们介绍一下自己吗？**

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

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

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



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

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

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

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

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



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

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

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

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

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



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

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

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







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

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

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

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

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

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

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

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

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

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

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

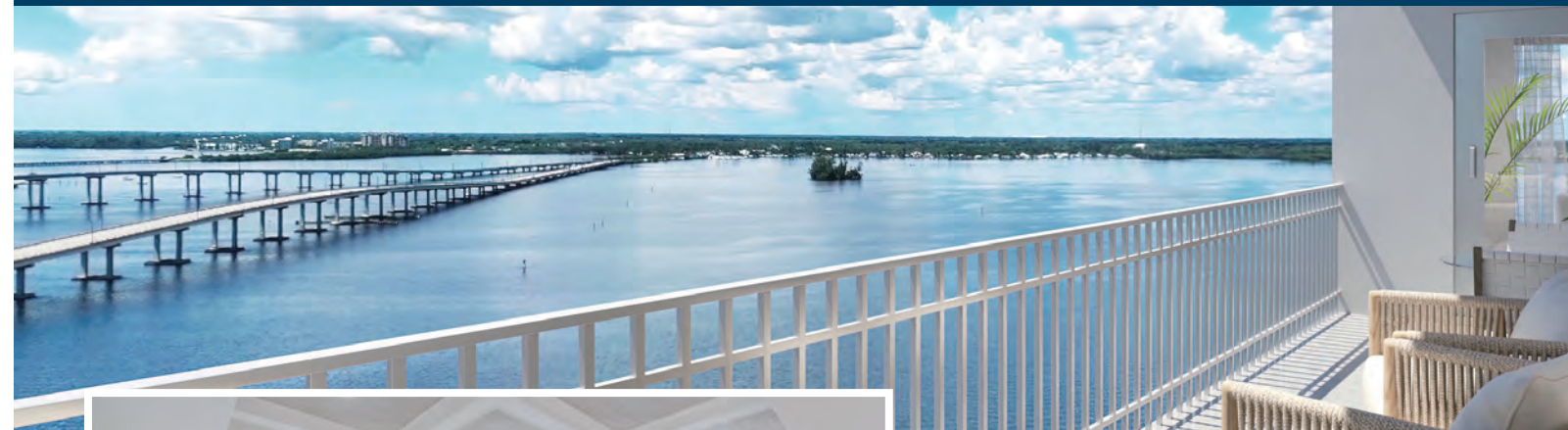
Property management is part of the service I provide, needless to say key and will ease the burden and improve the experience they have with their investment.



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# 每一户皆拥享丽水美景

## 美国佛罗里达州迈尔斯堡市中心的新公寓



位于滨水区的 Prima Luce 是一个令人为之惊叹、艳羡的豪华公寓社区，临近历史悠久的迈尔斯堡河区（Fort Myers River），不久后将在宽阔的 Caloosahatche 河畔拔地而起。

从每个住宅都可以欣赏到壮阔的海景，美丽的度假胜地设施为市中心的豪华生活树立了新标准。您的爱宠-您的家庭成员会喜欢这里宠物友好的生活方式。

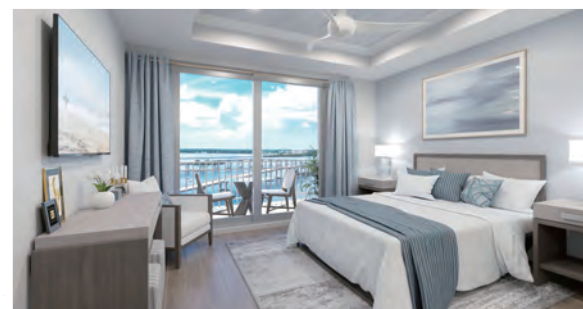
在限定的时间内，购房者还可以享受前所未有的定制个人住宅的能力。

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# LPS



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

Ode Tréglodé

Dear readers,

Welcome to this 2023 Winter-spring Edition of the LPS China Ferretti Group Magazine!

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

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

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

亲爱的读者，

欢迎阅读《LPS法拉帝集团》杂志2023冬春版！

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！

[lps-china.com](http://lps-china.com)



## 地下室

水疗设施  
加热水池  
按摩浴缸  
蒸汽室  
桑拿

## 娱乐区

保龄球道  
台球桌  
家庭影院



**COLDWELL BANKER** | **SOUTHBAY**

欢迎来到 Margem Sul 最好的地点之一 -- Herdade da Aroeira

这座令人心旷神怡的三层住宅坐落在一个受欢迎的封闭式庄园中，建筑朝南，光线充足，通风良好。

别墅的起居空间宽敞明亮，可以欣赏到花园和游泳池的景观，在高耸的板条木天花板下有一座壁炉，天花板上凸显裸露的横梁以及定制式照明设备。

这座优雅的别墅设有两个室内用餐区和一个私人露台，供夏季露天用餐。

浮动的楼梯构成了 92 平方米双容积门厅的焦点。木材、玻璃和钢铁的融合带您越过生活区到 4 间舒适的套房卧室。

主卧套间设备齐全，占据了主楼层。它有一间带意大利式淋浴和中央椭圆形浴缸的浴室、宽敞的步入式衣柜以及一个宁静清新的睡眠空间。透过这“宁静的天堂”的滑动式落地窗，游泳池和花园的优美景色随即跃入眼帘。

这座别墅距离各类主要服务设施均不到 5 分钟的步行路程：超市、药房、咖啡馆和餐厅、医疗设施以及商店等。该地区有高尔夫球场和网球场，以及几处非常棒的海滩，自行车和徒步旅行路线都在您的家门口。距离几所国际学校的车程为 10 分钟内，距离里斯本为 25 分钟车程，而距离塞图巴尔葡萄酒产区仅为 35 分钟车程。

这就是您期待已久的私家度假胜地！



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# CENTURY 21 ADVANCE REALTY BUNBURY

## 世纪 21 高级房地产邦伯里

价格: 1,200,000 - 5,100,000 美元

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



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

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

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

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

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

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

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

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

**CENTURY 21** Advance Realty

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# READY SET BUY - PROPERTY BUYER'S AGENTS

价格: 询价可知

Price Range : Available upon request



无论是回国还是投资房地产以为您的回归提供备选，Ready Set Buy-Property Buyer's Agents(随时购 - 房产买家经纪)都了解正确建议和支持的重要性，以帮助您获得适宜的房产。我们的许多客户都是海外买家、回国的外籍人士和来澳大利亚定居的外国买家。无论您的目标是什么，我们在澳大利亚房地产市场的丰富经验和知识都将为您提供购买房产的优势。我们可以作为买家代表。

或许您有意远程购买(在国外居住期间)或计划在出差或度假期间进行房产查验。无论处于何种情况，我们为国际买家提供的服务旨在帮助您完成从最初研究到完成购买后的每个阶段，全程为您服务。我们的全面服务在业内无与伦比，尽可能为您提供最佳建议和支持，以实现您的目标。我们提供下班后的支持，因为我们了解时区的不同甚是麻烦，同时还提供详细的漫游虚拟检查，以便您能够很好地了解项目和其位置。

我们以运营完全保密、透明和开放的沟通买家宣传服务而自豪，因为这是为您取得最佳结果的先决条件。我们欢迎您通过电子邮件、电话或 WhatsApp 与我们联系，或拨打免费电话，展开发现之旅。

Whether returning home or investing in real estate to provide options on your return, Ready Set Buy-Property Buyer's Agents understand the importance of the right advice and support to help you secure the right property. Many of our clients are overseas buyers, expats returning home and foreign buyers coming to settle in Australia. Whatever your objectives, our experience and knowledge of the Australia property market will give you the edge when purchasing a property. We represent you, the buyer.

You may be intending to purchase remotely (whilst living abroad) or planning to coincide a property inspection with a business trip or holiday. Whatever your situation, our services for international buyers are designed to assist you with every stage from the initial research to long after completion. Our comprehensive service is unparalleled in the industry allowing us to give you the best possible advice and support to meet your objectives. We provide after-hours support as we understand time zones can be tricky, along with detailed walkthrough virtual inspections so that you can get a good sense of the property and location.

We pride ourselves in operating a full confidential, transparent and open-communication buyer's advocacy service, as this is a prerequisite to getting the best results for you. We welcome you to contact us via email, phone or WhatsApp for a complimentary discovery call.

**Ready Set Buy**  
Property Buyer's Agents

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# HENLEY & PARTNERS 恒理环球顾问

价格：询价可知

Price Range : Available upon request



恒理环球顾问 (Henley & Partners) 是居留权和公民身份规划领域的全球领导者。每年都有成百上千位富裕人士及其顾问选择恒理，充分信赖我们在这一领域的专业知识和宝贵经验。公司在全球各地设有超过 35 个办事处，拥有一支团结一心、密切协作的高素质专业人才队伍。

居留权和公民身份规划的概念由恒理在上世纪九十年代提出。随着全球化的影响不断扩大，居留权和公民身份话题已在越来越多的跨国企业家和投资者中引起广泛关注，我们很荣幸能够为他们提供优质的服务。

恒理还提供业界领先的政府咨询业务并已筹集了超过 100 亿美元的海外直接投资。公司深受政府信赖，参与了战略咨询以及数个全球最成功的居留权和公民身份计划的设计、建立和运作。

Henley & Partners is the global leader in residence and citizenship by investment. Each year, hundreds of wealthy individuals and their advisors rely on our expertise and experience in this area. The firm's highly qualified professionals work together as one team in over 35 offices worldwide.

The concept of residence and citizenship by investment was created by Henley & Partners in the 1990s. As globalization has expanded, residence and citizenship have become topics of significant interest among the increasing number of internationally mobile entrepreneurs and investors whom we proudly serve every day.

The firm also runs a leading government advisory practice that has raised more than USD 10 billion in foreign direct investment. Trusted by governments, the firm has been involved in strategic consulting and in the design, set-up, and operation of the world's most successful residence and citizenship programs.



Henley & Partners

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H&P Henley & Partners

## 全球居留权 和公民身份 规划的领导者

今天起以投资为您带来  
一个更安稳的未来。



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投资入籍计划

奥地利是最宜居的欧盟国家之一，备受推崇的奥地利投资入籍计划为其持有人提供免签或落地签前往188个国家或地区的机会。成功对奥地利的经济作出重大贡献的申请人约在36个月后获得公民身份。

### 马耳他

马耳他卓越投资者入籍计划

成功归化入籍的申请人约在至少18个月后获得马耳他的居留权（如公民资格申请获批，将获得公民身份），并可免签或落地签前往185个国家或地区。该国地理位置优越，是一个商务透明和信誉良好的金融中心，并拥有丰富的航线，是建立第二居所的理想地点。\*

### 葡萄牙

黄金居留许可计划

葡萄牙历史悠久，被视为世界上全球化程度最高的国家之一。对家庭和企业而言，该国是一个极好的第二居所选择。成功的申请人约在18个月后获得葡萄牙居留许可，房地产投资额为28万欧元起。

\* 恒理环球顾问（牌照号码 AKM-HENL-22）为马耳他投资入籍的官方代理。

The Firm of Global Citizens®

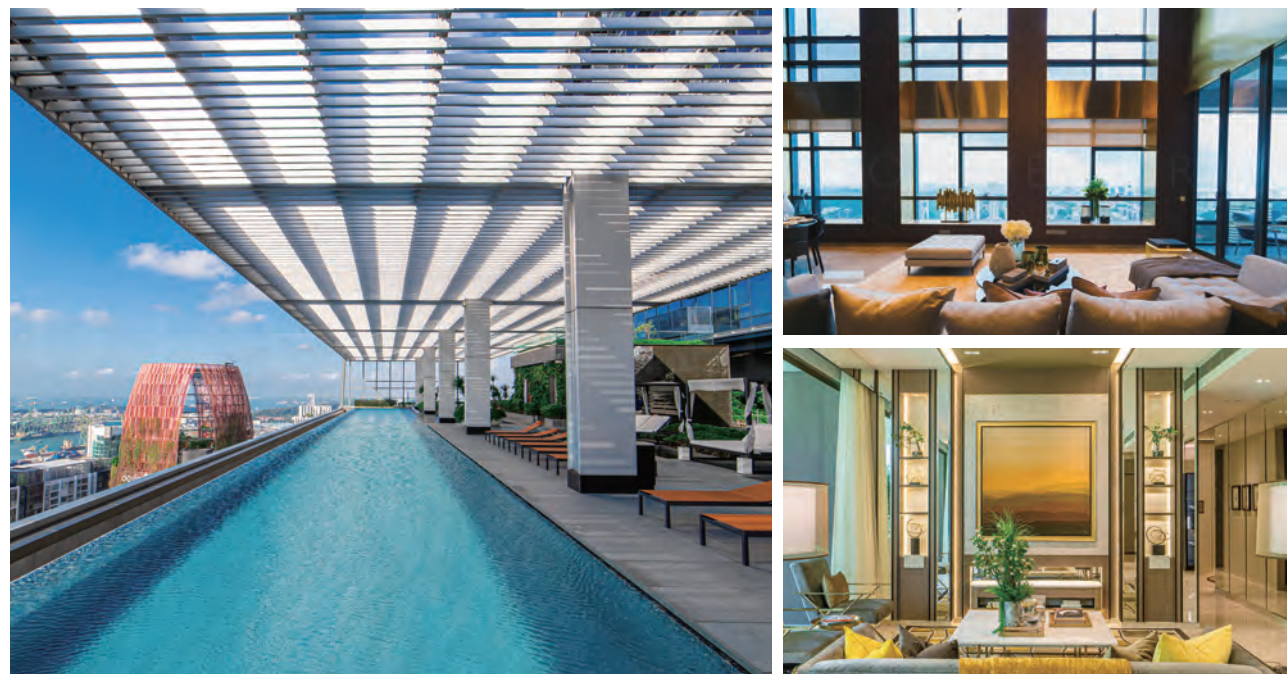




## BOULEVARD

价格: 1,400,000 - 18,000,000 美元

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



Boulevard 是新加坡豪华房地产的专家。

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

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

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

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

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

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

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



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BOULEVARD  
新加坡高端房产专家

## ERA REALTY NETWORK PTE LTD

价格: 750,000 美元起

Price Range : From USD 750,000 and up



新加坡房地产业在国家的政策管控下，基本上平稳可持续性的抗衡通货膨胀。

新元的保值和未来新加坡的发展蓝图规划也许会让您有意外的收获。

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

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

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

想更加了解新加坡风土人情可加微信



新加坡房地产信息可以关注微信公众号



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

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

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

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



# RADISSON PHUKET MAI KHAO BEACH

价格：235,000 – 350,000 美元

Price Range : USD 235,000 – 350,000



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

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

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

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

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

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

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

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

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



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# AL SHARQ INVESTMENT LLC

价格：5,000,000 – 23,000,000 美元

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



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

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

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

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

我们诚邀您加入迪拜 W Residences 的超凡世界，让生活超越平凡。

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

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

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

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

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



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## ALDAR PROPERTIES, ABU DHABI

价格：询价可知

Price Range : Available upon request



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

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

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

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

欲知详情，请访问 ALDAR.COM

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

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

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

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

For more information please visit ALDAR.COM



## CREDO INVESTMENTS FZE

价格：130,000 - 3,000,000 美元

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



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

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

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

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

• 公路干线和地铁可以无缝连接市内的主要地标建筑。

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

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

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

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

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

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

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

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

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

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

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



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## EUROPE 欧洲

欢迎来到赫库兰尼姆码头 (Herculaneum Quay)，这是利物浦最新、最令人兴奋的海滨开发项目！这个巧夺天工的项目位于风景如画的默西河上 (River Mersey)，机会难得。它拥有利物浦丰富的历史，成为城市最具标志性的地点之一。只有 119 套公寓可供出售，其中 96 套已被预订。当前仅余 23 套公寓可供选择。1 房公寓 17.1 万英镑起，顶层公寓 ( 顶层全部 15 层 ) 150 万英镑。

赫库兰尼姆码头是一个匠心独运的开发项目，以一系列豪华公寓和联排别墅为特色，这些公寓和联排别墅经过精心设计，反映了该地区的历史和遗产。住宅以最高标准打造，强调质量、舒适和风格。

该项目拥有默西河和城市天际线的壮观景色，使赫库兰尼姆码头成为一个完美的家。无论是在客厅里放松，还是在阳台上享用美食，您都能欣赏到该地区的自然美景。

该项目的地理位置相当便利，距离市中心和利物浦的各类设施只有几分钟的路程。无论您是想在镇上度过轻松的一晚还是畅享全天候购物，赫库兰尼姆码头都将成为您的理想家园。

“不要错过这个拥抱利物浦历史的难得机遇。今天就参观赫库兰尼姆码头，体验最好的海滨生活！”

**售价：171000英镑起至150万英镑**  
**英国利物浦豪华海滨生活**  
**竣工时间：2023年4月**

利物浦是一个充满活力和繁华的城市，拥有丰富的历史和文化，融汇诸多优势，缔造理想之家。在利物浦拥有房产，您将有机会享受广泛的设施和活动，包括：世界级的博物馆和艺术画廊、繁荣的音乐场景、多样化的餐饮场景、购物体验、体育活动、户外空间、便利的交通和优秀的高等学府等。利物浦是一个投资的好地方，多年来房地产价值稳步增长。

即刻联系我们的友好团队，获取更多信息，掌握先机！

**Andrew Pritchard**  
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## 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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## 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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## 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 française” 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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# KIBAR REAL ESTATE

价格 : 332,000 – 841,000 美元 Price Range : USD 332,000 – 841,000



在德国的贸易博览会城市汉诺威，8 栋高质量的公寓正在建设中。  
新建筑项目由德国专业工程师和建筑师策划。每个单位都是单独绘制的。区域性公司和老牌公司按照德国最佳标准进行施工。  
只使用最好和最耐用的材料，如 115,00 mm 的熟料砖，可供许多代人使用。这是最好、最容易维护、最耐用的施工方法，因此成本也会更高。  
当前的能源价格关系到每个人。该项目作为 KfW-55-Energy-Efficient-Building 项目，是德国的能源前沿。随着能源成本的上升，居民需要更少的能源并节省资金。它包含几乎所有的节能功能：  
- 600,00 mm 外墙 - 180,00 mm 绝缘  
- 三开门玻璃窗 - 光伏面板  
- 热泵 - 热交换器  
- 新风系统 - 电动汽车充电站  
- 壁炉  
项目位于汉诺威的一个美丽的地方。越来越多的居民选择搬到汉诺威的绿色郊区。除了公共交通、银行、医生和购物设施外，附近还有自然保护区、公园和大型高尔夫球场。  
汉诺威是世界闻名的德国贸易博览会城市。教育系统在全世界也受到高度重视。例如，汉诺威医学院或莱布尼茨大学提供了许多德国顶尖水平的教育机会。  
这个新的建筑项目在德国绝对是一项安全的投资。

In Hanover-Germany's trade fair city-8 high-quality condominiums are being built.  
The new building project was planned by German specialist engineers and architects. Each flat was individually drawn. Regional & established companies carried out the construction according to the best German standards.  
Only the best and most durable materials, such as 115,00 mm clinker bricks, that could surpass many generations, were used. It is the best, easiest to maintain, most durable and therefore a more costly construction method.  
Current energy prices are concerning everyone. This project as a KfW-55-Energy-Efficient-Building is an energy frontier in Germany. Residents need less energy and save money as energy costs rise. It contains almost all energy-saving features:  
- 600,00 mm exterior walls - 180,00 mm insulation  
- 3-fold glazed windows - Photovoltaic panels  
- Heat pump - Heat exchanger  
- Fresh air ventilation - Electric car charging station  
- Fireplace  
The location is in a lovely part of Hanover. More and more residents are moving to Hannover's green outskirts. In addition to public transport, banks, doctors and shopping facilities, there is a nature reserve, a park, and a large golf course in the immediate vicinity.  
Hanover is known worldwide as Germany's trade fair city. The education system is also highly regarded worldwide. For example, the medical school MHH or the Leibniz University offer numerous educational opportunities at a top German level.  
This new building project is a safe investment in Germany.

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# 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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www.instagram.com/propertyfounders





## MARTI &amp; ASSOCIATES LAWYERS AND CONSULTANTS

价格：询价可知

Price Range : Available upon request



Marti & Associates 是一家律师咨询事务所，位于巴塞罗那，其主要目标是为公司和个人提供高质量的专业服务。

同样，Marti & Associates 亦是名为“法律盟友”的西班牙成员，该关系网使得我们与位于世界主要国家和地区（如上海、北京和香港）的律师事务所保持密切的交流和联系。

我们的口语和书面交流语言包括加泰罗尼亚语、西班牙语、英语、法语、意大利语、德语、葡萄牙语、俄语和汉语。

我们有一个房地产法律、税务及金融资讯部门，通过该部门，我们可以为所有类型的房地产交易以及游艇的购买、销售或系泊用具提供法律咨询，介入整个法律运营过程，提供持续、全面、结构化和协调的法律支持。

此外，我们还有设立了移民部门，为居住在西班牙境外的客户提供最符合其需求的签证和居留许可的所有程序建议。

如果您想在西班牙获得卓越的法律及税务咨询服务，欢迎联系我们。

Marti & Associates is a firm of lawyers and consultants located in Barcelona, whose main objective is to provide professional services of high technical quality to companies and individuals.

Likewise, Marti & Associates is the Spanish member of the international network of law firms called "Ally Law" which allows us to maintain fluid exchanges and contacts with firms located in the main countries and jurisdictions of the world such as Shanghai, Beijing and Hong Kong.

Our languages of communication, both spoken and written, are Catalan, Spanish, English, French, Italian, German, Portuguese, Russian and Chinese.

We have a real estate legal advice, tax and financial department, through which we offer legal advice regarding all types of real estate transactions, as well as the purchase, sale of yachts or moorings, intervening in the entire process of the legal operation, offering continuous, comprehensive, structured and coordinated legal support.

In addition, we have an immigration department that advises our clients residing outside the Spanish territory concerning all the procedures for obtaining visas and residence permits that best suits their needs.

Contact us if you want excellent service for legal and tax advice in Spain.

**MARTI & ASSOCIATS**  
LAWYERS AND CONSULTANTS · SINCE 1986

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## SIGNISUISSE AG

价格：6,295,000 美元起

Price Range : From USD 6,295,000



作为经验丰富的房地产专业人士，我们专门销售瑞士的多户住宅和商业房产，如酒店。凭借超过 10 亿瑞士法郎的交易额，我们已经成为领先的场外供应商之一，并可以利用丰富的经验和广泛的人脉网络。

我们的目标是以最具吸引力的价格为客户提供最优质的房地产。为了达到这个目标，我们每天兢兢业业的工作，搜寻最佳的投资机会。我们始终专注于对房产进行彻底的分析和评估，以确保我们只为客户提供最优惠的交易。

然而，我们的服务远远不止于此。我们还处理整个销售流程，并确保所有手续都得到专业、可靠的处理。从合同的准备到融资和房产的转让 - 我们皆负责打理。

如果您正在寻找瑞士的多户住宅或商业地产，我们就是您的最佳选择。

以下房产目前在我们这里上市，允许外国投资者购买：

- 酒店，距离苏黎世机场步行两分钟，售价超 2500 万瑞士法郎；
- 以瑞士最大零售商为主要租户的商业开发，售价超 1200 万瑞士法郎。

今天就联系我，让我们一起寻找适合您的投资项目。

As experienced real estate professionals, we specialize in the sale of multi-family homes and commercial properties such as hotels in Switzerland. With a transaction volume of over one billion CHF, we have established ourselves as one of the leading off-market providers and can draw on extensive experience and a wide network of contacts.

Our goal is to offer our customers the best properties at attractive prices. To do this, we work diligently every day to seek out the best investment opportunities. We always focus on a thorough analysis and evaluation of the properties to ensure that we only offer our customers the best deals.

However, our services go far beyond the search for suitable properties. We also handle the complete sale process and ensure that all formalities are professionally and reliably taken care of. From the preparation of contracts to the support of financing and the transfer of the property - we take care of everything.

If you are looking for a multi-family home or a commercial property in Switzerland, you are exactly right with us.

The following properties are currently listed with us and allow for purchase by foreign investors:

- Hotel, two minutes walk from Zurich Airport, sale price > CHF 25 million
- Commercial development with the largest Swiss retailer as anchor tenant, sale price > CHF 12 million

Contact me today and let's find your investment property together.

**SIGNISUISSE**

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## 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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LONDON & UK PROPERTY: SEARCH, SOURCING & ACQUISITIONS  
伦敦及英国房地产：搜索、采购和收购

价格：询价可知

Price Range : Available upon request



充满活力和对房地产充满热情的金·特纳 (Kim Turner) 是 The Residential Collection 的总监。为客户寻找、搜索和获取英国房产的购买机构。

在伦敦和英国住宅房地产市场拥有 18 年丰富的工作经验，Kim 在达成房地产交易方面有着出色的记录。作为一名出色的谈判者，她拥有深入的市场知识，为客户提供令人耳目一新的诚实、专注和专业的服务。

该公司 60% 的客户皆为国际客户，Kim 在伦敦内外都有房源。许多客户寻找租金收益具有吸引力、年度资本收益增长强劲的中长期投资性房产。Kim 谨慎地处理具体的简报，从始至终管理每一笔交易，提供全方位服务，包含为投资性房地产提供家具和确保优质租户。

在向客户推荐房产之前，Kim 会先花时间仔细检查每一处房产。她还可以直接联系业内行家：如律师、财务顾问和测量师等，确保对每笔交易都有全面的了解。有了 Kim 为您提供建议，您就能做出清晰、自信的决定。

客户评论：

The Residential Collection 在投资过程的每一步都为我们提供帮助，减轻了购买房产的压力。如果没有 Kim 的帮助，我们永远不会梦想再次在英国购买房产。我们强烈推荐她。

Dynamic and passionate about property, Kim Turner is the Director of The Residential Collection; a UK property buying agency that sources, searches and acquires properties for their clients.

After 18 years in both the London and UK residential property markets, Kim has an excellent track record of delivering property deals. An exceptional negotiator with in-depth market knowledge, she offers clients a refreshingly honest, dedicated and professional service. 60% of the company's clients are internationally based and Kim sources property both in and out of London. Many clients look for mid-long term investment properties with attractive rental yields and strong annual capital gain growth. Kim discreetly works to specific briefs, managing every transaction from beginning to end, including offering a fully inclusive service including furnishing and ensuring quality tenants for investment properties.

Kim spends time carefully checking each property first before making recommendations to her clients. She also has direct access to industry experts: solicitors, financial advisors and surveyors ensuring comprehensive knowledge on each transaction. With the advice Kim gives you, you will be in a position to make clear, confident decisions.

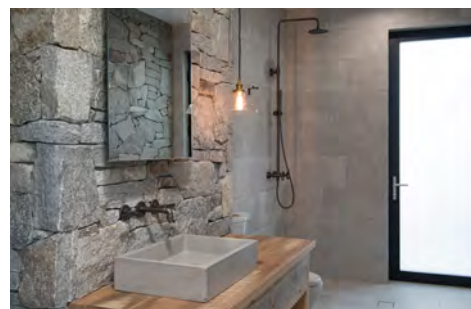
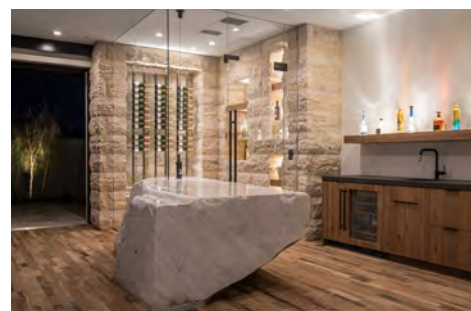
Client Review:

‘The Residential Collection assists in every step of the process, taking the stress out of buying a property. We would never dream of purchasing in the UK again without the help of Kim and highly recommend her.’

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5 BEDROOMS | LAS VEGAS STRIP AND MOUNTAIN VIEWS | POOL | JACUZZI | FIRE PIT | CASITA  
WOOD/STONE/STEEL ACCENTS | POLISHED CONCRETE FLOORS | SINGLE AND TWO STORY FLOOR PLANS  
8 DIFFERENT AND UNIQUE MODELS TO CHOOSE FROM



# 别墅和房屋

## Dream House

现代木质高级家具，  
赋予科莫湖畔别墅特色  
Modern furnishings and  
ancient wood create a unique  
villa on Lake Como

### Reportage

艺术与文化水乳交融，  
造就意大利可持续发展  
中心地带的历史  
Art and culture  
intertwine in the  
history of Umbria,  
the green heart  
of Italy



### Interior

古典风格，成就罗马大都市  
中心的美景  
Classic style to feel at  
the center of the Great  
Beauty of Rome



〈寄语〉

## “ BEAUTY IN SIMPLICITY 简单之美 ”

# CANTORI



采用备受欢迎的家具色彩风格，例如斯堪的纳维亚、现代或新极简主义等，中性色调起到点睛效果，与流行的看法截然相反，成为装饰简单空间或豪宅的极佳色彩解决方案。温馨而又富有情感表达，展现出自然材质千变万化且明亮、温暖的组合。白色是最明亮的中性色，是意大利最著名建筑师斯特凡诺·多拉塔 (Stefano Dorata) 的喜爱，他以此为主基调，将罗马市中心的一栋旧办公楼改造成了现代住宅。简单而有序的情感是斯特凡诺·多拉塔 (Stefano Dorata) 所追求的心理和美学形象。《别墅和房屋 (VILLE&CASALI)》杂志采访建筑师兼设计师马太奥·伦奇亚迪 (Matteo Nunziati) 以及部分合作商家，探索“简单之美”。

科莫湖边的别墅，室内设计师达里奥·图纳里 (Dario Turani) 钟情于迷人的湖景，因此将客厅布置在大型滑动铁窗旁边。美景各元素都围绕着材料着眼，主要为回收木料和生铁，配以精选家具的平调色彩，给予环境特性和个性。本期末尾将介绍于意大利可持续发展的中心地带——翁布里亚地区，以相对附近的托斯卡纳地区更实惠的价格购买别墅、农舍和城堡。

CHROMATIC BASIS OF MUCH LOVED FURNISHING STYLES, SUCH AS SCANDINAVIAN, CONTEMPORARY OR NEW MINIMALISM, NEUTRAL TONES ARE ANYTHING BUT TRIVIAL AND, CONTRARY TO POPULAR BELIEF, ONE OF THE MOST INTERESTING CHROMATIC SOLUTIONS FOR FURNISHING SIMPLE SPACES OR ENTIRE MANSIONS.

*aproni jurei*  
Editor in chief 主编

查看《别墅和房屋 (VILLE&CASALI)》  
中国版完整内容，请访问官网或关注微信公众号。

内容：

直击 • 设计 • 项目  
报道 • 市场 • 房产橱窗







## “简单中寻找美”

上图:建筑师马泰奥·努奇亚迪(Matteo Nunziati)  
右图:努奇亚迪为Lema设计的Marble Arch  
Above: architect Matteo Nunziati.  
Right:Marble Arch, designed by Nunziati for Lema.

马泰奥·努奇亚迪(Matteo Nunziati)专注于豪华酒店、健康中心、水疗中心和私人住宅,在意大利和世界各地主持各种项目。“无论何时何地,对美的需求是所有人的共同需求,与吃饭、睡觉、工作一样重要。艺术、建筑和设计常常回应这一非常重要的需求,将美学带入我们的日常生活。人们觉得,不仅需要有用的物件,也需要美丽的物件,让人深受感动。我认为我的目标,是尝试创造能够打开我们每个人心灵的物体和建筑”,建筑师这样告诉《别墅和房屋(VILLE&CASALI)》。在位于米兰的工作室中,他将建筑师的工作与设计角色的角色结合起来,为一些最负盛名的国际品牌工作,例如: Molteni & C.、Poliform、Flou、Lema、I 4 Mariani、Fiam、Fontana Arte、La Murrina、Rapsel、Tonon、Lualdi Porte、Listone Giordano、Florim以及Rubelli等等。努奇亚迪试图在简单中寻找美,他解释说:“

建筑师兼设计师马泰奥·努奇亚迪(Matteo Nunziati)向《别墅和房屋(VILLE&CASALI)》阐述创建令人心怡的物品目标。阐述同特朗普会面

文:维诺妮卡·巴鲁托(VERONICA BALUTTO)

“I SEEK BEAUTY IN SIMPLICITY”  
Architect and designer Matteo Nunziati talks to Ville&Casali about his goal of creating objects that pull at the heartstrings. And he opens up about meeting Donald Trump

一种现代的古典主义,所谓‘经典’是在所有部分之间取得平衡的对象,从大规模到最小的细节。”  
如今,无论是作为一名设计师或建筑师,需要面对研究与演变之间的持续挑战,更是一项重大的责任:对于他而言,设计也意味着保持一定的道德。他坚持:“尽管设计变得更加具体且商业化,但人们必须始终能够找到一首诗和一种与真正美的价值观相关的工作方式。这也是一个艰难的平衡,但创造一个包含成功的美学和文化概念的成功产品或酒店更需要克服的挑战!”  
努奇亚迪说,他曾多次与特朗普会面,参加商务会议。“我可以想象他在电视上看到的樣子,即熟练的演说家和营销能力。没想到他对内饰的技术细节了如指掌。他喜欢陶瓷、大理石、石膏的颜色……”最后他说:“总之,每一个项目都是一次经历,一次挑战,充满魅力,等待下一个目标……永远比上一个更好!”



www.brummelhome.it

“Sono i piccoli dettagli a fare la differenza”  
细节造就非凡  
Sempre  
恒久不变





Rubelli Casa负责人马可·阿替萨尼(Marco Attisani)叙述

“NUNZIATI的多才多艺对我们的品牌很有用”

作为设计师和规划师, 我们能够在住宅和合同部门之间  
获得协同效应, 带来巨大的收益。



上图: 由Nunziati设计的Yak三人沙发,  
下图: Seta扶手椅  
均为Rubelli集团专属设计。  
Above, the three-seater Yak sofa and  
below, the Seta armchair, designed by  
Nunziati for the Rubelli Group.

Rubelli集团是面料、家具和室内装潢行业数百年的卓越成就代表。对于面料的生产, Rubelli使用自己位于科莫省库加诺镇的织布厂, 这是19世纪的Zanchi织布厂: 如今很少有纺织公司可以拥有真正的附加值。此外, 多亏了四台18世纪的织布机, 威尼斯时代的最爱, Rubelli仍然能够手工编织珍贵的天鹅绒。自2015年创建Rubelli Casa家具和软垫产品系列以来, 这家威尼斯人开设的公司依靠几家精选的意大利生产商, 保证其客户与其纺织品具有相同的质量标准。马可·阿替萨尼 (Marco Attisani) Rubelli Casa业务单元负责人, 向《别墅和房屋 (Ville&Casali)》阐述同Matteo Nunziati的合作

公司如何与 Matteo Nunziati 合作?

尽管公司初出茅庐, 但Nunziati拥有丰富的设计师经验: 多年来, 他一直与意大利家具界最重要的品牌合作; 处理大型住宅和合同项目。这种多功能性对我们的Rubelli Casa品牌发展非常有利。作为设计师和规划师的双重角色, 与 Matteo一起工作和讨论使我们能够在住宅和合同部门之间产生协同效应, 并带来巨大的收益。

在他为您设计的产品中, 最有趣和最吸引人的地方是什么?

Matteo对我们公司的了解无疑是此次合作的附加价值。我们现在正在合作打造第三个系列, 这让设计师能够更好地接触Rubelli的灵魂。通过对细节的探索, 构造家具与纺织品之间的联系, 增强相互了解, 这才是Nunziati为Rubelli Casa所设计产品的显着特征。

您对此次合作有何期望?

目前我们继续推出2023系列, 并在 4月的米兰家具展上展示。Rubelli Casa品牌的发展也将在未来几季继续进行。



Equipped Boiserie Floral Botanica  
Island Archetipo





〈内饰〉

## A REVOLUTION IN THE MIDDLE OF ROME

# 罗马市中心的变革

建筑师斯特凡诺·多拉塔(Stefano Dorata)将一间大型办公室改造成现代风格的住宅, 采用经典风格, 打造永恒的幸福生活

文: 恩里克·莫雷利(ENRICO MORELLI) 摄影: 乔治·奥·巴罗尼(GIORGIO BARONI)



《别墅和房屋(VILLE&CASALI)》





〈 简单而有序的情感是斯特凡诺·多拉塔 (Stefano Dorata) 所追求的心理和美学形象 〉



左图:沿着穿过整个空间的对称轴通往客厅的入口视图。上图:建筑师设计的不规则圆形铁制餐桌。椅子则是从Flair Firenze购入的70年代古董。铁雕塑是翁贝托·马斯楚安尼(Umberto Mastroianni)的作品。  
Left: a view of the entrance hall leading to the living room, following an axis of symmetry that pervades the entire space. Above: the iron dining table designed by the architect is cut in an irregular circular shape. The chairs are 1970s vintage pieces purchased from Flair Firenze. The iron sculpture is by Umberto Mastroianni.





Architect Stefano Dorata has transformed a large office into a classical yet contemporary home, for timeless well-being

公

寓位于罗马市中心的一栋20世纪早期建筑三楼，占地250平米，可供工作室之用，可俯瞰台伯河和蒙特马里奥，现已被建筑师斯特凡诺·多拉塔（Stefano Dorata）设计改造成一个舒适优雅景观。五米高的墙壁使得空间扩大，非常明亮，采用了最新一代的双层玻璃窗来消除了城市的噪音。这位著名的罗马建筑师通过一些不同寻常的技巧使客厅的景色令人兴奋，比如放置一个半开的窗帘来平衡墙壁，让一个不能移动的窗户出现在中央等等。或者创造一些假壁炉，掩盖您看电视的视线。正如Gangemi出版商献给这位罗马建筑师的“Case”一书的封面所言，“简单和秩序的情感是建筑师多拉塔



＜多拉塔并没有采用当今流行的于色彩来取悦大众，而是通过建筑元素的平衡，提供一种确保永恒幸福的和谐感＞



左图：L形阳台，可以看到台伯河。下图：建筑师多拉塔。上图：厨房由罗马的Artearredo公司定制。地板采用石灰华石材。  
Left: an L-shaped balcony with views of the Tiber.Below: architect Stefano Dorata.Above: the bespoke kitchen was designed by the company Artearredo of Rome.The floor is made of travertine.





本页左图:主卧室以气势磅礴的天蓬床为特色, 墙壁上装饰着灰泥。  
On these pages: left, the master bedroom, dominated by the imposing four-poster bed, is further enhanced by stucco on the walls.



追求的心理和美学形象, 一直存在于他的项目架构和组成中。他的生涯是一个长期的研究之旅, 在此期间, 他的创作语言在克服折衷主义的意义得到提炼、深化、丰富和定义, 有利于剔除不纯洁的元素, 然而, 所有这些都没有否认理性和古典主义的感觉和证实它的元素。” 同样在这个设计、装修项目中, 他设计的家具由熟练的工匠设计、制作, 通过采用黄金比例、对称、轴向和透视形成了一个句法情节, 传达一种当代家庭中的生活平衡感。正是这种永恒的风格, 形成一个两位40多岁父母和两个孩子 (11和12岁) 组成的家庭。短短九个月内, 多拉塔彻底改变了公寓的空间, 将其分为两部分: 从入口进入的开放区域包括一个接待区, 该接待区通向一个由起居室和餐厅组成的开放空间区域, 由一扇大滑动玻璃门 (由亚麻窗帘制成, 半开) 照亮, 您可以从那里欣赏台伯河和圣彼得大教堂的景色, 从睡眠区从厨房开始的分隔走廊进入, 顺时针方向通向三间卧室, 由内部回廊和外部窗户照亮。

“墙上的石膏板强调了墙壁和这座房子的建筑的平衡”, 多拉塔解释道。所有地板都隐藏了取暖设备, 采用由Damiani公司提供的罗马石灰华石材。客厅里的壁炉是用白色大理石支撑, 同时电机驱动的本盖把电视隐藏起来。

主卧室也复制了同样的想法。建筑师设计的不规则铁制餐桌由罗马的Riccardi公司制造。室内装饰则委托著名艺术家, 完成绘画和雕塑作品。多拉塔并没有采用当今流行的于色彩来取悦大众, 而是通过建筑元素的平衡, 提供一种确保永恒幸福的和谐感。



〈项目〉

A BOAT-SHAPED  
HOUSE ON THE BANKS  
OF LAKE COMO

## 船状小屋俯视科 莫湖畔

Numax事务所与室内设计师达里奥·图纳里(Dario Turani)合作, 选择回收木材和生铁材料, 配以现代化家具, 给每一个场景赋予特性和人格。

文: 艾雷奥诺娜·博斯克  
(ELEONORA BOSCO)  
摄影: 马提亚·阿奎拉  
(MATTIA AQUILA)





扉页：面向湖畔的立面点缀着珍贵的座椅，采用Meridiani的木质结构。本页：起居室配有Carl Hansen的书桌和AG Spinelli的定制窗帘。Front cover: the view of the lake is enhanced by a wooden-framed armchair by Meridiani. On these pages: the living room is furnished with a Carl Hansen desk and bespoke curtains by AG Spinelli.



Architectural studio Numax and interior designer Dario Turani opted for reclaimed wood and raw iron which, together with modern furnishings, give character and personality to every room

# 位

置的魅力，离美丽的科莫湖仅几步之遥，结合了大理石工厂的永恒魅力，工厂最近被一位外国企业家收购。“建筑最明显的特性自然是外形。它类似于船头，具有宏伟的尺寸和相当特殊的体积 - 建筑师马西米利亚诺·努特里卡迪 (Massimiliano Nutricati) 和室内设计师斯特凡诺·多拉塔 (Stefano Dorata) 告诉《别墅和房屋 (Ville&Casali) 》(www.darioturani.eu)





侧图:通往挑层的铁楼梯和由Studio Turani设计并  
**Rossana Cucine**公司制造的锡制厨房。本页:卧室配  
有一张定制大床和一间私人卫生间。龙头器具由**CEA**提  
供。Side: the iron staircase leading to the mezzanine  
and the pewter kitchen designed by Studio Turani  
and built by the company Rossana Cucine.On  
this page: the bespoke bedroom and private resin  
bathroom.The taps and fittings are by CEA.

。考虑到建筑物明显的破败状态, 必须进行重要的建筑  
施工, 这项工作由Numax工作室完成 ([www.numax.eu](http://www.numax.eu))。空间宜人且实用, 无疑保留了工作室通过精细而  
完善的探索, 增强建筑的辉煌本色。”所有都围绕着材料  
着眼, 主要为回收木料和生铁, 配以精选家具的平调色  
彩, 给予环境特性和个性。视觉和材料的连续性和谐地  
联系在一起, 造就两个层面的交融。粗糙面的水泥墙完







本页: 户外休闲区家具选用**Royal Botania**的座椅产品。吊装暖灯为**Heatsail**。  
On these pages: the outdoor relaxation area furnished with chairs from Royal Botania. The hanging heat lamps are from Heatsail.

全改变了人们对“意大利制造”的印象,而环绕整个居室环境的木材覆面则带来温暖的气息。“我钟爱采用独特的设计元素契合建筑的形状,令饰面更加令人回味;部分饰面出自意大利卓越的工匠阿尔比诺·波奇(Albino Pozzi)之手。”室内设计师强调说。室内面积约250平方米,经过重新设计,与湖畔周围建筑不冲突,同时赋予新的现代意义。“毫无疑问,起居室是屋主夏季度假期间体验最多的地方”,图纳里解释

道。“我想突出迷人的湖景,因此将客厅布置在大型滑动铁窗旁边。”设想身处一个大阁楼中,没有被条框所隔断,身边环绕着小而精致的家具,此时难得感受一种有趣的设计活力。保留建筑原样的想法同样体现在挑层上,这里设计了就寝区,充分利用结构的整体挑高。上层朝向客厅开放,同时私密性,让您欣赏到美丽的景观和私人花园。户外休闲区的特点是在大门廊下和湖边的休闲区,可以180°欣赏整个海角的景色。





WHERE ART AND CULTURE COME TOGETHER

# 艺术与文化的结合

古比奥和卡斯特洛市代表中世纪和文艺复兴时期的翁布里亚, 越来越注重优质旅游

文:亚利桑德罗·洛文果(ALESSANDRO LUONGO)

《别墅和房屋(VILLE&CASALI)》

一个中世纪的城市, 严肃的, 几乎完全是石头; 又是文艺复兴时期翁布里亚唯一的城市。佩鲁贾省上翁布里亚地区的独特魅力, 横跨马尔凯和托斯卡纳, 傲视阿西诺山谷到卡斯特罗城的上台伯河谷。“我们的城市是一座小型文化之都, 一座避难所城市。” 古比奥市市长菲利浦·马里奥·斯蒂拉蒂(Filippo Mario Stirati) 说

道, “四个教堂形成一个十字架(圣多梅尼科、圣彼得、大教堂和圣弗朗西斯科), 并且在教区博物馆和康索利宫的公民博物馆中收集了 十三、十四世纪的200-300和400份史料”。因此, 在这个石头城中, 当地最伟大的艺术家奥塔维亚诺内利 (Ottaviano Nelli) 在Santa Maria Nuova 创作了圣母像 (Madonna del

Belvedere), 这是一幅15世纪哥特式风格的壁画。不仅如此: “我们有一个行会, 技术大学, 其中的石匠行会, 具有中世纪的法规, 在 十四世纪达到顶峰。” 古比奥的外观以及通往大教堂的垂直立面都独一无二, 更不用说市民广场上售卖的特产品(如 torta al testo、松露、蜂蜜、mozzafegato、松子和葡萄干等), 这些即将

《别墅和房屋(VILLE&CASALI)》





Gubbio and Città di Castello represent the pinnacle of medieval and Renaissance Umbria, which is increasingly focussing on quality tourism

获得DeCo（原产地）认证，恢复旅游业元气。“我们不齿售卖伪劣产品”，市长补充道。在拥有117间农舍的中世纪城堡中，不得不提及位于市中心的 Palazzo delle Orfanelle（原地方法院所在地），一家四星级酒店（仅次于 I Cappuccini，位于城墙外）。“我们参加了 Cassa depositi e prestiti 的招标，正在等待结果”，市长说；到秋天，Hub的前30间客房将落成完工，新的三星级酒店将在Beniamino Uboldo 完成，处于体育训练的关键位置。”运动是本次《别墅和房屋

（VILLE&CASALI）》行程的主线，最远到达卡斯特洛城和翁贝泰德镇，一直延续到尼克内山谷。斯蒂纳迪宣布：“到明年春天，我们将在被德国人摧毁的前铁路轨道上建立第一条自行车道，它将连接 翁贝泰德镇和Fossato di Vico，长约50 公里；一个自行车道网络，将穿越大自然中壮观的景观，插入欧洲路线，提供充足的休息和食品和葡萄酒服务。”包括拉法埃罗和布里，这两个市也将很快拥有自己的自行车道，最早可在2022年上台伯河谷的圣朱斯蒂诺开始。“基



## 烟熏圣酒

熏制葡萄制成的“圣酒”是上台伯河的特产，自2014年起成为慢食主席团的特供产品。它由四种白葡萄制成，只能从当地生产商处以90-130欧元的“适度”价格购买（0.37升瓶装）。“最近我们也加入了专门的保护联盟”，La mine di Galparino 农业旅游公司所有者的儿子尼可拉·切卡雷里（Nicola Ceccarelli）解释说。“9月底至10月之间收获的葡萄悬挂在壁炉室中，用高温烘干，然后陈化4-5个月，最后压榨并在特殊桶中陈酿5-10年。”产出很小：切卡雷里解释说：“100公斤的新鲜葡萄，最多可获得5-7升圣酒，口感甜美醇厚。”加尔帕里诺矿山，卡斯特洛市加尔帕里山丘 <https://galparino.com/>。

扉页：古比奥历史中心的鸟瞰图。侧图：Palazzo dei Consoli，这是中世纪最宏伟的城市开发项目之一，自1909年以来一直是市民博物馆的所在地；下图：罗马剧院  
Front cover: an aerial view of Gubbio’s historic old town.Side:Palazzo dei Consoli, one of the most majestic medieval urban buildings, which has been home to the Civic Museum since 1909.Below: the Roman theatre.

于我们的环境和文化遗产，我们正在加强现有的服务，例如这个区域项目的住宿能力和支援能力”，卡斯特洛市旅游委员雷迪奇亚·归里（Letizia Guerri）表示。卡斯特洛市位于翁布里亚的西北侧，沿着上台伯河谷延伸，与附近的托斯卡纳接壤，离马尔凯不远。归里说：“这是翁布里亚唯一一座文艺复兴时期的城市，拉斐尔在此求学并在市政美术馆留下作品；他在1504获得了第一份合同，绘制圣

母的婚姻，一幅保存在木板上的油画，现存于米兰的 Pinacoteca di Brera。此外，我们也是一个单一的当代艺术中心，拥有两个博物馆，专门用于纪念国际当代艺术大师之一的阿尔贝托·布里，



## 石匠

朱赛佩·阿雷戈鲁奇（Giuseppe Allegrucci）使用各种形式的坚硬帕隆比诺石材，尤其是从古比奥中汲取灵感，创作浅浮雕、链条、门环和独特的家具配件。他还是石匠行会和石匠大学的校长，这是一个十四世纪开始的中世纪行会，从未停止过传播和保护历史工匠形象的活动。朱赛佩·阿雷戈鲁奇工作室，古比奥市Nicola Vantaggi路14号，电话：328.5482553





## 古书的修复人

上个世纪,卡斯特洛市是仅次于贝加莫的第二个印刷中心:因此,梵蒂冈秘密档案馆前首席修复大师斯特凡诺·蒙特福迪(Stefano Monteforti)决定开设一个工作室,用于修复纸质、羊皮纸上的古籍和版画。“从十二世纪最古老的字迹到十六世纪的版本,包括当代艺术图形,如 布里的图形”,蒙特福迪解释并补充道:“在此拥有第二住所的意大利国内外的众多收藏家都来找我。”培训此类技能的学校很少。他总结说:“在整个翁布里亚,只有我们三个人在做这份工作。”纸张记忆馆,卡斯特洛市Bufalini路 [www.memoriedicarta.com](http://www.memoriedicarta.com)。



他的作品集在阿尔比齐尼宫和Seccatoi del Tabacco展出。”

因此,这片土地充满了惊喜,拥有数百年历史的文化,在保护自然的气氛中成长,伴随着生机勃勃的工业生产。卡斯特洛市长期环绕16世纪建造的城墙,其历史中心氛围非凡,遍布优雅的文艺复兴时期建筑、贵族宫殿的庭院和凉廊、教堂的回廊和中殿。最后,卡斯特洛市还希望提高旅游住宿的标准,吸引豪华旅游。“吸引现有的客户,提供优质的美食,如松露,

我们在其生产方面首屈一指”,归里总结道。她没有透露,但消息灵通人士告诉我们,新的豪

华酒店将在两年内拔地而起,建立在翻新后的Fontecchio历史悠久的温泉浴场上。

## 古比奥美食

米歇尔·莫斯卡(Michele Mosca)曾是新鲜松露的销售商(“我偶尔从采石工人或松露地那里买的”),2015年,他在古比奥市中心开了一家商店,出售他家乡的典型产品,上面印有个性化面孔。简而言之,“我要直面面对,因为游客对我来说是客户,而不是待拔的鸡。”在这里,您可以找到无麸质和无乳糖的肉制品、不含化学香料和防腐剂的松露酱、牛肝菌、葡萄酒、油、啤酒和著名的Crescia。2021年,Mosca推出了自创的AmaroMatto,分开胃和甜味两种。Delizie tipiche umbre di Michele Mosca,古比奥市Cavour路3号,电话:328.5690168



左图,卡斯特洛市的布里系列展厅;上图:卡斯特洛市立美术馆,下图:古比奥黑人小教堂举行的传统五月蜡烛节。  
Left: exhibition hall of the Burri collection in Città di Castello.Above: the Municipal Art Gallery of Città di Castello. Below: the traditional May Candle Festival held at the Chiesetta dei Neri church in Gubbio.

## 屡获殊荣的酒窖

巴勒纳位于托斯卡纳的边界,拥有从Pieve Santo Stefano到翁贝泰德 的壮丽景色,葡萄酒也屡获殊荣。例如,Cospaia 1441葡萄酒,在2021年被意大利侍酒师协会认定为最佳红酒之一(50%梅洛、35%桑娇维塞、15%赤霞珠)。2001年开始,Paola Biagioli的农场在占地1公顷的葡萄园中进行生产,目前已达到8个庄园,其中4个专门种植黑皮诺。2009年起,庄园获得的生态认证。年产3万瓶,到2023年将翻一番,还生产油(Leccino、Moraiolo和 Frantoio的混合物);去年夏天,它还推出了伦敦干金酒“Anima di Palerna”。La Palerna, loc.佩鲁贾省瓦尔迪蒙特镇Lisadebbia Palerna 1 [www.lapalerna.it](http://www.lapalerna.it)







## NORTHERN UMBRIA BEATS TUSCANY

# 上翁布里亚击败托斯卡纳

台伯河山谷和尼克内山谷之间的农舍狩猎减少了 20%。外国人,尤其是好莱坞明星云集

文:亚利桑德罗·洛文果  
(ALESSANDRO LUONGO)

价格比附近的托斯卡纳地区低15-20%, 这里是一片绿意盎然的“海洋”、遍布一流的美食和日益国际化的环境。位于佩鲁贾省的上翁布里亚属于一片未开发的处女地, 预计在未来5-10年内具有极大的房地产开发潜力。Fiaip翁布里亚分布主席马切罗·班巴乔尼 (Marcello Bambagioni) 承认: “2022年上半年由于俄罗斯入侵造成的不确定性, 需求出现了小幅收缩, 但价格保持稳定; 卖家方面, 我

们注意更多的卖主略微下调了价格。人们感兴趣的地区包括古比奥及其周围的丘陵地区。”为此,《别墅和房屋 (Ville&Casali)》专程采访了上翁布里亚地区古比奥、卡斯特洛、翁贝泰德等地的专家; 其中翁贝泰德则镇是尼科内山谷的行政中心, 倍受好莱坞明星的青睐, 尤其是利西亚诺·尼克内地区的雷斯基奥城堡改造成一家旅馆和 50 间农舍之后, 大部分都卖掉了。

古比奥及其周边理想的房屋? “典型的翁布里亚农舍, 裸露的横梁和赤土地砖、地板, 俯瞰全景, 游泳池, 远离电力塔, 非常孤立”, 佩鲁贾 Coldwell Banker 的经纪人和所有者米歇尔·斯帕齐亚尼 (Michele Spaziani) 这样回答 (www.coldwellbanker.it) “理想的大小是双层, 大约300-400平米, 花园的面积至少5000平米。最受欢迎的地点是 Colle 的 San Martino

The hunt is on for farmhouses between Val Tiberina and the Niccone Valley for 20 percent less. Leading the way are overseas investors with Hollywood stars

和 Monteluiano, 古比奥地区的小村庄, 距离城市的历史中心有一刻钟的路程, 周围绿地环绕。价格介于60万欧元到100万欧元之间, 买家大多是外国人: 来自英国、美国、加拿大、卢森堡。意大利人的预算则在30万到40万欧

扉页: 台伯河畔的翁贝泰德镇鸟瞰。数公里外便是尼克内山谷, 与科托纳接壤。下页: 意大利中部的典型农宅。  
Front cover: aerial view of Umbertide, with a glimpse of the Tiber. The Niccone Valley that leads to Cortona is just a few kilometres away. On the following page: a farmhouse typical of central Italy.

元之间, 寻找更小的地产, 大约200-300平米, 已经重新装修, 配备现代家具, 不一定要求游泳池。”例如, 与特拉西梅诺湖相比, 在这里购买农舍的价格也有相当大的差异。斯帕齐亚尼补充说: “我们靠近马尔凯地区和蒙特费尔特罗的腹地, 这里的山丘更荒凉, 人迹更少, 价值甚至低了30%。这并非巧合, 此地与特伦蒂诺一样, 是个幸福感十足的地区, 潜在的特伦蒂诺买家甚至正在洽谈科尔圣马蒂诺的整个村庄: 这里的生活质量高, 成本低。”对于想体验石城神秘魅力的人来说, “可以在历史中心或郊区购买公寓。” Tecnocasa (电话: 075.9273032) 的阿莱西奥·纳德利 (Alessio Nardelli) 解释说: 它是一种适合居住的类型 (到现代化), 通常出现在较低楼层或从商店改建的住宅。这种历史建筑占地45米, 如果进行翻新, 添加设备和墙面, 成本可能在 5万5千至9万欧元之间。

布里搬第二个家 “从日本到美国, 甚至从澳大利亚和北欧, 都来到了卡斯特洛, 越来越多的人被 Alberto Burri博物馆中心所吸引, 购买农舍, 甚至进行装修”, Welchome 的房地产顾问和所有者, 专门从事独家物业的琳达·切

萨里 (Linda Cesari) 说。(www.welchome.net) 。典型要求是300-450平米, 有3间卧室, 一个花园, 一个游泳池, 可以看到山丘的景色, 也许还有少量的橄榄油销往国外。“最受欢迎的地点”, 切萨里补充道, “是位上瓦尔题贝纳的Pietralunga市 (海拔566 米) 和 Monte Santa Maria Tiberina (688 米), 这是一块尚未被发现的土地 (“缺乏一点地域营销, 只对阿西西地区进行研究”), 那里的历史建筑比托斯卡纳便宜10-15%, 而且具有巨大的 ‘升值’ 潜力。我们靠近服务设施 (主要机场距离罗马、安科纳、博洛尼亚等主要机场有一个半小时或两个小时的车程), 但也有可能让您过上与世隔绝的生活。”

尼克内山谷, 城堡和渡假地遍布 “尼克内山谷是翁布里亚的地区之一, 由于各种原因, 高级客户的需求集中在该地区”, Casaitalia International 董事总经理卢卡·乔万内尼 (Luca Giovannelli) 解释道 (www.casait.it)。买家主要来自北欧、英国和美国, 但近两年美国客户大量增加, 这也得益于美元兑欧元的走强。乔万内尼表示: “这是一个基本保持原样的山谷, 是翁布里亚和托斯卡纳之间的

### IPN CASTELLO



翁布里亚的奥秘  
Castello di Polgeto 建于1399年, 位于 翁贝泰德镇, 是翁布里亚保存最完好的秘密之一: 2100平方米, 设有13间卧室和17间浴室, 另外还有12间客房。此外还有美丽的花园和52公顷的农田和林地。恒温泳池和网球场。报价: 1300万欧元  
**075 857 9025**

THE UMBRIA'S SECRET  
Castello di Polgeto is one of the best hidden secrets in Umbria. It was built in 1399 with a total floor area of 2,100 sqm. There are 13 bedrooms and 17 bathrooms and room for another 12 luxury bedrooms. Mature gardens, heated infinity pool, tennis court.  
Price: 13 million euro.  
Email: sales@ipncastello.com



WELCHOME 的琳达·切萨里  
(LINDA CESARI)



卡斯特洛市内带游泳池的别墅  
卡斯特洛市内的别墅, 设有公园、游泳池、附属建筑和2公顷土地。房子占地360平米, 共分3层, 配有塔楼: 三室两卫, 大阳台, 带壁炉和可居住的厨房。  
价格: 41.5万欧元  
电话: 339 2365848

VILLA WITH SWIMMING POOL  
IN CITTÀ DI CASTELLO  
Villa in Città di Castello with gardens, pool, annexes and 2 hectares of land. 360-square metre, 3-storey home in a dominant position with small tower: 3 bedrooms, 2 bathrooms, large lounge with fireplace and eat-in kitchen.  
Price: €415.000

天然枢纽, 从翁布里亚的中心直接通往特拉西梅诺湖, 前往佛罗伦萨交通方便, 倍受欢迎。因此, 对于追求隐私、不受污染的视野, 同时方便前往科尔托纳和佩鲁贾等艺术之都的人来说, 是一个理想的解决方案。尼克内



山谷是一种, 典型的农舍和历史建筑遍布的地区, 具有特殊魅力和吸引力的城堡和防御工事, 深受美国客户欢迎。这些建筑采用该地区典型砂岩的结构, 多年来, 甚至是几个世纪以来, 几乎完好无损, 保留了原始风貌, 而保守的翻新通常由外国买家和熟练的当地劳力完成, 增加了建筑的价值。最受钟爱的建筑类型是 400至600平方米的乡间别墅, 占地约2-4公顷, 带游泳池, 可用作第二个家, 也可通过每周旅游租赁

增加收入: 对于每年使用房产几周的外国买家来说, 这是一个理想的解决方案, 可以让他们从租金中收取大量款项, 以支付房产的年度管理和维护费用。另一方面, 城堡、修道院和防御工事等较大的建筑, 对于建造专门针对高级国际客户的精品酒店来说极具吸引力。”  
然而, IPN di James Stephens 翁贝泰德地区分部 (www.ipncastello.com) 更愿意将其独家投资组合中的 Polgeto 城堡

## 恢复废墟需要多少钱

修复历史建筑的专家

在上翁布里亚地区, 有人在道路上或山上重建无人问津的废墟。来自Verna (电话 333.3758624) 的工程师奥古斯托·雷利 (Augusto S. Lelli) 拥有一项不寻常的技能, 即修复和恢复历史建筑, 涵盖地基到系统的建筑修复。“自1974年以来, 我们一直在修复1400年代和1900年代的农舍、别墅、塔楼, 使它们具有抗震性”。例如? “Monte Santa Maria Tiberina镇上, 以15万 欧元卖给两名美国人的280平米废墟至少需要18 月才能修复 (平均成本为每平方米1500欧元)。最先进的工作不可能以低廉的价格快速完成,” 专家表示。

翻新的带有现代家具的农舍之一, 占地500平米, 分为2层, 有游泳池、7公顷的林地、果园、林地。“在25万至60万欧元价格区间内, 我们的选择很少, 而价格在120万欧元以上的房产相对较多”, 费兰德解释道。外国买家, 选择尼克内山谷体验意式风情, 复古露梁, 古陶土, 简而言之, 有特色的原始元素, 但有现代系统支持。”  
“由于Reschio城堡远近闻名, 尼克内山谷房产需求量也很大, 其农舍的销售额达到与托斯卡纳类似的价值。其未受污染的景观, 经过翻新的500平米面积, 豪华饰面和游泳池, 这些房产不太可能超过 4-5 百万欧元: 超过这个数字, 将完全退出市场。”

### CASAITALIA INTERNATIONAL



MONTONE带塔楼的古老农舍  
已修复的农舍拥有17世纪的塔楼、附属建筑、工作室和1.6公顷土地, 带游泳池。距富有特色的蒙托内村仅咫尺之遥。  
0743 220122

OLD FARMHOUSE WITH TOWER IN MONTONE  
For sale, a restored luxury farmhouse with tower dating back to the 17th century, outbuilding, study and 1.6 hectares of land with pool. Just a stone's throw from the characterful village of Montone.

### ABODE SAVILLS



村庄边带游泳池的房子  
位于(卡斯特洛市)内斯特雷山谷的庄园, 已装修, 设有4间卧室和一间单卧室附楼。5有葡萄园的土地。游泳池: 9x5 米距离村庄数步。  
价格: 115万欧元  
075 941 7554

HOUSE WITH POOL NEAR A VILLAGE  
Restored, four bedroom house in Nestore's Valley (Città di Castello) with one bedroom guest annex. 5 hectares of land with vineyard. 9x5m pool. Walking distance to a village.  
Price €1.150.000



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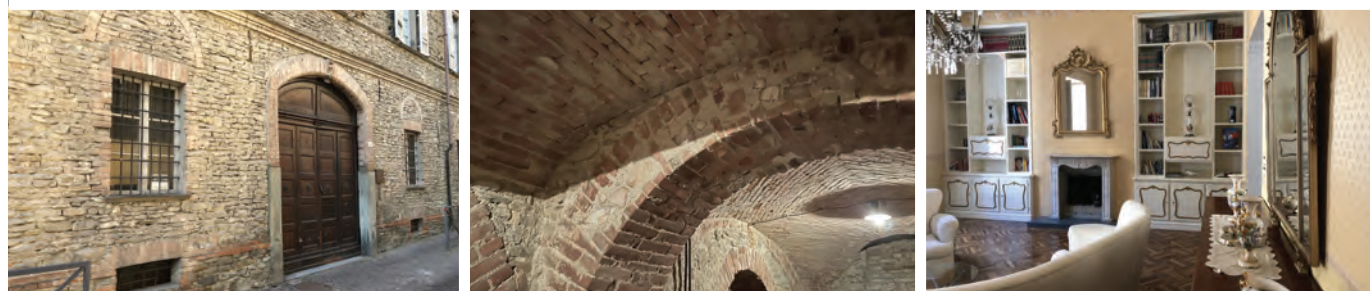


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## “卡内利, 阿斯蒂香槟的首都” “CANELLI, CAPITAL CITY OF ASTI SPUMANTE”



在卡内利(CANELLI)的中心, 联合国教科文组织之地区首府, 有一座大型独立建筑, 建于1630年, 其后进行了修复, 拥有私家庭院, 在市政厅附近的主街上有两个入口。在该建筑地面上有一个车库、历史悠久的独特酒吧和办公室。一楼有一套带露台的大公寓, 上层有两套公寓和一间阁楼。该建筑的质量、声誉和战略地位使其成为国际住宿或高水平商业活动的独特机会。参观该酒店给人带来畅快的愉悦感, 犹如置身于朗格(LANGHE)、蒙费拉托(MONFERRATO)、阿斯蒂(ASTI)和阿尔巴(ALBA)之间的皮埃蒙特(PIEMONTE)葡萄酒世界和美好生活的中心...项目距离米兰和大海仅为一小时路程!

IN THE CENTER OF CANELLI, CAPITAL OF THE UNESCO ZONE, A SPLENDID LARGE INDEPENDENT PERIOD HOUSE DATING FROM 1630 WITH LATER RESTORATIONS, A PRIVATE COURTYARD, TWO ENTRANCES ON THE MAIN STREET NEAR THE TOWN HALL. ON THE GROUND LEVEL THERE IS A GARAGE, HISTORIC UNIQUE CANTINE AND OFFICES. A LARGE APARTMENT WITH TERRACES CAN BE FOUND ON THE FIRST FLOOR, AND TWO APARTMENTS PLUS A LOFT ON THE UPPER LEVEL. THE QUALITY, PRESTIGE AND STRATEGIC POSITION OF THE PROPERTY MAKES IT A UNIQUE OPPORTUNITY FOR INTERNATIONAL ACCOMODATION OR COMMERCIAL ACTIVITY OF HIGH LEVEL. VISITING THE PROPERTY GIVES A JOYOUS FEELING OF HAVING BEEN IN THE HEART OF THE WORLD OF WINE AND GOOD LIVING IN PIEMONTE BETWEEN THE LANGHE, MONFERRATO, ASTI AND ALBA...AND JUST AN HOUR FROM MILANO AND THE SEA!



威尼斯省费耶索·达迪科镇 - 布伦达河岸地区费耶索·达迪科镇十七世纪的历史别墅——亚美尼别墅: 美妙的建筑群, 由主楼、重新装修的谷仓和菜园组成(总面积约2200平米), 附属建筑包括门房, 周围绿地环绕, 长满灌木和高大的树木, 总面积约24000平米, 高墙环绕, 安全舒适。2023年2月22日12时整起拍, 底价369.92万欧元, 最低出价277.44万欧元。

Fiesse D'Artico (VE) - Historic monumental villa dating from 1600's in the Riviera del Brenta area, known as Villa degli Armeni. This magnificent building complex is made up of the master villa and side barchesse completely restored for a total of about 2200 sqm plus an oratory, custodian's house all set in a park with mature plants and trees for a total of 24.000 sqm completely enclosed by a high exposed brick wall. For sale by auction on February 22th, 2023. Starting bid € 3.699.200 with minimum offer of € 2.774.400

### 详情请咨询:

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## DWELLINGS OF DREAMS IN THE MOST EXCLUSIVE LOCATIONS IN ITALY

PANORAMIC TUSCAN-STYLE FARMHOUSE  
IN THE PROVINCE OF PERUGIA



罗马省福梅洛镇 - 超现代独栋别墅 三层独栋别墅, 面积180平米, 花园占地1500平米, 50平米游泳池, 带“无限”边缘, 配地暖和制冷设备, 并提供空调。安装有3.5千瓦光伏电池板和用于生产热水的太阳能热系统。行人通道和车辆通道。82万欧元, 能耗等级: A+。编号: LUCAV

Formello (RM) - Ultra modern single family villa of 180 sqm with 1500 sqm of garden, located in a complex of three villas. Infinity pool of 50 sqm, underfloor heating and cooling systems and ready for AC system to be installed. Solar panels of 3,5 kw for heating, hot water systems. Entrances for pedestrians and cars. Energy class: A+. € 820.000. Ref. LUCAV



罗马省福梅洛镇 - 独栋别墅, 著名设计工作室的最新作品之一: 单层180平米, 3室, 双卫生间, 配有热泵、太阳能热水器和光伏系统, 能源需求减少。夏天, 游泳池能够降低门廊区域的温度, 是享受炎热夏日夜晚的理想场所。85万欧元, 能耗: A+。编号: PETR

Formello (RM) - Independent villa created by a well known studio: 180 sqm, 3 bedrooms, 2 bathrooms, single level with lowered energy needs thanks to a heat pump, solar heating and solar panels. In summer the swimming pool cools the portico area's temperatures, an ideal space to spend time during warm summer evenings. Energy class: A+. € 850.000. Ref. PETR



罗马省福梅洛镇 - 独栋建筑, 超现代设计, 单层220平米, 两间卧室, 两间浴室和一个开放式起居区, 增高地坪, 可直接通往泳池, 饱餐壮丽的日落。太阳能热水器、太阳能热泵可提供生活用热水, 光伏系统可满足别墅的能源需求。79.9万欧元, 能耗等级: A+。编号: TORRE

Formello (RM) - Ultra modern independent single level villa of 220 sqm. Two bedrooms, 2 bathrooms, an open space living area leading directly to the infinity pool and splendid sunsets thanks to the higher level of the lot. A heat pump, solar heating with back up system for producing ACS and solar panels all together take care of the villa's energy needs. Energy class: A+. € 799.000. Ref. TORRE



罗马省福梅洛镇 - House of Drones Petrini Malfona工作室主持设计了这座两层别墅, 总面积为250平方米。三间卧室、三间浴室和一个被窗户包围的起居区, 与外界连通, 可通往带温水游泳池的门廊。住宅设施齐全, 配有货运无人机坪、太阳能电池板(6 千瓦时)、地暖和电动汽车充电桩等, 物超所值。74.9万欧元, 能耗等级: A+。编号: OLA

Formello (RM) - House of Drones - The Petrini Malfona studio has created this two level villa of 250 sqm with 3 bedrooms, 3 bathrooms and a reception area embraced by windows that create continuity with the outdoors and give access to the portico with heated pool. There is a delivery drone landing spot, 6 kwh of solar panels, under floor heating and charging column for electric autos are included in the property. Energy class: A+. € 749.000. Ref. OLA



### AGENZIA TEMPOCASA RUGGERO MARCONI

罗马福尔梅洛翁贝托一世大路28号 - 邮编: 00060

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COLDWELL BANKER

GRUPPO BODINI



COLDWELL BANKER

GRUPPO BODINI



€ 1.700.000

### 蒙特罗尼·达尔比亚 - (SI) 卢奇尼亚诺·达尔比亚

蒙特罗尼·达尔比亚 (Monteroni d'Arbia) 是圣法比亚诺 (San Fabiano) 村的一部分，位于一处巨型房产内，属于一个佛罗伦萨贵族家族的几代人，他们拥有该房产的许多农场和圣法比亚诺城堡。这里给人一种自由、和平和回归过去的感觉。毋庸置疑，该房产的最大优点之一是可以俯瞰房产所在的克里特岛塞内则 (Senese) 地区。待售的别墅由一栋主楼组成，它是一栋两层的大型建筑。主楼旁边是一个舒适的露台，非常适合夏天和春天的户外活动。其内有一个空间，带烧柴炉和两个客房。与之相邻的是富丽的地面游泳池，可欣赏到山丘和周遭的美景。最后一栋建筑是一个两层的附属建筑，位于游泳池后面，位置优越，尽享安静和隐私。

Cod: CBI118-1843-301359



€ 2.950.000

### 博尔戈·博内利·卡索莱·德埃尔萨(锡耶纳)

在卡索莱·德埃尔萨 (Casole d'Elsa) 镇塞内则乡村的中心地带，我们向您推荐这座由18世纪真实农场完全修复而成的美丽村庄。该房产是5栋农村建筑的重新认证，现在是一栋容纳21间卧室、一个水疗中心、接待处以及一个大型游泳池的可容纳结构。目前，该房产可作为私人住宅使用，不同的区块提供各种生活解决方案，隐私和宁静更是其附加值。这个村庄坐落在典型的托斯卡纳乡村的原始景观中，周围有3公顷的土地，有耕地、橄榄林、橡树、冬青树和栗树的茂密树林。使用已铺设的省道，10分钟内即可到达附近的卡索莱·德埃尔萨 (Casole d'Elsa) 镇。经过一小段“白色道路”后，即可抵达该庄园，两旁是典型的托斯卡纳柏树和成熟的橡树。

Cod: CBI118-1844-301388

ROMA  
Via Orazio, 23  
Via Guido d'Arezzo, 47  
Via Tripoli, 155H

+39 06 84000000  
gruppobodini@cbitaly.it  
www.gruppobodini.com



€ 119.000

### 加拉蒂纳 (莱切)

当前我们正在出售一处大型历史性公寓，楼层为一层；该建筑的历史可追溯至20世纪早期，位于一处交通便利的核心区域，毗邻历史悠久的加拉蒂纳中心。该公寓的面积为285平方米，置身于一处古老的木制走道，通往中庭和楼梯。该公寓有着典型的星形拱顶天花板，由入口及8个大空间组成：客厅、卧室、餐厅、老式厨房、两个浴室和储藏室。楼梯通向环绕公寓的阳光区，并带有储藏室。该房产已经过全面修复并分成两个居住单元。诸多优势成就理想选择：一套大型公寓，既可作为两个家庭使用亦可作为投资项目。它距离爱奥尼亚海 (Ionian sea) 20公里，距离莱切 (Lecce) 和布林迪西 (Brindisi) 机场70公里。

LECCE

Via 95° Reggimento Fanteria, 11

+39 06 84000000

lecce@cbitaly.it

www.gruppobodini.com



€ 1.390.000

### 加里波利(莱切)

我们很高兴为您推荐这座占地2公顷的项目，由5个生活单元和3个多用途房间组成；它位于加里波利的入口处，置身于一个美丽的小镇中，尽享安宁。这座建筑也曾被用作度假屋，有着大片空旷的区域和门廊，业主可以在此各种组织派对和活动。居住单元是独立的，带有完全封闭的户外空间。这处房产拥有私家路段，带有两个入口。主别墅占地150平方米，其中有一个大型修复间，该历史可追溯至19世纪，带有裸露的木梁和萨伦托 (Salento) 凝灰岩的细节。有两套独立的附属公寓(分别为50平方米和120平方米)；最新的部分有两套140平方米的公寓和一套40平方米的两居室。整个项目中种植着繁多的果树，一个葡萄园和许多观赏植物。

+39 06 84000000

gallipoli@cbitaly.it

www.gruppobodini.com

GALLIPOLI

Corso Roma, 7



€ 600.000

### 奥斯图尼 (布林迪西)

一家独特的分散式酒店，位于奥斯图尼最美丽、最具特色的街道之一：这条街有7个拱门，每一个拱门的形式和类型都各有千秋！该酒店有6间精心修复的套房，融合了历史和设计，保留了普利亚 (Puglia) 历史中心的风格和精髓。每一个套房都有不同的美学和功能风格：海景套房、带大拱形入口的套房、塔楼套房和全景露台套房。该酒店包括一间带接待区的多功能房。这家分散式酒店的解决方案深受常年访客的青睐。

OSTUNI

Via Martiri di Kindu, 101  
ROSA MARINA - Palazzo degli Uffici

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Tratt. riservata

### 奥斯图尼 (布林迪西)

奥斯图尼是一座建于1900年的时期建筑，位于历史悠久的奥斯图尼地区。建筑采用了富丽堂皇的饰面、桶形拱顶和星形拱顶天花板，其中部分天花板上绘有风格各异的图案和颜色。在建筑的两层中：一层有入口、多用途房间带石拱顶、花园、游泳池和日光浴室。客房位于上层。外部的石材立面有三个阳台，可欣赏城市的壮丽景色，外加一个可欣赏全景的大露台。这是一项极好的投资，得益于其功能性和舒适的结构，房间的布置、大小以及最重要的战略地位。可轻松适应接待或生活使用；该建筑的一部分已经被使用，并被授权作为一个接受结构，有5个套房。

BRINDISI

Via Casimiro

+39 06 84000000

brindisi@cbitaly.it

www.gruppobodini.com



克拉托 (BA)

GOLDWELL BANKER

€ 950.000

**BARI**  
Via Nicolò Putignani, 20

A large, modern, two-story villa with a stone chimney and a large pine tree in the foreground. The villa has a white facade with stone accents and a large chimney. It is surrounded by a well-manicured lawn and a large pine tree. The price is € 380.000.

**GALATINA**  
Piazza Dante Alighieri, 41

玛椰 (莱切)

€ 1.300.000

**MAGLIE**  
Via Trento e Trieste, 22



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



萨萨里省切尔沃港莉萨·瓦卡区 (LISCIA DI VACCA) 4-6 号 - 邮编: 07020  
电话: +39 0789 906003 - 手机: +39 392 8019454 / +39 349 0062339  
info@immobiliarelerosemarine.com - www.immobiliarelerosemarine.com





3  
卧室+客房

4  
全浴室

周围10英亩  
的壮观景色

4,950,000 美元

Hamatreya - 谢楠多阿山谷之家 (Shenandoah Valley Home)，一个拥有壮丽山景，荣获设计嘉奖，当代而又经典雅致的定制山间度假胜地。这座壮观的住宅位于弗吉尼亚州的谢楠多阿山谷，占地近 10 英亩，俯瞰雄伟的马萨纳滕山 (Massanutten Mountain) 和郁郁葱葱的乔治华盛顿国家森林，带来卓尔不凡的山地体验。

# Lorraine Barclay Nordlinger

TTR | Sotheby's  
INTERNATIONAL REALTY



Lorraine 拥有 20 余年的住宅和商业房地产销售、租赁和物业管理的丰富经验，更带来了她联动全球各地的人以实现互惠互利的惊人能力。

Lorraine 结合了她的房地产专业知识、商业敏锐性和高管培训技能，帮助客户获得自我意识，明确目标，并实现他们的财务、生活方式和其他房地产目标。她与其客户和一支精心策划的专业团队通力协作，顺利地完成了每笔交易。

Lorraine 提供的豪华服务（包括关门时支付的装修费、高端和虚拟舞台等）与客户的生活完美契合。她对因环境变化而出售房屋的人的需求特别敏感。

Lorraine 喜欢与国际客户合作，他们在华盛顿特区、弗吉尼亚州和 / 或马里兰州销售、购买房产。

M: +1 202-285-3935

| LNordlinger@ttrsir.com

## NORTH AMERICA & CARIBBEAN 北美洲和加勒比



## MAGALEX CONSTRUCTION INC

价格：询价可知

Price Range : Available upon request



对于建筑和客户服务的热爱 - 发展的驱动力。

Magalex Construction 位于蒙特利尔北岸，是高端个性化住宅和商业建筑领域的领先企业。在过去的 10 年里，这家由 Dominique Lalande (多米尼克·拉兰德) 领导的公司以其成就的质量和建筑工地上涌现的团队精神而闻名。

客户服务高于一切。

公司参与了项目的各个大小阶段，从计划设计到框架和装饰配件的安装，再到交付给客户，事无巨细，全程囊括。这些小小的关注源于这样一个事实，与客户的关系是 Magalex Construction 及其经理的核心任务。客户即我们最好的品牌代言人！客户的满意为我们提高了公司的声誉，成为我们最好的口碑广告。

通过其建筑质量和关系，Magalex Construction 致力于提供卓越的建设和建立持久的人际关系，目的是为客户提供最好的服务。

The passion for construction and customer service as a driving force for development.

Present on the North Shore of Montreal, Magalex Construction stands out as a leading player in the construction of high-end personalized residences and commercial premises. For the past 10 years, the company headed by Dominique Lalande has stood out for the quality of its achievements, but also the team spirit that emerges on the construction sites.

Customer service, at the heart of priorities.

The company is involved in all stages of the project, from the design of the plans to the installation of frames and decorative accessories before delivery to the customer. These little attentions stem, among other things, from the fact that the relationship with customers is at the heart of Magalex Construction and its manager's priorities. Our client is our best ambassador! Our company has seen its reputation grow through our satisfied customers, word of mouth being our best advertisement.

Through the quality of its constructions and its relationships, Magalex Construction pursues its mission of delivering exceptional buildings and establishing lasting human connections with the aim of offering the best to its customers.

**Magalex**  
**Construction** inc.

联系人 / P: Mr. Dominique Lalande  
电话 / T: +1 514 777 7788  
邮件 / E: info@magalex.ca  
网站 / W: magalex.ca

## FANNY VALDES

价格：询价可知

Price Range : Available upon request



范妮·瓦尔德斯 (Fanny Valdes)，一位具有意大利佛罗伦萨设计学院 (Florence Design Academy) 室内设计硕士学位的建筑师，也是一名房地产经纪人，在巴拿马房地产领域拥有丰富的经验，特别专注于城市和海滩地区的豪宅。她亦是巴拿马著名房地产经纪公司 ALPHA GROUP RES 的一员。

范妮对自己的工作充满热情，乐于为每一位客户奉献一段专门的时间来了解他们，掌握其喜好和需求。沟通、信任、效率和保密是她的主要支柱。

她在建筑方面的知识使她能够为客户提供综合服务，包括许多人需要将自己喜欢的房产改造成梦想家园的建议。

她也是 JVS 集团公司的联合创始人。JVS 集团是一家家族企业，主要为希望在巴拿马居住或投资的外国人提供行政和搬迁服务。

“范妮花了相当多的时间和精力帮助我们‘随即入住’，她妥善配备了各类必要的家具、电器和家居装饰，这让我们非常惊讶也非常感激。我们特别喜欢我们的新家。一切都相当完美！”

Shiva R.

Fanny Valdes is an Architect with a Master's degree in Interior Design From the Florence Design Academy in Italy, as well as a Real Estate Agent with vast experience in Panama's real estate, with special focus on luxury homes in the city and beach areas. She is also part of ALPHA GROUP RES, a well renowned real estate agency in Panama.

Fanny is very passionate about her work and likes to dedicate a special time to each of her clients to get to know them, their likes and needs. Communication, trust, efficiency, and confidentiality are her main pillars.

Her knowledge in architecture has allowed her to offer her clients an integrated service, including advice that many need to transform the property they liked into their dream property.

She is also cofounder of the company JVS GROUP, a family business engaged in providing administrative and relocation services, among others, to foreigners who want to reside or invest in Panama.

“Fanny invested considerable personal time and effort to have our home ‘move in ready’ with all the necessary furniture, appliances, and home décor pieces and for this we were amazed and extremely grateful. We absolutely loved our new home. Everything was perfect!”

Shiva R.

**JVS** GROUP **AlphaGroup** REAL ESTATE SOLUTIONS **FANNY VALDES** REAL ESTATE + INTERIOR DESIGN

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# BULLARO PROPERTIES REALTY SERVICES

价格：询价可知

Price Range : Available upon request



James Bullaro 詹姆斯·布亚罗作为买家代表，致力于为私人超高净值人士提供服务。自 2001 年底，詹姆斯以来一直是曼哈顿的一名房地产经纪，拥有 20 多年丰富的房地产经验。2002 年至 2004 年，在任职于其所受雇的第一家公司的首个年度，他成为了该公司的最高住宅租赁和共管公寓 / 合作公寓销售的创造者。2004 年底，他成功地创办了 Bullaro Properties Inc.。

詹姆斯的客户包括私人企业主、家族继承人、企业家、体育运动员、名人、加密货币所有者、对冲基金首席执行官、医生、律师等。詹姆斯曾多次进行数百万美元的商业和住宅房地产销售和租赁交易。

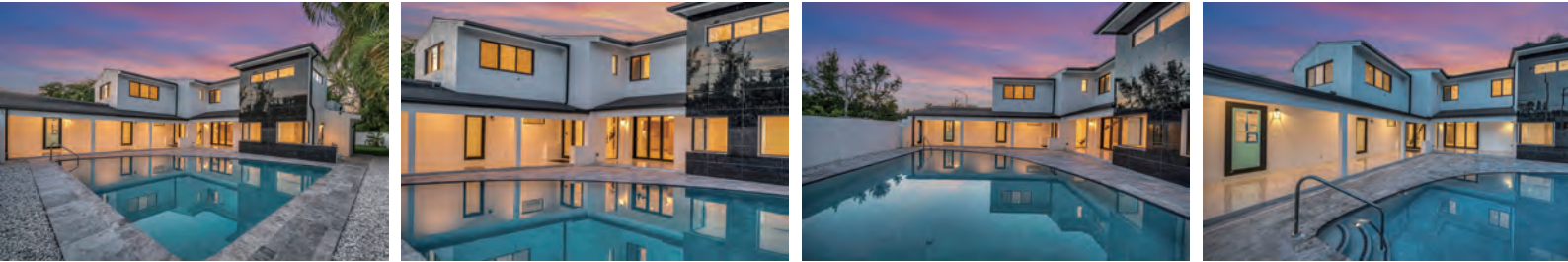
无论是住宅共管公寓、联排别墅、多户住宅、写字楼、零售、酒店、购物 / 露天中心、投资房产和项目开发地点，詹姆斯为他的私人财富客户参与了纽约市和美国住宅和商业地产的各个方面。

詹姆斯对曼哈顿商业和住宅房地产市场的了解是无可比拟的，与纽约市其他顶级房地产经纪人和曼哈顿众多私人业主有着深厚的联系。詹姆斯确保作为您的买家代表，对您所搜索的和购买的项目完全保密。立即联系詹姆斯，告知您的诉求，他将亲自准确地为您定位所需，并为您呈送购买机会。

James Bullaro services private ultra high net worth individuals as their buyer representative. James has been a Real Estate broker in Manhattan since late 2001 with over 20 years of experience in real estate. His first year he was the top residential rental and condo / co-op sales producer from 2002 to 2004 for the first firm he was employed. With success he opened Bullaro Properties Inc. in late 2004. James' clients are private business owners, family heirs, entrepreneurs, sports athletes, celebrities, crypto owners, hedge fund CEO's, doctors, lawyers and etc. James has performed numerous multi-million dollar sales and leasing transactions of commercial and residential real estate.

Whether it be residential condos, townhomes, multifamily, office, retail, hotels, shopping / strip centers, investment properties and development sites. James is involved in all residential and commercial aspects of Real Estate in New York City and in the U.S.A. for his private wealth clients. James' knowledge of the commercial and residential real estate market in Manhattan is unsurpassed with deep connections to other top NYC real estate brokers and numerous private owners in Manhattan. James makes sure that as your buyer representative he keeps full confidentiality of your search and purchase. Contact James today to let him know what you are searching for and he will personally locate exactly what you seek and send you opportunities to purchase.

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网站 / W: www.bullaroproperties.com



5  
BEDROOMS

5,5  
FULL BATHS

3,846  
SQFT

\$3,500,000

Custom New Construction in the heart of Miami Beach. Marvelously located on an oversized lot just 3 blocks from the Beach. Entire modern layout meticulously detailed. 5 on-suite bedrooms, elevated ceilings, imported large tiles, custom European kitchen cabinetry, Wolf and Sub-Zero appliances, custom closets, energy efficient impact windows. Grand Master Suite and secondary bedroom suite for small children aesthetically positioned on second floor with expansive windows overseeing pool courtyard. Enjoy a swim in exceptional king-size pool and outdoor covered space designed to entertain for the finest of Florida's outdoor living. Live out all of Miami Beach's premier amenities with ease, such as premier restaurants, Bal Harbor shops, Lagorce Golf Club and Grade A+ Schools.

迈阿密海滩中心的定制新建筑，奇妙地坐落在距海滩仅 3 个街区的超大地块上。整个现代布局一丝不苟。5 间套房卧室、高架天花板、进口大瓷砖、定制欧洲厨房橱柜、Wolf 和 Sub-Zero 电器、定制壁橱、节能冲击窗。大型主卧套房和适合子女居住的次卧室套房，美妙地位于二楼之上，带有宽敞的窗户，可俯瞰泳池庭院。该住宅专为享受佛罗里达州最好的户外生活而设计，既可畅游于大型游泳池中，亦可享受室外带顶棚的美丽空间。轻松享受迈阿密海滩的各种一流便利设施，例如顶流餐厅、巴尔港商铺（Bal Harbor shops,）、拉戈尔斯高尔夫俱乐部（Lagorce Golf Club）以及 A+ 级学府等。





# 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，她对南佛罗里达州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!

## COMPASS

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邮件 / E: tatiane.kail@compass.com  
网站 / W: www.compass.com/agents/tatiane-kail/  
www.tatianekail.com



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自然天成 · 令人难以置信的家园和花园 · 春意盎然的私家池塘 · 入水可游 · 带高350英尺的Zipline · 4个壁炉  
· 整体定制墙面艺术壁画 · 高端饰面和硬件 · 大型混凝土咸水池 · 宽敞精致的户外娱乐空间  
· 9间卧室 · 2间主要卧室 · 10间浴室 · 2间卧室 · 大型2卧公寓 · 2间厨房 · 双人商用冰箱 · 6x10步入式商用冰箱 · 13,998,000加元



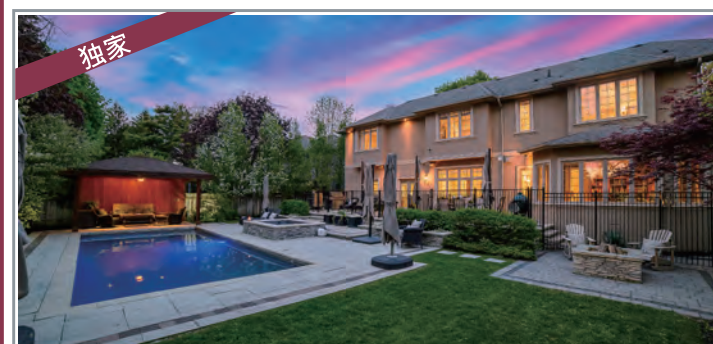
庭院尽头绝妙的设计之家

**275 TREELAWN BOULEVARD - VAUGHAN, ONTARIO, CANADA**  
加拿大安大略省沃恩特雷隆大道275号  
背向谷 · 专业的园艺场地 · 美丽的游泳池环境  
· 配有三件式户外浴缸 · 所有客房和超大主卧室均采用定制饰面  
· 整体天花板高度为21' 5" 和10' · 步行9分钟即可到达迷人的克  
莱因堡历史村落 · 4,450,000 加元



背向幽静的池塘 · 地块超过 1/2 英亩

**16 BAYVIEW PARK LANE - RICHMOND HILL, ONTARIO, CANADA**  
加拿大安大略省里士满山-湾景公园巷16号  
威尔科克斯湖之难觅良机 · 主卧明亮宽敞  
· 家庭起居室落地式砖壁炉 · 美丽的后庭  
· 从厨房/餐厅可观赏池塘景观  
· 主卧宽敞明亮带阳台 · 敬请询价



8000 英尺的豪华居住空间

**22 PRINCE GEORGE DRIVE - TORONTO, ONTARIO, CANADA**  
加拿大安大略省多伦多乔治王子大道22号  
步行8分钟即可到达圣乔治高尔夫乡村俱乐部 · 成熟的参天树木  
· 整体豪华精装 · 门厅、厨房、泥室和浴室的石灰华加热地板 · 主层  
高度10英尺和20英尺 · 2层高度9英尺 · 3,998,000 加元



梦幻般的度假华府 · 占地约2英亩 · 邻近市区

**308 FOREST RIDGE ROAD - RICHMOND HILL, ONTARIO, CANADA**  
加拿大安大略省里士满山森林岭路308号  
私家地块 · 庄园已竣工 · 种植了树木  
· 超过10000平方英尺的豪华生活空间  
· 带桑拿和健身室的室内游泳池 · 日光浴室 · 4个壁炉 · 6间卧室  
· 10间浴室 · 4位车库 · 5,675,000 加元

**Emily Fusco, Broker & Christopher Fusco, Broker of Record**

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# GARY WONG REALTOR

价格：询价可知

Price Range : Available upon request



美食爱好者、PELOTON 迷、风格定制级潮流引领者，在酒店行业有超过 25 年的丰富经验，具备烹饪艺术和酒店 / 餐厅管理的背景，并担任生活方式策展人。

从概念开发到实际运营，我在旧金山湾区为多家成功的企业打造了品牌并进行了销售，曾在 Gourmet & San Francisco 《美食与旧金山》、KQED 热门节目 Check Please《请检查》等杂志上登过专题报道，获得了加州议会、州监督员以及商会颁发的社区外联终身成就奖的无数赞誉。

房地产咨询是我职业生涯中的自然引力，集中了我多年的客户服务经验，我学到了最重要的一点，那就是倾听和理解我的客户需求和关注点。我将始终设身处地为客户着想，帮助他们决定什么是最符合他们利益的，因为时间就是金钱。

最后，作为中城的一名业主和居民，我最清楚我所在社区的脉搏，这就是对您有益的地方。我期待有机会为您服务，实现您的投资目标。

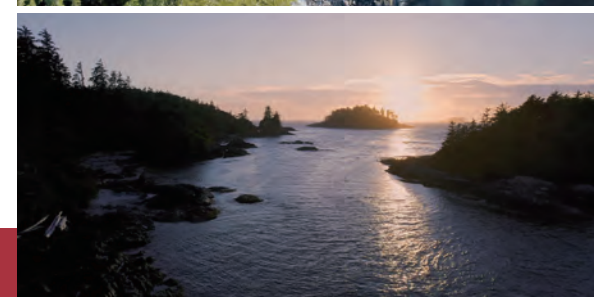
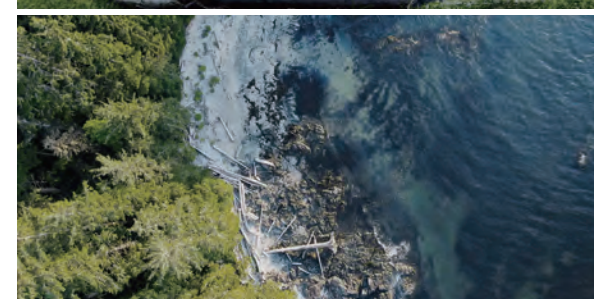
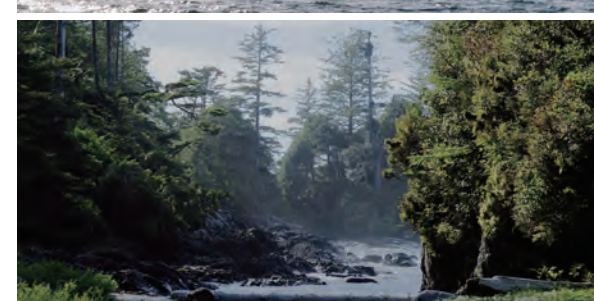
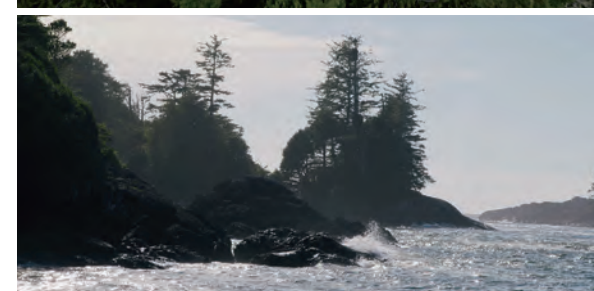
Foodie, PELOTON Junkie, Bespoke in Style, Trend Setter and has Over 25 years in the hospitality industry, with a back ground in culinary arts and hotel/restaurant management & Leader as a Lifestyles Curator.

From concept development to going live I've branded and sold multiple successful Businesses in the San Francisco Bay Area, been featured in magazines such as Gourmet & San Francisco, the hit KQED show Check Please, countless accolades from CA Congress, State Supervisor to lifetime achievement awards for Community Outreach with the Chamber of Commerce.

Real Estate consulting is the natural gravitation in my career, focusing my strength from years of customer service I've learned most importantly that listening to and understanding my customers needs & concerns are priority. I will always put myself in the shoes of my customer and help decide what's in their best interest as time is currency.

Lastly, as an owner and resident here in Midtown I'm most discerning to the pulse within my neighborhood and that's your benefit. I look forward to the opportunity to be able to serve you and make your investment goals come true.

联系人 / P: Mr. Gary Wong  
电话 / T: +1 510 459 3185  
邮件 / E: hello@garywongrealtor.com



## 瓦尔加斯岛 不列颠哥伦比亚省

不列颠哥伦比亚省温带雨林的 Clayoquot Sound 海湾海滨面积可以成为您的所属。此处仅限水上通道、占地 56 英亩的瓦尔加斯岛房产位于联合国教科文组织生物圈保护区内，毗邻受保护的省级海洋公园土地，并靠近世界著名的托菲诺 /Tofino。

这座独一无二的房产拥有丰富的西海岸动植物。令人惊羡的树木、大型的蕨类植物、沙滩和难以置信的海洋生物比比皆是。这是热爱自然和爱好冒险者的梦想之地。

您过您正在找寻目的地岛屿度假地，一处世外桃源般的耀眼房产，或者只是希望拥有一处既珍贵又拥有傲人的生态系统之所在，这里就是您的选择！

置身其中，亲身体会才能感受到它巧夺天工的非凡之处。

这处房产被排除在 2023 年 1 月 1 日生效的外国买家禁令（禁止非加拿大人购买住宅房产）之外。

拥有通过已确立的通行权进行电力连接的可能性。MLS# 25860325

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# ONE SOTHEBY'S INTERNATIONAL REALTY

价格: 3,000,000 - 50,000,000 美元

Price Range : USD 3,000,000 - 50,000,000



Jose 涉足房地产行业的各个领域, 例如独特房产、豪华、海滨地产等, Jose 依赖其出色的能力和技能, 帮助其客户购买和销售豪华房产。

凭借一支由房地产专业人士组成的精英团队, 他保证每一笔客户的交易从开始到结束和融资, 都将得到无缝处理。Jose 主动监控每一笔交易, 以预见流程中可能出现的任何问题, 并在问题出现之前解决这些问题。

Jose 在南佛罗里达州拥有 20 多年的房屋买卖经验, 为每一笔交易都带来了“实时”, “真实”的视角和方法。Jose 总是准时接听电话, 随时可以回答问题和客户的咨询。

在佛罗里达州东海岸有超过 27 个办事处期待为您服务, 我可以向您保证, 您会找到理想的房产项目。

欢迎今天就联系我, 为您提供免费咨询。

Educated in various schools of the Real Estate Industry; Distinctive Properties, Luxury, WaterFront Estates, just to name a few, Jose brings a full array of abilities and skills to help his clients buy and sell luxury properties.

With an elite team of Real Estate Professionals, he pledges that every customers' transaction will be handled seamlessly from inception to closing and funding. Jose proactively monitors each transaction to foresee any concerns that may arise in the process and address them before they become an issue.

With over 20 years of experience buying and selling homes in South Florida, Jose brings a “Real-Time” “Real-World” perspective and approach to every transaction. Always on time, Jose answers his phone and is always available to answer questions and consult his clients.

With over 27 offices on the East Coast of Florida to serve you, I can assure you that your property awaits you.

Contact me today for a free, no obligation consultation.

联系人 / P: Mr. Jose E Pena  
电话 / T: +1 786 486 0496  
邮件 / E: jpinvestments@comcast.net  
网站 / W: www.josepena.com

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INTERNATIONAL REALTY

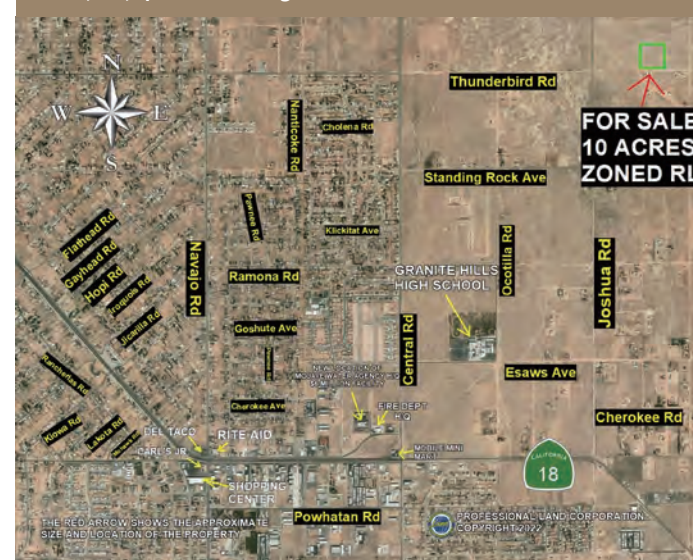


提供大量“人民币”房源, 卖家接受“100% 支付人民币”, 买家可以海外远程购房 (本人不需要入境美国), 代理房屋出租及租后的房屋管理服务, 我们还经营: 商业地产、工业地产、农场、仓库、土地买卖等一条龙综合服务。

We specially provide a large number of "RMB" housing sources, the sellers accept "100% payment in RMB" currency, the buyer can purchase homes without coming to United States. We do the housing rental and rental housing management services. We also on behalf seller and buyer to sell or buy their real properties such as commercial real estate, industrial real estate, farms, warehouses, and land etc.

土地 10 英亩 (acre) = 大约 60.703 中国亩, 特价: \$329,000 美金, 特别提供融资贷款买地。

10 acres of land (acre) = about 60.703 Chinese acres, special price: \$329,000, special financing loans are available.



不要等着买地, 买了地再等吧!

土地项目 -- 坐标: 加州维克多维尔市 (Victorville CA)

700 块私人土地, 从住宅用地到商业用地等多种土地类型

土地性质: 私人 (未上市, 可以合法交易)

土地价格: \$8 万 - \$200 万不等

投资价值:

- 1) 该市房价处于大洛杉矶地区低水平, 升值空间和潜力巨大。
- 2) 洛杉矶 - 拉斯维加斯高速铁路线的 Brightline 项目现在计划于 2023 年破土动工。

**Don't Wait to Buy Land, Buy Land and Wait!**

Land Project - Coordinates: Victorville CA

700 pieces of private land, Zoning from residential land to commercial land and other land types.

Land Nature: Private (Unlisted, can be legally traded)

Land price: ranging from \$80,000-\$2 million

Investment Value:

- 1) The housing prices in this city are at the low level in the Greater Los Angeles area, with huge appreciation space and potential.
- 2) The Brightline project on the Los Angeles-Las Vegas high-speed rail line is now scheduled to break ground in 2023

BERKSHIRE  
HATHAWAY  
HomeServices



Richard Chui 崔

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网站 / W: https://richardchui.bhscaproperties.com

微信 / Wechat: US6266887751

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# 定制法拉帝140'：生而不凡

## CUSTOM LINE 140': BORN GREAT.

**全新定制法拉帝旗舰**  
**融合永恒优雅、意式设计与尖端技术**

**The new Custom Line flagship marries timeless elegance with Italian design and leading-edge technology.**

定制法拉帝 140' 超级游艇鼓舞爱好极致舒适航行的游艇爱好者们勇于追求梦想。全新旗舰全长 42.61 米，宽 8.54 米，是一款融合创新工程、精致意式智慧和无尽情感的航海杰作。作为 2022/2023 游艇季的杰出新品，定制法拉帝 140' 在亮相戛纳游艇节和摩纳哥游艇展前就已在法拉帝集团独家预展上举办了全球首秀。

由法拉帝集团产品战略委员会和工程部合作打造，定制法拉帝 140' 是第三款由 Francesco Paszkowski Design 工作室执笔外观设计和室内装饰的定制法拉帝游艇，室内设计则由 Margherita Casprini 与定制法拉帝工作室合作完成。



定制法拉帝 140' 拥有干练强劲的轮廓与当代风格，鲜明的运动个性与品牌其他滑航型游艇一脉相承，配以无与伦比的优雅精致：流畅的线条从船艏延伸至船艉，深色的平板玻璃和浅色的结构表面形成了有趣的材质与色彩的交替。

另一项风格细节是 Y 字型铝制上漆扶手，体现了优雅与功能性兼具的设计风格。船身配置了敞亮的大窗，而甲板落地窗则带来了与海洋亲密接触的视觉效果。

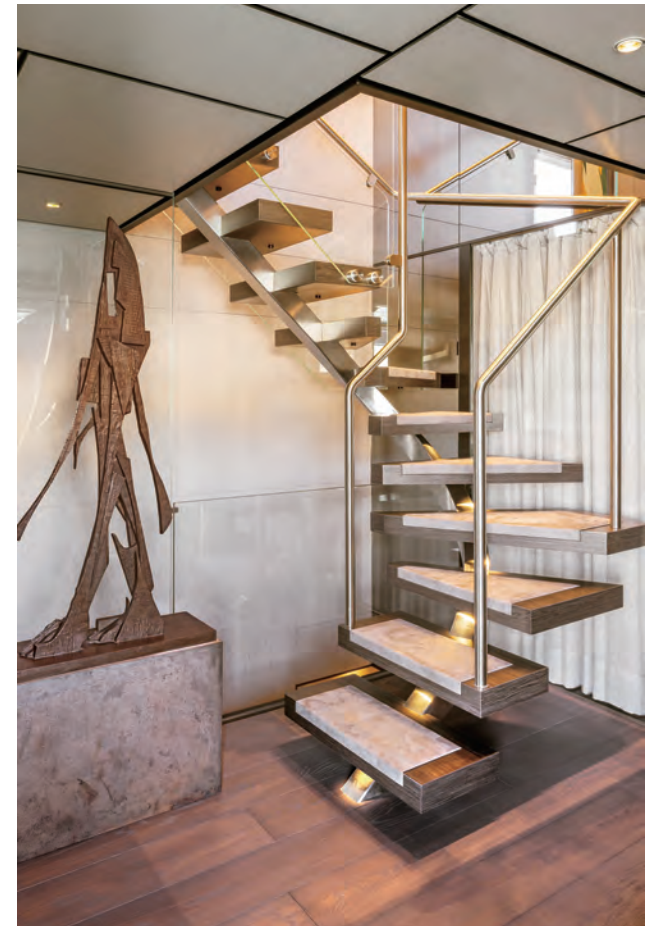
品牌全新旗舰提供了前所未有的空间，室内空间超过 300 平方米，室外空间超过 200 平方米，空间布局也彰显了游艇的宏伟规模。

游艇布局包括四层甲板，专为社交打造的室内外空间无缝衔接。每一层甲板上的船东与宾客专属区域都与船员区完全分隔，这要归功于专为这艘超级游艇设计的船艇建筑方案，例如专供船员使用的连接下层甲板和阳光甲板的室外走道与室内台阶。

尽管尺寸宏大，定制法拉帝 140' 的总吨位仅为 398GT。船体、上层建筑以及阳光甲板的硬顶巧妙运用了复合材料和碳纤维，降低了游艇重量和吃水，是在较浅水域如加勒比海航行的理想选择。这一切为游艇设计增加了不可估量的附加值，并突出了游艇室内区域的美观与宜居性，每层甲板的净高均超过两米，带来无与伦比的舒适度。

定制法拉帝 140' 的每一处特点都出自一丝不苟的研究和对细节的精益求精。自然采光是整场大秀的主角，通过大面积的落地玻璃窗照亮游艇的每一个角落。

游艇室内采用了中性自然的色调以及质感丰富的材料，打造出触觉和视觉的双重享受。整艘游艇的家具陈设、布置与设计方案形成了完美的和谐，为船东和宾客带来绝对的自由与私密。



室内装潢参照最高品质标准，对细节精益求精，遵循定制法拉帝的定制精神，结合了定制法拉帝工作室、整个项目管理团队、建造团队和参与设计与建造过程的所有专业工匠的专业知识与高超技艺。

在家具选择上脱颖而出的是主甲板和上层甲板的室内外起居区的美观与色彩方案，沙发和座椅的配色在精致淡雅和大胆奔放之间从容切换，形成鲜明的反差，并选用上等精美的材质。



主甲板

主甲板的特色是室内外空间的完全融合，以及通过宾客区和船员工作区的清晰分隔确保船东享有绝对私密性。

落地玻璃门带滑轨和铰链双重机械装置，可以将起居区和室外休憩廊相连：后者是 30 平方米的时尚社交区，专为极致舒适打造。

45 平方米的主甲板沙龙带餐区和起居区，流畅的线条完美表达了定制法拉帝标志性的优雅、设计与成熟，材质和装饰包括象牙色的天然皮革和深色橡木地板。值得一提的还有天花板和家具外表面的钻石切割皮革，彰显了精致的工匠技术。

巨大的空间，2.1 米的净高，四扇巨型船窗——右侧第一扇可以开启——传达流动的感觉，增强空间感，打造出与海洋直接接触的强烈感受。

继续向前，中央大厅拥有极简主义的台阶将主甲板与下层甲板和上层甲板相连，此处的主角是温暖热情的 Murano 吹制玻璃打造的设计吊灯。这一宽敞大厅通常出现在长 50 米以上的游艇上，其前方是可容纳 10 名宾客就餐的餐厅。

船艏处是 44 平方米与船体等宽的船东套房，这一大型私密居住空间能时刻享有海景。入口处是一间双人步入式衣橱，房间的主角是一张精致摩登的中央大床。定制法拉帝的杰出工匠技艺体现在以镜面为底的浅色棱纹木板。

右侧的边窗可被打造成悬于海上的露台：简单的液压机械装置可将地板平台和扶手系统延伸至船身外部，打造出绝对私密的船东独享露台。

与船体等宽的船东卫浴是船东套房的另一片私人健康绿洲，此处拥有宽敞的淋浴房和时尚的设计师浴缸。

服务区位于船艏部，包括不锈钢打造的专业厨房，配有大量储物空间。

精心设计的功能性服务区位于每层甲板的左侧，从主甲板到阳光甲板由室内台阶和服务电梯相连，方便船员由主甲板厨房前往阳光甲板，同时确保宾客的绝对私密性。

下层甲板

下层甲板包括三间贵宾舱和一间双床客舱，每间均带独立卫浴。色彩、材料与装潢都重现了主甲板的方案，占主导地位的自然灰色和灰褐色传递出家庭般温馨好客的氛围。天花板和定制家具采用了麂皮包覆，墙面选用了沙色火焰纹橡木。家具的一个鲜明细节是储物柜采用了内部带金属网格的玻璃，营造出透明效果。

船艏是舒适的船员区，包括三间带独立卫浴的双人船员舱，可供六名船员休息使用，带独立卫浴的宽敞船长舱则位于上层甲板的驾驶桥楼旁。

船艏处是大型机舱以及位于左侧的艇库，可容纳一艘 Williams SportJet 525 接驳艇和一艘摩托艇。通过降低滑轨产生坡度，令接驳艇的下水和上岸操作更为简便。

亲水海滩是位于游艇船艏的大型平台，配备了最新一代的电动液压系统，可将船艏甲板变为水岸露台。这一宽敞的私人海滩区拥有日光浴室。船东可选配将此打造成多功能露天休憩廊，游艇室内外与大海的无缝连接，配备齐全的结构性和服务设施，令船东及亲友可以从游艇的一侧自由地前往另一侧。

该区域不设有任何技术设备，可以完全按照船东的意愿布置非固定式家具。



上层甲板

上层甲板被划分为两片独立的多功能室外区域。船艏处是宽敞的起居区，带舒适桌椅和日光浴区，可以充分体验与大海亲密接触的乐趣，通过两侧的走道可以前往船艏的露天餐区，右侧走道专供船东和宾客使用，左侧走道供船员使用。位于船艏的艇库可以容纳一艘接驳艇或救援艇。

船艏的超大艏阱设有休憩廊以及餐区，餐区可容纳多达 10 人围坐的大餐桌，这一区域面积多达 42 平方米，与 25 平方米的全景室内天空廊直接相连。归功于带可完全开启铰链结构的移门，这两片相互连接的空间可以打造出名副其实的室内外体验，船身两侧可开启的落地大窗，增添了明亮感，创造出一片享有 180 度海景的舒适绿洲。

阳光甲板

阳光甲板凭借超过 70 平方米的宽敞空间独树一帜，被划分为三片室外区域，共同打造出独一无二的 360 度亲水海景。

船艏处是休闲区，带水疗池和日光浴床，该区域前方是带结构性柜台的美式吧台，与中央的休憩廊连为一体，这里布置了供不同社交场景使用的大型沙发，上方的碳纤维硬顶可提供遮阳。

宾客们从船艏的台阶可以抵达这层甲板，而船员则由船艏专门的嵌入式台阶进入。

推进与技术

定制法拉帝 140' 超级游艇配备了两台 2638 马力的 MTU 16V 2000 M96L 发动机。根据船东要求，这款超级游艇和品牌最新的姐妹艇相同，可取得国际海事组织颁发的 IMO Tier III 标准认证，通过减少尾气中有毒氮氧化物的排放，实现造船业对环境保护的承诺，体现了法拉帝集团的产业战略对环境保护和可持续发展尤为重视。

这款游艇设计杰作的众多全新特色灵感来自于住宅建筑学，通过深入的研究进一步完善了游艇的外形与体积。

高速滑航型船体令该艇的极速可达 21.5 节，巡航速度可达 18 节，考虑到该游艇的体积与排水量，这无疑是值得称道的优势。设计总



吨位略低于 400GT，定制法拉帝 140' 是品牌有史以来建造的最大型游艇，采用了创新的轻量级技术、碳纤维和复合材料，确保高性能表现。

上层甲板的抬升式驾驶桥楼，配备了 I-Bridge® 集成式桥楼方案，结合了多名业界顶级船长的独特航海经验以及电子工程专业知识。产品在安全可靠，易于使用的同时，设计优雅精巧，符合人体工程学。由四台 24 英寸触摸屏或可选配升级的 27 英寸触摸屏组成的“多控制系统”，可以通过使用同一个智慧逻辑界面，便捷地管理艇上所有系统。

作为实现最佳航行舒适度的举措之一，船厂基于对游艇各个噪音源及其位置的详细分析，为游艇的不同区域打造无与伦比的听觉舒适度及私密性。解决方案包含悬浮地板、舱壁间和天花板内的特殊隔音材料等。为了保证私密性，将宾客区与船员区及技术区分隔，特别打造了封闭式通道，有效排除干扰。

Naiad 525 平衡鳍，外加 3 台选配的 Seakeeper NG18 陀螺稳定仪可确保游艇在航行和锚泊时的出色舒适度。

更多信息请访问：法拉帝集团媒体中心 (<https://mediacenter.ferretti-group.com>)







Custom Line inspires lovers of cruising in superior comfort to dream big by presenting the Custom Line 140' superyacht, with a length overall of 42.61 meters and a maximum beam of 8.54 meters. The new flagship is a work of naval art that brings together innovative engineering and refined Italian savoir faire to conjure up endless emotions. The stand-out new product in the 2022-2023 yachting season, Custom Line 140' made her world debut at the Ferretti Group Private Preview before being exhibited at the Cannes Yachting Festival and the Monaco Yacht Show.

Created in collaboration with Ferretti Group's Product Strategy Committee and Engineering Department, Custom Line 140' is the third Custom Line yacht with exterior styling and interior decoration by Francesco Paszkowski Design, working in partnership with Margherita Casprini and the Custom Line Atelier on the interiors.

Custom Line 140', with her sleek, powerful contours and contemporary style, has the distinctly sporty character that is a defining feature of the brand's planing line, set off by unparalleled elegance and refinement: taught lines sweep from bow to stern in an exciting alternation of materials and colours represented by dark plate glass and light-coloured structural surfaces.

Another stylish detail is the painted aluminium handrail with Y-shaped uprights, an elegant and functional design feature. The hull windows are generously sized, while the floor-to-ceiling glazing on deck offers direct contact with the water.

The brand's new flagship presents spaces never seen before, with interiors extending across over 300 m<sup>2</sup>, more than 200 m<sup>2</sup> of outdoor areas and an arrangement that reflects the yacht's superior size.

The layout is spread over four decks, with the settings designed for socializing flowing seamlessly across both exterior and interior spaces. On each deck, the areas devoted to the owner and guests are kept completely separate from those used by the crew thanks to the naval architecture developed specifically for this superyacht, featuring external walkways and interior staircases that connect the lower deck with the sun deck and are designed exclusively for use by the crew.

Despite her majestic size, Custom Line 140' has a gross tonnage of 398 GT. The skillful use of composite material and carbon fiber for the hull, the superstructure and the hard top on the sun deck keeps both the weight and draft low, ideal for navigating in shallow waters like the Caribbean Sea. All

this adds incalculable value to the yacht's design and underscores the beauty and liveability of interiors offering ceilings over 2 meters high on each deck and an unparalleled level of comfort.

Every single feature of the Custom Line 140' is the result of meticulous research and attention to detail. The star of the show is natural light, which floods into every setting on the yacht through expansive floor-to-ceiling glazed surfaces.

The interiors are defined by neutral, natural tones and richly textured materials that gratify the senses on both a tactile and visual level. The result is perfect harmony between furnishings, finishings and design solutions across the entire yacht, ensuring total freedom and absolute privacy on board for both owner and guests.

The interiors are designed to the highest standards of quality and attention to detail, in line with Custom Line's tailor-made approach and an expression of the outstanding know-how, skills and expertise of the Custom Line Atelier, the entire project management team working in partnership with the production team, and all the highly specialised craftsmen involved in the design and production process.

Standing out in the choice of furnishings are the beauty and colours defined for the exteriors and the interior living spaces on the main and upper decks, where the larger-than-life personality of the sofas and chairs features light, sophisticated colours alternating with bolder colours and refined materials.



### MAIN DECK

The main deck is characterized by total integration of the interior and exterior spaces, as well as by clear separation between guest areas and crew workspaces to ensure complete privacy for the owner.

A full-height glass door with both sliding and hinge mechanisms unites the living area with the exterior lounge: a convivial 30 m<sup>2</sup> area stylishly decorated for maximum comfort.

The 45 m<sup>2</sup> main saloon with dining and living areas is a formal setting defined by flowing lines that perfectly express Custom Line's signature elegance, design and sophistication, with a palette of materials and decorations ranging from ivory-hued natural leather to dark oak parquet floor. Particularly worthy of note is the refined craftsmanship embodied by the diamond-cut leather used as finishing for the ceiling and to upholster the furniture.

Huge spaces, 2.10 metre ceiling heights and four giant windows in the hull sides-the first of which on the starboard side can be opened-convey a feeling of fluidity and amplify the volumes, establishing intense, direct contact with the sea.

Continuing along the deck, the central lobby has a minimalist staircase-dominated by the iconic design pendant lights made of warm and sensual Murano blown glass-connecting the main deck to the lower and upper decks. This generously sized setting usually found on yachts over 50 meters opens out aft onto the dining room with its table seating 10 guests.

Forward, the exclusive 44 m<sup>2</sup> full-beam owner's apartment is a huge yet intimate living space with an ever-present view of the water. The entrance has a double walk-in wardrobe and leads to the room dominated by the central bed, characterized by a sophisticated, modern design. Here the masterful skill of Custom Line's craftsmen is revealed by the light-coloured, ribbed wood panelling on a mirrored backing.

The lateral windows on the starboard side also make it possible to offer the version featuring a terrace suspended over the water: a simple, functional hydraulic mechanism extends the floor platform and handrail system out from the hull, creating a personal and totally private terrace for the owner's exclusive use.

The full-beam owner's bathroom creates another private oasis of well-being in the master suite, featuring a spacious shower and the exclusive designer tub with timeless, modern styling.

The service areas are amidships, including the all-stainless steel professional kitchen designed with plenty of storage.

The well-organised, functional service areas on the port side of each deck-from the main to the sun deck-are interconnected by an internal staircase and a service lift, making it easier for the crew to move between the main galley and up to the sun deck, while ensuring total privacy for guests.

### LOWER DECK

The lower deck offers three VIP cabins and a guest cabin with twin beds, all with en-suite bathrooms. The colours, materials and decorations reprise the approach used in the settings on the main deck, featuring predominantly natural grey and taupe colourways to convey the exquisitely warm and welcoming



feeling experienced in your own home. The ceilings and made-to-measure furniture are upholstered in suede, while the walls are clad in sand flamed oak. A distinctive detail of the furnishings, the storage cabinets are made of glass lined with an inner metal mesh, creating a play of transparencies.

Forward in the bow, the comfortable crew area contains three double cabins with en-suite bathrooms, accommodating six members of staff, while the large captain's cabin with en-suite bathroom is next to the bridge on the upper deck.

Located aft are the large engine room and, on the port side, the garage for a Williams SportJet 525 tender and a jet ski. Launching and recovering the tender are made easier thanks to the lowering of the sled that it acts as a ramp.

The beach area is a huge platform in the stern of the yacht, with latest generation electro-hydraulic system that transforms the aft deck into a water's edge terrace. This spacious private beach features a solarium, with the option of converting it into a fully multifunctional open-air lounge space, and seamless continuity between the interiors and exteriors of the yacht and the sea, as well as being fully appointed with structural and service furniture, allowing the owner family and guests to move freely from one side of the vessel to the other.

Completely free of technical elements, this area can be furnished with free-standing furniture according to the owner's wishes.







#### UPPER DECK

The upper deck is divided into two distinct, multifunctional outdoor areas. Forward there is a spacious living area with comfortable seating, tables and sunbathing areas in which to fully experience the emotion of being in direct contact with the water, connected directly to the alfresco dining area aft through two side walkways, one on the starboard side for the exclusive use of the owner and guests, and the other on the port side for crew. A garage located forward can accommodate a tender or rescue boat.

Aft, the huge cockpit has a lounge area in the stern and a comfortable dining area accommodating up to 10 people around the impressive dining table, as well as over 42 m<sup>2</sup> to enjoy at any time of day, in direct communication with the panoramic indoor skylounge that extends across more than 25 m<sup>2</sup>. These two interconnected settings ensure an absolutely authentic indoor-outdoor experience thanks to sliding doors with a fully opening hinge mechanism and the floor-to-ceiling windows that open on both hull sides, enhancing the feeling of lightness and creating an oasis of tranquility with a 180-degree close-up view of the marine environment.

#### SUNDECK

The sundeck is a uniquely special area that stands out for its sheer space, with over 70 m<sup>2</sup> split into three virtual outdoor areas that come together to offer a unique 360-degree view in direct contact with the water.

The relaxation area further aft, with a hydromassage tub and sunbeds, and the American bar area forward, with its impressive structural counter, are united amidships with the extended lounge area, which is furnished with wide sofas designed to adapt to different convivial situations and sheltered by the carbon fiber hard top.

Access to the deck is from a stairway aft for guests and a recessed staircase forward used exclusively by the crew.

#### PROPULSION AND TECHNOLOGY

The Custom Line 140' superyacht is fitted with a pair of MTU 16V 2000 M96L engines rated 2,638 mhp each. On this superyacht, like all latest generation



Custom Line yachts, is available, at the request of the owner, the IMO TIER III certification, (International Maritime Organization), which ensure environmental protection in the shipbuilding industry by reducing toxic emissions of nitrogen oxides (NOx) in exhaust fumes and reflect.Ferretti Group's design vision, with its strong focus on environmental friendliness and sustainable development.

There are many new features on this masterpiece of naval design inspired by residential architecture, to which it adds in-depth research to enhance the shapes and volumes involved.

The fast displacement hull gives the yacht a top speed of 21.5 knots and a cruising speed of 18 knots, an undeniable plus point considering the yacht's volume and displacement. With a gross tonnage of just under 400 GT, Custom Line 140' is the largest yacht ever built by the brand, using innovative light weighting technology, carbon fiber and hybrid materials to deliver high performance.

The raised bridge on the upper deck is fitted with the I-Bridge® Integrated Bridge Solution, which combines the unique cruising experience of the yachting industry's top captains with electronic engineering know-how. The result is a product that is safe, reliable and easy to use, but also ergonomic and with an elegantly smart design. The "Multicontrol system" makes it easy to manage all the various systems using the same smart and intuitive logical interface, made up of four 24-inch touchscreen monitors or optional 27-inch screens.

As part of the effort to maximise cruising and navigation comfort, the various settings on the yacht all enjoy peerless acoustic comfort and privacy, based on a detailed analysis of each individual noise source and its position in the yacht. Floating floors, special materials and additional insulation between bulkheads and in ceilings are just a few of the innovative solutions used. There is also a special focus on privacy and on separating the guest area from the crew quarters and technical spaces, with sealed passageways making it easier to block out disturbances.

Comfort in navigation and mooring is also guaranteed by Naiad 525 stabilizing fins, and by 3 optional Seakeeper NG18 gyroscopic stabilizers.

For more information: Ferretti Group Media Center



## CRN 全新“RIO”号超艇摩纳哥全球首秀

### CRN NEW M/Y RIO SUPERYACHT TOOK WORLD DEBUT IN MONTE CARLO







通过与 TWW 游艇公司合作,CRN 选择了 2022 摩纳哥游艇展(9 月 28 日 -10 月 1 日) 作为品牌最新的全定制海洋艺术杰作——“RIO”号动力艇的全球首秀舞台。

作为安科纳船厂匠心技艺、设计专长与极致建造品质的杰出范例,这艘在今年春季刚刚交付给船主的 62 米超级新艇成为展会的最大亮点之一。

CRN “RIO” 号动力艇的设计与建造由 CRN 与负责室外概念的 Omega Architects 设计建筑工作室以及设计室内风格的 Pulina Exclusive Interiors 公司紧密协作完成。

作为船主代表, TWW 游艇管理公司在该艇建造后期提供了技术咨询、验收和项目监管服务。

流线型船体和几近垂直的船艏, 散发出新艇活力四射的运动个性, 宽敞的室内外空间完美和谐, 给人带来强烈的印象: 体量更大, 室内外空间高度统一。空间布局 and 品质反映出船主对艇上生活的热

情, 他想在宽敞明亮的室内外生活区域内, 与亲朋共享巡航体验。

这艘全新定制艇长 62 米, 型宽 11.2 米, 共四层甲板, 其中一层完全为船主专用, 船主套房及另外五间高级客舱(其中两间为贵宾套房) 共可留宿 12 名乘客, 其中一间贵宾套房位于主甲板船艏, 另一间位于下层甲板, 其他三间套房都位于下层甲板(两间双人大床, 一间双单人床)。此外, 该艇内还有 9 间休息舱可容纳 15 名船员。该艇极速为 15 节, 巡航速度 12 节。

CRN “RIO” 号动力艇体现了先进的当代艇上生活理念, 关怀备至而绝妙的细节选择带来绝佳的舒适性。热带情绪概念专为年轻的家庭成员们而创造, 欢快明亮的氛围贯穿全艇。在精致材料和定制色系的融合中, 跳跃的色系与异国情调的内装巧妙组合, 营造出风靡当下、活力十足的白色调。

作为 CRN 最新的水上杰作, “RIO” 号动力艇依船主愿景而造, 在室内外空间的流畅和谐与开放性, 以及精致的室内设计之间的融合令人耳目一新。



CRN chose the Monaco Yacht Show 2022, from 28 September to 1 October, to unveil the world première in partnership with TWW Yachts of M/Y RIO, its latest true-custom nautical work of art.

Delivered to her owner in the spring, the new 62-metre superyacht was a highlight of the event, a shining example of the Ancona yard's artisanal skill, design expertise and supreme construction quality.

CRN M/Y RIO was designed and built by CRN in close collaboration with design and architecture studio Omega Architects, who created the exterior concept, and designers Pulina Exclusive Interiors for the styling inside.

TWW Yachts is representing the owner, while TWW Yacht Management has provided integral technical consultancy with survey and project management oversight throughout the final stages of construction.

The taut, flowing hull lines and near-vertical bow exude a strikingly dynamic, sporty personality and a remarkable harmony between the extensive interior and exterior spaces. The result is a strong impression of even greater volume and a breathtaking unity between inside and out. The distribution and quality of the spaces reflect the character of an owner with a passion for the on-board life, who wanted large, luminous indoor and outdoor living areas for a shared cruising experience with his family and close friends.

With 4 decks, one entirely dedicated to the owner, and a 11.2-metre beam, the new 62-metre superyacht comfortably accommodates up to 12 guests in the owner suite and 5 guest cabins. These comprise 2 full-beam VIPs-one on the main deck forward, the other on the lower deck-and 3 suites on the lower deck, namely 2 doubles and a twin. There are 9 cabins for the 15 crew. The vessel has a top speed of 15 knots and cruises at 12 knots.

CRN M/Y RIO embodies an advanced contemporary concept of on-board living, where the comfort is set off with sublime details selected with consummate care. In a mingling of exquisite materials and bespoke colour combinations, the prevailing upbeat white tones are set off by a judicious mix of lively pops of colour with vivid exotic décor inspired by vibrant motifs. The tropical mood concept has been created for the younger family members, with a bright, happy atmosphere throughout.

The latest CRN masterpiece, M/Y RIO has been built to her owner's vision with an enlightened blend of fluid harmony and openness in the indoor and outdoor spaces and sophisticated interior design.





# 法拉帝集团与联合国儿童基金会 大卫·贝克汉姆基金 共同助力萨尔瓦多儿童保护

## FERRETTI GROUP AND DAVID BECKHAM'S FUND FOR UNICEF COME TOGETHER FOR THE CHILDREN OF EL SALVADOR

**非凡的丽娃特别限量版游艇Anniversario将由出价最高者竞得：  
拍卖所得将全部捐赠给“联合国儿童基金会7基金”的萨尔瓦多儿童保护项目。**

**A fabulous Riva Anniversario special limited edition will be auctioned off to the most generous bidder: the entire proceeds will go to support the UNICEF 7 Fund for the children of El Salvador.**



联合国儿童基金会大卫·贝克汉姆基金和法拉帝集团正在联合举办一场慈善拍卖会，将拍出一艘华丽的限量版丽娃 Anniversario 游艇，拍卖所得将全部用于保护那些生命受到暴力威胁的萨尔瓦多儿童。

这项合作源于联合国儿童基金会亲善大使大卫·贝克汉姆，他自2005年以来一直担任这一角色。联合国儿童基金会致力于拯救儿童的生命，捍卫他们的权利，并帮助地球上几乎所有国家的儿童发挥他们的潜力。

为了纪念自己担任亲善大使十周年，贝克汉姆与联合国儿童基金会共同设立了“7基金”，通过提供更好的医疗保健、教育和保护，帮助全世界的儿童。

“7基金”目前在萨尔瓦多六个暴力最严重的地区开展工作，帮助预防和应对针对儿童的暴力行为。该基金会的目标是帮助儿童就学，使公共场所更为安全且对儿童更为友好，加强儿童保护服务，并让儿童更容易获得此类保障。

“7基金”旨在为这六个地区的每名儿童提供机会，让他们可以安全地运动，以便他们能够发展适应能力，并学习重要的生活技能。

法拉帝集团承诺支持贝克汉姆的“联合国儿童基金会7基金”：一艘华丽的丽娃 Anniversario 游艇将被拍卖，拍卖所得将全部捐赠给萨尔瓦多的儿童保护事业。

贝克汉姆表示：“我为自己与联合国儿童基金会的合作感到非常自豪。作为亲善大使和‘7基金’的创始人，我亲眼目睹联合国儿童基金会在世界各地开展重要工作。联合国儿童基金会每天都在家庭、学校和社区中，帮助儿童实现和发挥潜力。我很高兴看到我们在帮助萨尔瓦多儿童方面所做的诸多工作。我们在那里所资助的项目保护了许多生活在暴力阴影下的儿童。感谢法拉帝集团对这项事业的支持，这让我非常感动。”

丽娃 Anniversario 是丽娃为庆祝船厂成立180周年和标志性的Aquarama 游艇问世60周年而推出的特别限量版游艇，总产量仅18艘。一经推出，其中一艘就被指定用于支持“联合国儿童基金会7基金”的工作。这将为萨尔瓦多最脆弱的儿童群体筹集重要的资金，并让世人对他们的处境有更多的认识，也更加了解联合国儿童基金会为最贫困儿童和青少年所做的工作。

法拉帝集团首席执行官 Alberto Galassi 表示：“所有在海上航行过的人都知道一条我们都信奉的海洋法则：你必须尽一切努力去救助那些处于危险中需要帮助的人。我很感谢联合国儿童基金会和我们的朋友大卫·贝克汉姆给我们这个机会来支持一个能够真正改变千万儿童及其家庭的项目。这就是庆祝丽娃180周年的最佳方式，我相信我们的船东们将迫不及待地竞争这样一艘独一无二的标志性游艇，同时为这么多人提供希望和机会。”

如有意参加本次拍卖和了解更多信息，请访问 [www.ferrettigroupforunicef.com](http://www.ferrettigroupforunicef.com)。无声拍卖会将持续四个月，于2023年2月16日在迈阿密揭晓拍卖结果，届时这艘丽娃 Anniversario 游艇将交付给出价最高的竞拍者。

本次拍卖活动由法拉帝集团全权组织和管理。联合国儿童基金会或其国家委员会合作伙伴在活动之前或期间不承担任何责任，也未对法拉帝集团及其对本次拍卖的组织或管理施加任何控制或影响。联合国儿童基金会及其国家委员会合作伙伴对本次拍卖活动或法拉帝集团或其子公司所销售的任何货物或提供的任何服务不承担任何责任。根据国际法，联合国儿童基金会对各种形式的法律程序享有豁免权。联合国儿童基金会从未与任何企业、品牌、产品或服务有商业宣传合作。

更多信息请访问：法拉帝集团媒体中心  
(<https://mediacenter.ferrettigroup.com>)

The David Beckham UNICEF Fund and Ferretti Group have come together for a charity auction, where a magnificent, limited edition Riva Anniversario boat will be auctioned, and the entire proceeds will help protect children in El Salvador whose lives are threatened by violence.

The collaboration springs from David Beckham's role as a Goodwill Ambassador for UNICEF, a role he has held since 2005. UNICEF works to save children's lives, defend their rights, and to help children fulfil their potential in almost every country on Earth.

To mark his 10 years as a Goodwill Ambassador, David set up the 7 Fund with UNICEF, to support children around the world by providing better health care, education, and protection.

In El Salvador, the 7 Fund is working in the six most violent areas to help prevent and respond to acts of violence against young people. The goal is to help children go to school, to make public spaces safer and child friendly, and to strengthen child-protection services and make them more accessible.

The 7 Fund aims to provide every child in these six areas with the chance to play sport in safety, so they can develop resilience and learn vital life-skills.

Ferretti Group is committed to supporting David Beckham's 7 Fund for UNICEF: a magnificent Riva Anniversario will be auctioned off, and the entire proceeds will be donated to safeguard children in El Salvador.

“I am so proud of my work with UNICEF. As a Goodwill Ambassador and founder of the 7 Fund, I have seen first-hand the vital work that UNICEF does around the world. UNICEF is there every day in homes, schools, and communities, helping children realise and fulfil their potential. I am so pleased to see how we are helping children in El Salvador. The projects we support there protect the many children who live in the shadow of violence. Thank you to the Ferretti Group for supporting this cause, which is so close to my heart.” said David Beckham

Riva Anniversario is the special, limited-edition boat created by Riva to celebrate the shipyard's 180th anniversary as well as 60 years of the iconic Aquarama. Only 18 units will be made, and one has been immediately earmarked to support the 7 Fund for UNICEF's work. This will raise vital funds for El Salvador's most vulnerable children and raise greater awareness of their situation and the work that UNICEF is doing for the most disadvantaged children and adolescents.

“All of us who sail the waves know that there is a law of the sea that we all hold dear: that you must do all you can to rescue those in danger who need help”, commented Alberto Galassi, Ferretti Group CEO. “I am grateful to UNICEF and to our friend David Beckham for this chance to support a project that can make a real difference to the lives of thousands of children and their families. There is no better way to celebrate Riva's 180th year, and I am certain that our owners will be eager to compete for such an exclusive, iconic boat while offering hope and opportunity to so many people.”

To join the auction and find out more, head to [www.ferrettigroupforunicef.com](http://www.ferrettigroupforunicef.com). The silent auction will be open for four months, concluding in Miami on 16 February 2023, when the Riva Anniversario will be handed over to the most generous bidder.

This sales event is solely organized and administered by Ferretti S.p.A. in its full discretion. Neither UNICEF nor its National Committee partners bear any role prior to or during the sales event, nor do they have any control or influence on Ferretti S.p.A. or on the organization or administration of the sales event. UNICEF and its National Committee partners will have no liability in relation to the sales event or any goods or services sold by Ferretti S.p.A. or its affiliates. UNICEF is immune under international law from every form of legal process. UNICEF does not endorse any company, brand, product or service.

For more information: Ferretti Group Media Center





# 丽娃ANNIVERSARIO: 问世已是传奇

## RIVA ANNIVERSARIO: THE OPEN POWERBOAT THAT IS ALREADY A LEGEND

独家限量版珍品凭借设计细节和装饰色调向  
传奇的Aquarama和Aquariva致敬。

This exclusive limited edition celebrates the legendary Aquarama and Aquariva  
with design details and colour cues in the decor.



既是 Aquariva，也是 Aquarama，丽娃新艇 Anniversario 将这两款经典游艇的细节与灵感集于一身，不可思议间，历史演变成未来尤物。

2022 年是丽娃品牌的周年大庆。只有这家拥有 180 年历史的造船厂才能孕育出这颗开放艇珍宝。这款严格限量版的新艇以极致品味与激情向其两位先辈致敬，她们分别是 60 岁的 Aquarama 和 20 岁的 Aquariva。

6 月 11 日的那个周末，少数幸运者已在另一个丽娃大本营——威尼斯格瑞提皇宫酒店（Gritti Palace Hotel）前面的漂浮平台上一睹这款新艇的风采。该酒店还拥有自己的丽娃 Aquariva Super——“Doge(总督)”号，可供贵宾水上交通之用。此外，在戛纳游艇节上，问世便是传奇的这款开放式新艇亮相于展会入口处一个优雅的平台之上，引发众多游客的好奇和喜悦。

丽娃 Anniversario——这艘独特的 33 英尺开放艇魅力迷人，致敬船厂悠久而传奇的历史。在过去的 180 年间，该船厂给游艇圈、设计界、乃至精致的生活方式持续带来令人兴奋的贡献。正如所有真正的众望之物，限量仅 18 艘的丽娃 Anniversario 已成为众所期待的重磅珍品，以艺术之姿，令钟爱丽娃和航海的每一位朋友梦寐以求。

Anniversario 光滑优雅的轮廓曲线出自 Mauro Micheli 和 Sergio Beretta 携手创办的 Officina Italiana Design 工作室，与法拉帝集团产品战略委员会、工程部三者间的通力合作。

该艇外部风格的灵感来自 Aquariva 的经典轮廓，线条整洁，空间平衡，而一系列细节则来自对 Aquarama 精致风格的深入挖掘。两款标志性的传奇游艇如今融入一款新艇，这样的事情只可能发生在丽娃身上。但请不要被这种对历史杰作的致敬动作所误导，Anniversario 的整体设计为自己带来了与众不同的创新个性，其独特而华丽的现代构造尤其体现在更加饱和与饱满的色系选择上，充分彰显其特色。创新的金属棕色专为 Anniversario 调配，与上亮光漆的桃花心木相得益彰，完美突出该艇作为一个整体的炫目之美。该艇色系搭配的亮点还包括不锈钢与蓝白相间的经典丽娃配色间的精妙对比，前者应用在各处细节与边框上，而后者则体现在全部皮饰之上，魅力倍增。

甚至在您登艇之前，丽娃 Anniversario 便已开始施展魅力：两舷侧的流线设计将船艏平台巧妙隐藏与遮蔽。正如该艇的型号标识采用了上世纪 60 年代那款著名木艇标识的相同字体，海蓝色水线连接着刷有白色防污漆的船底和金属棕色的船身，既是对 Aquarama 的致敬，同时也强化了该艇的轮廓。同样呼应 Aquarama 经典设计的还有华丽的不锈钢艏尖保护帽，以及左舷经典不锈钢支架上的探灯。而饰有桃花心木表面的不锈钢舷侧扶手则为该艇轮廓增加了又一丝时尚与现代感。

整个船艏区域都被隐匿于经典日光浴垫下方的机舱所占据，蓝白相间的软垫采用创新的户外皮革。

相同的皮革材料也被用于驾驶舱和下层甲板。这种特殊皮革拥有完美的防水性，即可抵御严苛的海洋条件，又可确保无与伦比的柔软度和幸福感，是游艇内装材料的完美之选。为满足功能性和舒适性要求，驾驶舱采用全新设计，内含一张 U 型大沙发和一张中置小餐桌，可容八人入座。而这并非全部优点：这张方桌设有升降机构，可将此区域轻松转化为一个大面积的日光浴区。另一创新点体现在该

区域的桃花心木家具设计上，它被整合到沙发底部用于储物，还配有各类生活用具。需要时，可以打开特别设计的软蓬，庇护整个驾驶舱。

带有完美丽娃格调的显著细节布满了船艏区域。驾驶仪表台上拥有两片 12 英寸数字显示屏和综合导航仪器。致敬 Aquarama 的复古风随处可见，比如安于驾驶座后背处、配有不锈钢边框、用维也纳稻草编织成的储物格。

传承品牌的手工艺传统，抛光桃花心木完全覆盖了 Anniversario 的前甲板，全部木料都安享萨尔尼科船厂举世闻名的 24 层清漆处理工艺的保护。两个甲板天窗的设计灵感来自 Aquarama，分列在左右两边，为下层甲板的室内空间带来自然采光。居中安置的不锈钢支架上安装着导航灯和丽娃特色的三角小旗，额外增添了奢华优雅气质。

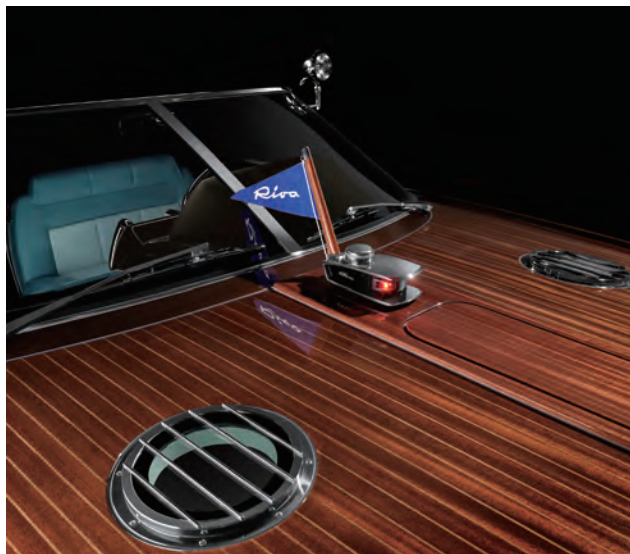
下层甲板内，皮革内饰的蓝白相间配色与天花板装饰相得益彰，营造出经典温馨的氛围感。丽娃 Anniversario 所配备的电控双速变速箱可释放两台各 370 马力的洋马 8 LV 发动机的全部能量，进而为该艇带来 40.5 节的最高速度，以及 36 节航速下 155 海里的航程。

丽娃 Anniversario 的问世也为法拉帝集团提供了一个为崇高事业做贡献的机会。18 艘在建限量版中的一艘将被捐赠给由联合国儿童基金会和大卫·贝克汉姆共同创立的“联合国儿童基金会 7 基金”，以支援世界各地的儿童获得更好的医疗保健、教育和保护。该基金最近开展的一个项目是为萨尔瓦多的弱势儿童和青少年筹集资金。为支持这一善举，法拉帝集团决定向其捐赠一艘限量版丽娃 Anniversario，该艇的全部拍卖收益将被用于保护萨尔瓦多的儿童。这场无声拍卖会 (www.ferrettigroupforunicef.com) 将持续五个月，于 2023 年 2 月 16 日在迈阿密落锤。

更多信息请访问：法拉帝集团媒体中心  
(<https://mediacenter.ferrettigroup.com>)







It's an Aquariva, it's an Aquarama, it's history transformed into future and beauty: Riva Anniversario is an incredible combination of details and inspiration drawn from both these boats.

Only the yard with 180 years of history—the first of Riva's anniversaries in 2022—could come up with the idea of this jewel of an open powerboat, made in a strictly limited edition, which pays tribute with class and a passion for the brand's history to the two iconic boats that this year celebrate their 60th-Aquarama-and 20th-Aquariva-anniversaries.

A lucky few were able to admire her on the weekend of June 11, exhibited on a floating platform moored in front of another Riva stronghold, the Gritti Palace Hotel, which as one of its many unrivalled attractions has its own Aquariva Super, the “Doge”, for guests to use as a taxi. At the Cannes Yachting Festival, on the other hand, the open powerboat that is already a legend was displayed on a raised platform at the entrance, to the curiosity and delight of all the many visitors.

Riva Anniversario is a unique 33-foot open powerboat with magnetic appeal, paying tribute to the history and legend of the yard that has been making exciting contributions to yachting, design and fine living for 180 years now. And like all true objects of desire, only 18 units will be produced and they have already become collector's items, dreamt of and longed for by everyone who loves Riva and boating as an art form.

The sleekly elegant lines of the Anniversario are designed as always by Mauro Micheli and Sergio Beretta, founders of Officina Italiana Design, working in partnership with the Strategic Product Committee led by Mr. Piero Ferrari and the Ferretti Group Engineering Department.

The exterior styling is inspired by the Aquariva's classic silhouette, featuring clean lines, balanced volumes and a series of stylistic details that tap into the Aquarama's refined style. Two legends in a new boat that is already an icon: it could only happen with Riva. But don't be misled by this tribute to past masterpieces because her design expresses Anniversario's distinctive and innovative personality, featuring an exclusive and magnificently modern configuration seen not least in the choice of more saturated and fuller colours for the surfaces, highlighting their character. An innovative Metallic Brown, created exclusively for Anniversario, highlights the dazzling beauty of the boat as a whole and is juxtaposed with gloss varnished mahogany. The colour scheme includes masterful contrasts between steel, used for various details and trim, and classic Riva aquamarine alternating with optical white on all the leather upholstery, amplifying its charm.

Riva Anniversario exerts its power of seduction even before you go aboard, with a stern platform concealed and sheltered by the streamlined design of the hull sides. The boat's profile is also enhanced by the aquamarine waterline, which leads into the white antifouling and pays tribute to the Aquarama, as does the name of the model written in same lettering style as the famous wooden boats of the 1960s. Also echoing the style of the Aquarama, the gorgeously designed protective steel bow cap is joined by the lateral search lights with their classic steel bracket. Adding another touch of style and modernity to the silhouette are side handrails graced with a steel base



clad in a refined mahogany fascia.

The entire aft section on board is occupied by the engine compartment hidden below the classic sun pad, which is upholstered with innovative outdoor leather in alternating aquamarine and white colours.

The same leather is used to upholster both the cockpit and the below-deck area. This special type of leather is perfectly waterproof, withstands marine conditions and can be used at sea, ensuring an unrivalled sensation of softness and wellbeing. Designed for functionality and comfort, the cockpit has a new design featuring a large U-shaped sofa and a central table seating up to eight people. But that's not all: the table has an up-down mechanism so that the space can easily be transformed into one big sunbathing area. Another innovative feature is the design of the mahogany cabinetry, which is integrated into the lower part of the sofa and includes storage and lifestyle accessories. The entire area can be sheltered by the distinctive bimini top.

The bow area is run through with unmistakable details in perfect Riva style. Turning to the helm station, the dashboard includes two 12-inch digital displays and integrated navigation instruments. Aquarama-inspired vintage features abound, like the Vienna straw storage pocket with steel trim behind the driver's seat.

The foredeck is clad entirely in polished mahogany planking. Continuing the tradition of hand craftsmanship, all the wooden parts of Anniversario are protected by the Sarnico-based yard's famous twenty-four coats of varnish. Two deck portholes inspired by the Aquarama, one on either side, bring natural light down below deck. The centrally positioned steel casing adds a sumptuously elegant accent to the deck, as well as housing the navigation lights.

Below deck, the ambiance features leather upholstery with an aquamarine and white colour scheme that matches the ceiling. Riva Anniversario is fitted with an electronically controlled two-speed gearbox that unleashes all the power of the two YANMAR 8 LV engines, each rated 370 hp. This engine configuration delivers a top speed of 40.5 knots and provides a range of 155 miles at the cruising speed of 36 knots.

The launch of Riva Anniversario also represents an opportunity for Ferretti Group to leave a mark by contributing to a noble cause. Of the 18 unique units of Riva Anniversario being made, one will be immediately donated to the charity initiative “7 Fund for UNICEF”, created by UNICEF and David Beckham to support children around the world with better healthcare, education and protection. One of the most recent projects undertaken by 7 Fund is to raise funds for the most vulnerable and disadvantaged kids and teens in El Salvador. To support this excellent initiative, Ferretti Group has decided to donate a limited-edition Riva Anniversario to the cause, which will be auctioned off and the entire proceeds donated to help protect children in El Salvador. The silent auction [www.ferrettigroupforunicef.com](http://www.ferrettigroupforunicef.com) will be open for five months, concluding in Miami next February 16.

For more Information: Ferretti Group Media Center

# 定制法拉帝双月六艇下水

## SIX LAUNCHES IN LESS THAN TWO MONTHS FOR CUSTOM LINE

不可思议的成功之年，定制法拉帝总计下水20艘之多

They bring the total this year to twenty, a number that speaks to Custom Line's incredible success.





无人不爱定制法拉帝，一艘又一艘海洋艺术杰作，带给您极致舒适、可靠且安全的沉浸式巡航体验。多达 6 艘新艇于两个月内从法拉帝集团安科纳超级游艇基地先后下水，令品牌年度下水总量高达 20 艘之多，充分证明其不断增长的 brand 魅力。

第十艘定制法拉帝天梭 30 于 10 月底下水，这艘海洋艺术代表作长 28.42 米，宽 7.3 米，现代优雅与时尚格调兼备，深受其欧洲船东青睐。该艇的船体设计由法拉帝集团产品战略委员会与工程部联手完成，是航海传统、设计专长与细节关注的完美结合，而其内外设计则分别来自 ACPV ARCHITECTS Antonio Citterio Patricia Viel 与 Filippo Salvetti 这两家知名设计工作室。

紧接着 11 月 10 日又迎来了第八艘定制法拉帝 120’ 的下水。作为品牌滑航艇系列最新杰作，该艇专为那些最挑剔而又活力四射的船东们打造，外部轮廓遒劲圆滑，风格时尚，运动气质一目了然。其内外设计由 Francesco Paszkowski Design、Margherita Casprini 和定制法拉帝工作室携手完成，在速度、性能与前卫设计美学上登峰造极。

第二十五艘定制法拉帝天梭 33 “Our Way” 号下水于 11 月 16 日，其美国船东出席了下水仪式。这艘奢华游艇专为希望获得长航体验最高舒适度的船东而打造，阔绰的空间与体量纵贯四层甲板。基于一种更为传统的理念，该艇重在突显优雅、美丽与独特性，艇上生活与巡航体验至臻完美，令人难忘。

两周之后的 11 月 30 日，属于欧洲船东的第九艘定制法拉帝天梭 42 “M Together” 号巨艇也顺利下水。这艘尖端海洋杰作属于品牌旗下最大的排水船型，工程、设计与无可挑剔的风格在其身上融会贯通，为这款精致优雅的船型注入生命。该艇四层甲板空间与体量阔绰，内装设计完全根据船东意愿定制，带来无与伦比的巡航舒适性。

第十五艘滑航艇型号定制法拉帝 106’ “My Mistake” 号巨艇下水于 12 月 13 日。被一名欧洲船东选中的她，线条纯粹，巨大的空间内尽显低调奢华与充沛能量。极简美学贯穿内外设计，在建筑平衡中打破疆界，自然光照掌控全场。

而昨天(12 月 19 日)，我们见证了本年度最后一艘新艇下水，被美国船东选中的第十四艘定制法拉帝天梭 37 “Regina” 号，个性强烈独特，迷人魅力自由挥洒于水面，为我们今年的努力画上了一个



完美的句号。超大体量、尖端科技与最极致的细节关注在这件工程杰作上融为一体，带来杰出的适航性与无可挑剔的舒适度，令人沉醉于无垠浩瀚的大海之中。

定制法拉帝的成功无与伦比：独具创新的艇上科技、无与伦比的性能与精彩卓绝的设计，这些独一无二而出类拔萃的品牌特色，通过旗下一艘又一艘新艇下水，持续成功充分印证了自己对全球船东的吸引力。

此外，超高水准的定制化则源自品牌独有的定制法拉帝工作室设计团队的战略贡献，他们在每个阶段、每个决定中都可 为船东提供全方位支持，旨在为他们打造梦想中的完美之艇。

更多信息请访问：法拉帝集团媒体中心  
(<https://mediacenter.ferrettigroup.com>)



Everyone wants Custom Line: works of contemporary marine art for cruising in the utmost comfort, with maximum reliability and safety. The latest six launches in less than two months bring the total to twenty Custom Line yachts completed this year at the Ferretti Group Superyacht Yard in Ancona, testifying to the ever-growing appeal of a range that delivers an immersive seagoing experience.

The tenth Custom Line Navetta 30 unit touched the water at the end of October, showing off the yacht’s modern elegance and contemporary style. With a length of 28.42 m and a beam of 7.3 m, this icon of marine excellence caught the eye of a European owner. The naval architecture designed by Ferretti Group’s Strategic Product Committee and Engineering Department is a perfect combination of yachting tradition, design expertise and attention to detail. The interior design is by ACPV ARCHITECTS Antonio Citterio Patricia Viel and the exterior styling is by Filippo Salvetti.

November 10 saw the launch of the eighth Custom Line 120’ unit, a masterpiece in the brand’s planing line. With a distinctly sporty personality defined by sleek, powerful contours and contemporary style, this superyacht has exterior styling and interior decor by Francesco Paszkowski Design, working in partnership with Margherita Casprini and the Custom Line Atelier on the interiors. Created for the most demanding and dynamic owners, this superyacht offers the maximum in terms of speed, performance and an avant-garde design aesthetic.

Custom Line Navetta 33 M/Y “Our Way”, the twenty-fifth unit built of this model, was launched on November 16 with the American owner in attendance. This luxury yacht is for lovers of long-distance cruises in maximum comfort, thanks to generous volumes and plenty of space extending across four decks. Based on a more traditional approach, the model highlights elegance, beauty and exclusiveness, so that cruising and life on board are a superlative and unforgettable experience.

Two weeks later, on November 30, M/Y “M Together” entered the water, the ninth Custom Line Navetta 42 unit, bought by a European owner. The yacht is the brand’s largest displacement model, a cutting-edge masterpiece in which engineering and design come together with impeccable style, breathing life into a model permeated by sophisticated elegance. The yacht’s four decks are characterized by plenty of space and volume, with interiors created for full customization according to the owner’s wishes and offering guests unrivalled cruising comfort.

The fifteenth superyacht in the planing line, Custom Line 106’ MY “My Mistake” was launched on December 13. Chosen by a European owner, the full power of this yacht is expressed by the pure lines and large spaces characterized by understated refinement. The minimalist design aesthetic permeates both interiors and exteriors, with interpenetrating surfaces in an architectural balance that breaks down boundaries and gives natural light a starring role to play.

Today sees the final launch of the year, which ends on a high note with the beautiful Custom Line Navetta 37 MY “Regina”. The fourteenth unit built of this superyacht, bought by an American owner, has a strong, one-of-a-kind personality that exerts a seductive force over the water. An engineering masterpiece, where volumes and cutting-edge technology are joined by sartorial attention to every detail, outstanding seaworthiness, and impeccable comfort in which to succumb to the spell cast by the infinite sea.

The success of Custom Line is unparalleled: the brand’s superyachts confirm their appeal for owners thanks to a mixture of unique and distinctive factors, the standouts being innovative onboard technology, excellent performance, and sophisticated design.

The high level of customization is the result of strategic contributions by the Custom Line Atelier, which supports the owner in every stage of the process and every decision, with the aim of creating the superyacht of their dreams.

For more information: Ferretti Group Media Center





# 法拉帝860： 海洋交响乐新篇章

## FERRETTI YACHTS 860: A NEW SEA-MPHONY

全新飞桥游艇在夏纳游艇节全球首秀，  
前沿设计理念谱写华美乐章

The new flybridge premiered at the Cannes Yachting Festival  
features advanced design solutions  
that compose a symphony of beauty and wellbeing.



不同音符和谐地交织成充满活力的全新乐章，创造出意料之外的旋律：这便是法拉帝集团原创品牌的最新杰作——法拉帝 860。

这款全新飞桥艇富有创新设计方案和尖端技术，在风格与建筑元素间取得完美平衡。杰出的舒适度旨在为宾客们带来快乐与惬意，空间利用最大化、出色性能、以及意大利制造的优雅风格，无不彰显着品牌一如既往的基因。

法拉帝 860 全长 26.95 米，宽 6.22 米，是由 Piero Ferrari 先生领导的产品战略委员会、法拉帝集团工程部、负责游艇外观设计的建筑师 Filippo Salvetti 以及负责室内设计的 Ideaeitalia 工作室通力合作的结晶。

游艇的外观设计拥有为数众多的创新，远超同类市场游艇的标准。落地窗和玻璃装饰板的运用为船身带来叹为观止的动感外观。

法拉帝游艇飞桥系列最受青睐的特色随处可见，并且以革新的形式呈现，打造室内外空间连贯性的独特用心也一目了然。室外设计呼应了室内的家具与陈设，专为宜居与休闲而设计，同时延伸了船上的社交与私人空间。舒适度是另一项优先考量，全新方案能进一步降低震动与噪音。

### 室外区域

舒适、实用、私密与优雅贯穿整片船艙区域。艙阱与海滩区拥有不受阻断的 30 平方米空间，享有全新设计理念和无与伦比的全景视野。

宽敞的艙阱在船艙处采用了玻璃护墙，提供一览无余的海景。通往主沙龙的玻璃移门可电动或手动完全开启，确保了宽敞明亮的室内外空间最大程度的连贯性。艙阱起居区配备了两张正对的沙发，以及一张可供八人就座的中央餐桌。位于左舷的吧台在提供完美背景的同时，还为露天餐饮和社交时刻提供便利。



11 平方米的船艙起居区拥有大型休憩廊的布局，配备了带中央扶手和嵌入式杯架的双人大沙发、可倾斜椅背的沙发床、以及位于中央的优雅柚木茶几。碳纤维杆支撑的遮阳篷可为此处提供庇荫。

海滩区拥有宽敞舒适的空间。与市场上同类游艇相比，最大特色和优势是更宽敞的艇库，可容纳两台水上玩具，一艘 Williams Jet 395 接驳艇和一台双人水上摩托。海滩区可下沉至海面以下，方便小艇下水。

技术装备和所有系泊装置被整齐地收纳到舷墙内部空间，在改善人体工程学和空间设计的同时，船上操控的效率与便捷不受影响。

### 飞桥

由柚木台阶轻松拾级而上，来到足有 44 平方米的飞桥。这里除了多功能大型吧台、可供八人就餐的餐区、非固定式家具外，还能在船艙选配按摩浴缸。

双色调硬顶有三种配置可供选择：固定式玻璃、开放式玻璃以及带遮阳板的硬顶，能提供绝对舒适。

安全护栏配有高科技防刮陶瓷涂层，其优雅的外观与硬顶相得益彰。

### 主甲板

令人印象深刻的室内设计充满了和谐流动的线条和醒目的特色，包括主甲板通往下层甲板的螺旋楼梯，整个布局都围绕着它而展开。非固定式家具的灵感出自装饰艺术的几何线条，打造出精致、简洁、和谐的设计。

室内的多功能性令船东拥有定制船上体验的多重可能性。风格和潮流的融合，是所有法拉帝游艇最新型号的鲜明特点，遵从“Just Like Home”的品牌哲学：舒适、意式、经典设计与手工艺。此外，值得一提还有风格特点的进化，船上众多的结构设计与室内设计具有丰富的建筑细节。经典橱柜与清新的当代美学交相辉映。

超过 27 平方米的主甲板沙龙充分利用了室内外空间的延续，两侧均配落地大窗。沙龙提供两种布局选项：开放式厨房或隔断厨房。法拉帝 860 提供两种内饰风格可选：经典或当代。前者采用更深更暖的色调以及鲜明的反差对比；后者采用更浅更冷的色调，即以白色为主的同色系。

宾主由船艙的大型移门进入宽敞惬意的起居区，这里布置了非固定式家具和舒适沙发，可以享受 75 寸大屏带来的娱乐体验。

餐区包含可供八人就餐的餐桌，大型玻璃移门位于左侧，打造出轻盈的空间感。厨房可以作为主沙龙开放空间的一部分，船东也可以选择两者空间当中增配一扇隔断，由主甲板内部或游艇外部的走道进入。厨房配备了电磁炉、微波炉、烤箱、302 升的冰箱、以及 117 升的冰柜；当然还可以选配其他厨房设备。

主甲板左舷是通往下层甲板的华美的螺旋台阶，以及一扇可通往服务区和大型驾驶舱的门，装饰风格与其他室内区域保持一致。半抬升式的驾驶舱与宾客区完美分隔，动线设计旨在提升船东和宾客的私密性。驾驶舱配备了带沙发和茶几的小餐区、以及两张 Poltrona Frau 定制的驾驶座椅。最新一代的驾驶台配备全新 Simrad®Command“集成式仪表盘”、以及中央没有隔断的挡风玻璃，提供航行时的完美视野。驾驶舱可直接通往船员休息区，那里配置了两间带独立卫浴的双人船员舱。

### 下层甲板

宽敞的螺旋楼梯从上层甲板沙龙通往下层甲板，此处设有四间双人舱，均带套内独立卫浴。

宽敞的船东套间与船体等宽，位于船体中央，拥有参照巨型游艇的设计与方案：充裕的储物空间包括一间步入式衣橱、以及船东卫浴。突出特点还包括创新的隔音方案，旨在确保最佳舒适度与私密性。

下层甲板前方的右舷处是一间双人客舱，左舷处是带两张单人床的客舱。下层甲板还有一间宽敞的双人贵宾舱。

船员区和宾客区完全分开，船员可由驾驶舱直接进入。这里包括两间船员舱和两间卫浴，可供四名船员使用。

### 推进与技术

第一艘法拉帝 860 的船东选配了两台 2000 马力的 MAN V12 发动机，巡航速度 27 节，极速可达 32 节（初始数据）。标配版本配备两台 1800 马力的 MAN V12 发动机，巡航速度 24 节，极速 28 节（初始数据）。

根据船东需求，可选配 Seakeeper 减摇仪或 Side Power/Sleipner Vector 稳定鳍，满足游艇在航行和锚泊时的特殊需求。

其他技术创新包括用于控制 X-AID 的选配摇杆，X-AID 是由 XENTA 开发的适应性集成靠泊系统（Adaptive Integrated Docking）。





From a harmony of different notes comes a vibrant new symphony that touches unexpected chords: Ferretti Yachts 860, the latest creation from Ferretti Group's historic boatyard.

Characterized by innovative design solutions and high technology, the new flybridge privileges harmony between stylistic and architectural elements. The comfort is outstanding, with a strong focus on wellbeing and relaxation for guests, optimization of spaces and exceptional performance, all in the elegant Made in Italy style that has always defined the brand.

With an overall length of 26.95 metres (88ft 5in) and a maximum beam of 6.22 metres (20ft 5in), Ferretti Yachts 860 is the fruit of collaboration between the Strategic Product Committee chaired by Piero Ferrari and the Ferretti Group Engineering Department, featuring exterior design by architect Filippo Salvetti and interiors by Ideaeitalia.

The exterior design features numerous innovations that elevate the yacht above the standards of its market segment. The introduction of full-height windows and glass fashion plates give the hull a formidably dynamic look.

On board, we find the best-loved features of Ferretti Yachts' flybridge range in newly evolved forms, as well as a special focus on interconnection between exterior and interior spaces. The exteriors, echoing the interior finishes and furnishings, are designed for conviviality and relaxation, as well as extending the areas for socializing and privacy on board. Comfort is another big priority, with new solutions that reduce vibrations and noise.

#### EXTERNAL AREAS

Comfort, practicality, privacy and elegance characterize the entire stern area. The cockpit and beach area provide an uninterrupted space of over 30 square metres, featuring a new design concept and unparalleled panoramic views.

The cockpit is a spacious area with a glass parapet at the stern offering unimpeded views of the horizon. The door to the main lounge can be fully opened, either electrically or manually, to ensure maximum continuity between the ample, light-filled interior and exterior spaces. The cockpit's convivial area is furnished with two sofas facing one another across a central table seating eight people. The bar, port-side, provides a perfect backdrop and support for al fresco dining and other convivial moments.

The 11-square-metre forward living area is laid out like a large lounge, featuring a forward-facing oversize double sofa with a central handrail and built-in glass holders, a sofa bed with a reclining backrest, and an elegant teak coffee table in the middle. A sunshade supported by carbon posts provides shelter from the sun's rays.

The beach area is characterized by generous and comfortable spaces. The key feature, and a big plus in this market segment, is a more spacious garage than the rest of the range that can accommodate two sea-toys, a Williams Jet 395 tender and a 2-seat jet ski, all of which can all be launched directly into the water by lowering the beach area to create an underwater platform.

The technical equipment and all the mooring gear are neatly hidden away in compartments built into the bulwarks, a solution that improves the ergonomics and design of this area without compromising the efficiency and simplicity of onboard operations.

#### FLYBRIDGE

The flybridge offers guests an area of 44 square metres and is accessed by a teak stairway specially designed to be easy to climb. It can be furnished with freestanding elements in addition to a large, multi-function bar unit, a dinette seating up to eight people and, for the first time on a Ferretti Yachts, an optional jacuzzi in the stern.

Absolute comfort is guaranteed by a two-tone hard top available in three different configurations: fixed glass, opening glass or with shading blades.

The handrail, with its high-performance anti-scratch ceramic coating, produces a black profile that elegantly matches the hard top.

#### MAIN DECK

The striking design of the interiors is dominated by flowing, harmonious lines and several stand-out features, including the helical staircase on the main deck, which leads down to the lower deck and around which the entire layout develops, the freestanding furniture, and the clean, Art Deco-inspired geometrical curves, creating a perfect synthesis of sophisticated yet understated design.

The versatility of the interiors leaves the owner ample choice to design their own onboard experience. This blend of styles and trends is now a distinctive feature of new Ferretti Yachts models, taking its cue from the "Just Like Home" concept: comfort, Italianness, timeless design and craftsmanship. Also noteworthy is the evolution of stylistic features, dominated by the rich architectural details that characterise many of the structural and interior design elements on board. Classic cabinetry alternates with a fresh, contemporary aesthetic.

The main lounge (over 27 square metres) fully exploits continuity between exterior and interior spaces, with floor-to-ceiling windows in both hull sides and two layouts to choose from: an open-style galley or with a partition that separates it from the lobby. Ferretti Yachts 860 is available in two moods, Classic and Contemporary, the former featuring darker, warmer colours and striking contrasts, and the latter with paler, cooler colours characterised by tone-on-tone shades through to total white.

Accessed through the big sliding door in the stern, the generously sized and supremely relaxing living room has freestanding furniture and comfortable seating for guests who can also enjoy entertainment experiences in company thanks to a space designed for a 75-inch screen.

The dining area, containing a table seating eight, features a large sliding glazed surface that leads onto the port deck and creates a wonderfully light-filled ambience. The galley, whether as part of an open space with the main lounge or separated from it by a partition (depending on the version chosen by the owner), can be accessed internally from the main deck or from the outside. It has a ceramic hob, a microwave-oven combo, a 302-litre fridge and a 117-litre freezer; other appliances may be added.

On the port side, a majestic helical staircase leads down to the lower deck, while a door provides access to the services and the large pilothouse, decorated in the same style as the rest of the interiors. The semi-raised pilothouse is well separated from the guest area and perfectly designed people flows improve levels of privacy for owner and guests. The crew are provided with a dinette containing a sofa and coffee table, in addition to two Poltrone Frau pilot chairs. The latest generation helm station features a new Simrad® Command "integrated dashboard" and a windscreen without a central upright for perfect vision when underway. The pilothouse has direct access to the crew quarters, which include two double cabins with private bathrooms.

#### LOWER DECK

The wide spiral staircase connects the upper deck lounge to the lower deck, where there are four double cabins, all with en suite bathrooms.



The generously sized, full-beam owner's cabin is in the mid-section and features a design and solutions similar to those developed for mega yachts: ample storage spaces, including a walk-in wardrobe, and an owner's bathroom. Stand-out features include the innovative acoustic insulation solutions designed to guarantee maximum comfort and privacy.

Forward on the starboard side is the double guest cabin, while the guest cabin with twin beds is on the port side. The lower deck is completed by a large VIP double cabin.

The crew area is completely separate from the guest zone, with direct access from the pilothouse. It consists of two cabins and two bathrooms serving four crew members.

#### PROPULSION AND TECHNOLOGY

The first Ferretti Yachts 860 unit is fitted with the optional configuration of two 2000 mhp MAN V12 engines, delivering a cruising speed of 27 knots and a top speed of 32 knots (provisional data). The standard version with two MAN V12 engines rated 1,800 mhp has a cruising speed of 24 knots and reaches a top speed of 28 knots (provisional data).

On request, Seakeeper stabilizers or Side Power/Sleipner Vector Fins can be installed to configure the yacht for special navigation and mooring needs.

Other technological innovations include an optional joystick to control X-AID, the Adaptive Integrated Docking system developed by XENTA.





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- 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



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# 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.

GOLDEN AGE

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网站 / W: www.goldenagegroup.com.cn

# 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，拥有超过七万多名员工（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.

CBRE

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# 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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# 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。

强大的因素, 包括供应需求的增长, 蓬勃发展的基础设施, 苏格兰地产行业长期参与合作, 成功创建一个独特的地区。

Scotsbridge Holdings 通过租赁增强流通性, 开发改变并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 redevelopment of undervalued properties in Scotland while providing sound opportunities for Asian Investors.

Scotsbridge Holdings strategically invests in fundamentally strong real estate asset classes 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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# 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



华阳综合旅游园区



华阳综合旅游园区



四季国际旅游城市



清州 Aeropolis

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。

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.

### ○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

### 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

### ○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

### 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

### ○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

### 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



中信泰富广场位于具有深厚文化底蕴的“国际静安”，是上海最具名望的商业地标之一，商场汇聚众多世界一线品牌，是享受时尚生活的好去处



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HTTP://www.citicsquare.com



## 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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## WINNERULES

价格：6,000,000 - 75,000,000 美元

Price Range : USD 6,000,000 - 75,000,000



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

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

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

有我们的帮助，您可以安全无忧地投资，就仿佛置身于葡萄牙。

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

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

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

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



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网站 / W: www.winnerules.com



# RI – GROUP INTERNATIONAL

价格：148,000 美元起

Price Range : From USD 148,000



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

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

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

作为项目主，我们可以为您提供最好的价格，以及市场上最好的条件。

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

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

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

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



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FALCON  
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## 纽约租赁商业空间



### 纽约租赁商业空间

纵横商业市场逾 40 年（在商业市场逾 40 年的经验）

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

装修建筑  
24 小时安全 • 高科技 可达性  
大窗户  
视频监控系统

价格范围：从 1400 到 2000 平方英尺的空间，  
1400 美元起

### COMMERCIAL SPACE FOR RENT IN NYC

IN THE COMMERCIAL MARKET FOR OVER 40 YEARS

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

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

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

联系我们 Contact us at falcon@falconproperties.com



# TURNKEY REAL ESTATE COMMERCIAL INVESTMENT SOLUTIONS

价格: 1,000,000 美元起

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



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

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

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

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

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

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

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

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

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

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

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## 专访 | INTERVIEW

# 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，俄克拉荷马州土地供应量大，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.

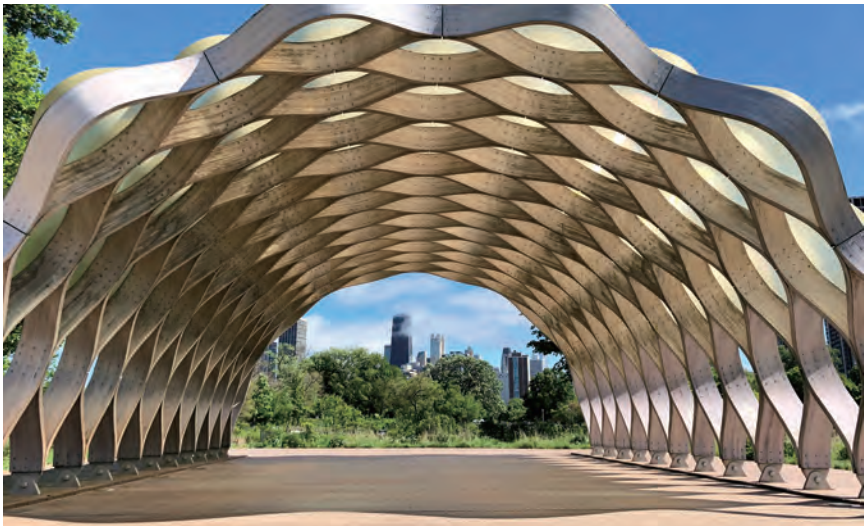
**LPS: What services do you provide to Chinese investors looking to invest in the USA?**

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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## 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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## 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 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



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



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

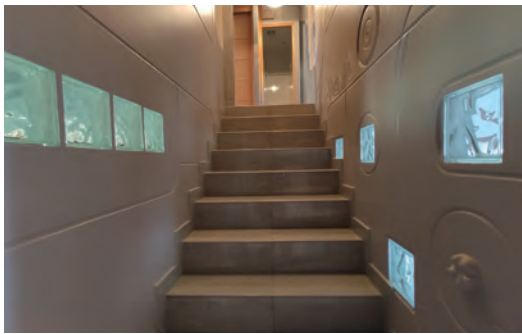
位于北塞浦路斯 Trikomo 海滨别墅，项目状态：完工  
• 海滨位置，独享私人游泳池，距离 Famagusta 东地中海大学车程 20 公里  
• 封闭区域 205 平米，可建区域 144.7 平米  
• 3 间卧室、2 间浴室和卫生间，无家具设备

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



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网站 / W: www.mojenemovitostumore.cz/kypr

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。项目状况全新，内外维护良好。

了解更多详情 <https://pro.kadran.immo/remax-knak/encheres/pithiviers-vj8pqlmwi.html>

价格 : progressive auction from 1 190 000€

A 9-room house built on a classified site in France, 80km south of Paris. Some elements date back to the beginning of the 18th century. The property was renovated from 2001 to 2007 using sustainable construction techniques, resulting in an energy-efficient house. Art House, a special house with artistic value, is decorated with TUBICO art inlays on all walls. TUBICO art was discovered in 2001 by a French conceptual artist with Portuguese origins. It contains countless pure representations evoking sophisticated refinement and care. TUBICO art is an exaltation of avant-garde contemporary art.

Bids will be received online on the Kadran platform on 15-01-2022 at 11:00 (Europe/Paris). From a starting price of €1,190,000, participants will be able to bid in increments of €10,000 during at least 24 hours. Participation in the auction is subject to prior approval.

With a size of 260m2 harmoniously arranged on 3 levels, with beautiful high ceilings, enjoy life in absolute calm in the countryside while being in the city. The property is in new condition, very well maintained inside and out.

To learn more details: <https://pro.kadran.immo/remax-knak/encheres/pithiviers-vj8pqlmwi.html>

Price: progressive auction from 1 190 000€



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## 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 # 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



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



## 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

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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 European countries, business establishment, and many other features.

Location: Riga, Latvia "Elizabetes iela 3"

Price: Available upon request

AVER



## VIEW MAURITIUS PROPERTIES



Up to 5 rooms between 500 and 550m<sup>2</sup> 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 550m<sup>2</sup> 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



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



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



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.

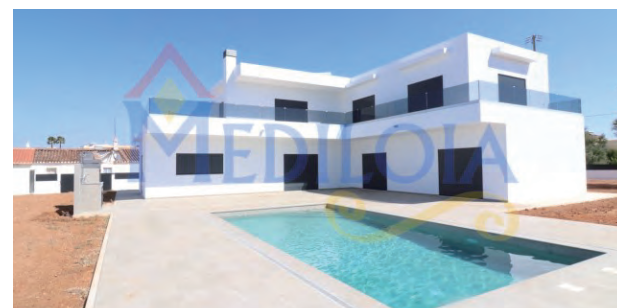
Signature 别墅的四周景色迷人，让人联想到高雅的气息。在这 5 间套房卧室住宅中体验与自然更紧密的联系。空间以私人影院、光线充足的客厅、露台和阳台为特色，这些露台和阳台面朝落日，还有以水疗为灵感的浴室，每一细节无一不精心设计而成。

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



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## 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



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



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 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 conditioning 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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# 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 jacuzzi 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 AO-T3 S with rooftop equipped with pergola and jacuzzi**  
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 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 X-T3 Duplex**  
Flat with 3 bedrooms, 2 bathrooms, 1 living room and 1 kitchen equipped and access by inside stairs to the rooftop with jacuzzi 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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# 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最令入惊讶的花园之一。售价是 54Mbaht (5 千 4 百万泰铢)。



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## BARBARA ST. CLAIR — BENNION DEVILLE HOMES



在您私属的带围墙的别墅中享受旧世界的魅力。无论您是要招待2人还是200人，都可以在这片占地超过1英亩，景观宏伟且宽敞的双地块上举办别开生面的活动。由建筑师Juan Carlos Ochoa设计，Paul Golden于2007年完成建造，这座别墅经久耐用。只选择上层的材料，融合精湛的工艺和典雅的装饰，包括双拱顶天花板和拱门、威尼斯石膏、木梁天花板、定制的坎特伯雷（Cantera）石柱、拱门、喷泉、10个手工雕刻的坎特伯雷石壁炉和超厚的墙壁。其他有趣和富有创意的装饰包括手工雕刻的室内牧豆树门、定制设计的意大利马赛克瓷砖、手工制作的铜浴缸和定制的铁制品。可伸缩的玻璃墙通向宽敞的前天井，可以欣赏到令人惊叹的住宅全景。

从宁静的锦鲤池塘和水景到75英尺高的带跑道的游泳池，场地令人着迷。在973平方英尺的露天泳池凉亭上用餐，并配有户外厨房，其中包括顶级的户外披萨烤箱。也可以在室外火山坑、2个水疗中心、10洞果岭和水景墙旁放松身心。

这个6290平方英尺的平面规划中包含了6间卧室、6间全浴室和2间半浴室、一间厨房、客厅、正式餐厅、家庭室和葡萄酒室。有一间独立的客房，配有2间卧室和2间完整的浴室。超大3辆车加高尔夫球车的车库，并内置工作区。

这件宛如艺术品的雄伟别墅，可以成为您沙漠中的梦想家园。

Enjoy Old World charm from your own private, walled villa. Whether you're entertaining 2 or 200, host in style from the expansive 2-lot property with more than an acre of majestic landscape. Designed by Architect Juan Carlos Ochoa and built by Paul Golden in 2007, this home is made to last. Only the finest materials were selected with impeccable craftsmanship and exquisite finishes throughout, including double-groin vaulted ceilings and archways, Venetian plaster, wood beam ceilings, custom Cantera stone pillars, arches, fountains, 10 hand-carved Cantera stone fireplaces, and extra deep walls. Additional interesting and creative touches include hand-carved interior mesquite doors, custom-designed Italian mosaic tiles, a hand-made copper soaking tub, and custom iron work. Retractable walls-of-glass open to the expansive front patio to take in the stunning panoramic views.

The grounds are enchanting, from the serene koi pond and water features to the 75' pool with lap lane. Dine alfresco on the 973 SF pool pavilion with outdoor chef's kitchen, which includes a top-of-the-line outdoor pizza oven. Relax by the outdoor fire pit, 2 spas, 10-hole putting green, and wall-of-water feature.

The home's 6290 SF floor plan offers 6 bedrooms, 6 full baths and 2 half baths, a chef's kitchen, living room, formal dining room, family room, and wine room. There is a separate guest house with 2 bedrooms and 2 full baths. Extra-large 3-car plus golf cart garage with built-in work area.

This work of art delivers the serenity of a majestic villa and can be your desert dream home.

50023 Canyon View Drive  
Ironwood Country Club, Palm Desert, CA 92262  
68D/88A, 7290 SF

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HOMES

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LUXE  
COLLECTION

## 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



## A window wonderland in "The Village"

闯入仙境的 "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

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网站 / W: www.Essexhouserelidences.com



## 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



## 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





# 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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# 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，配有室外休息区和餐厅，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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FOR SOMEONE  
IT'S A WAKE.



FOR US IT'S  
A MASTERPIECE.



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

[customline-yacht.com](http://customline-yacht.com)

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BEYOND THE LINE





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