

## **Royalton Phase I Duplex 118 Pokfulam Road, freshly renovated**

The above property (3,250 sq ft gross, 2,469 sq ft net) at 118 Pokfulam Road, Hong Kong is now vacant for letting for immediate occupancy. It consists of four full-sized bedrooms on the upper floor, including two en suite, with a large sitting and dining room and a study on the lower floor, complete with a fully-equipped Poggenpohl kitchen with Versace tiles. It has panorama sea views on both floors which benefit from a high ceiling (10 ft 4 inches). There is a large underground parking space (No. 28) . The property enjoys good recreational amenities including a residents clubhouse, an outdoor swimming pool overlooked by a glass-panelled gymnasium, a basket-ball court and landscaped children's playground. The property has just been completely renovated, with marble-type ceramic flooring in a double-sitting room, matching floor-tiles upstairs, newly white-painted walls, doors, cupboards and wardrobes, complete with split-type air-conditioners, gas stove, dishwasher, and self-contained servant's quarters.

The rent is HK\$ 90,000 per month, inclusive. Please call us at 6426 1050, 2819 1323, or 9819 8987 for viewing. Please do not hesitate to contact us by email [andrewkpleung@hotmail.com](mailto:andrewkpleung@hotmail.com), [tongfunmlin@hotmail.com](mailto:tongfunmlin@hotmail.com)

Andrew and Peggy Leung

### **香港岛薄扶林道 118 号 12-13 楼 - 豪峰一期复式,刚全新装修**

上述复式物业建筑面积 3,250 平方呎, 实用面积 2,469 平方尺, 刚全新装修, 可立即入住。

楼上共有四间卧室, 含主人套房, 另一套房, 和两间睡房, 下层一个大客厅另饭厅和一个书房, 一个设备齐全的 Poggenpohl 厨房, 配 Versace 瓷砖。

两个楼层的天花很高 (10 英尺 4 英寸), 拥有全景海景。另有大型地下私人停车位。设施包括室外游泳池, 玻璃镶板健身房, 可直望泳池, 篮球场, 和园景儿童玩耍区。

全新装修包括新大理石陶瓷地砖。楼上匹配木质陶瓷地砖。全新白色墙面, 门和衣柜, 分体式空调, 燃气灶等。

租金每月 90,000 港元, 包管理费。请致电香港 6426 1050 , 2819 1323 或 9819 8987。或通过电子邮件与我们联络 [andrewkpleung@hotmail.com](mailto:andrewkpleung@hotmail.com) , [tongfunmlin@hotmail.com](mailto:tongfunmlin@hotmail.com) (梁先生或梁太)