

LPS CHINA FERRETTI GROUP

MAGAZINE 杂志

SUMMER-FALL EDITION

2023

夏秋版



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lps-china.com



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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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



NOVALPROPERTIESINTL.COM

联系我们





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

Mrs Charlotte Colmant

Managing Partner 执行合伙人

Immo Costa Rica | Real Estate

LPS: 可否请您为我们做一下您及您公司 Immo Costa Rica ?

我是 Charlotte Colmant, 比利时人, 2014 年来到哥斯达黎加生活。我在欧洲的钻石和高端珠宝行业工作了 20 年, 并从中获得了严谨且有恒心的工作态度, 以及提供高质量的客户服务。在买卖我建造和经营的酒店之后, 我明白了在哥斯达黎加经营房地产可以带来的无数机会。

我与 Gabriel Clare Facio 合作, 他是一位出色的律师和公证人, 是哥斯达黎加最大的律师事务所之一的所有者: Clare Facio Legal。我们的想法是为客户提供房地产行业的各方面服务, 以及他们为确保投资安全所需的任何法律建议。我们两家公司都提供三种语言的服务: 法语、英语和西班牙语。

LPS: 投资哥斯达黎加有哪些方面的优势?

- 低财产税 (0.25% / 年)
- 低公司税 (150 美元 / 年)
- 高租金回报率 (最低 10% 毛 / 年, 最高 17%)
- 经济环境好和政治稳定
- 使用两种货币: 哥斯达黎加科朗和美元
- 外国投资者在法律面前享有与哥斯达黎加公民同等的权利
- 天气 (瓜纳卡斯特) 全年温暖宜人
- 以没有军队而闻名, 其中 1/4 的领土是受保护森林或保护区的一部分

LPS: 能否为我们多介绍一些关于哥斯达黎加的房产市场?

哥斯达黎加吸引外国投资者已经有很长一段时间了。首先是北美洲, 因为其地理位置接近, 然后是欧洲人, 现在是俄罗斯人和中国投资者。

2008 年的危机使房地产市场放缓了一段时间, 直到 2014 年再次回升。从那时起, 它就没有停止过上涨。

每个国籍的人都有其在我国投资的原因。有些人想利用高额的租金回报使他们的投资多样化; 有些人通过购买第二居所来逃避寒冷的天气; 有些人希望住在风景如画的海滨; 有些人希望获得良好的医疗服务等等。这个国家吸引了从年轻企业家到退休人员到大型跨国企业。

中国政府与哥斯达黎加政府合作, 改善其基础设施, 以换取经济的进出口协议。到目前为止, 中国投资者主要从事创业活动, 并着眼于房地产投资以实现多元化。我们不要忘记, 第一批中国移民是在 19 世纪中叶抵达哥斯达黎加的。现在大约有 65,000 名中国后裔, 也被称为华裔哥斯达黎加人。

中国文化现在是哥斯达黎加特色的一部分, 例如: 对当地美食的无数烹饪贡献、中美洲第一个唐人街、语言中心、全国各地的百年华裔血统以及全国各地创建的多个文化组织。

LPS: 对于中国投资者从中国境内管理其在境外的房产来说相对比较繁琐。对于常年不在哥斯达黎加的卖家来说, 您如何帮助他们管理好房产呢?

如我先所题, 我们有一家姊妹公司是专门服务于为客户管理房产的。来自中国或国际的买家除了使用我们的服务以外, 还可以选择为数众多的专业房地产管理公司来照料他们的房产, 为他们提供租赁服务或者代之缴付各项费用等, 如保险费及各类税务等。我们为客户提供的是“免操心”管理, 使其能够在享受房产的时候免受管理之烦。



LPS: 中国买家在哥斯达黎加投资需要走哪些步骤?

在买家选定好其心仪的房产之后需经历以下步骤:

A: 我们拟定一份正式的购买合同, 由买家和卖家共同签约。买家需把购买总金额的 10% 转入其在哥斯达黎加律师帮助下开设的托管账户。

B: 在法律团队对预购房产进行全面尽职调查时, 这笔钱将存放在托管账户中。

C: 当尽职调查报告被买方接受后, 律师将着手进行交易, 定金将不予退还, 买房需支付余下的购买金额。

注意事项:
房产中介费用由卖家承担。
法律费用约为购买价格的 5%, 包括: 托管公司费用、尽职调查、将房产转移到您的名下(或公司)和税收。

LPS: Can you please introduce yourself and Immo Costa Rica as a real estate brokerage?

I am Charlotte Colmant, Belgian and came to live in Costa Rica in 2014. I worked 20 years in the diamond and high-end jewelry industry in Europe where I have acquired rigor, constancy, and high-quality customer service.

After buying and selling the hotel I had set up and ran, I understood the numerous opportunities doing real estate in Costa Rica can bring.

I partnered with Gabriel Clare Facio, a brilliant lawyer and notary, owner of one of the biggest law firms of the country: Clare Facio Legal. The idea was and is to offer our client all the real estate services along with any legal advice they would need to secure their investments. Both our companies offer their services in three languages: French, English and Spanish.

I wanted to distinguish IMMO Costa Rica from the other broking companies, offering a consolidated services company: real estate,

the legal counsel, and the property management with a sister company.

LPS: What are the advantages of investing in Costa Rica?

- Low property tax (0,25%/year)
- Low corporation taxes (US\$ 150/year)
- High rental returns (min 10% gross/year and up to 17%)
- Very good economical and political stability in the country
- Use of two currencies: CR colon and US\$
- The foreign investors have the same rights than the Costa Rican citizen before the law.
- The weather (is Guanacaste) is nice and warm all year through- Renown country for having no army and 1/4 of the territory is part of protected forest or reserve

LPS: Can you tell us more about the real estate market in Costa Rica?

Costa Rica have been seducing foreign investors for a very long time. First the North Americans due to its geographic proximity, then the Europeans and now the Russians and Chinese investors.





The 2008 crises slowed down the real estate market for a while until it picked up again in 2014. Since then, it has not stopped raising.

Every nationality has their own reasons to invest in our country. Some want to diversify their investments, take advantage of the high rental returns; escape their cold weather by acquiring a second residence; some wish to live by the Ocean; some reach access to excellent medical services, etc. The country attracts from young entrepreneurs to pensioners to big multinational enterprises.

LPS: What advice would you give Chinese investors considering to invest for the first time in Costa Rica?

To go ahead.

The Chinese government has been involved with the Costa Rican government to improve their infrastructures in exchange for economical export/import agreements. So far, the Chinese investors mainly are into entrepreneurial activities and are looking into real estate to diversify. Let's not forget that the first Chinese immigrants arrived in Costa Rica in mid-nineteenth century. There are now about 65,000 Chinese descendants also known as Sino-Costa Ricans.

Chinese culture is now part of the Costa Rican idiosyncrasy, such as: the countless culinary contributions to the local gastronomy, the first Chinatown in Central America, language centers, the century-old asian lineages around the country and the multiple cultural organizations created around the country.

LPS: It can often be complicated for a Chinese investor to manage his overseas property from China; How do you help your international clients to look after their properties while they are most of the year abroad ?



As I mentioned before, we have a sister company that does property management for our clients. The Chinese investors will have, apart from us, a wide choice of professional property management companies to work with, take care of their property, rent it if they wish and pay the bills on their behalf: the insurances, fees and taxes as well. A NO worry management we are used to bring to our clients who just want to enjoy their property without the hassle of managing it.

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

The steps for a Chinese investor are, once they have chosen the property of their dream:

A: We draft a formal Offer to purchase which is signed by Seller and Buyer.

10% of the total amount of the purchase will be transferred by the Buyer to an escrow account opened with the help of their Costa Rican lawyer.

B: That money will be held in the Escrow account while the legal team makes a thorough Due diligence of the property.

C: When the Due Diligence report is accepted by the buyer, the lawyer will proceed to the closing and the deposit becomes non-refundable. The rest of the purchase amount will be due.

Notes:

The real estate fees are at the cost of the seller.

The legal cost is about 5% of your purchase price and covers: Escrow company fees, due diligence, transfer of the property to your name (or corporation) and taxes.

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IMMO COSTA RICA
 REAL ESTATE



دائرة البلديات والنقل
 DEPARTMENT OF MUNICIPALITIES
 AND TRANSPORT

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THE SAFEST CITY	THE SMARTEST CITY	THE MOST CONNECTED CITY	A LEADING BUSINESS HUB	YOUR NEW HOME



YOU CAN APPLY FOR THE VISA IF YOU FULFILL THE FOLLOWING CRITERIA:

- Must own real estate property/properties which purchased or paid of a minimum of AED 2,000,000 from the original value
- Must maintain the investment for at least 2 years after the issuing of the Golden Visa

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To apply, please visit:
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For any further inquiries, you may contact us via email on:
ADGoldenVisa@adro.gov.ae



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和开发：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

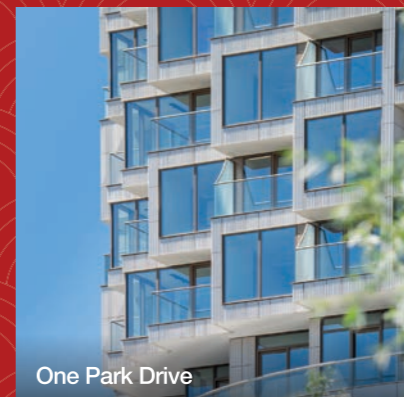


2023年， 在Wood Wharf 安家

来自金丝雀码头的新春祝福

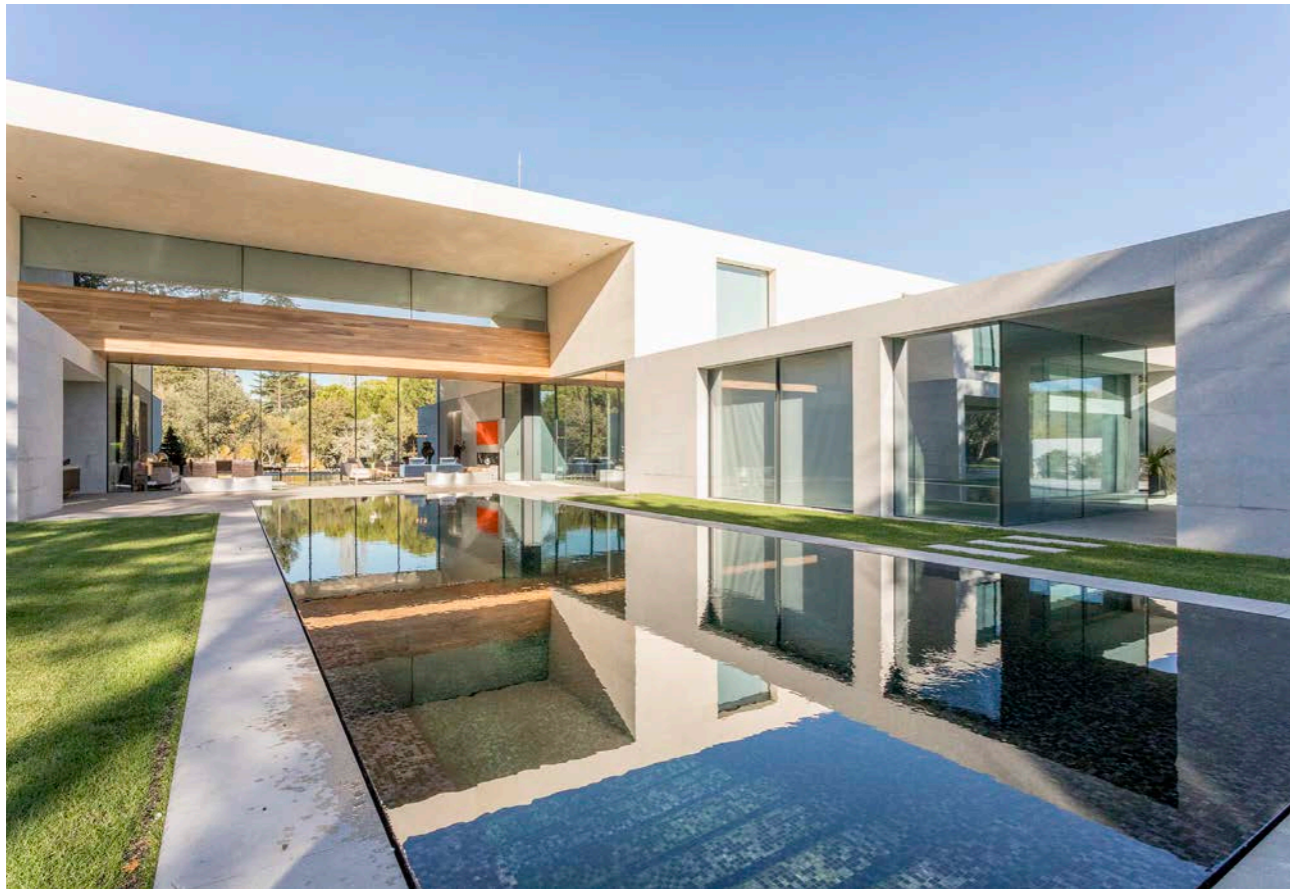


参观我们的
获奖建筑
One Park Drive
和 **10 Park Drive...**
8 Harbord Square
将在今年晚些时候
完工。



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请联系 **residential.canarywharf.com**
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CANARY WHARF
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



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BUY with KNOWLEDGE. SELL with CONFIDENCE.



Julie
JULIE FLOUTY
#240 in California
Real Trends 2022

Julie Flouty
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COMPASS

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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

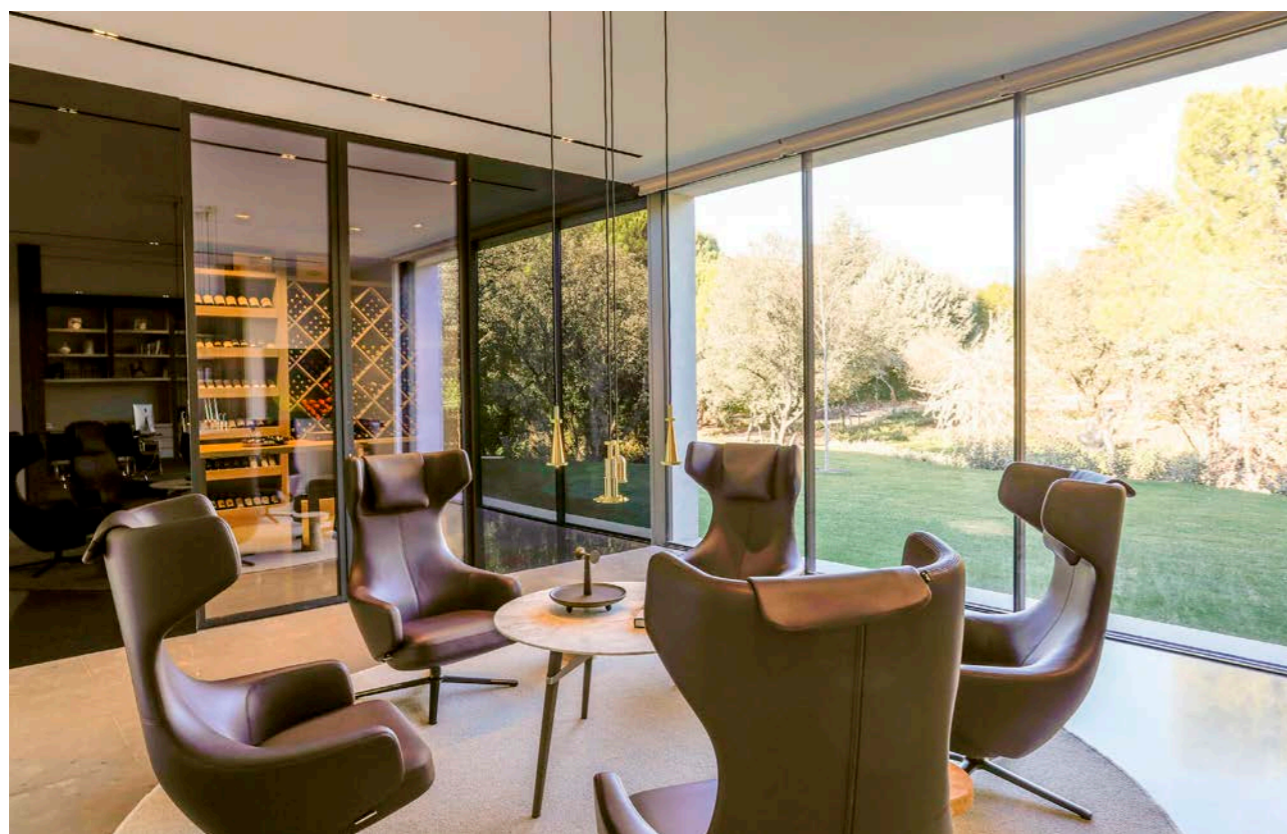


- Financial, urbanist and legal advice at all stages
- Project consulting
- Investment estimates and valuations
- Advice on marketing, purchase and sale of investments at national and international level
- Comprehensive turnkey service
- Art advisory services

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 JANANI

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
Soneva Villa 所有权集团董事
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Ms Vorawee Phathanathong (Theya)
业务发展经理
E: vorawee@soneva.com



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 ?

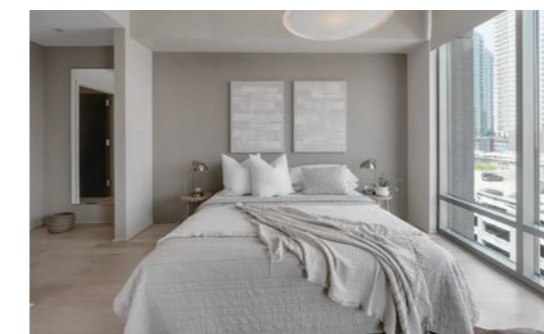
in Spain you can get the Golden Visa from 500.000€, we can assist our clients with all necessary accounting and tax compliance, mortgage providers, property lawyers and advisors to help them in the process of getting the Golden Visa.

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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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。



美国马里兰州国会公园路9000号波托马克



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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PremierPropertiesDC.com



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

欢迎来到 Brannan(布兰楠)：这是一座服务全面、豪华、礼宾式的高层建筑，位于旧金山南海滩附近。这套精致的两居室 / 两浴室单元拥有旧金山最好的景观之一。从您进入的那一刻起就可以看到海湾、海湾大桥、东海湾和南湾的美景，具备全天候自然采光。该单元独特的设计提供了一个开放式厨房 / 用餐区，确保您的每一步都能欣赏到美丽景色。除了宽敞的更衣区、衣柜和大型浴室外，主套房享有靓丽的精致。有一间带浴室的次卧。该单元配有两个停车位和一个嵌入式储物空间。Brannan 提供一名全职门房服务人员、健身室、室外游泳池和水疗中心。步行前往这座城市提供的众多设施——音乐、体育、自然和购物等！

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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。



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 ay 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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关于NEMOROS REAL ESTATE S.R.O



Nemoros Real Estate s.r.o. 已在欧洲市场运营多年，全面照顾客户的各类房产项目。本公司不是一家普通的房地产公司，而是一家面向企业和个人的个人资产管理公司，一位照顾客户各方面需求的私家客户经理。

我们的服务包含

- 为商业、娱乐、个人或投资目的寻找和谈判购买或出售房地产
- 购买、销售、租赁和经营商业及个体房地产
- 完成所有法律和立法手续 - 成立资产管理公司，管理这些公司并履行法律、会计和税务义务
- 海关、许可证和签证服务

广泛的房产管理服务

- 确保能源供应、能源管理和服务 (电力、天然气、污水、水.....)
- 房产的定期清洁和维护 - 配备家具和设备 (我们根据需要设计、制造、交付、安装)
- 建筑维修和重建 (我们进行所有建筑和专业工作、重建、重建、改装)
- 技术设备的维护和服务 (我们为电气设备、游泳池、空调、技术和家庭设备提供服务，并提供检查和法律义务)
- 我们提供短期和长期租赁，包括所有相关服务。我们在客户到达之前检查并根据客户的意愿进行准备，以及许多其他所需的个人和人事服务.....

如果您在欧洲中心投资购买，请使用我们公司的服务或购买公司。我们会照顾您的房产，让您轻松自如。我司中心位于捷克共和国布拉格，根据需要为捷克共和国、斯洛伐克共和国、波兰、德国、奥地利、乌克兰、俄罗斯和其他周边国家的客户提供服务。

当前出售的项目



捷克共和国的一栋家庭住宅，位于山脉之间受保护的天然区，供夏季和冬季娱乐。这座房子由一位国际音乐制作人拥有，并直接出售。它配备了现代化的技术，一个录音棚和完整的设备，可以永久地生活、娱乐和放松。露台、游泳湖、别具一格的花园、桑拿、按摩浴缸等舒适设施。这所房子家具设备齐全，购买即刻入住。有利于娱乐、商务、租赁和投资。欲了解更多信息，请访问 www.nemoros.cz/prodej。



乌克兰疗养院 -- 一个大型医疗机构的项目 -- 疗养院 -- 正在出售中。该疗养院的项目是独一无二的，正在建设中。现在我们在寻找一位投资者共同完成该项目，或一位买家接管整个项目。



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，也希冀着改变生活，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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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。

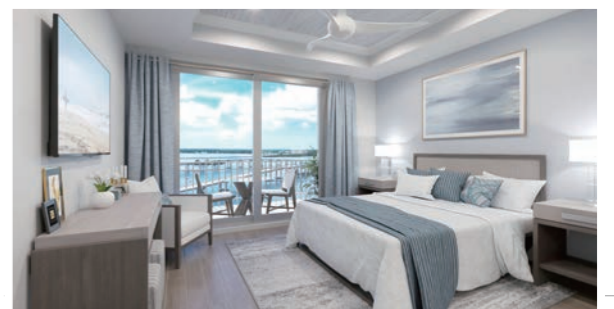
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LPS



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

O de Tréglodé

Dear readers,

Welcome to this 2023 Summer-fall Edition of the LPS China Ferretti Group Magazine!

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

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

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

亲爱的读者，

欢迎阅读《LPS法拉帝集团》杂志2023夏秋版！

在本杂志中，您可以浏览到全球当前最吸睛的待售豪华房地产项目以及探索了解更多关于游艇界的王者-法拉帝集团。

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

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

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

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

联系人 / P: Mr. Tome Avelovski
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邮件 / E: tome@readyssetbuy.com.au
网站 / W: www.readyssetbuy.com.au

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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奥地利

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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费签或落地签前往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。

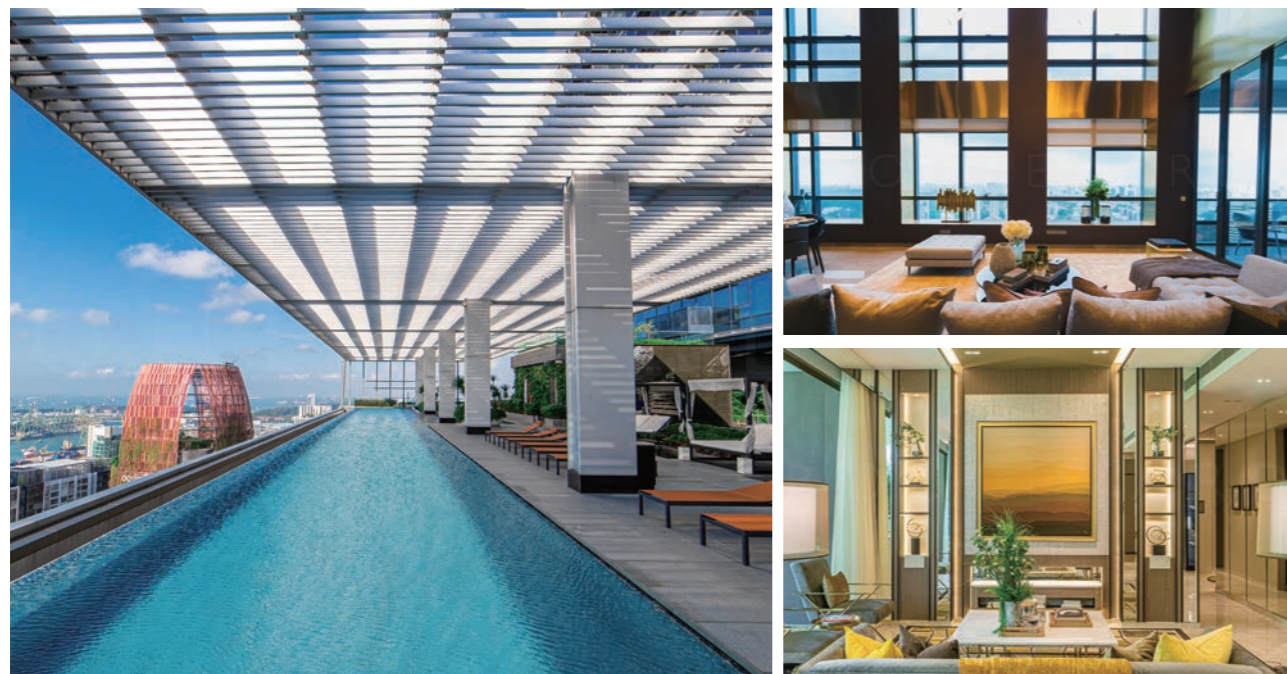
The Firm of Global Citizens®



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。

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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.



联系人 / P: Mr. Marciano Birjmohun
电话 / T: +66 636 808 090
网站 / W: www.turtlebayphuket.com

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.

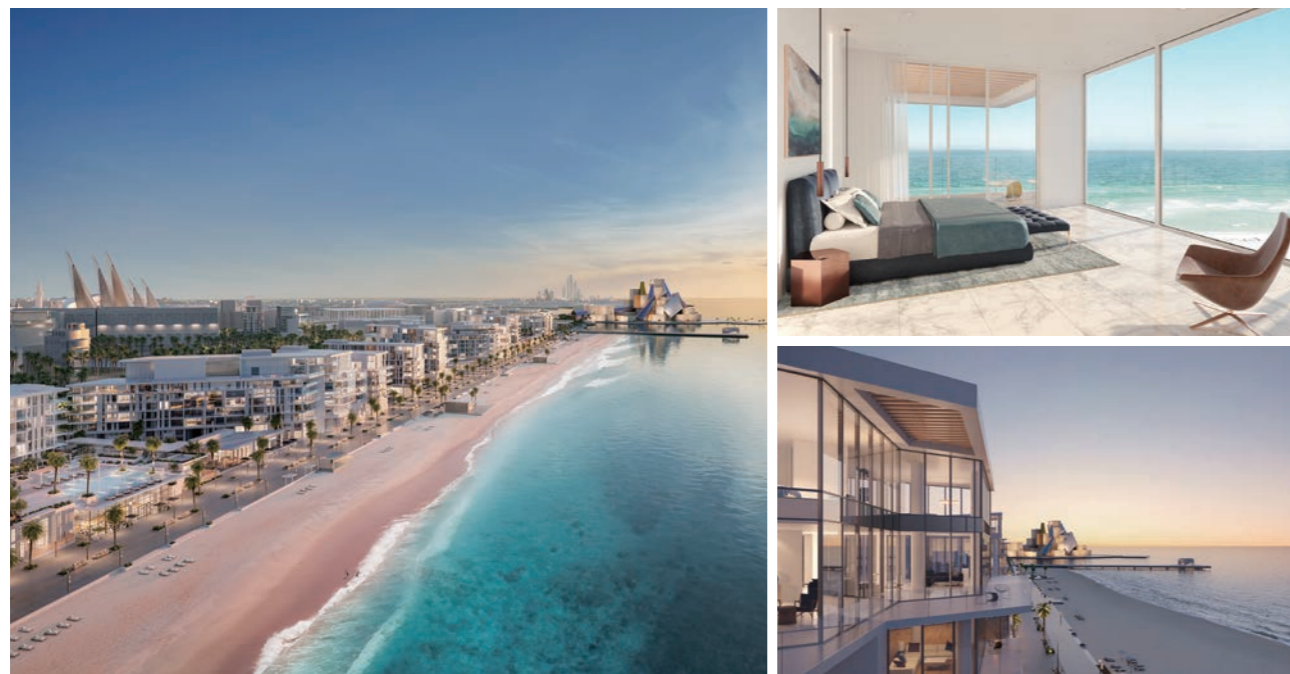


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ALDAR PROPERTIES, ABU DHABI

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！

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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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MARTI & 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
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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.

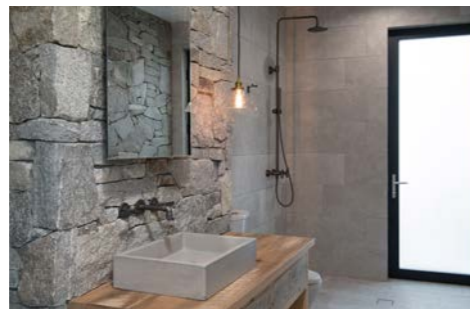
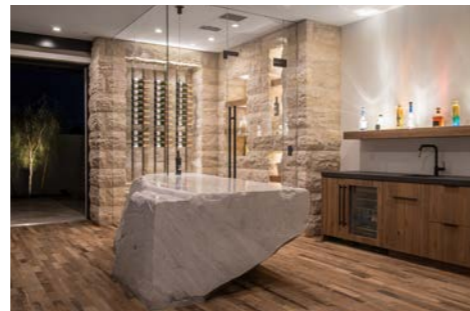
After 18 years in both the London and UK residential property markets, Kim has an excellent track record of delivering property deals. An exceptional negotiator with in-depth market knowledge, she offers clients a refreshingly honest, dedicated and professional service. 60% of the company's clients are 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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别墅和房屋

Reportage

相约意大利历史和生活方式
独特的风景, 沉浸于艺术和文化
中, 使房地产投资独一无二
最好的葡萄园

APPOINTMENT WITH
ITALIAN HISTORY
AND LIFESTYLE

Unique landscapes, steeped
in art and culture, make real
estate investment unique,
preferably with vineyards



VAL D'ORCIA, THE LAND OF SUSTAINABILITY 奥尔恰谷, 可持续发展之地



文: 亚利桑德罗·洛文果(ALESSANDRO LUONGO)

独特的自然景观, 清风美酒, 环保理念 广为人知
生态企业 遍布各地

罗素·克劳主演的电影《角斗士》中有这样一幕令人难忘的名景: 马西莫·德西莫·梅里迪奥被任命为罗马荣誉市民后, 在极乐世界中行走。拍摄地点就在迷人的奥尔恰谷, 此地于2004年被评为联合国教科文组织世界遗产, 位于皮恩扎, 沿着泰拉皮尔路以南3公里处。这里有着典型的托斯卡纳景观: 柏树下的大道被麦田环绕, 一直向前, 造就了最令人回味的场景。这是一个非常明显的位置, 对于游客和旁观者来说触手可得, 可以闭上眼睛, 沿着奥尔恰谷的全景和迷人的景色重温电影的情感。马西莫之家位于奥尔恰圣奎里克地区入口, 如今有约2500户居民: 迷人的中世纪村庄, 位于蒙塔尔奇诺和皮恩扎之间。这里有历史悠久的Antica Trattoria Al Vecchio Forno, 是奥尔恰谷中历史最久的一家, 以奶制品起家。“这是我们起源的核心”, 业主罗伯特·吉洛维瑟和爱人柯塞塔保证, “和奥尔恰圣奎里克拥有绝

佳的位置: 是罗马范其吉纳大道途中奥尔恰谷唯一的村庄。多年来, 我们一直在从事修复村中历史悠久的废弃房屋, 将它们改造成住宿设施, 如今这个小村庄开展了许多商业活动, 提供知名艺术家的展览和音乐会、文化活动以及在古老剧院或在奎奇-仲达达利宫壁画大厅里举行会议”。但吉洛维瑟家族的真正支点是迷人的4星级酒店——Palazzo del Capitano Wellness & Relais - Luxury Capitano Collection, 村中遍布的酒店“之母”, 根据不同的酒店类型提供不同的特点和服务。“来到奥尔恰圣奎里克的人会立刻着迷于此, 从而不愿离开”, 罗伯特·吉洛维瑟保证。奥尔恰谷除了圣奎里克以外, 还有其他著名的历史中心, 如奥尔恰卡斯蒂奥尼、皮恩查、拉狄克法尼、萨特阿诺(与奇安纳谷毗邻)和蒙塔尔奇诺, 布鲁内罗镇的历史可以追溯到伊特鲁里亚时代, 早在19世纪就已经生产出非常浓郁的深棕色红葡萄



扉页: 奥尔恰谷的全景图, 背景是皮恩扎, 右侧是中世纪村庄奥尔恰圣奎里克。本页: 蒙塔尔奇诺一览。
Front cover: a panoramic view of Val d'Orcia with Pienza in the background, and a view of the medieval village of San Quirico d'Orcia to the right. On this pages: a view of Montalcino.

酒, 布鲁内罗酒也源自于此。我们大概三年前就开始在蒙塔尔奇诺工作, 证实了我们在有机农业、可持续性和保护环境方面的持续努力。需要强调的是, 正如蒙塔尔奇诺联合会主席法布里齐奥·宾多奇所述, “这里是一个占地30,000公顷、拥有6,000居民的市政区域: 15,000公顷的森林捕获二氧化碳, 碳中和的成绩优异, 另外还有3,600公顷的葡萄园, 还有各种橄榄树、耕地和草地。我们是生物多样性的代表。拥有众多蜂巢的蜂蜜生产商证明了“健康的环境”。这里没有工业, 只有农场, 为了保证空气质量, 超过60%的企业采用有机或有机转化方式生产(需要三年)。此外, 各企业还遵守托斯卡纳地区关于减少杀虫剂使用的规定。“蒙塔尔奇诺造就了布鲁内罗、

蒙塔尔奇诺红酒和托斯卡纳IGT等品牌, 形成了强大的品牌影响力”, 宾多奇指出, “而基安蒂的产量越来越少, 因为这不取决于我们的地区生产。即使按照布鲁内罗酒工艺的严格规定, 每公顷最多使用8,000公斤的葡萄, 用于酿制布鲁内罗, 但出于对品质的热爱, 我们联盟成员规定了每公顷只使用7,000公斤的产量限制。剩下的1000公斤, 如果还剩下的话, 我们可以用于酿造蒙塔尔奇诺红酒”。如果吉洛维瑟家族是奥尔恰圣奎里克村的代表, 那么弗兰奇·塔西家族则是蒙塔尔奇诺的代表, 拥有 Locanda Franci、Villa La Fortezza 等产业。多纳泰拉·西内利·哥伦比尼赋予了奥尔恰谷一个创新的形象, 成为地区的一个里程碑, 她曾任锡耶纳市旅游委员十年, 直

到去年4月才担任奥尔恰谷联合会主席, 同时也是一位葡萄酒生产商, 如今在盛产托斯卡纳葡萄酒的土地上拥有两家出色的酿酒厂和建筑: 位于蒙塔尔奇诺的Casato Prime Donne以及位于特雷宽达的Fattoria del Colle, 后者最近建造了一个新的地下区域, 为葡萄酒提供最好的保护, 上方则是一个500平方米的全景露台。您希望在奥尔恰谷待几天?“至少三天”, 多纳泰拉建议, “范其吉纳大道附近诞生和成长的地区, 拥有丰富的文化、典型的产品、优质的葡萄酒和奇妙的全景, 即使从观光角度来看, 它拥有世界上最美丽的景观, 更不能错过在美丽的景色前享用午餐, 品尝布鲁内罗和奥尔恰DOC美酒, 还有当地的白松露Crete Senesi 小食”。



THE PLACE TO BUY A FARMHOUSE WITH VINEYARD

购买带有葡萄园的农舍

对于奥尔恰谷,《米兰理工大旅游观察》指出, 生态可持续的乡村旅游将呈指数级增长。意大利人和外国人都向往的托斯卡纳

文: 亚利桑德罗·洛文果(ALESSANDRO LUONGO)

带有农舍的葡萄园是保证。有时候只有葡萄园也就足够了, 尤其是在美丽的奥尔恰谷及其周边地区。我们和当地的房地产经纪人谈论后, 都认为现在是投资的大好时机。“过去的4、5年里, 某些地区的葡萄园中, 一公顷布鲁内罗DOCG的价值飙升到100万、110万欧元, 而对于种植蒙特普尔恰诺DOCG的葡萄园, 其价值介于30到45万欧元之间, 仅在5年前, 它们的成本更低”。这是Carratelli Real Estate(www.

carratellire.com)的洛伦佐·艾米尼的意见, 奥尔恰谷和吉安第谷地区的销售专家, 业绩遍布蒙塔尔奇诺、皮恩扎和蒙特普齐亚诺。因此, 葡萄园总是吸引人, 这是一项很好的投资, 这要归功于托斯卡纳品牌。Carratelli Real Estate今年再次将蒙特普齐亚诺的农场出售给寻找蒙塔尔奇诺的人。“我们还提供有关农业业务发展的商业计划咨询,” 艾米尼解释说, “进行中长期投资评估, 这也要感谢持股公司下属其他公司的支持, 交易大

部分是一次性完成的。这笔交易主要集中在待开发的地区, 因此预算较低, 因此我们还推荐马雷马的葡萄园, 该地区与格罗塞托省的奥尔恰接壤, 拥有鲜为人知的DOC品牌, 具有广阔的发展空间, 并且从建筑的角度来看受到的限制较少”。永远不要忘记各种限制和官僚主义, 事实上, 这些地区的关系非常复杂, 更重要的是, 房地产专家的建议变得更加有利可图。然而, 对于具有较高预算的人来说, 蒙特普尔恰诺和奥尔恰谷视野开阔, 尤其是蒙塔尔



According to the Polytechnic University of Milan’s Tourist Observatory, sustainable rural tourism in Val d’ Orcia is expected to grow exponentially. Tuscany is extremely popular among Italians and overseas investors alike

房价 (欧元/平米, 最低/最高)		
地点	新/翻新	旧宅
皮恩查	2,800 -3,500	1,000 -2,200
蒙特普齐亚诺	2,800 -3,500	900 -2,000
蒙塔尔奇诺	2,500 -3,100	1,000 -2,000
奥尔恰圣奎里克	2,400 -3,000	800 -1,800
巴尼奥维尼奥尼 (奥尔恰圣奎里克)	2,700 -3,500	1,600 -2,200
蒙蒂基耶洛(皮恩查)	2,800 -3,500	1,600 -2,200
拉狄克法尼	2,200 -2,700	900 -1,800
奥尔恰卡斯蒂奥尼	2,000 -2,600	900 -1,800

数据源：Ville&Casali

晨景: 奥尔恰谷带小教堂的农舍。
Morning view of a farmhouse with chapel in Val d'Orcia.

奇诺, 大型集团的投资首选于此。同样根据Carratelli Real Estate的艾米尼说法, 在邻近地区投资更容易, 比如钟情于 Orcia doc、Rosso、Nobile di Montepulciano等IGT酒类, 可选择奥尔恰圣奎里克和蒙特浦尔恰诺之间的地区: 这也是房地产经纪人最需要的类型, 除了别墅、农舍和农场, 也包括位于历史悠久的托斯卡纳中心的公寓。来自蒙塔尔奇诺的著名企业家法比奥·塔西也证实, 如今获得布鲁内罗产地认证的葡萄园, 其售价甚至可以达到100万欧元/公顷, 而仅在5年前, 价值可能只有一

半, 这充分证明了这些地区的土地具有很高的价值。詹卡洛·卢恰尼 (www.immobiliarelucciani.it) 也持同样的观点, 对他说来, “一个6、7年前价值只有50万欧元一公顷葡萄园, 现在价值100万, 谁能知道几年后会不会价值两百万?” Toscana Immobiliare (www.toscanaimmobiliare.it) 的马可·特德斯基表示, 能够欣赏托斯卡纳山区全景的农舍是最受欢迎的类型, 对他来说, 奥尔恰谷地区的房屋正是满足需求的完美区域。蒙塔尔奇诺、蒙特浦尔恰诺和皮恩查是最受欢迎的地区。

农场、别墅、城堡、历史建筑和著名农舍构成了Toscana Immobiliare的专属投资组合。“我们在销售期间和后续阶段为买家提供帮助, 帮助有语言障碍的外国客户与意大利官僚机构打交道, 对于希望开办农场的企业家, 我们提供购买策略和建议”。此外, 马可·特德斯基的代理机构向其选定的客户介绍该地区以及由此产生的文化、食品 and 传统之间的感受, 以更好地了解他们购买的商品。“过去7、8年中, 农舍的成本下降了大约30%, 那么现在就是投资的时候, 价格略微上涨了大约

2-3%, 并且未来几年价值将会增加”, 特德斯基 总结道。根据《米兰理工学院旅游观察》最近一项关于创新“助推器” 在未来五年内重新启动旅游业的研究数据, 未来乡村旅游业将呈指数级增长, 高度重视结构和区域的生态可持续性, 而奥尔恰谷正是该研究所称赞的世界旅行增长最快的目的地之一。“这是一个好消息, 激励我们地区管理部门对奥尔恰谷生态系统的保护, 造就了当今非常有益的投资时期”, Great Estate (www.greatestate.it) 首席执行官斯特凡诺·佩特里保证; 他建议购买300至500

平方米的经典农舍, 以及2-3公顷带游泳池的美丽公园, 这是最受追捧的公园之一, 随后物业也供出租旅游者使用。斯特凡诺·佩特里最近还成立了新旅行社 (www.greatstays.it), “持续的请求”, 他向《别墅和房屋 (Ville&Casali) 》解释道, “来自我们在奥尔恰谷的投资者客户, 使他们的投资有利可图”。但是, 根据房地产经纪人的说法, 谁会投资 奥尔恰谷及其周边地区? 许多大量美国人、德国人、北欧和东欧人、意大利人、巴西人和南非人。该交易还被锡耶纳-阿雷佐

选区的FIAIP协会的马里奥·波利 (Mario Buoni) 推荐 (www.immobiliareati.it), 主要集中在奥尔恰谷, “可以在拉狄克法尼购买农舍, 即使是小农舍, 因为它是一个鲜为人知的村庄, 与皮恩扎这样的城镇相比并无不同, 而且可以大大升值, 最近我们收到了各种关于修复和新建农舍以及在历史中心建造公寓的申请”。而Tuscan Class (www.tuscanclass.com) 的尤里·格尼 (Yuri Guerrilla) 则建议购买奇安纳谷和奥尔恰谷之间山丘建筑, 有更实用的通讯路线。

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佛罗伦萨附近待售的豪华现代住宅，由两栋经过精心修复的别墅组成。房屋周围环绕着 5600 平方米的花园，花园中的两个无边际泳池带日光浴室，置身其间可饱览下方山谷的葱郁美景。该住宅带有一栋附楼，面积为190平方米。参考 V447



佛罗伦萨的中世纪城堡出售

这是一座中世纪城堡，宏伟辉煌，其历史可追溯至16世纪，占地1600平方米，周围土地达8公顷，位于靠近佛罗伦萨市中心的丘陵全景环境中。该城堡拥有超过500年的历史，封闭式花园，巨型围墙，具有历史意义的壁画和一座私人小教堂。得益于精心的修复，当下这座城堡是佛罗伦萨最优雅的房产之一，有五个优雅的大房间和十五间卧室。参考C992。



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巴里省莫诺波利: 莫诺波利海边绝妙的农场建筑群。两个毗邻的石头建筑可以追溯到上个世纪, 大部分才刚刚翻新。配备无线网络、电视、壁炉、太阳能系统、蓄水池、水井、废水处理、灌溉、外部照明和自动门。户外空间广阔, 配有10.5x5.5米的游泳池、漩涡浴缸、草坪和瑞典桑拿浴室, 天然瀑布从上方的岩石中喷涌而出。地面则为铺石, 面积达700平方米。面积6000平方米的地上, 种植了橄榄和果树。梦中房产, 是豪华住宅兼住宿设施的理想之选。

Monopoli (BA) - A marvelous masseria complex near the beautiful beaches of Monopoli. The property is made up of two stone buildings dating from the last century which have been mostly restored. There is wi-fi, fireplaces, a solar panels system, water cistern and waste water treatment system, a well, irrigation system, outdoor lighting and automatic gate. The large outdoor spaces have a swimming pool (10x5.5 meters) with a natural waterfall, Jacuzzi, lawns, and a Swedish sauna. For the floors, local stone chianche tiles were used for an area of 700 sqm. Surrounded by 6000 sqm of land with olive grove and orchard. A dream property ideal as a luxury residence or a receptive structure.



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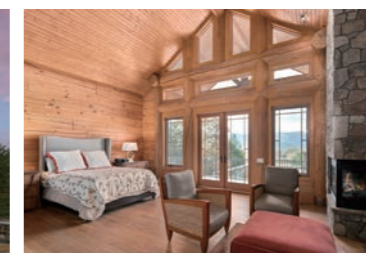
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Hamatreya - 谢楠多阿山谷之家 (Shenandoah Valley Home)，一个拥有壮丽山景，荣获设计嘉奖，当代而又经典雅致的定制山间度假胜地。这座壮观的住宅位于弗吉尼亚州的谢楠多阿山谷，占地近 10 英亩，俯瞰雄伟的马萨纳滕山 (Massanutten Mountain) 和郁郁葱葱的乔治华盛顿国家森林，带来卓尔不凡的山地体验。

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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。

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Price Range : Available upon request



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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
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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，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.

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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。

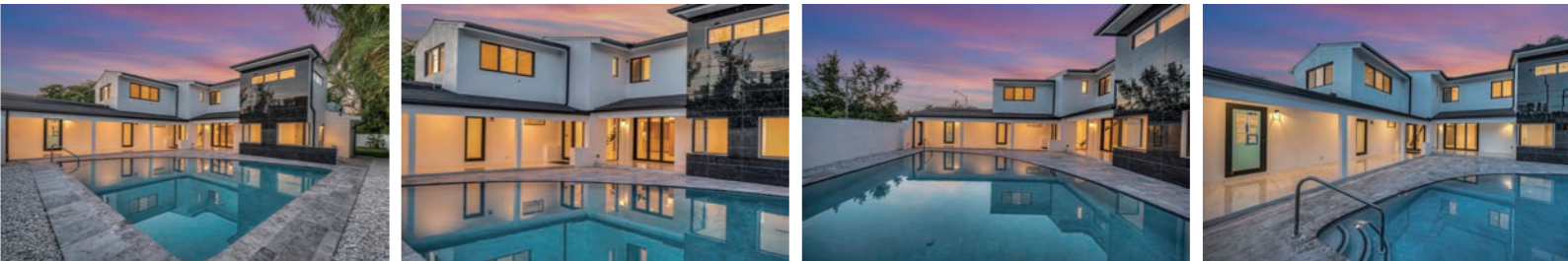
James Bullaro services private ultra high net worth individuals as their buyer representative. James has been a Real Estate broker in Manhattan since late 2001 with over 20 years of experience in real estate. His first year he was the top residential rental and condo / co-op sales producer from 2002 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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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.

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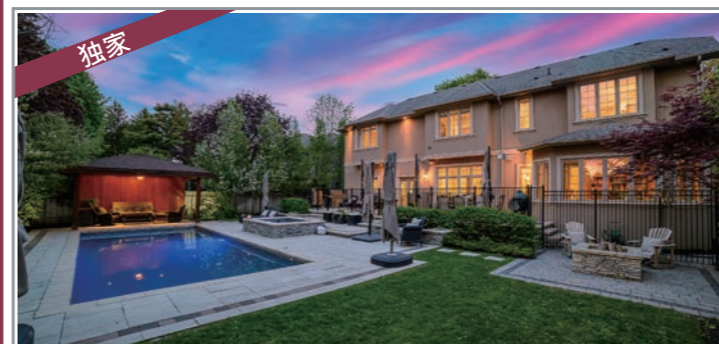
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价格：询价可知

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。

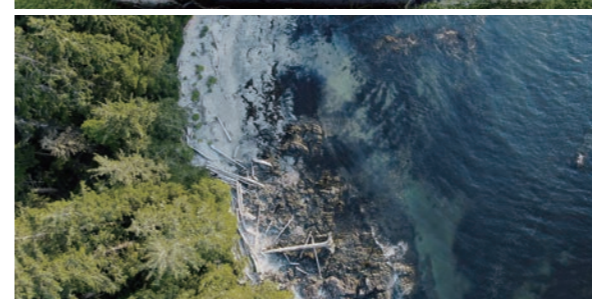
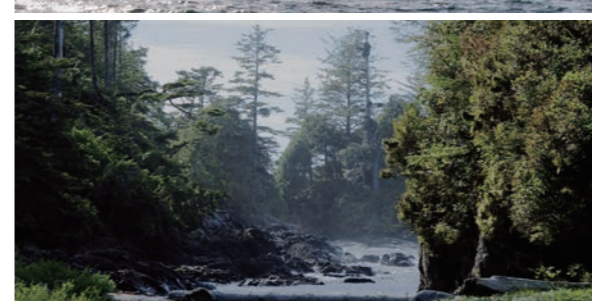
Foodie, PELOTON Junkie, Bespoke in Style, Trend Setter and has Over 25 years in the hospitality industry, with a back ground in culinary arts and hotel/restaurant management & Leader as a Lifestyles Curator.

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。这处仅限水上通道、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。

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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。

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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.

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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



Richard Chui 崔

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Berkshire Hathaway HomeServices California Properties

2023年5月9日，安科纳
Ancona, May 9, 2023

博星140三号艇顺利下水

THIRD PERSHING 140 UNIT LAUNCHED

作为创新、独特风格与标志性“博星震撼”的完美组合，该旗舰型号的商业成功日益高涨

Growing commercial success for the brand’s flagship,
the ideal combination of innovation, unique styling and the signature Pershing thrill.



凭借创意、设计与科技的完美融合，强劲而壮观的博星巡航体验无与伦比，其拥趸正日益增多。作为博星首款全铝结构的旗舰型号，博星 140 为品牌开启了全新时代，其三号艇于 4 月 29 日顺利下水。

博星 140 的诞生是知名设计师 Fulvio De Simon、由 Piero Ferrari 先生领衔的法拉帝集团产品战略委员会，以及集团工程部门携手合作的成果，她是品牌首款在安科纳超级游艇基地建造的型号。这里是法拉帝集团专注于打造钢铝结构超级游艇及 40 米以上巨艇的造船基地。

该艇空间于两层主甲板和一层宽敞的阳光甲板上铺陈而开，并在极高美学层面上，以标志性顺滑线条充分体现该品牌运动个性。通过将新颖的设计特色与标志性细节处理（例如在通道位置上被整合进上层建筑的两个侧翼）融于一体，博星 140 被塑造成真正独一无二的型号，带来极大的市场需求。

该艇主甲板前方的抬升式驾驶舱可直接通往阳光甲板。阳光甲板上可安吧台、日光浴区和第二驾驶台。机舱可容纳船东那些品类繁多的水上玩具，其后部的海滩俱乐部还可三面打开，为人们带来与众不同的定制化亲水体验，成为最受大家欢迎的区域之一。主甲板沙龙宽敞而舒适，拥有完美的室内外空间过渡。博星 140

三号艇的船东在此极尽定制之能事，例如船艏的专业酒柜便是全艇最大亮点之一：照明、白色、并辅以镜面，营造出极其炫目的视觉效果，并让艇内空间更加明亮。设于沙龙艏部右舷墙上功能齐备的吧台是个具有独立照明系统的单元，由于饰有与整个沙龙墙面和谐一致的特殊纹理漆，吧台平时隐于门后，而只有需要它时才会显现眼前。

该艇同样拥有一个全船宽的船东套房，穿过一个自带小休憩区的私人书房即可进入。套房内拥有宽敞的步入式衣橱和带蒸汽淋浴的超大卫浴间。与艇上其他卫浴空间一样，这里也采用马赛克装饰，并以一种特殊的珍珠母贝漆进行表面涂装。

该艇内装可完全根据船东个性化定制。博星 140 三号艇的主人选择了经典的博星风室内设计，但色调比该型号前两艘更浅。内装上广泛使用白色涂料，营造出一个更明亮更放松的完美空间，所选用的浅铅灰色木料进一步放大了室内氛围的轻松和谐感。该艇内装材料与家具选材考究，来自博星长期合作伙伴 Poltrona Frau，以及 Minotti、Artemide、Roche Bobois、Molteni、Fontana Arte 等顶级奢华设计品牌的产品，确保了该艇的精致美学。

博星 140 三号艇动力强劲，四台功率各达 2600 马力的 MTU 16V 2000 M96L 发动机带给该艇 38 节极速和 35 节巡航速度。



Powerful and spectacular, the peerless Pershing cruising experience is an electrifying one that’s winning over more and more enthusiasts with its fantastic blend of creativity, design and technology.

Last April 29th saw the launch of the third Pershing 140 unit, the brand’s first flagship built entirely from aluminium and the start of a new construction era.

The result of collaboration between architect Fulvio De Simoni, Ferretti Group’s Strategic Product Committee led by Piero Ferrari, and the Group Engineering Department, Pershing 140 is the brand’s first model to be built at the Super Yacht Yard in Ancona, the Ferretti Group production facility specialising in the construction of steel and aluminium super and mega yachts over 40 meters in length.

The yacht extends across two main decks and a generous sun deck, and on an aesthetic level confirms the signature sleek lines that epitomise the brands sporty personality. Taken together with a combination of novel design features and iconic detailing-such as the two side wings incorporated in the superstructure at the start of the walkways-they turn the Pershing 140 into a truly unique model and one that’s in great demand on the market.

The raised bridge is on the main deck, with direct access to the sun deck, which can be fitted out with a bar, a sunbathing area and a second helm station.The beach club is one of the areas that appeals most to owners,offering them somewhere to enjoy intimate contact with the water. Located aft of the engine room, it can be opened up on three sides for a unique experience tailor-made to accommodate the owner’s water toys. The large, comfortable lounge on the main deck provides the ideal transition from interior to exterior. The owner of the third

unit decided to personalise this area as much as possible and one of its features is a professional winery in the bow. Illuminated, white and fitted with mirrors, it creates eye-catching optical illusions and fills the space with even more light. Still in the lounge, the fully appointed bar on the starboard wall aft is a structural unit with independent lighting, hidden behind doors decorated with a special textured lacquer that is coordinated with the decor in the lounge so that the bar is only visible when in use.

This yacht too has a full-beam master suite accessed through a private study containing a small lounge area. It also features a generous walk-in wardrobe and a large bathroom with a steam shower, which like all the yacht’s bathrooms is decorated with mosaics and finished entirely in a special mother-of-pearl lacquer.

The onboard decor can be fully personalised by the owner, who for this third unit has chosen Pershing style interior design throughout, but with paler colour tones than those preferred for the two previous units. The interior decoration makes extensive use of white lacquer, which is perfect for creating a brighter and more relaxing space, helped by the choice of lead-coloured wood, a light grey that amplifies the setting’s relaxing sense of harmony. The yacht also features fine materials and furnishings provided by top luxury design brands-Poltrona Frau, a longstanding Pershing partner, Minotti, Artemide, Roche Bobois, Molteni, Fontana Arte-confirming the brand’s sophisticated aesthetics.

The third Pershing 140 unit mounts four MTU 16V 2000 M96L engines, each rated 2,600 hp, and the performance figures confirm just how sporty this model is, with a top speed of 38 knots and a cruising speed of 35 knots.



蒙多尔福，2023年2月16日
Mondolfo, February 16, 2023

博星GTX116首艇下水

FIRST PERSHING GTX116 LAUNCHED

倍受期待的GTX新系列首艇近日下水：优雅、体量与标志性“星撼”的完美结合。

The wait is over and the first yacht in the new GTX range has entered the water: the ideal combination of elegance, volume and the signature Pershing thrill



对于坐落于意大利蒙多尔福的博星船厂而言，2023 年是个重要年份，因为博星 GTX116 首艇诞生了。2月7日的法诺码头，这款令人倍感兴奋的颠覆性创新型号，以其开创性概念与设计，为品牌正式开启一个全新时代。

这艘专为美国市场设计的新艇是由 Piero Ferrari 领衔的法拉帝集团产品战略委员会与由 Fulvio De Simoni 领衔的设计工作室、以及集团工程部三者合作的成果。通过大量的开放空间与亲水区域，以及全新的五舱室布局所带来的卓越宜居性，博星 GTX116 首艇在确保延续品牌运动性能的同时，大幅强化了舒适概念。

“我曾耗时多年寻找一款可完美适配迈阿密的游艇而不得。如今，多亏博星 GTX116 的出现，我的梦之艇终于成为现实。五间舱室、上层甲板天窗、超大的按摩浴缸、充足的船员区域、巨大的艇库、以及史上最佳的银色涂装。她不仅美丽舒适，而且拥有仅博星方可提供的品质与安全性。”

这是博星 GTX116 首艇的美国船东的评价原话，他将该艇命名为“Caffeine（咖啡因）”号，以纪念为他完成财富积累的宝贵元素。这艘真·独特游艇长度超 35 米、宽 7.70 米，拥有非凡卓越可无缝连接海洋的 150 平方米户外空间，大幅提升了艇上生活宜居性。

动感的流线型轮廓完美展现了品牌运动个性，船艏的标志性风格特征借鉴自豪华 SUV 越野车的经典形象，正因如此，全新的博星 GTX116 也被定义成 SUY(相对 SUV 而言的 Sport Utility



Yacht，意即“多功能运动艇”）。该款新艇喷漆采用一种全新的银灰色，甲板舱则选用了特别的蓝色，与此同时，宽敞通透的玻璃表面令室内区域洒满自然光。艇库可容纳一艘长 5 米的接驳艇、一台水上摩托及大量其他水上玩具；而足足 39 平方米的奢华海滩俱乐部铺陈柚木甲板，多功能船艏电液围栏打开后可联通游泳平台与海滩区域，创造出一片巨大的水畔空间。从船艏两侧的户外楼梯可登上 40 平方米的阳光甲板，这里拥有副驾驶台、宽吧台、以及宽敞舒适的休憩区和社交空间。在碳纤维硬顶的得力庇护之下，令人饱享闲适的艇上生活。

博星 GTX116 首艇配备三套喷水式推进系统，包括三台选配升级的 2000 马力 MAN V12 2000 发动机，可带来 35.5 节极速和 29.5 节巡航速度。标配版则是三台 1800 马力的 MAN V12 2000 发动机。

2023 is an important year for the Mondolfo-based yard as it launches the first Pershing GTX116. This innovative, exciting and disruptive model, with its ground-breaking concept and design, entered the water last February 7 in Fano and in doing so welcomed in a new construction era for the brand.

Designed for the US market and the result of collaboration between Ferretti Group's Strategic Product Committee led by Piero Ferrari, the design firm headed by Fulvio De Simoni, and the Group's Engineering Department, the first Pershing GTX116 confirms its sporty DNA and enhances the concept of comfort by providing plenty of open-air space, areas designed to be in direct contact with the water, and outstanding liveability guaranteed by the new five-cabin layout.

"I spent years searching for a yacht that's perfect for Miami but could never find one. Now my ideal model is finally a reality thanks to Pershing GTX116. Five suites, a sunroof on the upper deck, a huge Jacuzzi, plenty of space for the crew, a large garage for tenders, and the best silver paintwork of all time. Not only beauty and comfort, but also the quality and safety that only a Pershing can provide."

These are the words of the American owner of the first Pershing GTX116, who has chosen to name the yacht Caffeine in honour of the ingredient that made his fortune. This truly unique yacht, which has a hull over 35 meters in length and 7,70 meters in the beam, has a remarkable 150 square meters of outdoor areas seamlessly connected to the water, amplifying onboard liveability.



The sleek and streamlined profile is emblematic of the brand's sporty personality, which is pointed up in the bow area by a signature style feature referencing luxury SUV automotive imagery and identifying the new Pershing GTX116 as an SUY or Sport Utility Yacht. This yacht in the new range is painted a new shade of grey, with a special shade of blue for the deckhouse, while the generous glazed surfaces flood the interiors with natural light.

The garage can contain a tender over 5 meters long, a jet ski and other water toys, while the exclusive 39-square-meter beach club has a teak deck protected by an electro-hydraulic taffrail that opens up to connect the beach area with the swim platform, creating a huge space at the water's edge. The 40-square-meter sundeck, reached from the stern area via two outdoor stairways on either side of the yacht, contains the second helm station and is designed with generous spaces for socialising and to enjoy the onboard lifestyle, not least thanks to the shelter provided by the carbon hard top. This area also contains the generously sized and comfortable lounge area, complete with a large wet bar.

The first Pershing GTX116 is equipped with a triple water jet propulsion system, which can be paired with three MAN V12 2000 engines each rated 2,000 mhp (optional) for a top speed of 35.5 knots and a cruising speed of 29.5 knots. The standard engines are three MAN V12 1800 units rated 1,800 mhp.



定制法拉帝庆祝 第27艘天梭33超级游艇下水

CUSTOM LINE CELEBRATES THE LAUNCH OF ITS 27TH NAVETTA 33 SUPERYACHT

集魅力、优雅与创新为一体的全新定制法拉帝排水型游艇
从位于安科纳的法拉帝集团超级游艇基地驶向大海

Charm, elegance and innovation take to the sea at the Ferretti Group Superyacht Yard in Ancona on board this new Custom Line displacement hull



2023 年 5 月 18 日，安科纳——第 27 艘定制法拉帝天梭 33 在位于安科纳的法拉帝集团超级游艇基地下水，向众人展示她的永恒风采。船东家庭与定制法拉帝全体员工参加了下水仪式。

这艘船厂的最新杰作是为一名欧洲船东量身定制。定制法拉帝天梭 33 动力艇“FAMILIA”号根据船东家庭的生活方式而设计，按照他们独特的个性定制，打造出完美的舒适度。这艘富有力量感与平衡感的超级游艇长 33 米，宽 7.52 米，集品味与优雅于一身，四层甲板的巨大空间可轻松接待船东及 10 名宾客：与船体等宽的船东套房位于主甲板，四间客舱则位于下层甲板。游艇具有球状船艏，在适航性与岸泊稳定性方面表现出众，当游艇保持 12 节巡航速度航行时，具有卓越的耗油及航程比。

负责船舶建筑的法拉帝集团工程部和负责室内设计流程的定制法拉帝工作室，与船东家庭保持紧密交流，深入了解并诠释他们的愿景，创造出一艘风格独一无二的超级游艇。

定制法拉帝天梭 33 动力艇“FAMILIA”号的每层甲板都拥有大窗，令整个船上空间愈显宽敞。游艇内部自然采光充沛，完美衔接室内外空间的家具陈设赋予了整艘游艇轻盈感。室内装潢处处可见优雅和谐的设计，淡雅而浓郁的奶白色和天蓝色与深沉迷人的烟灰色和煤炭色形成交相辉映的对比。

家具和室内装潢根据船东的品味进行设计，与知名设计师品牌合作，并选用了精美的天然材质，例如 Silk Georgette 大理石、牛巴革和 ALPillignum 饰面板，赋予游艇精致的奢华感。

Ancona, May 18th, 2023 – A new Custom Line Navetta 33, the 27th unit in the line, entered the water at the Ferretti Group Superyacht Yard in Ancona, showcasing her timeless aesthetic style. The launch ceremony was attended by the owner

family and all Custom Line employees.

The shipyard’s new masterpiece is made-to-measure for a European owner. The Custom Line Navetta 33 M/Y FAMILIA is a superyacht designed to accommodate the lifestyle of an entire family, tailored to match their unique personalities and offer the ultimate in comfort. The powerful but balanced profile of this 33-metre superyacht with a 7.52-metre beam is the epitome of class and elegance, offering the owner and 10 guests a wealth of space on all four decks: from the wide-body owner suite forward on the main deck to the four guest cabins on the lower deck. The hull also features a bulbous bow and delivers best-in-class performance in terms of seaworthiness and stability in port, as well as an excellent fuel consumption to range ratio at a cruising speed of about 12 knots.

This superyacht is a creation of the Ferretti Group Engineering Department for the naval architecture, while the Custom Line Atelier played a strategic role in the interior design process, working in close and constant contact with the owner family to understand and interpret their desires and create a unique and exclusive style.

The spaces on board Custom Line Navetta 33 M/Y FAMILIA are enhanced by huge windows on every deck. In settings flooded with natural light, the furnishings contribute to creating a sense of lightness and transparency that flows seamlessly across both interior and exterior spaces. In the elegant, harmonious design of the interiors, light, rich colours like milk white or sky blue are set off against the darker, more seductive tones of smoky grey and anthracite.

The furnishings and decor are designed according to the owner’s tastes, in collaboration with renowned design brands, and feature fine original materials such as Silk Georgette marble, nubuck leather, and ALPillignum wood veneer, all contributing to a refined sense of luxury.

沃利打造的标志性帆船舰队日新月异 全新巡航赛艇WALLY 101全定制帆船下水

THE FLEET OF ICONIC SAILING YACHTS WALLY GROWS WITH THE LAUNCH OF THE NEW CRUISER RACER WALLY101 FULL CUSTOM

2023 年 4 月 26 日，拉韦纳 —— 沃利自豪地宣布：全新的沃利 101 全定制帆船已于 4 月 22 日星期六在拉韦纳码头正式下水。这款巡航赛艇的设计灵感来自品牌著名的“盒子规则级”Wallycento，在拥有超级赛艇潜质的同时，又具备舒适的巡航性能。

“继 Baron D、Nahita 和 Wally 144 全定制帆船在过去几年相继下水之后，这是沃利建造的第 48 艘全碳纤维超级帆船，延续着公司对帆船设计和技术进步的卓越贡献。”沃利品牌执行总裁 Stefano de Vivo 表示，“这款全定制的 101 英尺赛艇是我们一个伟大的里程碑，她再次证明沃利和法拉帝集团始终能够位居前列，即使是在竞争如此激烈的超级帆船市场。”

“我对沃利 101 全定制帆船的最终成果倍感自豪。这款超轻帆船的排水量只有 55 吨，比类似尺寸及规格的游艇几乎减少了 15%，而这其中高达 40% 的重量被分配到了龙骨上。”沃利创始人兼首席设计师 Luca Bassani 补充道，“这一成就要归功于沃利首创并多年来持续发展的最新碳纤维技术：一种采用预浸碳纤维打造的三明治复合结构。”

大名鼎鼎的 Judel/vrolijk & co. 公司操刀该艇的船舶工程设计，而其室内外设计则由 Luca Bassani 领衔的沃利帆船设计团队与 Santa Maria Magnolfi 工作室携手完成。这款全定制帆船的亮点包括沃利增强液压系统，该系统通过多重液压泵技术大幅提升了船帆控制速度。此外，高性能升降龙骨还能将吃水从 4.70 米提升到不可思议的 6.80 米，带来无与伦比的逆风性能。

新款 wally101 全定制帆船能在任何速度与配置下轻松输出高性能。非扬帆航行状态下，425 马力的发动机还可提供 11.5 节的最高速度。

这款巡航赛艇将一个高性能平台与家庭友好型室内外布局方案完美结合。该艇甲板布局以带八人大桌的艏部操舵台与艉部日光浴区为最大亮点，为贵宾带来极致的惬意享受。下层甲板通过带有配套卫浴和步入式衣橱的主卧套房，外加两间套房客舱，带来舒适的六人住宿条件。沙龙空间包含起居区和用餐区，可容纳多达 10-12 人入座。服务区域则由一个船员餐区、洗衣房、厨房和两间带卫浴的舱室组成，可容纳四名船员。



Ravenna, April 26th, 2023-Wally is proud to announce the launch of its new wally101 Full Custom, that took place on Saturday April 22nd in Marina di Ravenna. This cruiser racer is inspired by the celebrated Wallycento box-rule design and its maxi racer potential along with comfortable cruising.

“Following Baron D, Nahita and the Wally 144 Full Custom of the last few years, this is the 48th full-carbon sailing superyacht built by Wally, continuing the company’s remarkable contribution to the advancement of sailing design and technology,” says Stefano de Vivo, Wally Managing Director. “Launching a fully custom 101-footer is a great milestone for us, which demonstrates once again the ability of Wally and Ferretti Group to always place themselves at the forefront, even in the competitive market of sailing superyachts”.

“I’m extremely proud of the results achieved with the wally101 Full Custom. The light ship displacement is just 55 tons, almost 15% less than yachts of similar size and configuration, and with 40% of the total weight placed in the keel”, adds Luca Bassani, Wally Founder and Chief Designer. “This achievement is accomplished thanks to the latest carbon fiber technology pioneered and developed over the years by Wally, using a high-tech sandwich composite with pre-preg carbon fiber”.

Judel/vrolijk & co. has provided the yacht’s naval architecture alongside exterior and interior design from Wally’s sailing design team led by Luca Bassani and Studio Santa Maria Magnolfi. The new full custom yacht features the Wally Enhanced Hydraulic System comprising multiple hydraulic pumps technology to further speed up sail handling. The lifting keel increases the draft from 4.70m to an extraordinary 6.80m, for unparalleled upwind performance.

The new wally101 Full Custom can easily reach high performance at all speeds and in all configurations. When not sailing, the 425hp engine will provide a top speed of 11.5 knots.

This cruiser racer combines a high-performance platform with a family-friendly exterior and interior layout. The yacht’s deck plan features an amidships cockpit with a table seating up to eight and an aft sunbathing area for ultimate relaxation. The owner’s cabin has an ensuite bathroom and a walk-in wardrobe. Two further ensuite cabins complete the guest accommodation for six, and the saloon includes a living and dining area with seating for up to 10-12. The service area is comprised of a crew mess, laundry, galley and two ensuite cabins for four crew.



实力不允许低调 法拉帝集团领奖到手软

Ferretti Group wins recognition of China market

- 法拉帝游艇连续第十年获得《胡润百富》“最受中国富豪青睐的豪华游艇品牌”。
- 法拉帝860赢得香港版《罗博报告》“罗博之选”年度最佳豪华游艇大奖。
- 法拉帝集团成为《海之蓝》“2022中国游艇大奖最大赢家”。
- For the tenth consecutive year, Ferretti Yachts wins title of “Most Favored Luxury Yacht Brand by Chinese HNWLs” from Hurun Report.
- Ferretti Yachts 860 wins Best Luxury Yacht Award of the Year by the “Best of the Best” of the Hong Kong Robb Report.
- Ferretti Group becomes the biggest winner at 2022 China Yacht Awards by Oceanway.



2月11日晚，作为法拉帝集团旗下主打品牌的最新力作，全新飞桥艇法拉帝860在香港九龙丽晶酒店大厅内举行的《罗博报告》颁奖晚宴上，成功斩获香港“罗博之选”年度最佳豪华游艇大奖。

该艇因创新的设计方案与尖端科技而独树一帜，将风格及建筑元素，与卓越的舒适度，以及对宾客幸福感和休闲性的关注融为一体。

私宴进行时，掌声四起，派意渐浓。这款长88英尺5英寸豪华游艇的诸多创新特征借视频宣传片闪耀席间，优化的空间与卓越的性能，融入原汁原味的意制优雅风格之中，定义出一以贯之的品牌DNA。现如今，香港是当之无愧的亚洲休闲游艇之都，虽仅方寸之地，但该地区在2020年进口的游艇比任何其他东亚城市，甚至国家都更多。

On the evening of February 11, as the latest masterpiece of the historical brand of the Ferretti Group, the brand-new flybridge yacht, the Ferretti Yachts 860, was successfully awarded the Best Luxury Yacht Award of the Year by the “Best of the Best” in Hong Kong at the Robb Report Awards Gala held in the lobby of the Regent Hotel in Kowloon, Hong Kong.

The yacht is unique for its innovative design and cutting-edge technology, which combine style and architectural elements with excellent comfort and a concern for the well-being and convenience of the owners and their guests.

Applause resounded through the private banquet. Seen via the promotional video, the innovative features of this 88-foot and 5-inch luxury yacht surprised the guests, and its optimized space and excellent performance, integrated into an elegant and original Italian style, define a consistent brand DNA. Nowadays, Hong Kong is well-deserved as the leisure yacht capital of Asia. Although Hong Kong owns a small amount of land, in 2020, the region imported more yachts than any other East Asian city, or even country.



两周后的3月1日，在上海浦东香格里拉酒店举行的第19届胡润至尚优品年度颁奖典礼上，法拉帝游艇连续第十年荣获“最受中国富豪青睐的豪华游艇品牌”，成为2005年至尚优品颁布以来唯一一家登上“星光圣殿”的游艇品牌。该荣誉是根据胡润研究院当日颁发的《2023胡润至尚优品——中国千万富豪品牌倾向报告》调查结果而得出的。胡润研究院是由国内著名的商业与生活方式杂志之一——《胡润百富》运营的权威机构。从2014年到2023年，法拉帝意大利总部及亚太团队十年磨一舰，携手中国大陆独家授权经销商飞驰游艇，不懈研发产品，勤奋耕耘市场，细心呵护客户，得到了包括每一位船东及合作伙伴在内的中国市场对品牌的厚爱与支持。

Two weeks later, on March 1, at the annual award ceremony of the 19th Hurun China Luxury Consumer Survey, held in the Shangri-La Hotel in Pudong, Shanghai, Ferretti Yachts won “the Most Favored Luxury Yacht Brand by Chinese HNWLs” from Hurun Report for the tenth consecutive year, becoming the only yacht brand to board the “Hall of Fame” since the launch of the China Luxury Consumer Survey in 2005. This honor is based on the survey results of the “2023 Hurun China Luxury Consumer Survey-Brand Tendency Report of China Millionaires” issued by the Hurun Research Institute on the same day. The Hurun Research Institute is an authoritative organization run by the Hurun China Rich List, one of the famous domestic business and lifestyle magazines. From 2014 to 2023, Ferretti’s Italian headquarters and their Asia-Pacific team worked hard for ten years, joined hands with SpeedoMarine, the Chinese mainland’s exclusive authorized dealer, making unremitting efforts to develop products, diligently cultivate the market, and take good care of their customers, winning the deep recognition and support of the brand in the China market, including every shipowner and partner.





4月14日晚，在第一届三亚国际游艇展期间举办的2022中国游艇大奖颁奖礼上，法拉帝集团成为当晚的最大赢家，将10项大奖收入囊中，其中含金量最高的“年度最佳进口品牌”桂冠授予法拉帝游艇，而其余9座奖杯分属集团近期推出的畅销船型，分别来自旗下的沃利、法拉帝游艇、博星、丽娃和CRN品牌。

在本年度的榜单中，丽娃品牌是最大的赢家之一，一共捧回了四座重量级奖杯，其中丽娃50米RACE更是连续三年获得“中国游艇大奖”，可见游艇圈对她的青睐有加。

法拉帝集团的不懈努力继续得到中国市场行业专家与专业媒体的关注和肯定，鞭策我们砥砺前行，交出更辉煌灿烂的成绩单。

以上满满的收获不仅表彰了集团在2022年的辛勤耕耘，更促进我们信心十足地开启2023年的新征程，接受新挑战，期待来年交出更漂亮的成绩单！

At the 2022 China Yacht Awards Ceremony, held on the evening of April 14 during the 1st Boating Sanya, Ferretti Group became the biggest winner of the night, winning 10 awards, among which, the most valuable award, "The Best Imported Brand of the Year" was awarded to Ferretti Yachts, while the remaining 9 trophies were awarded to the best-selling yacht models recently launched by the Group, which were from its brands: Wally, Ferretti Yachts, Pershing, Riva, and CRN.

In the list of the China Yacht Awards for this year, the Riva brand is one of the biggest winners, winning four key trophies, among them, the 50M RACE won the Award for three consecutive years, which shows its privilege position in the yacht circle.

The unremitting efforts of the Ferretti Group continue to gain attention and recognition from industry experts and professional media in the China market, which urges us to forge ahead and achieve more brilliant performance.

Our rich results above not only commend the hard work of the Group in 2022, but also encourage us to confidently start a new journey in 2023 and accept new challenges. We are looking forward to achieving more outstanding results in the coming year!

CRN第143号动力艇MARANELLO项目：全新67米超级游艇初现雏形

CRN M/Y 143-PROJECT MARANELLO: THE NEW 67-METRE MEGAYACHT IS TAKING SHAPE

宏伟船体运抵船厂 开启全新建造阶段

The hull has been relocated in spectacular fashion as a new construction phase begins



2023年5月11日，安科纳——凭借高深的专业知识和娴熟的技艺，CRN再次迎来全新游艇的诞生：CRN第143号动力艇Maranello（马拉内罗）项目，这是一艘长67米全定制化设计与建造的钢铝材质巨型游艇。

CRN船厂正在建造的全新船体拥有紧凑流畅的空气动力学线条，强有力的风格完全彰显了船主的个性与远见。

CRN第143号动力艇结合了CRN在设计与建造方面的品质与专长，以及Nuvolari Lenard工作室的经验与创造力。

作为船主代表，Moran Yacht & Ship在该项目中扮演了关键的角色，将继续在建造过程、技术审查、检验和收货流程中协助船主，负责项目的现场管理监督以及第三方供应商的协调。

目前，该船体已运抵法拉帝集团位于安科纳的超级游艇基地，这里的能工巧匠将在安装家具前，负责游艇的木工、装配、机械、船上系统与设备。船体外部也将一丝不苟地进行打底与喷漆。

众多的建造阶段通过完美的协作流程，在船体的各个区域同时并交错进行，仿佛交响乐队的各种乐器交织，并推向最后的高潮——作品的完工。

这艘超级游艇拥有五层甲板，可以轻松舒适地容纳多达14名宾客与17名船员。

在CRN第143号动力艇项目上，船厂对于可持续发展的追求与船主对于环境保护的热忱不谋而合。打造出创新的环保定制休闲游艇，拥有尖端的混动推进系统，显著提高能效并改善燃油经济性。

除了CRN第143号动力艇以外，法拉帝集团位于安科纳的8万平方米跨品牌超级游艇基地，同时还在建造两艘CRN全定制游艇：CRN第144号动力艇（85米）和CRN第145号动力艇（70米），以及定制法拉帝天梭50、全铝制的博星140三号 and 四号艇，还有丽娃超级游艇部钢铝材质的丽娃50米三号艇和丽娃54米。此外，定制法拉帝品牌共有27艘游艇正在基地内同步建造中，并将在码头完成最终工序、测试以及交付。

Ancona, 11 May 2023—Through its in-depth expertise and accomplished skill, CRN is bringing another new yacht to life: the CRN M/Y 143-Project Maranello is a new

67-metre steel and aluminium megayacht, a totally bespoke design and build.

CRN is currently constructing the new hull with its taut, fluid, aerodynamic lines and a potent sense of style that fully reflects her owner's vision and specifications.

The CRN M/Y 143 combines CRN's design and build quality and know-how with the experience and creativity of the Nuvolari Lenard studio.

Moran Yacht & Ship have played a key role as owner's representatives for the project and will continue to assist the client through the build process until the technical review, inspection and acceptance, from project management to on-site supervision and coordinating the external suppliers.

The hull has now been transported to the Ferretti Group Superyacht Yard in Ancona, where the artisans' expert hands are taking care of the carpentry, the fitting-out, the machinery and the on-board systems and equipment, prior to the installation of the furniture. The hull exterior will also be meticulously primed and painted.

The numerous production stages proceed in parallel and in staggered fashion in the various sections of the hull through a process of perfect symbiosis, like instruments in a symphony orchestra building to a crescendo—the completion of the piece.

The megayacht will have 5 decks and will accommodate up to 14 guests and 17 crew in exceptional comfort.

With the CRN M/Y 143, the shipyard's keen commitment to sustainability has resonated strongly with an owner who is especially concerned about safeguarding the environment. The result is an innovative, eco-friendly custom pleasure vessel with a state-of-the-art hybrid-propulsion system for enhanced energy efficiency and significantly improved fuel economy.

Besides the CRN M/Y 143, Ferretti Group's multi-brand Superyacht Yard in Ancona—an almost 80,000-sqm facility—is constructing two more full-custom CRN yachts: the CRN M/Y 144 (85 metres) and the CRN M/Y 145 (70 metres). It is also building a Custom Line Navetta 50, a Pershing 140#03 and a Pershing 140#04, all in aluminium, plus a steel and aluminium Riva 50Metri #03 and Riva 54Metri Superyacht Division. In addition, there is all the rest of the Custom Line output, with a total of 27 yachts under construction simultaneously in the sheds and at the quays for finishing, testing and delivery to their owners.

浪尖邂逅 2023新加坡游艇展, 法拉帝集团满载而归

WAVE ENCOUNTERS
A BIG SUCCESS FOR
THE SINGAPORE YACHTING FESTIVAL 2023



4月27日至30日, 2023新加坡游艇展在圣淘沙 ONE° 15 游艇俱乐部盛大举行。法拉帝集团亚太公司与集团旗下法拉帝游艇、丽娃和博星三大品牌的新加坡独家经销商 Hong Seh Marine 携手带来四艘游艇参展, 完美亮相这场狮城盛会。其中来自法拉帝游艇品牌的法拉帝 860、法拉帝 780 和法拉帝 500 尤其令人印象深刻。

其中亚洲首秀艇——法拉帝 860 无疑是本届展会最引人注目的亮点之一。诞生于意大利卡托利卡船厂的这款飞桥艇采用最尖端设计与技术解决方案, 风格与建筑元素之和谐一致渗入最细微之处。

既完美展示了高端游艇生活方式, 期间还举办了包括中华之夜和法拉帝集团鸡尾酒会在内的多场尊享活动, 法拉帝集团本次新加坡游艇展之旅取得了巨大成功。除此之外, 本届展会还见证了丽娃 Rivamare 游艇的成功售出, 该艇将成为新加坡市场上又一大激动人心的明星成员。

The Singapore Yachting Festival 2023 made a big splash on 27th-30th April at ONE°15 Marina Club Sentosa Cove. Co-organized with Hong Seh Marine-the exclusive dealer for Ferretti Yachts, Riva and Pershing in the Singapore region, Ferretti Group APAC was excellently represented by four yachts at this momentous lion city event. The impressive Ferretti Yacht line-up included Ferretti Yachts 860, Ferretti Yachts 780, Ferretti Yachts 720, and Ferretti Yachts 500.

Debuting in Asia, one of the most eye-catching spotlights was the new FERRETTI YACHTS 860. It is a flybridge yacht created by the Cattolica-based Shipyard that features cutting-edge design and technology solutions, where the stylistic and architectural elements work together in harmony right down to the smallest detail.

With a celebration of luxury yachting lifestyle and a variety of private events including China Night and Ferretti Group Exclusive Cocktail Party, indeed, the Singapore Yachting Festival was a big success, which included the closing of Riva Rivamare sale, which will be another exciting addition to the market!



法拉帝集团前往威尼斯展现其宏伟与创新

由wallywhy150领衔的十艘游艇在军械库闪亮登场

FERRETTI GROUP HEADS TO VENICE WITH A FOCUS ON BEAUTY AND INNOVATION

Ten boats shine out against the backdrop of the Arsenale,
headlined by the presentation of the wallywhy150.



2023 年 5 月 30 日，威尼斯——威尼斯在游艇行业的地位愈发重要。归功于威尼斯游艇展的日益成功，吸引着豪华游艇船东和爱好者在今年 5 月 31 日至 6 月 4 日前来。法拉帝集团连续四年携壮观舰队参展，今年更是带来十艘宏伟船艇，包括脱颖而出的 wallywhy150，这艘游艇由沃利游艇和法拉帝集团工程专家团队合作打造，优雅和独具创新的室内设计则出自 Studio Vallicelli Design 工作室。这款 wallywhy 系列的最新杰作拥有前所未有的户外空间以及超大的上层甲板，所能提供的遮阳空间可以与 40 米长的游艇相媲美。

除了 wallywhy150，法拉帝集团还将展示旗下七大品牌中四个品牌的耀眼型号：

- 法拉帝 720、法拉帝 580、法拉帝 500；
- 丽娃 68' Diable (魅惑)、丽娃 56' Rivale (对手)、Rivamare (丽娃魅迹)；
- 博星 9X 和博星 7X；
- 定制法拉帝天梭 30

法拉帝集团首席执行官 Alberto Galassi 表示：“我们见证了威尼斯游艇展的诞生与繁荣，它不仅是地中海东部的重要贸易展会，更是船东和游艇爱好者们翘首以盼的年度游艇界盛会。我非常高兴地看到其他意大利船艇制造商也认识到这一杰出国际性盛会的重要性和它所创造的机遇。特别值得一提的是，今年独一无二的威尼斯军械库将成为我们宏伟又现代的舰队的背景。历史曾在这里写就，今天我们在此欣赏游艇的未来：世界上没有第二个城市可以同时做到这两点。我想借此机会感谢威尼斯市长 Brugnaro 先生以及市府行政机构，在他们的努力下，威尼斯再次回归名副其实的航海皇后的地位。”

在威尼斯游艇展上，法拉帝集团再次与顶级意大利品牌及全球高端品牌合作。Dolce&Gabbana (杜嘉班纳) 量身定制了团队制服；威尼斯当地合作伙伴包括 Teatro La Fenice (凤凰剧院) 和 Hotel Gritti Palace (格瑞提皇宫酒店)，该酒店的标志性露台正是丽娃会所的所在地；Lavazza (拉瓦萨) 用诱人的咖啡特调为来宾送上小憩时光；Range Rover (路虎揽胜) 是集团官方汽车合作伙伴；La Scolca (拉斯柯卡酒庄) 提供了精挑细选的葡萄佳酿；Aperol (阿佩罗) 带来了标志性的鸡尾酒；Seabob 为集团品牌定制了限量版涂装的潜水器；Frette (芙蕾特) 床品和 Roda 家具 是独家家居合作方；Culti 献上了怡人的环境香氛；Venini 展示了一系列精美的 Murano 玻璃吊灯；Zanta 携钢琴为游艇添彩。顶级合作伙伴阵容还包括航空服务供应商 Flexjet 以及摩纳哥游艇展。



Venice, May 30, 2023–Venice is increasingly at the centre of the yachting world. All thanks to the growing success of its Boat Show, which from May 31st to June 4th this year will be a magnet for luxury yacht owners and enthusiasts. Ferretti Group celebrates its fourth year running at the show with a spectacular fleet of ten magnificent boats, including the stand-out wallywhy150, the model created by a team of Wally and Ferretti Group Engineering experts in collaboration with Studio Vallicelli Design, which penned the elegant and innovative interior design. This latest masterpiece in the wallywhy range features unprecedented exterior areas and a huge upper deck that offers the same sheltered space as a 40-metre yacht.

Alongside the wallywhy150, Ferretti Group will be showcasing a dazzling selection of boats representing four of its seven brands:

- Ferretti Yachts 720, Ferretti Yachts 580, Ferretti Yachts 500
- Riva 68' Diable, Riva 56' Rivale, Rivamare
- Pershing 9X and Pershing 7X
- Custom Line Navetta 30

"We have seen the Venice Boat Show come into being and flourish, not just as the leading trade fair in the Eastern Mediterranean, but as a yachting world event that our owners and friends look forward to the whole year. And it gives me great pleasure to see that the other Italian boat builders too have recognised the importance of this outstanding international event and the opportunities it creates," said Alberto Galassi, Ferretti Group CEO. "I'd like to underscore once again this year the unmatched appeal of Venice's Arsenale as the natural and artistic backdrop to our boats' beauty and modernity. History has been made here and this is where you can admire the future of yachting: what another city in the world could offer all this? I'd like to thank and show my appreciation to Mayor Brugnaro and the municipal administration, who have given Venice back its rightful role as queen of the sea and navigation."

At the Venice Boat Show, Ferretti Group once again renews its collaboration with top Italian and international luxury brands. Dolce&Gabbana designs the tailor-made staff uniforms, while local partners include Teatro La Fenice and Hotel Gritti Palace, whose iconic terrace is home to the Riva Lounge; Lavazza offers refreshing moments with its enticing coffee blends and Range Rover is official automotive partner; La Scolca offers a refined selection of wines, while Aperol will be presenting its signature cocktails; Seabob showcases the brand's magnificent, limited editions, featuring custom livery specially created for the Group's brands; Frette and Roda are exclusive interior accessory partners; Culti intoxicates with intriguing ambience fragrances; Venini showcases a selection of fine Murano glass chandeliers, and Zanta furnishes its pianos. The line-up of top tier partners is completed by air transport provider and the Monaco Yacht Show.



更进一步：
沃利在2023威尼斯游艇展上展示全新船型wallywhy150

Further ahead:
Wally presents the all-new wallywhy150 at the Venice Boat Show 2023



2023 年 5 月 31 日，威尼斯——沃利游艇在 2023 威尼斯游艇展（5 月 31 日至 6 月 4 日）上亮相全新船型 wallywhy150。

对于总是不断为游艇行业提供全新范例的沃利而言，震撼人心的威尼斯军械库正是其发布全新沃利产品的完美舞台。

wallywhy150 的诞生由经验丰富的沃利 - 法拉帝集团工程团队与其带来卓越室内设计的 Studio Vallicelli Design 工作室携手完成。长 78 英尺的 wallywhy150 虽以抬升式驾驶台为最大亮点之一，但其设计理念的核心则是打造无与伦比的外部空间。

沃利品牌执行总裁 Stefano de Vivo 进一步解释道：“我们的目标是预判市场需求，继满载创新特性的 wallywhy200 大获成功之后，进一步开发出一款可再次引领时代的游艇。长 24 米、总吨 150GT 的 wallywhy150 灵活多变，完美适配那些经验丰富的船东需求，他们能充分理解与欣赏该艇老道的空间利用、宽敞的起居空间与一目了然的个性化。近 30 年来，沃利一直在设计和建造最前沿的游艇，她们的诞生推动了游艇设计的划时代演变。我们确信，wallywhy150 同样也将能够在最多样化的国际市场上建立自己的地位。”

wallywhy150 在外部设计上超越了尺寸束缚：上层甲板拥有绝对的开放性，带给主客一个拥有顶部庇护的巨大空间。船东主客可悠享阳光甲板完备的用餐设施、一个日光浴区和一个阴凉的休息区、及其他大量户外区域，几乎全艇长度都完美融入户外环境。此外，该艇另一处重要设计细节是无处不在的全景落地窗，主导了该艇的外观设计感。

提及 wallywhy150 的住宿条件，首先不得不提的自然是位于主甲板前部的主卧套房。与 wallywhy200 一样，该主卧同样拥有 270 度全景视野，并且在其超高的船艏加持下，呈现出一个宏伟壮观的“海上圆形剧场”式空间设计。

其他住宿空间则位于下层甲板，船东可选择一间贵宾舱、一间双人大床客舱外加一间双单人床客舱的布局方案，或者两间贵宾舱的布局方案。无论哪种方案，所有客舱都受益于大面积窗户所带来的无可比拟的采光效果，营造出极其通透的现代设计感。

沃利品牌创始人兼首席设计师 Luca Bassani 强调称，令 wallywhy150 独树一帜的主要原因之一是该艇“布局方案的简洁性与便捷性吸引了大量客户的关注，它为那些亟待拓宽传统滑艇使用边界的客户提供了一个极致灵活的平台。这是同级别游艇中第一款可以直接从艏阱高度无需借助楼梯便可直接进入海的型号，可以说她实际上就是一座浮于水面的海上别墅。”

wallywhy150 的船艏甲板是个宽敞的无障碍平台，一架多功能液压梯与升降平台集成于此。即便如此，船东仍可对此倾其所欲，例如将包括一艘长达 3.90 米的接驳艇在内的各类水上玩具纳于此处。

选配三台 IPS1350 发动机时，wallywhy150 极速可达 23 节；若选择标准配置，则三台 IPS1200 发动机可带来 21 节的最高速度。

wallywhy150 将在 2023 戛纳游艇节上全球首秀。



Venice, May 31st 2023-Wally presents the all-new wallywhy150 in Venice at the Salone Nautico Venezia (31 May-4 June).

The evocative setting of the Arsenale is the perfect scenario for the presentation of the new Wally model, which keeps creating new paradigms in the yachting industry.

The wallywhy150 was created by the experienced Wally-Ferretti Group Engineering team, with Studio Vallicelli Design responsible for her exceptional interior design. Offering unparalleled exterior spaces on a 78-foot yacht was at the heart of the concept behind the wallywhy150, which sports a raised pilothouse design.

Stefano de Vivo, Wally's Managing Director explains further: "Our goal was to anticipate market demands developing a yacht capable, once again, of being ahead of its time, starting from those innovative features that made the wallywhy200 successful. With its 24-meter length and 150 GT, the wallywhy150 is a flexible yacht, ideal for experienced owners who fully understand and appreciate the skillful use of space, the considerable living areas and its unmistakable personality. For nearly 30 years Wally has been designing and building cutting-edge yachts, which have led to epochal changes in yacht design and we are sure that the wallywhy150 will also be able to establish itself on the most diverse international markets."

The exterior areas of the wallywhy150 are unmatched for her size: the upper deck is completely open, giving an enormous amount of protected space on top. On board owner and guests can enjoy a full dining setting on the sundeck, a sunbathing area, a shaded lounge and much more – almost the full length of the boat is outside.

Another important detail of the wallywhy150 is the floor-to-ceiling glass which dominates the design of the vessel.

Accommodation on board the wallywhy150 includes a master cabin located forward on the main deck—as on the wallywhy200 – which showcases 270-degree panoramic views and a stunning, grand “amphitheatre of the sea” design, thanks to her unusually high bow.

Additional accommodation is found on the lower deck, which can either be configured in 1 VIP cabin+1 double and 1 twin guest cabin layout or in a 2-VIP cabin layout, with all of the staterooms benefitting from the illuminating effects of their huge windows which create an airy and modern feel on board.

Luca Bassani, Wally's Founder and Chief Designer, highlights one main reason for the uniqueness of the wallywhy150: “It is the simplicity and accessibility of the layout which makes it so appealing to a huge range of clients—it offers the ultimate flexible platform for those looking to expand the horizon of traditional planing-craft usage. This is the first vessel with direct access to the sea at cockpit level with no stairs necessary—it is effectively a floating loft on the water.”

The aft deck of the wallywhy150 offers a large, unencumbered platform—including both a hydraulic multipurpose ladder and a rising platform. Owners are able to outfit this area as desired, with the capacity to bring all types of water toys on board, as well as a large 3,90-metre (12'8") tender.

When powered by her optional three IPS1350 engines, the wallywhy150 can reach a maximum speed of 23 knots, or 21 knots with the standard propulsion of three IPS1200 engines.

The wallywhy150 is set to make her international debut at Cannes Yachting Festival 2023.



法拉帝集团尊享日奏响海上乐宴 品牌旗舰法拉帝1000中国首秀惊艳鹏城

Ferretti Group Privilege Day brings Joy Above The Sea New flagship Ferretti Yachts 1000 China Premiere stirs up Shenzhen



5月13日，中国深圳——法拉帝集团尊享日暨法拉帝1000中国首发仪式在深圳湾游艇会和深圳海上世界文化艺术中心隆重举行。作为世界豪华游艇行业的领航者，法拉帝集团史无前例地携旗下十二艘游艇的豪华阵容编队亮相中国内地，这场海上盛宴的主角便是首次在中国市场亮相的法拉帝游艇品牌新旗舰——法拉帝1000。

除中国首秀的法拉帝1000以外，豪华编队成员还包括：
• 代表法拉帝游艇品牌的法拉帝960、法拉帝920、法拉帝870、法拉帝850、法拉帝Altura 840、法拉帝780、法拉帝700、法拉帝670和法拉帝530；
• 代表丽娃品牌的丽娃110' DolceVita（甜蜜生活）和丽娃90' Argo（南船座）。

有朋自远方来，不亦乐乎。取“乐”之一语双关，当晚一场名为“海上乐宴”的盛典，在深圳城市爱乐团悠扬而宏大的交响乐中拉开帷幕。

上百位法拉帝集团的游艇船东及贵宾齐聚一堂，领略全球顶尖游艇的制造艺术，尊享优雅非凡的意式奢华航海生活。

盛典现场，无人机编队腾空而起，在法拉帝游艇编队上方绘写出一幅幅壮丽的空中画卷，最终勾勒出本次活动的主角——壮丽的“法拉帝1000”。作为法拉帝游艇品牌的新款旗舰，法拉帝1000不仅拥有出色的航行性能，更将现代科技与传统技艺完美融合，以独特的外观设计和宽敞豪华的内部空间，为船东和宾客呈献无与伦比的航海享受。

在船东答谢环节，法拉帝集团领导层携手中国内地独家经销商飞驰游艇邀请与会船东上台，以精美的定制礼物感谢中国船

东们多年来对法拉帝集团品牌的厚爱与支持。

法拉帝集团首席执行官Alberto Galassi表示：“对于法拉帝集团及旗下七大游艇品牌来说，今天是一个令人激动而又难忘的日子。中国游艇市场正经历高速发展的黄金时期，越来越多的中国船东青睐并选择了我们集美观、传承和创新于一体的游艇。这场海上乐宴是我们的旗舰——法拉帝1000中国首秀的最佳舞台，现场展示的游艇编队更是将法拉帝集团游艇的独特设计和永恒魅力展现得淋漓尽致。”

2022年，法拉帝集团在港交所挂牌上市，这既是游艇行业在香港上市的第一股，更是近十年来唯一赴港上市的意大利企业。展望未来，法拉帝集团将凭借其遥遥领先的行业地位和独特的意大利游艇制造精髓，在快速增长的豪华游艇市场中迎接新的发展机遇，充分释放其世界级品牌——Ferretti Yachts、Riva、Pershing、Itama、CRN、Custom Line和Wally的巨大潜力。结合一站式战略升级方案，通过游艇经纪、租赁、售后及改装等辅助服务，进一步强化增长势能。法拉帝集团将继续为全球船东交付“纯正意式奢华”游艇，为股东们创造更大的价值。

本次盛宴上，法拉帝集团与众多享有全球声誉的一线品牌携手亮相，呈现极致且舒适的意大利高端生活方式。其中，Magnificat（迈骊飞）携Rugiano、Elie Saab、Agresti、Contardi及Bluemarine Home等意大利高端家具、灯饰及床品品牌及其合作伙伴富立织锦共同为现场展示的游艇增艳添彩；意大利奢华香氛品牌LOCHERBER提供专属定制的威尼斯海洋调香氛礼物；Ruinart白中白香槟、卡露伽鱼子酱、以及意大利Lavazza咖啡为本次盛典带来精致的美食与美酒体验。



在本次法拉帝集团深圳尊享日上中国首秀的法拉帝1000：

法拉帝1000是法拉帝游艇品牌有史以来建造的最大游艇。

这款复合材料打造的游艇，结合创新的碳纤维部件，进一步提升了科技含量，她重塑了空间，并以前所未有的设计方案革新了船上生活：内饰的经典风格使用柔和平衡的色调和细腻的对比；而当代风格则使用新颖的色调和更为大胆的色彩。

该款旗舰的核心要旨是在室内外区域打造出无与伦比的舒适与幸福，彰显完美的“意大利制造”品味。

The Ferretti Group Privilege Day and Ferretti Yachts 1000 China Premiere Ceremony was held at the Shenzhen Bay Marina Club and the Sea World Culture & Arts Center. As a world leader in the luxury yacht industry, Ferretti Group displayed twelve luxury yachts delivered to Shenzhen, China in recent years, of course the protagonist was the Ferretti Yachts 1000, which made her China premiere at this feast above the sea.

Besides Ferretti Yachts 1000, the other models in this luxury fleet included:
• Ferretti Yachts 960, Ferretti Yachts 920, Ferretti Yachts 870, Ferretti Yachts 850, Ferretti Yachts Altura 840, Ferretti Yachts 780, Ferretti Yachts 700, Ferretti Yachts 670, and Ferretti Yachts 530;
• Riva 110' DolceVita and Riva 90' Argo.

A Chinese old saying tells that it is such a delight to have friends coming from afar. Taking the pun of “Yue” which means both joy and music in Chinese, a grand ceremony dubbed “Joy Above the Sea” began in the evening in the melodious and grand symphony of the Shenzhen City Philharmonic Orchestra.

Yacht owners and VIP guests attended the ceremony to appreciate the manufacturing art of the world's top yachts and enjoy the elegant and extraordinary Italian luxury nautical lifestyle.

At the gala, a fleet of drones rose into the air, producing stunning forms above the Ferretti yachts fleet, finally forming the major attraction of the event - the magnificent “Ferretti Yachts 1000”. The new flagship of the Ferretti Yachts brand offers owners and guests unmatched nautical enjoyment with its exceptional performance, flawless fusion of modern technology and traditional skills, distinctive exterior design, and spacious, opulent interiors.

Top management of Ferretti Group and Speedo Marine, the Group's exclusive dealer in mainland China, welcomed yacht owners onto the stage during the acknowledgment session to present them with exquisite customized presents in appreciation for their love and support to Ferretti Group brands over the years.



“This is a fantastic moment for Ferretti Group and its seven brands. The Chinese market is experiencing rapid growth and more and more owners are choosing the beauty, heritage and innovation of our magnificent boats. This spectacular event is an extraordinary debut for our flagship Ferretti Yachts 1000, consolidating the fame and success of our comprehensive and inimitable range.” said Ferretti Group CEO Alberto Galassi.

In 2022, Ferretti Group was listed on the Hong Kong Stock Exchange, which was not only the first yacht manufacturer to list its shares in Hong Kong, but also the only Italian company listed in Hong Kong in the last decade. Looking ahead, Ferretti Group is prepared to embrace new development opportunities in the fast-growing luxury yacht market by leveraging its far-leading industry position and unique Italian yachting essence to unleash the full potential of its world-class brands - Ferretti Yachts, Riva, Pershing, Itama, CRN, Custom Line and Wally. Through auxiliary services including yacht brokerage, lease, after sale, and refit, together with a one-stop strategic upgrade program, Ferretti Group will further reinforce its growing momentum. The Group will keep delivering yachts with “authentic Italian luxury” to owners all around the world, creating greater value for its shareholders.

At the gala, Ferretti Group was joined by both Italian and international luxury partners to display the supreme and comfortable Italian premium lifestyle: Magnificat was one of them, adding radiance to the yachts on display together with some high-end Italian furniture, lighting and bedding brands including Rugiano, Elie Saab, Agresti, Contardi, Bluemarine Home, and its partner, Fuli Carpet. LOCHERBER, an Italian luxury fragrance brand, offered exclusive and customized Venetian sea-toned fragrance on board. MHD's Ruinart Blanc de Blancs, Kaluga Queen, and top Italian coffee brand Lavazza brought exquisite food and drink experiences to this event.

China Premiere yacht at the Ferretti Group Shenzhen Privilege Day: Ferretti Yachts 1000:

The new Ferretti Yachts flagship is the largest boat ever produced by the shipyard.

Built from composite materials, with parts in carbon fibre that underscore the hi-tech content, Ferretti Yachts 1000 reshapes space and changes the whole approach to life on board, with unprecedented design solutions and an interior mood either in Classic style, featuring muted, balanced tones and subtle contrasts, or a Contemporary option with fresher and bolder colour shades.

At the heart of the project is the idea of unparalleled comfort and wellbeing in both outdoor and indoor areas, where quintessential 'Made in Italy' taste prevails.



集团2022年全年业绩 获法拉帝股份有限公司批准

FERRETTI SPA APPROVES THE GROUP'S FULL YEAR 2022 RESULTS

2022财年净收益实现两位数增长，达14.6%，超10亿欧元

收益和税息折旧及摊销前利润再次证实了商业及产业战略指导方针的有效性。

**Double-digit Net Revenue growth of 14.6% in Fiscal Year 2022
to over one billion euros**

**Revenues and EBITDA once again confirm the effectiveness of the commercial
and industrial strategic guidelines.**



2023 年 3 月 8 日，弗利——法拉帝股份有限公司的董事会于今日审查并批准了集团提交的 2022 年全年综合财务业绩。

- 订单量比 2021 年增长了 19.6%，达 11.62 亿欧元。
- 净收益比 2021 年增长了 14.6%，达 10.301 亿欧元。
- 调整后的税息折旧及摊销前利润（EBITDA）比 2021 年增长了 36.5%，达 1.4 亿欧元，利润率为 14.1%，上升约 200 个基点。
- 净利润达 6,050 万欧元。
- 净现金头寸达 3.65 亿欧元。

集团首席执行官 Alberto Galassi 先生表示：

“这些令人振奋的成果不仅展示着法拉帝集团辉煌的现在，也诉说着集团美好的未来。豪华游艇市场呈继续扩大态势，我们有充分理由相信，在未来几年我们的业绩将会越来越好。法拉帝集团拥有在产品线广度、声誉和美观方面无与伦比的品牌组合，以及专注于创新和可持续发展投资的工业愿景：这两个因素密切相关，将日益发挥作用。虽没有神奇公式，但有了这些数据，以及我刚才提到的成功因素，我可以向我们的股东和客户保证，不管是现在还是将来，他们的选择都会是制胜之选。”

订单量：得益于强劲的全球市场需求，2022 年的订单量比 2021 年（9.715 亿欧元）增长了 19.6%，达 11.62 亿欧元。

订单储备：得益于在此期间赢得了大量订单，截至 2022 年 12 月 31 日的订单储备量比截至 2021 年同期的 10.158 亿欧元增长了 27.6%，达 12.96 亿欧元。

按细分市场划分的订单储备明细：

- 复合材料游艇：截至 2022 年 12 月 31 日，订单储备量达 3.866 亿欧元，相当于总订单量的 29.8%（相比之下，截至 2021 年 12 月 31 日，订单储备量为 3.660 亿欧元，相当于总订单量的 36%）。
- 专门定制游艇：截至 2022 年 12 月 31 日，订单储备量达 4.696 亿欧元，相当于总订单量的 36.2%（相比之下，截至 2021 年 12 月 31 日，订单储备量为 2.99 亿欧元，相当于总订单量的 29.4%）。
- 超级游艇：截至 2022 年 12 月 31 日，订单储备量达 3.846 亿欧元，相当于总订单量的 29.7%（相比之下，截至 2021 年 12 月 31 日，订单储备量为 2.931 亿欧元，相当于总订单量的 28.8%）。
- 其它业务：订单储备量较为稳定，截至 2022 年 12 月 31 日，订单储备量达 5,480 万欧元，相当于总订单量的 4.2%（相比之下，截至 2021 年 12 月 31 日，订单储备量为 5,780 万欧元）。

得益于 2022 年赢得了大量订单，2022 年的净收益达 10.301 亿欧元，比 2021 年（8.984 亿欧元）增长了 14.6%。

按细分市场划分的收益明细：

- 复合材料游艇：2022 年的收益为 4.393 亿欧元，约占总收益的 42.6%（相比之下，2021 年的收益为 4.643 亿欧元，约占总收益的 51.7%）。
- 专门定制游艇：2022 年的收益为 4.058 亿欧元，约占总收益的 39.4%（相比之下，2021 年的收益为 2.497 亿欧元，约占总收益的 27.8%）。
- 超级游艇：2022 年的收益为 9,540 万欧元，约占总收益的 9.3%（相比之下，2021 年的收益为 8,460 万欧元，约占总收益的 9.4%）。
- 其它业务（包括辅助业务）：2022 年的收益共计 8,950 万欧元，约占总收益的 8.7%（相比之下，2021 年的收益为 9,980 万欧元，约占总收益的 11.1%）。

按地区划分的收益明细：

- 美洲地区：2022 年的收益达 3.725 亿欧元，约占总收益的 36.2%（相比之下，2021 年的收益为 2.887 亿欧元，约占总收益的 32.1%）。
- 欧洲、中东和非洲地区：2022 年的收益达 3.767 亿欧元，约占总收益的 36.6%（相比之下，2021 年的收益为 3.76 亿欧元，约占总收益的 41.8%）。
- 亚太地区：2022 年的收益达 9,590 万欧元，约占总收益的 9.3%（相比之下，2021 年的收益为 4,930 万欧元，约占总收益的 5.5%）。
- 其它地区和超级游艇板：2022 年的收益达 1.85 亿欧元，约占总收益的 18%（相比之下，2021 年的收益为 1.844 亿欧元，约占总收益的 20.5%）。

2022 年，调整后税息折旧及摊销前利润为 1.4 亿欧元，与 2021 年（1.026 亿欧元）相比增长 36.5%，利润率为 14.1%，与 2021 年（12.0%）相比增长约 200 个基点。

这一强劲的业绩表现主要得益于三个方面的因素：

- 商业方面：不断推出新型号，订单量大增，导致订货等待名单变长，使得我们有了更大的定价权。
- 战略定位方面：制定了合宜的产品组合，深入涉足专门定制等有利可图的领域。
- 产业方面：在采购方面实现了规模经济，更有效地吸收固定成本。

2022 年净利润达 6,050 万欧元，与 2021 年（3,740 万欧元）相比有所增加，利润率为 6.1%，与 2021 年（4.4%）相比增加了 170 个基点。

2022 年资本支出为 9,700 万欧元，与 2021 年相比增加了 2,300 万欧元。

净财务状况从 2021 年 12 月 31 日的 9,300 万欧元净现金增加到 2022 年 12 月 31 日的 3.65 亿欧元净现金，其中包括约 2.33 亿欧元的 IPO 收益。

展望

2022 年，游艇行业全球市场规模约为 240 亿欧元，是一个正在显著增长的行业，预计到 2025 年规模将超过 290 亿欧元。因此，考虑到上面提到的不断变化的环境，在 2022 年和 2025 年之间，潜在最终客户（即极高净值人士和超高净值人士）的数量将呈现强劲增长，年复合增长率将分别达 7.7% 和 7.8%；此外，豪华游艇在潜在最终客户中的渗透率仍低于 1%，这一数字显示了巨大的增长潜力。

展望未来，我们将利用我们独特的商业模式、标志性品牌的强大传承、对产品质量和创新方面无与伦比的关注，以及量身定制的方法和销售模式，专注于以下方面：

- 根据市场趋势的演变和客户的期望，调整、改进产品供应及产品组合，巩固我们在大型复合材料游艇和专门定制游艇领域的市场领导地位，重点关注增长率及利润率潜力巨大的领域。
- 在我们的标志性品牌如 Riva、Wally、Pershing 及 Custom Line 的基础上，将我们的定制产品组合扩展到更大的合金游艇，从而满足尽可能多的潜在客户，同时保持独一无二的特质，满足更多的定制需求。如此一来，凭借在 CRN 获得的技术与经验，以及最近在 Pershing 140 及 Riva 50 Metri 项目的成功，我们亦将能够满足市场对更大尺寸游艇的需求。
- 纵向整合战略及高增值活动，以确保我们的游艇在豪华设计、性能、品质和可靠性方面尽善尽美，以支援我们未来的增长及产品组合的扩展。
- 通过巩固游艇经纪服务、改装服务、品牌推广活动和法拉帝公务舰艇部的业务等垂直领域的活动，改善整体服务，以加强业务的弹性和盈利能力。

股息提案

2023 年 3 月 8 日，公司董事会提议派发 1,990.3 万欧元股息（相当于每股 5.88 欧分），须待股东于即将召开的年度股东大会上批准方可作实。



Forlì, March 8, 2023-The Board of Directors (the "Board") of Ferretti SpA today reviewed and approved the Group's Full Year 2022 consolidated financial results.

- Order Intake reached Euro 1,162 million, +19.6% compared to 2021
- Net revenue of Euro 1,030.1 million, +14.6% compared to 2021.
- Adjusted EBITDA of Euro 140 million, +36.5% compared to 2021, with a marginality of 14.1%, up approx. 200 basis points.
- Net Profit of Euro 60.5 million.
- Net cash position of Euro 365 million.

Mr. Alberto Galassi, the Group's Chief Executive Officer, stated:

"These exciting results describe Ferretti Group's glorious present and tell the story of its future. The luxury yachting market continues to expand, and we have good reason to believe that our results in the coming years will be increasingly positive. Ferretti Group has a portfolio of brands that are unique in the world for their breadth, prestige and beauty, and an industrial vision focused on investments in innovation and sustainability: two closely related factors that will increasingly make the difference," said Ferretti Group CEO Alberto Galassi. "There are no magic formulas, but with these numbers and the success factors I have just mentioned, I can assure our shareholders and our customers that theirs is and will continue to be a winning choice."

Order intake: Euro 1,162 million in 2022, up 19.6% compared to 2021 (Euro 971.5 million), thanks to strong global market demand.

Order backlog of Euro 1,296 million at December 31, 2022, up 27.6% compared to December 31, 2021 (Euro 1,015.8 million), thanks to the winning of a significant number of orders in the period.

Order backlog by segment:

- Composite yachts reached Euro 386.6 million at December 31, 2022, equal to 29.8% of the total order book (from Euro 366.0 million, equal to 36% of the total order book at December 31, 2021).
- Made-to-measure yachts reached Euro 469.6 million at December 31, 2022, equal to 36.2% of the total order book (from Euro 299.0 million, equal to 29.4% of the total order book at December 31, 2021).
- The Super yachts segment: Euro 384.6 million at December 31, 2022, equal to 29.7% of the total order book (from Euro 293.1 million, equal to 28.8% of the total order book at December 31, 2021).

- Other businesses remained stable at Euro 54.8 million, equal to 4.2% of the total order book at December 31, 2022, while at December 31, 2021 they were equal to Euro 57.8 million.

Net revenue of Euro 1,030.1 million in 2022, up 14.6% compared to 2021 (Euro 898.4 million), thanks to the significant number of orders won in 2022.

Revenue by segment:

- Composite yachts report revenue of Euro 439.3 million, accounting for approx. 42.6% of total revenues in 2022 (from Euro 464.3 million, accounting for approx. 51.7% of total revenues in 2021).
- Made-to-measure yachts report revenue of Euro 405.8 million, accounting for approx. 39.4% of total revenues in 2022 (from Euro 249.7 million, equal to approx. 27.8% of total revenues in 2021).
- The Super yachts segment reached Euro 95.4 million, accounting for approx. 9.3% of total revenues in 2022 (from Euro 84.6 million, equal to approx. 9.4% of total revenues in 2021).
- Other businesses, including ancillaries, totalled Euro 89.5 million, accounting for approx. 8.7% of total revenues in 2022 (from Euro 99.8 million, equal to approx. 11.1% of total revenues in 2021).

Revenue by region:

- The AMAS region reached Euro 372.5 million, accounting for approx. 36.2% of total revenues in 2022 (from Euro 288.7 million, equal to approx. 32.1% of total revenues in 2021).
- The EMEA region reached Euro 376.7 million, accounting for approx. 36.6% of total revenues in 2022 (from Euro 376.0 million, equal to approx. 41.8% of total revenues in 2021).
- The APAC area reached Euro 95.9 million, accounting for approx. 9.3% of total revenues in 2022 (from Euro 49.3 million, equal to approx. 5.5% of total revenues in 2021).
- Other regions and the Super yachts segment reached Euro 185.0 million, accounting for approx. 18% of total revenues in 2022 (from Euro 184.4 million, equal to approx. 20.5% of total revenues in 2021).

Adjusted EBITDA of Euro 140.0 million in 2022, up 36.5% compared to 2021 (Euro 102.6 million), with a margin of 14.1% in 2022, up approx. 200 basis points compared to 2021 (12.0%).



This strong performance is due to three main factors:

- Commercial: the continuous launch of new models and a longer waiting list due to the extensive order book, which means greater pricing power.
- Strategic positioning: a favourable product mix, more exposed to the most profitable segment, such as Made to measure
- Industrial: economy of scale in procurement and more efficient absorption of fixed costs.

Net Profit of Euro 60.5 million in 2022, increasing compared to 2021 (Euro 37.4 million), with a margin of 6.1% in 2022, increasing 170 basis points compared to 2021 (4.4%).

Capex of Euro 97 million, increasing Euro 23 million compared to 2021.

Net financial position improved from Euro 93 million of net cash at December 31, 2021 to Euro 365 million of net cash at December 31, 2022, including about Euro 233 million of IPO proceeds.

Outlook

The global boating market, with a size of approximately EUR 24 billion in 2022, is a sector that is growing significantly and is expected to reach a value of more than EUR 29 billion by 2025. Therefore, given the constantly changing context mentioned above, between 2022 and 2025 the number of potential end customers (i.e. VHNWI and UHNWI) will greatly increase with, in particular, a compound annual growth rate of 7.7% and 7.8% respectively; moreover, the penetration of luxury boating among potential final customers is still less than 1%, a figure that reveals a huge potential for growth.

In the future, leveraging its unique business model, the strong heritage of iconic



brands, the unparalleled attention to product excellence and innovation, the tailored approach and its sales model, the Group will focus on:

- the adaptation and improvement of the offer and the mix of products based on the evolution of market trends and customer expectations, with the aim of consolidating the market leadership in both large Composite and Made-to-measure segments, focusing on those with the greatest potential for growth and margins
- the expansion of the Made-to-measure portfolio in larger alloy yachts, thanks to our iconic brands such as Riva, Wally, Pershing and Custom Line, with the aim of satisfying as many potential customers as possible, maintaining the distinctive exclusivity and satisfying the need of greater customization. So doing, we will be able to meet the market demand for yachts with greater dimensions leveraging on the know-how and the acquired experience with CRN and the recent successes of Pershing 140 and Riva 50 Meters.
- the vertical integration of strategic and high value-added activities, to ensure excellence in the luxury design, performance, quality and reliability of our yachts and to support our future growth and the expansion of the product portfolio.
- the improvement of the overall offer, with the aim of strengthening the resilience and profitability of the business, by, also, the consolidation of some vertical activities like the yacht brokerage service, the refitting service, the brand extension activities and the Ferretti Security Division operations.

Proposal for Dividends

On March 8, 2023, the board of directors of the Company proposed dividend of €19,903 thousand (equal to €5.88 cents per share), which is subject to the approval of the Company's shareholders at the forthcoming annual general meeting.





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

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properties means consistent and strong returns on capital – our aim is to return 8% per year.

We strive for potential long-term growth of capital through strategic value-added enhancements to properties yielding strong rental income growth that will provide consistent and dependable cash-flow payouts to our investors.



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REAL ESTATE & DEVELOPMENT

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UNIVERSALLP.COM

**INTERNATIONAL COMMERCIAL
REAL ESTATE**
国际商业地产



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

ASL REAL ESTATE

价格：100,000 - 10,000,000 美元

Price Range : USD 100,000 - 10,000,000



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

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

ASL 公司将在墨尔本 Kew 开设新的办事处，并持续进步与成长。

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

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

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

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

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

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

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



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CITYLIFE INTERNATIONAL REALTY

价格：400,000 - 100,000,000 美元

Price Range : USD 400,000 - 100,000,000



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

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

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

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



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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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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.



电话 / T: + 351 215 956 686
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

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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

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IN THE COMMERCIAL MARKET FOR OVER 40 YEARS

350, 500, 700, 1000, 2000 sq. ft
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Renovated Buildings
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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，这不是一个赚钱快的行业。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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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。

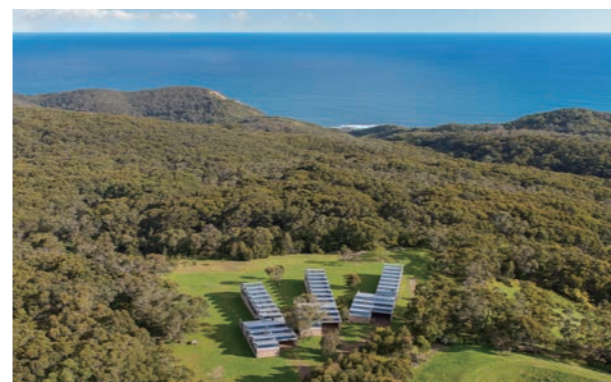
选项：小批量的家族企业。蓬勃发展的商业出口企业，收益率高。拥有高素质、经验丰富的管理团队。详细资料可供查阅。



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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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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.

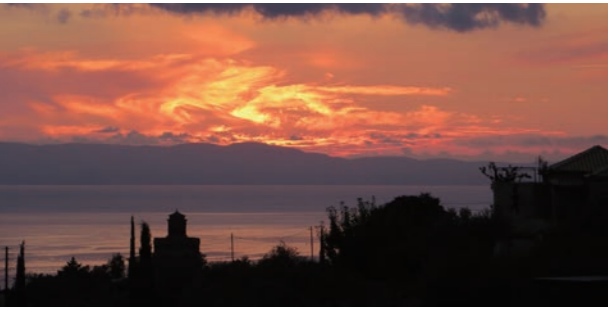
To learn more details: <https://pro.kadran.immo/remax-knak/encheres/pithiviers-vj8pqlmwi.html>

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

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

价格 / Price: €3,125,000 / 3,125,000 欧元



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.

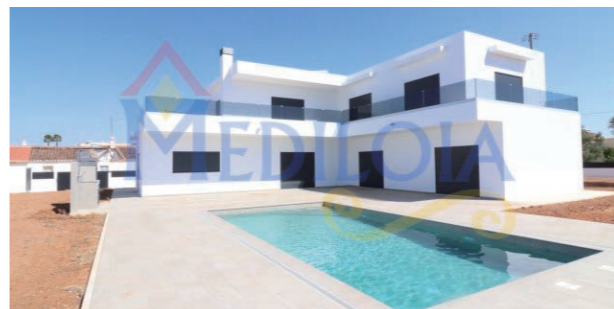
Signature 别墅的四周景色迷人，让人联想到高雅的气息。在这 5 间套房卧室住宅中体验与自然更紧密的联系。空间以私人影院、光线充足的客厅、露台和阳台为特色，这些露台和阳台面朝落日，还有以水疗为灵感的浴室，每一细节无一不精心设计而成。

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柜。

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 A0-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。

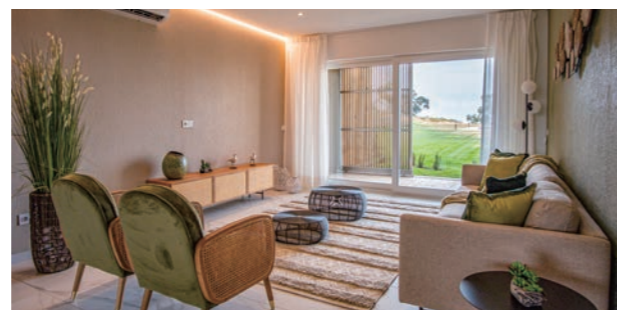
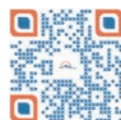
它可以独立出租，为业主提供可观的收入。

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

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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



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

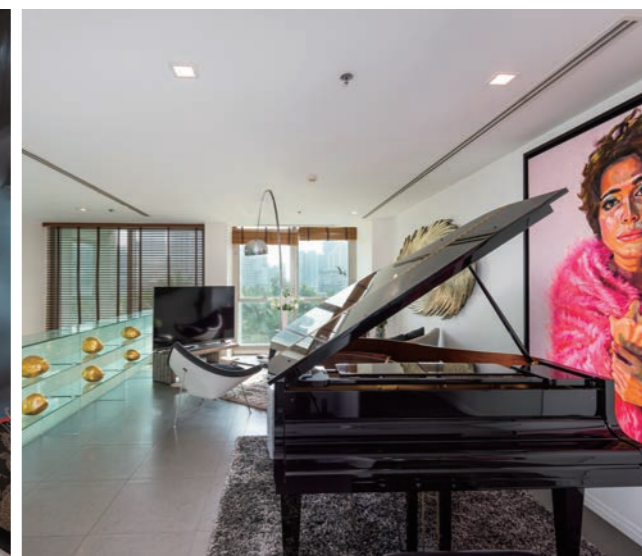


Located in the heart of Bangkok along the calm and the serenity of the Chao Praya River, with an easy access to ICONSIAM, while being positioned in the new district celebrated with The Peninsula, The Mandarin Oriental, The Hilton and the Shangri-La International Hotel.

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

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

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



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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。只选择上等的材料，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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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，配有室外休息室和餐厅，坐享城市及海岸的美丽景色。私家后院有橄榄林和额外的餐厅，通往私人瑜伽和冥想平台。第二层拥有宽版橡木地板、室外阳光露台和从所有二层卧室都可以看到的广阔视野。私人主卧套房有从地板到天花板的玻璃落地窗，享有无边胜景，其私密阳台环绕主卧卫浴间。地暖、超大的男女衣柜以及隐藏式厨房为您提供了隐私和宁静。该房子离南加州一些最顶级、最负盛名的私立学校也只有几分钟的路程。距离 The Pacific Palisades 和 Brentwood 仅几分钟路程——这座精心打造的家园不容小觑。

Situated on a secure and private-street in the exclusive lower Mandeville Neighborhood of Brentwood sits 1741 Correa Way designed by Wylan James. Behind the private gates this warm modern 12,000 sq ft home fuses indoor-outdoor living spaces with 6 bedrooms and 7.5 bathrooms, oversized kitchen, gym, theatre, wine room, home office and kids play room all bathed in natural light. The 1 acre lot with un obstructed views from city to ocean allows for a large 50' infinity pool with outdoor lounge and dining spaces. The private rear yard with olive grove and additional dining leads up to a private yoga and meditation deck. The second level boasts wide plank light oak flooring, outdoor sun deck and extensive views from all second floor bedrooms. The private master suite has floor to ceiling glass opening to the jetliner views and private balcony which wraps to the master bathroom. Radiant heated floors, oversized his and hers closets along with hidden kitchen offers privacy and serenity. This home is also located just minutes from some of the most top-rated and prestigious private schools in Southern California. Moments from The Pacific Palisades and Brentwood this meticulously curated home cannot be overlooked.

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