银舍

AARIANE

PARIS

立足巴黎，链接世界。

在巴黎，买的不只是房子。
更是一份家族资产的传承。

In Paris, you are not simply buying a home. You are building a family legacy.

银舍是连接卓越买家与巴黎稀缺地址之间的那根线。奥斯曼楼宇的金色廊柱，私人豪宅的百年沉寂，从未公开的离市珍品——这些，是我们日常打交道的事物。我们的客户来自世界各地，所共有的不是同一本护照，而是同一种眼光。

AAriane is the thread that connects discerning clients to the city's most coveted addresses — sun-drenched Haussmann apartments, storied hôtels particuliers, and silent off-market estates that rarely surface. Our clients come from every corner of the world. What they share is not a passport — it is a standard.

立足巴黎，链接世界。

这是我们深耕的土壤，更是我们的核心优势。

Rooted in Paris, connected to the world. This is the ground we have cultivated — and our greatest strength.

3 Avenue Duquesne, 75007 Paris
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关于我们 ABOUT US

越过公开房讯，
精准对接圈内资源。

Beyond Listings. Into the Right Circles.

银舍之名，源自希腊神话中的阿里阿德涅之线——那根在迷宫深处指引英雄忒修斯走向光明的神奇线团。穿行于巴黎顶级房产市场，所需要的恰恰如此：一位洞悉哪扇门值得叩响、哪个地址真正卓绝的引路人。

AAriane takes its name from Ariane's thread — the mythological lifeline that guided Theseus through the labyrinth. Navigating Paris' luxury property market demands exactly that: a guide who knows which doors to open, which addresses are truly exceptional, and which negotiations require the subtlest of hands.

我们通晓中英法文——并非因为我们服务于单一的世界，而是因为我们立于三者交汇之处。二十年深耕使我们得以看见他人所忽视的机遇。

Our team speaks French, English, and Mandarin — not because we serve one world, but because we sit at the intersection of three. Two decades of cultivating relationships across Asian financial centres, European family offices, and the Parisian market means we see opportunities — and the right buyers — that few others can reach.

二十年人脉积淀。
Twenty years of networks.

三种语言。
Three languages.

一种卓越标准。
One standard of excellence.

核心团队 OUR TEAM

李银盈 Alexandra Li

创始人 · 董事总经理 FOUNDER & MANAGING DIRECTOR

房地产金融硕士，逾二十年深耕亚洲资本与巴黎地产交汇之处。曾任仲量联行及欧洲私募机构亚洲投资者关系总监。

MSc Real Estate Finance. Twenty years at the intersection of Asian capital and Parisian property. Former Director of Asian Investor Relations at JLL and a leading European private equity firm. Equally fluent in French boardrooms and Mandarin-speaking investment communities.

法布里斯 · 勒韦 Fabrice Levet

合伙人 · 商业及顶级住宅 PARTNER · COMMERCIAL & ULTRA-PRIME RESIDENTIAL

法学博士，持有MRICS资质。为家族办公室及超高净值人士提供顾问服务。

PhD in Law, MRICS. Rare precision in complex asset valuations, investment structuring, and high-stakes negotiations. Advises family offices, private wealth managers, and UHNWI across ultra-prime residential and commercial acquisitions.

黄九蓁 Alicia Huang

奢宅部负责人 HEAD OF LUXURY RESIDENTIAL

前画廊合伙人及艺术品顾问。以罕见的美学智识审视每一处居所。

Former gallery partner and art advisor. For her, selecting a residence is no different from curating a collection.

定制化服务 BESPOKE SERVICES

每一项服务，都是一次私人委任。

Every service, a private commission.

01

委托代理

Mandate Advisory

量身定制的市场定位、专业摄影、审慎的多渠道推广，以及借助国际网络精准触达潜在买家。

Bespoke positioning, professional photography, discreet multi-channel exposure and strategic buyer targeting across our international network.

02

商业地产

Commercial Real Estate

从核心地段的写字楼到奢侈品牌旗舰店，我们为私人买家和家族办公室锁定具有长期价值的商业机会。

From prestigious office addresses to flagship retail spaces, we identify commercial opportunities that align your ambitions with Paris' most coveted locations — serving private investors and family offices with equal attentiveness.

03

VIP猎房

VIP Property Search

全权委托式服务。我们深度挖掘非公开（Off-market）市场，并代表您处理从筛选、看房到签署的所有流程，您无需亲临法国即可完成资产布局。

Fully delegated acquisition — full market and off-market. We represent you throughout, from first visit to final signature, without requiring your presence in France.

04

物业管理

Property Management

无论您是否身在巴黎，您的资产都将得到同等周全的照料。负责租赁、税务及日常维护，定期提供专业报告。

Your Parisian asset deserves the same attention whether you are present or not. Tenants, taxes, maintenance, building assemblies, correspondence — with quarterly reporting as standard.

05

高定生活

Art de Vivre

为会员提供私属资源，包括名庄酒窖品鉴、高定秀场VIP、拍卖行优先权及米其林星级厨师定制私宴。

Private wine journeys through Burgundy and Bordeaux, bespoke cultural itineraries, VIP access to fashion houses and auction previews, Michelin-starred chef introductions, and a concierge who anticipates your every preference.

我们精通中、法、英三语。无论在沟通还是执行上，我们都是您在巴黎置业旅程中唯一且可靠的对接支点。

Our trilingual team — French, English, Mandarin — operates as a single, seamless point of contact for every dimension of your Parisian property journey.



精选房源 SELECTED PROPERTIES

巴黎顶级圈层资产，只在少数人手中流转。

Properties of Consequence.

银舍专注经营那些“非公开”的隐秘资产。我们的房产组合中，每一处地址都经过严苛筛选，它们代表着巴黎地产市场的顶端资源——即便有钱，若无入场券也无法窥见。

Each address in our portfolio has been chosen not merely for its value, but for its story. Haussmann masterworks with original mouldings intact. Sun-drenched pied-à-terre overlooking the Seine. Private mansions where history has left its mark on every stone. We present only what we would consider acquiring ourselves.

Off-market 房源

真正的顶级标的，从不在市场上停留。它们是专为我们核心客户储备的“隐秘资源”。一旦您向我们明确了具体的寻房诉求，我们将绕过公开市场的喧嚣，直接为您推开这些专属府邸的大门。

The finest assets never linger on the market — they are held in reserve for our closest clients. Tell us precisely what you seek, and we will bypass the open market to open these private doors for you.

巴黎7区，战神广场

Champ de Mars, 7th

264 m² 极奢私享寓所

Ultra-Prime Pied-à-Terre | 264 m²

法式奥斯曼肌理与现代设计美学的无缝交织，重塑巴黎顶奢生活范式。推窗即见铁塔全景，尽显巴黎核心区的尊贵感。

An elegant post-Haussmannian apartment in one of the most prestigious addresses, offering open views over the Champ-de-Mars and the Eiffel Tower. With its triple reception, preserved architectural details and remarkable ceiling heights, this apartment captures the quiet grandeur of Parisian living.





巴黎6区，圣日耳曼

Saint-Germain, 6th

240 m² 奥斯曼大师之作

Haussmann Masterwork | 240 m²

阳光满溢的贵族楼层，完整保留了经典的人字拼花木地板与华丽石膏浮雕。三个法式露台推窗即景，俯瞰着绿意葱茏的林荫大道。这不仅是一座宅邸，更是一场由石材与光影交织而成的建筑咏叹调，定义了这一街区的底蕴。

Sun-drenched principal floor with original chevron parquet, ornate mouldings intact, and three French balconies overlooking a tree-lined boulevard. A composition in stone and light that defines the arrondissement.

非公开房源，仅限引荐。 OFF-MARKET · BY INTRODUCTION ONLY

代表性资产 · 在售　FEATURED · FOR SALE

巴黎16区，特罗卡德罗

Trocadéro, 16th

251 m² “美好年代”艺邸

Belle Époque Apartment | 251 m²

这处非凡的贝尔埃波克时期豪宅，隐匿于紧邻特罗卡德罗广场的一条静谧私家小路尽头。公寓完美融合了极致的静谧与巴黎最富盛名的景观。在这里，您可以将埃菲尔铁塔、塞纳河、巴黎大皇宫以及圣心大教堂的全景画卷尽收眼底。

An exceptional Belle Époque apartment tucked away in a discreet cobbled cul-de-sac, just steps from Place du Trocadéro. Offering panoramic views from the Eiffel Tower to the Seine, the Grand Palais and the Sacré-Cœur, this 251 m² residence combines absolute tranquillity with one of the most iconic perspectives in Paris.

非公开房源，仅限引荐。　OFF-MARKET · BY INTRODUCTION ONLY







法式生活 ART DE VIVRE

巴黎不只是一个坐标。
而是一种超越平庸的存在方式。

Paris Is Not a City. It Is a Way of Being.

在银舍，我们深知：一处卓越的居所，若无与之匹配的生命力，便失去了灵魂。我们的生活方式部门不仅为您打理资产，更为您开启通往“非对外开放之巴黎”的私人密道。

The most exceptional addresses in the world mean little without the life that surrounds them. Through our Lifestyle division, AAriane members gain privileged access to the Paris that most visitors never encounter.

法式生活 ART DE VIVRE

名庄窖藏之旅 Private Wine Journeys

避开游人喧嚣，在勃艮第、波尔多及香槟区的顶级酒庄，与庄主面对面进行私人品鉴。

Burgundy, Bordeaux, Champagne — private cellar tastings with celebrated vignerons.

高定与时尚前沿 Couture & Fashion

获取巴黎时装周高级定制秀场前排邀约，以及奢侈品预展的 VIP 准入权。

Front-row invitations to the couture calendar. VIP access to fashion house previews.

艺术美学策展 Art & Culture

与顶尖艺术家、策展人深度交流；在佳士得或苏富比拍卖行，享受私密预展与顾问服务。

Curatorial introductions to emerging and established artists. Auction house access.

星级味觉盛宴 Michelin Concierge

由米其林星级主厨为您操刀私人晚宴，或为您在最难预约的巴黎餐厅预留席位。

Starred chef recommendations, private dining arrangements, curated Paris itineraries.

银舍俱乐部 CLUB AARIANE

我们的客人来自世界各地。
极少数人的私享领地

A private circle. An international standard.

银舍俱乐部是一处仅限受邀入内的私人坐标。这里汇聚了全球最具眼光的鉴赏家，他们唯一的共性是：只掌握最无可比拟的资源。

Club AAriane brings together a discreet community of international connoisseurs who share one defining trait: an unwillingness to settle for anything less than extraordinary.

仅限引荐入会 Membership by introduction only.

非公开房源优先通道	Priority access to off-market properties
专属顾问关系	Dedicated advisory relationship
生活礼宾服务	Lifestyle concierge

2025

最贵豪宅交易榜

Paris' Most Expensive Properties

银舍共有三处成交资产荣登《2025年度巴黎豪宅成交榜单》——且全部为非公开挂牌房源。

Three AAriane transactions feature in the 2025 ranking of Paris' most expensive homes — all of them off-market.

非公开 · 保密 · 2025 OFF-MARKET · CONFIDENTIAL

2024

比亚迪巴黎旗舰店

BYD Paris Flagship

银舍担任独家顾问，为比亚迪在香榭丽舍大道欧洲首家旗舰店选址保驾护航。

Exclusive advisor to BYD in securing the site of its first European flagship, on the Champs-Élysées.

商业委托 · 香榭丽舍大道 COMMERCIAL MANDATE · CHAMPS-ÉLYSÉES

2023

传世私邸（Hôtel Particulier）

Emblematic Hôtel Particulier

一项全权委托的房产收购服务。我们触及了整个非公开市场并全程代表处理事务。

A fully delegated acquisition: we covered the entire off-market and represented our client throughout.

圣日耳曼新市区 · 7区 · 非公开 FAUBOURG SAINT-GERMAIN · 7TH · OFF-MARKET

全球视野下的银舍 IN THE PRESS

“银舍展示了其在全球资本波动背景下，为高净值群体精准锚定巴黎核心资产的卓越能力。其代理的不仅是房产，更是不可复制的稀缺资源。”

“Amid global capital volatility, AAriane has shown a rare ability to anchor high-net-worth clients in Paris' core assets. What it represents is not merely property, but irreplaceable scarcity.”

央视节目《荣耀与创新》 · 2024

“独特的双重背景：既拥有法国本土机构的专业话语权，又根植于深厚的亚洲投资者关系。这是少有的、能够打通两大核心市场的资产咨询智囊。”

“A distinctive dual profile: the professional standing of a French firm, rooted in deep Asian investor relationships — a rare advisory team able to bridge two key markets.”

台湾三立节目《消失的国界》 · 2023

一切，从一次对话开始。

Begin With a Conversation.

每一次非凡的置业，皆源于一次静默的交流。

Every exceptional acquisition begins with a quiet exchange.

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AARIANE

PARIS

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