



# Property Guide 2026

[WWW.SEAPS.ASIA](http://WWW.SEAPS.ASIA)



Unit 3-4 313 Sisowath Quay , River Front Phnom Penh, Cambodia, 12302  
Property Consultant [info@seaps.asia](mailto:info@seaps.asia) +855 16811711

# South East Asia Property Services (SEAPS)

## Company Summary

South East Asia Property Services Co. (SEAPS Cambodia) long established registered more than 12 years aims to help clients feel educated and secure in their property investments with the best after sales service in Southeast Asia.

The company offers a tailored portfolio of properties, focusing mainly on the Kingdom of Cambodia.

SEAPS provides a variety of investment options with rental services, supported by well-trained, energetic realtors with in-depth market and managing knowledge.

We handle a range of properties, from land commercial & residential and office space offering projects for new developments for those seeking business investment opportunities.

SEAPS ensures customer confidence through comprehensive auctioneering services sharing a global marketing strategy for selling or renting with developing ideas for all properties.

As one of the longest-established real estate companies in Cambodia, SEAPS prides itself on professionalism and commitment to helping clients achieve their property goals.

Registered No.  
License No. 2780 E / 2014  
Company No. 104 021 306

For more information or a free meeting with our consultants :

Visit us :  
Cambodiana Hotel  
unit 3/4 313 Sisowath quay  
Phnom Penh  
Cambodia

contact website: [www.seaps.asia](http://www.seaps.asia)  
email: [info@seaps.asia](mailto:info@seaps.asia)  
Phone Telegram +855 16 811711



# RIVERSIDE

SISOWATH QUAY

GREAT CORNER LOCATION

## RESTAURANT

#273 Preah Sisowath Quay  
Phnom Penh

LONG LEASEHOLD AVAILABLE

**\$250,000**

WITHIN FOR DETAILS





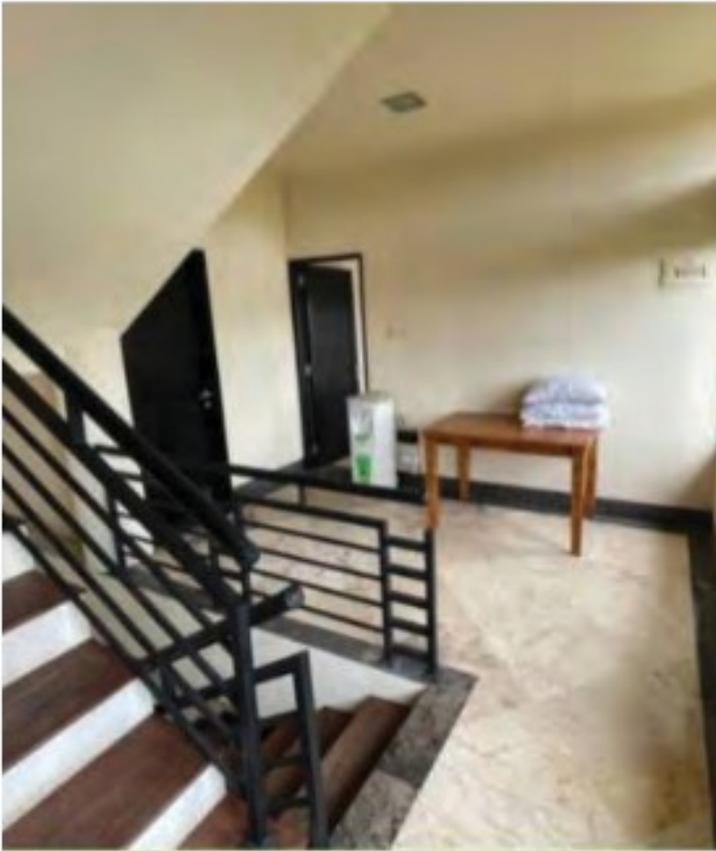
# LUXURY SEA VIEW VILLA IN UNGASAN

🏠 885 M<sup>2</sup> 🏠 750 M<sup>2</sup>

- BIG CARPORT (5 CARS)
- 2 MINUTES TO SUNDAY BEACH CLUB
- 5 MINUTES TO KARMA RESORT AND BEACH CLUB

Freehold 1.4 million USD  
Long Lease Available





## LUXURY SEA VIEW VILLA



Fantastic Villa in its own Grounds  
Freehold 1.4 Million USD or Long  
leasehold Available in Ungasan Great  
Location in Bali for sale.

Land Plot 885 sqm. Build Plot 750 sqm.  
2 Minutes from Sunday Beach Club. 5  
Minutes from Karma Kandara resort &  
Beach Club.

Extra Land Plot adjacent also available  
with the Villa



**YOU  
WANT  
TO**

**Rent or Sell your Property**

**Must be Market Price with our Sign Board.**

**We will have or find customer**

**Commission negotiations agreed on signed listing agreement.**

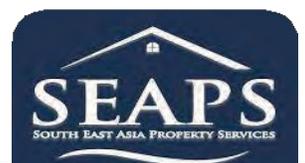
CONTACT US:- Email: [Info@seaps.asia](mailto:Info@seaps.asia) Website: [www.seaps.asia](http://www.seaps.asia)

Phone: +855 (0)16 811 711



South East Asia Property Services  
(SEAPS)

1st Floor, 273 Sisowath Quay,  
River Front Phnom Penh,  
Cambodia, 12302



# Cambodia Property Market Leading the Way in ASEAN



With the onset of ASEAN only four months away, with much broader cross-market integration in the property sector, Cambodia is leading the way in the region while other countries' housing markets are showing signs of strain and are falling behind.

Our neighboring country's

While Thailand's economy has seen parative sharp encasement for tourist & foreign buyers in a short term being since mid 2022 projects before have been a profound slump 5 years back the military government was took over power, with a Cabinet re-shuffle of the Som- kid Jatusripitak, a former deputy prime minister, is now charge of the country's economic policies.

Somkid was unable to join the Cabinet years ago at that time he's known as a wizard of Economy however with latest commodity In- creases and in production prices and tourism looking vibrant, it is a credit that the Thai economy has bounce back to its Teflon status.

Also, Bangkok's property market has swung towards luxury condominiums and Indonesia's residential sector has been encumbered by similar economic increase , In Cambodia, following the same trend: the price of land has surged by just over 14 per cent for residential and nearly 10 per cent for commercial land, which is a secure property hike in the region after COVID.

Even so other Asian capitals with higher property prices when compared to richer countries in ASEAN, Cambodia acquire property, has benefited tremendously, with China & Japan's

investment in the country & also a flood of overseas investors pursuing land and property deals.

Approvals for a host of new developments have driven prices even higher in the capital, Phnom Penh increase of residential properties across the region have held. Stability of 6 per cent growth to just over 2 per cent in the first half of the year, prime office location space increased.

In Malaysia and Singapore laws have been introduced in the last years to put the brakes on speculation and property prices have remained somewhat level.

While Cambodia's property market has been relatively level in rural places certain amount of uplift in confidence and pace in the second quarter of 2022 prices should still hold steady leading to ASEAN property market and they have already arrived and their high point for now until 2026.

The last years sales of recently launched condominium projects has fallen off slightly, which is at least partly subject to prices becoming so high and over build however in prime locations they have probably reached their peak, at least in the completed units and have come

on stream of construction following entering into the market will be better able to assess levels of demand.

It is expected that Cambodia's real estate industry will continue to grow further this year and next, not only because of ASEAN integration but due to the region's increasing role in the global economy.

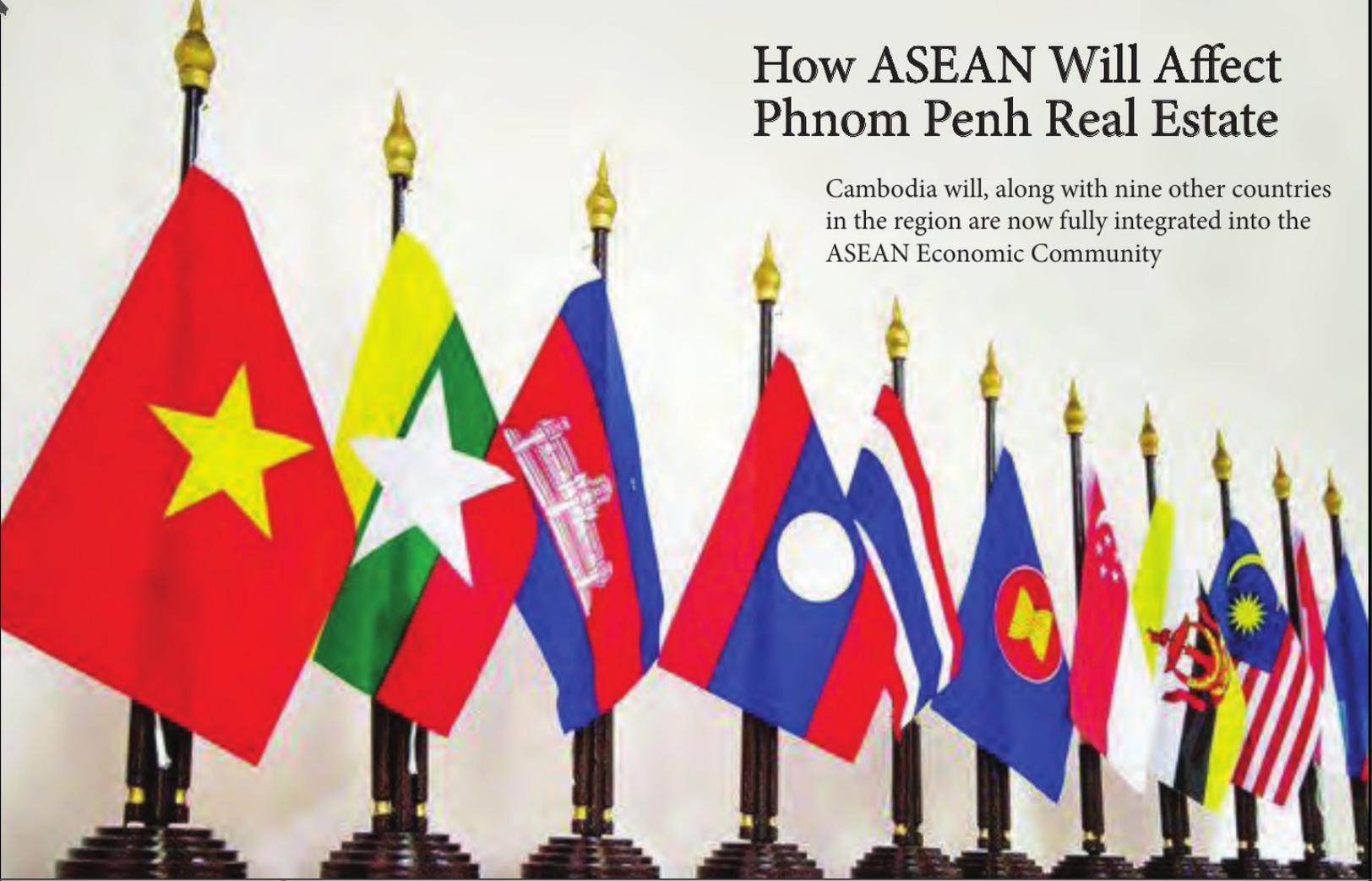
The demand for residential s:aces will catch u: in the next few years alongside malls, retail complexes and recreational s:aces are highly likely to continue to rise, which will result in price hikes given the already healthy state of Cambodia's real estate market.

Also, the elimination of trade barriers will allow each country in ASEAN to enjoy unimpeded investment services and ca:ital. Strong macro economic fundamentals, with low inflation, will p:roduce a healthy business climate and projected increases in government s:ending and foreign direct investment all bode well for Cambodia's real estate industry's expansion u: to the end of 2023 onwards.

By Barry John (SEAPS)

# How ASEAN Will Affect Phnom Penh Real Estate

Cambodia will, along with nine other countries in the region are now fully integrated into the ASEAN Economic Community





Cambodia now is established along with other countries as Australia and New Zealand is part of a broader ties have spoken out about now being ready with countries in the region, being integrated into the ASEAN Economic Community.

But how will that affect the Phnom Penh real estate market? Most agree that Phnom Penh's real estate sector will receive a significant boost now that all members of the economic community have opened their borders, allowing for the full benefits of the free movement of goods and services within the capital.

The freedom will also allow the movement of labour, but that only applies to skilled workers in selected professional sectors.

ASEAN economic integration will be beneficial for Cambodia as new technologies are brought into the construction sector, along with more competition between member states.

Although Cambodia has already started to focus on standards and quality of construction, ASEAN will provide the impetus for higher quality building as competition grows.

The economic union will be a formidable bloc, with a market of over 600 million people and its combined GDP will make it the eighth largest economy in the world.

ASEAN is already exploring new strategies to encourage all countries in the region to gear up for the change and has been busy negotiating FTAs with other economies in Asia, such as Japan, China, South Korea, India, etc trading group. It has also made moves to include the European Union and the United States.

In Phnom Penh, the real estate sector is still hastily developing new condominium projects and many of the country's property developers envisage the future to yield positive results from this integration as countries are busily finding new approaches to upgrade their business styles with environments into Cambodia.

This is hoped to improve the lives of the people that will live under the ASEAN umbrella as economic growth and the collective economy is transformed. This is already under way and has involved investment in infrastructure projects, people, training and education to make the bloc more productive.

As the Phnom Pen property market continues to expand, adding ever more high-rise condominiums to its soaring skyline, the city's construction sector, already the backbone of the country's economy, will accelerate investment further.

At the outset of ASEAN integration, the city is expected to have far greater and deeper market integration and it is predicted that competition will become much fiercer in order to attract foreign investors.

However, ASEAN countries are cautious regarding the rate of change with the ongoing aggression in the east however the calm security of Cambodian government is a increasing comfort to investors looking to expand.

The bloc's objective is to finding its ways to manage this net migration so that it is not too overwhelming and does not dilute each other's cultural values as the mixed races work very well together in Cambodia.

Phnom Penh is ideally placed to take full advantage of this market, especially the real estate sector, but there are certain concerns. There have been signs that certain countries in the region have already lowered the bar where it comes to their internal property market.

For example, Vietnam passed laws that could shake up the region as it will allow foreigners to wholly own apartments and houses, which has brought attention the countries to move ahead with easing the legals to Foreign ownership to increase investment with many others with regard to attracting large investors therefore Cambodia has moved higher up on the region's investment radar.

It remains to be seen if other countries follow suit, but there are high expectations that ASEAN is boosting demand for real estate in Phnom Pen for both property rentals and sales.

By Barry John (SEAPS)



# Yes, Foreigners Can 100% Own A Freehold Strata-title Property In Cambodia

Foreigners can only own properties on the first floor or higher (not the ground floor), at up to 70% of any one building, however this only applies to buildings with a strata title. A strata title is a type of hard title that allows an owner to divide a building into multiple individually sale-able properties, this is also known as the "condominium law", it is generally only granted to new condo buildings that are being built for this specific purpose.

## Hard Titles

Hard titles are ownership certificates provided by the Land Department of the Ministry of Land Management, Urban Planning and Construction, and are the official recognition of property ownership in Cambodia. These titles contain comprehensive information regarding ownership and are passed by the Ministry of Land Management. It is illegal for foreign nationals to own property under a hard title. Hard titles are only available to Cambodian nationals. It takes approximately four to six weeks to process a hard title transfer. Transfers are additionally subject to a 4% transfer tax based on criteria by the concerned land/cadastral office.



## Soft Titles

A soft title is a form of customary ownership in Cambodia and it is the most prolific form of property title amongst Cambodians. Most soft titles are gradually being converted into hard titles, a process which has been ongoing for a number of years.

Soft titles are issued at the district and commune levels only, not the national level. Local authorities can often issue soft titles within 5 to 10 working days.

Although soft titles are not registered at the national level, they are still considered a possessory right to land. Soft title transfers are similarly subject to the 4% transfer tax.

Sharon Liew, CEO of Huttons CPL, notes that Guaranteed Rental Returns is a reassurance scheme for new investors looking to try out a new, somewhat unchartered international market. Standard net re- turns being advertised in the condos and new developments market range from 4 percent to 9 percent, normally for a two to five year period, although claims of 20 percent or more for short-term periods are also being touted by some operators.

What's the history of land titling in Cambodia?

"During the Democratic Kampuchea regime (1975-79), the Khmer Rouge abolished ownership of property and destroyed all existing official property records in Cambodia. At that time, all property belonged to the state and there were no private owners.

After the Khmer Rouge fell, and for the next ten years, the right to own property was still not recognized and all property was owned by the government. In 1989 a land law was issued which established a framework for the recognition of property and property rights throughout Cambodia. In 2001 the Land Law was updated in an attempt to further clarify property ownership."

## How are land titles registered?

- Systematic Registration
- Sporadic System Registration

"Under the Land Law, property can be registered in two ways, systematic registration and sporadic registration. In the systematic system, the government targets plots of land to measure, register and title, this will continue until the whole country is complete. In the sporadic system, the owner initiates the title registration through the central cadastral office. There are currently two types of titles legally recognized in Cambodia, soft titles and hard titles."

## More on Soft Titles...



"The majority of property in Cambodia is legally held under a soft title, 70% of properties in urban areas and 82% in rural areas. Property held under a soft title is registered at the local sangkat or district level, but not at the national level. Soft title documentation can take a variety of forms, such as a letter of transfer from the previous possessor stamped by the sangkat or district office, a possession status certificate from the local sangkat or district office, or a building application.

Buyers wanting to purchase a soft title property should conduct their own due diligence, at the Sangkat or district office to confirm whom holds the soft title. Call SEAPS today for a free consultation

visit [www.seaps.asia](http://www.seaps.asia) for more info

# Inflation, Pandemic Reopening and Heavy Supply Create Valuable Opportunities for Property Investors in 2026

*Observers project a 5.6% GDP growth for Cambodia in 2026*

In the first quarter of this year, some major market forecasting and analysis whitepapers have been issued by industry leaders such as CBRE and Knight Frank, amongst others. Also, since the beginning of the quarter, most COVID-19 pandemic restrictions have been lifted here in Cambodia and other countries in the region have re-opened. However, even given the lifting of restrictions, there are still many complications stagnating the global and regional economy here in South East Asia and Cambodia.

Some of the common themes found in the forecasts are regarding increased supply and slowing investment across the residential real-estate sector here in Cambodia. With many new buildings under completion coming online both this year and last, there has been a strong uptick in the supply of luxury and mid-range condominiums. This expanding supply has ultimately increased competition and further depressed prices beyond the effects of a global economic headwind created by skyrocketing inflation and general fears of a global slowdown. With lower short-term gains in Boreys, condos and rental markets, some key property sectors that still retain strong prospects for returns on investment are Hospitality, Agriculture and Manufacturing. It is certainly a buyers' market moving through to the end of the year and there will be real value for the right investors who have the capital to take advantage of the depressed pricing given market conditions.

Otherwise, hospitality properties maintain significant revenue prospects this year as the COVID crisis has come to a close and tourism expected to double from the last years to around 4 million visitors to come by January. The re-opening of China will bring much of the tourism related business, but there is also an increase in domestic tourism to coastal properties and Sihanoukville. Tourism generally has been made much easier with the completion of the toll freeway between Phnom Penh and Sihanoukville cutting travel times to various destinations at the bay. The highest upside potential in hospitality this year is estimated by the budget travel sector with areas like experience based travel, co-living, eco-tourism and spa/ health and wellness travel options. The luxury 5 star hotels and casinos market is saturated and perhaps now that the pandemic is largely over, we expect tourism to continue to grow though out the long term.

In terms of Manufacturing, there has been a 28.4% rise in active factories up to 1,962 total over the past few years. For this year specifically, there is a 15.2M investment in manufacturing facilities just established by The Council for Development of Cambodia (CDC) to carry the trend beyond this year. These manufacturing projects will mainly be located in Phnom Penh, Say Rieng and Kampong Speu. Some of the businesses include additions to Cambodia's already large garment, textile and footwear industry, but also non-garment manufacturing such as bicycles, furniture, solar panels, electronics components, automotive and agriculture processing. The new investments are said to create over 3500 jobs upon completion.



As for agriculture properties and farmland, The Prime Minister of Cambodia had stated that there will be an expansion in rice plantations with upgraded farming methods in the northeast corridor along with a focus on Cashew farming in the coming years to make Cambodia a regional and global leader in Cashew export markets. Another major undertaking is HLH Agriculture's strategic partnerships program offering up 5000 hectares for investment in cassava farming to expand its existing plantation. The company will also offer the option to plant mangos, bananas, sugarcane, cashew nuts and tropical fruits. The Government of Japan has invested in multiple chicken farm projects to strengthen chicken production. This 200,000USD investment was signed by the Ambassador of Japan to Cambodia on March 14th and included infrastructural development with a bridge project.

Other infrastructure projects will be green lit this year by the Government of Cambodia with a loans withdrawal of 1.34B, of which 64% of the assets will be delegated to infrastructure projects. Finally, by the end of the year, the Government plans to turn Sihanoukville into a multifunctional special economic zone for ease of trade at the port and streamlining other trade and port infrastructure issues. Although Sihanoukville was already designated as a free-trade zone in 2014, there will be further expansion in rules and guidelines for trade at the port city in the coming years.

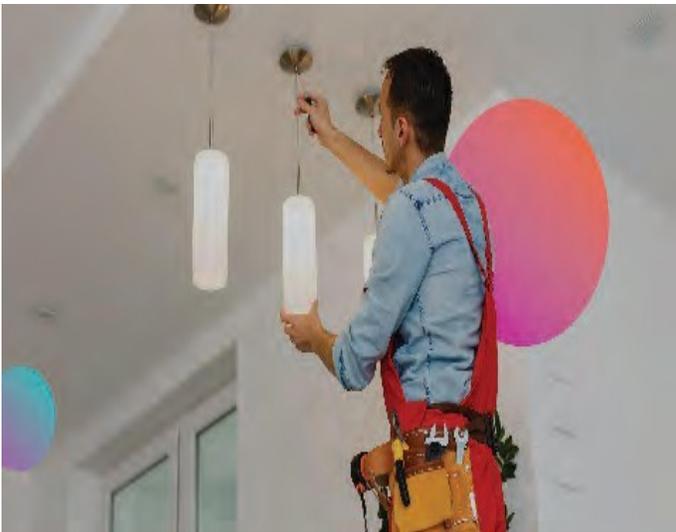
While the market here in Cambodia continues to grow, it will be at a slower pace due to any hard or soft-landing as the Federal Reserve in the US and other countries continue to raise rates. Recent calamities in the first quarter due to the collapse of SVB bank, a subsequent bail-out of two other banks in the US, and along with the merger of UBS and Credit Suisse in Europe all have caused a flight to investments of higher quality and reduction of risk in portfolios. A fear of contagion in the financial sector, and ultimately a global recession, has only been slightly curtailed by Federal Reserve press statements and a slowing of rate hikes. Thus, moving forward though 2023, we expect these factors to continue normalizing growth across the Asia-Pacific region as well as macro-economically. By the end of the year we should see the local market regain a stronger footing after a clearer picture of the long-term growth prospects is established.

*For more info visit us at <http://seaps.asia>*

# Property Services

## Buildings

DO NOT look after themselves, they need planned, logical and pro-active management, and at SEAPS that's exactly what we do. Managing buildings covers a wide variety of tasks and responsibilities. We take an individual approach to each development, so whether it's cutting the grass and play-park inspections to full management of a block of properties we have the skills and experience to ensure you can get the most from your home. From concierge to swimming pools, and everything in between, SEAPS can meet all your property management needs.



## General Maintenance

In all residential developments, there is always regular maintenance that needs to be carried out on a routine basis. Our job at SEAPS is to ensure that all work undertaken by the contractors, which we have assessed and appointed, is in accordance with agreed-upon specifications.

Routine Tasks Include But are not limited to:



### **Common area cleaning -**

*Communal entrances, corridors, windows and bin storage;*

### **Safety and security compliance -**

*Testing of electrical systems, fire safety equipment, lifts and secure car parking access;*

### **Landscape maintenance -**

*Grass culling, weeding and edging.*

The list of items that needs regular maintenance is fairly extensive and covers other important tasks such as roof and gutter inspections, drainage and plant and machinery maintenance management needs.





# Long-Term Maintenance

At SEAPS we know that all buildings need regular and professional maintenance, which require detailed, proactive, project planning. In all of the buildings under management, we provide a long-term, rolling maintenance program to enable planning for future renewals, refurbishments and replacements. Replacements are both necessary and unavoidable, from lifts to light fittings. All of a building's components have a natural lifespan and our aim is to maximise the period from acquisition to obsolescence.

By pre-planning the painting of all the communal areas, both internal and external, it serves to maintain the integrity of the building's original materials whilst ensuring the project's aesthetics and development are maintained.

Project planning includes creating budgets, tenders and the collection of funds from residents and house owners on a timely basis. All of our technical staff have an in-depth knowledge of the structure and mechanics of the buildings we maintain, which is crucial to the planning process. Their expertise is central to the long-term success of the provision of our long-term buildings management services.



At SEAPS, we monitor and only sign off following a thorough inspection of the quality of the work carried out. We also provide an overall assessment as to whether the completion of all tasks has been in accordance with our quality control, which is the responsibility of the Property Manager.



# Property Services

## Client Communication

At SEAPS we are committed to building strong relationships with all of our clients. We communicate directly with real people in direct one-on-one communications and we treat all of our clients in the same manner.

We ensure that our clients have confidence in us, and have the self-assurance they we are a professional company that has the experience, know-how and integrity to complete each job in a timely manner. Experience has taught us that face-to-face communications is the best way to ensure valuable conversations are held at regular intervals. Our Property Managers meet with our clients during all site inspections and attend and contribute to regular residents meetings.

When a client requires clarification on an issue, we arrange to meet them on site to discuss these matters. Sometimes our communication is simply to convey important information in a clear way. Our website is one of the many ways in which we provide information about our company and the real estate market in general and it aims to give clients access to a wide range of relevant information, including financial considerations, contractor specifications and the current status of the projects.



## Project Management

As well as routine maintenance on the projects we manage, there is also non-routine work that will be required to be carried out, which extends to work that has come about because of long-term planning revisions, emergencies and other unforeseen events. However, the project management process more often than not involves extensive paintwork, major roof repairs, lift and CCTV installation and door entry replacements. Projects range in size and scope, cost and complexity. With our in-house technical expertise it enables us to successfully manage all of our projects on behalf of our clients.

The project management process starts with providing a specification of how we would like the project to proceed, utilising our working knowledge of the development. This is followed by a tender process, where contractor expertise and inherent project costs are outlined. We then deliver proposed solutions that are carefully laid out alongside client recommendations. When agreed upon, our ongoing project management will commence, with subsequent sign-offs on successful completion at each level of the process.



# Property Services



## Financial Management

The handling of a project's finances in carrying out all necessary maintenance is the responsibility of the property owners. We take care that financial resources are available on our clients' behalf and is one of our primary responsibilities.

At SEAPS we give clients confidence that their funds are ring fenced and are available for the specific purpose of their development. We ensure that each client's account balance is an accurate assessment of their financial status, that it is up to date and that funds are fully protected in individual client accounts. Through our initial assessment of the cost of maintaining a project, we accurately estimate annual costs to ensure sufficient cash flow is available at all times. Every quarter we provide detailed invoices showing both the projected and actual expenditure that has been incurred. From our experience, the most efficient payment option is via a direct debit as this requires the least amount of administrative resources. We ensure the timely collection of client monies, which is essential to ensuring all maintenance is carried out as planned.



# Building Insurance

In residential developments, it makes perfect sense to have a single block insurance policy. SEAPS has the responsibility of sourcing the most appropriate policy for owners in terms of both cover and cost. Policies of this type cover the building as well as communal areas, such as entrances, landscaped areas and roofs, but it does preclude contents within individual properties. Having one collective policy ensures not only that the building is fully insured but claims are dealt with effectively and efficiently. A block buildings insurance policy covers insuring risk, the cost of placing and administering the policy and also includes underwriting, risk management, claims handling, renewals communications, premium collections and arrears control. It is standard practice for the insurance provider to outsource responsibility for these tasks to the broker. The broker will in turn outsource many of these tasks, such as renewal communication, premium collection, arrears control and management of communal claims, to SEAPS.



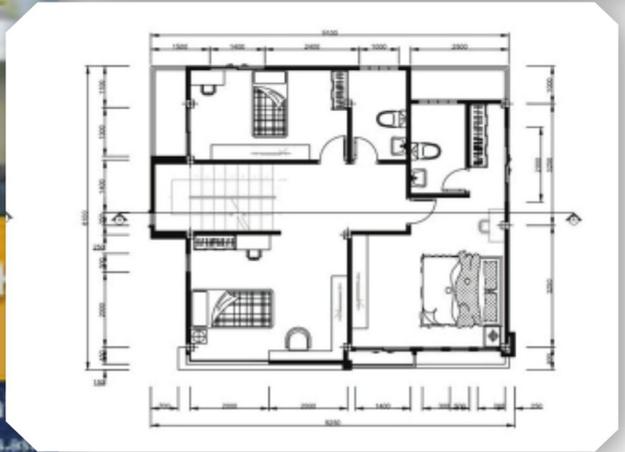
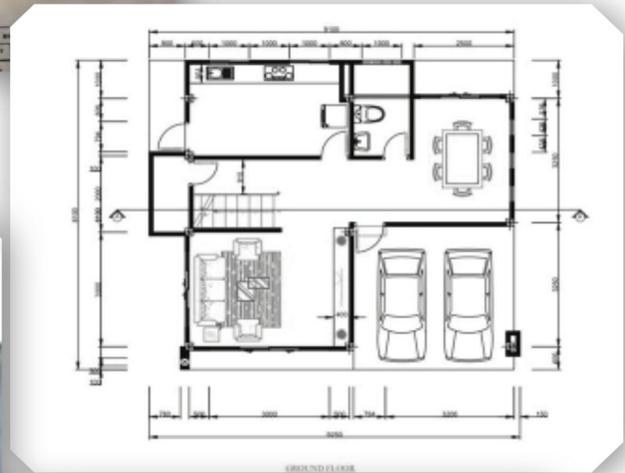
# MODERNA VILLAS

## Siem Reap Housing Investment

3.4 mil Residential project of 60 Villas construction for the development will start in May 2026.

Off plan sales will begin November 2024 offering 50 sqm to 100 sqm plots with 3 bedroom villas starting from \$99,000 to \$146,000 for 2 floors, total size is 81 and 146 sqm on a 5% down payment with a 95% payment plan direct with land owners for 20 years, terms negotiable from %4 interest rate.

Siem Reap Moderna Villas located minutes from ring road off road 6 and 10 minutes from the well known tourist location Pub Street



Secure your plot **NOW!**  
Land owned by developer



Property Villa Investments  
Guaranteed 8.5% Annual Income.  
First 3 years

**64 MODERNA VILLA'S SIEM REAP**

**GOOD LOCATION OFF ROAD NO. 2.**

**MINIMUM 10% DEPOSIT \$68,500 EACH**

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cambodia



WELCOME TO CAMBODIA

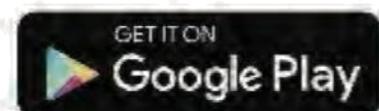
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# Land for Investment on the Kampot / Kep border

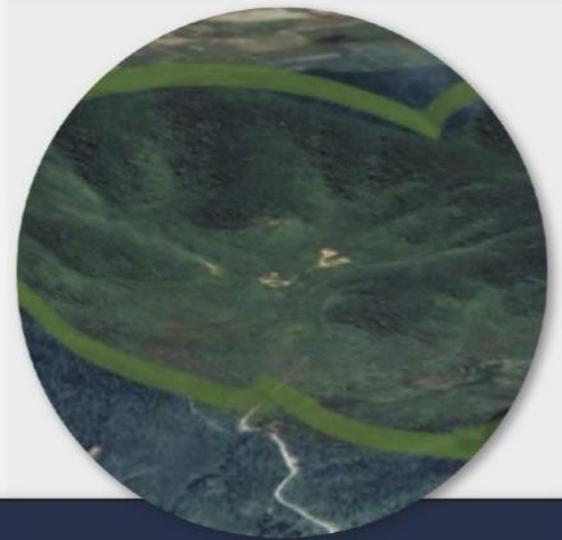
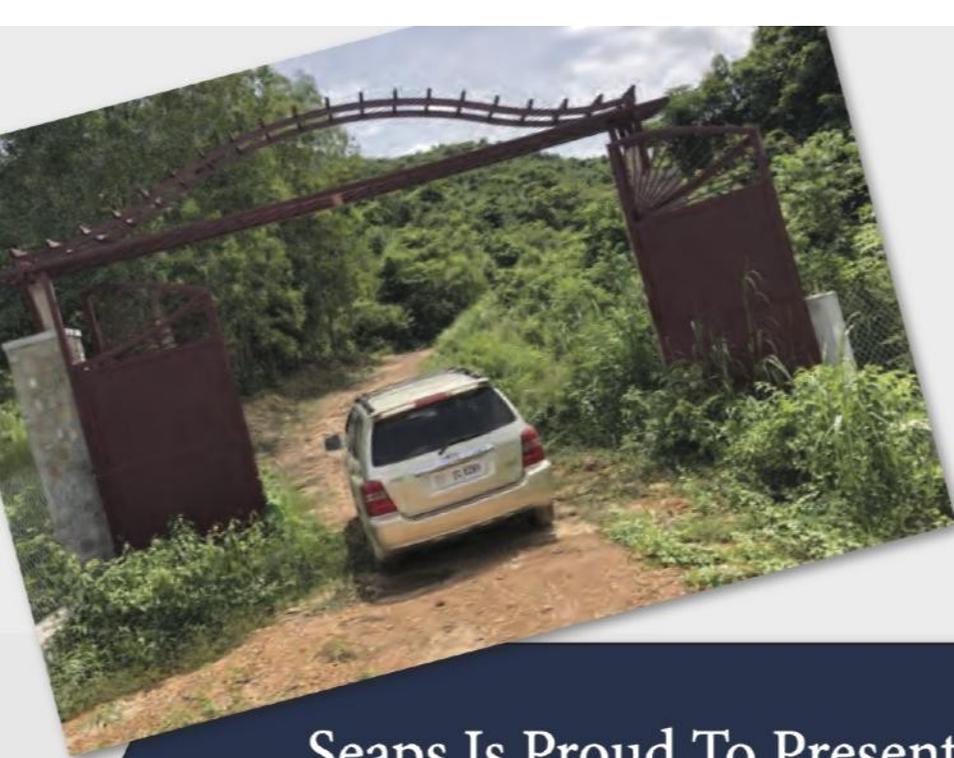
Overview map natural  
color in green valley  
surrounded within  
mountains of a  
private Estate  
including 25  
hectares of land

Please Enquire with JV.  
Project or offers in the region  
of 12.5 mil. USD.

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## Seaps Is Proud To Present:

Land for Investment in Kampot, this beautiful secluded area surrounded within mountains of a private Estate including 25 Hectares of land located right on the Kampot/Kep Border.

The total size of the Land For Investment in Kampot is 25000 square meters and a great location to invest in, total being \$12,500,000.

This property is available for immediate viewing and offers. Don't be the last, be 1st and call us today.





YUETAI  
PHNOM PENH HARBOUR  
粤泰·金边港  
国际潮流与世界同步

# ONE CITY

THE CENTREPOINT

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World's Most Affordable  
Along The Urban Sea Front, and Close To The Local Market

33-143m<sup>2</sup> Fitted Riverview Apartments  
Now Selling Fast Worldwide

33-143m<sup>2</sup> 精装公寓 全球热销中





Yuetai Phnom Penh Harbour is strategically situated on a prime location in the capital, where it is set to become a one-of-a-kind and stunning riverfront landmark development along the Tonle Sap River, just one block away from the Royal Palace.

Occupying approximately 1.2 million sqm, the project will become the most comprehensive commercial development with a construction area of 1.17 million sqm. Within this project, people will experience the impressive Khmer culture through contemporary history, arts, custom, and tourism. This mix-used construction is meant to be one of the most popular destinations for visitors to Phnom Penh, which is attracting people from all over the world.

The project will be developed in four phases. The first phase of the project stretches between Chroy Changvar Bridge and Administration Building of Phnom Penh Autonomous Port. The second phase stretches between Administration Building of Phnom Penh Autonomous Port and the Port's southern wall.

The third phase is between site of ship repair & maintenance and outside wall of Bassac Restaurant. Finally, the fourth phase is between Bassac Restaurant and Titanic Restaurant.

The first phase of the development is a cultural tourism center, China-Cambodia Cultural Center. It comes with a leading Chinese hotel brand - White Swan Hotel, along with duty-free shops, Cambodian commercial streets, office buildings, SOHO, and huge underground spaces for the internal traffic to travel inside the underground, and for the external traffic to travel outside.

The second phase, the CBD along the river in Phnom Penh, will consist of two highrise twin office buildings, modern shopping malls, contemporary apartments, and a residential building that affords its occupants stunning views of this city. Shopping areas will be located on the ground floor of each building. The Art and Culture Exhibition Hall will rise in the fourth phase, where it will be build close to the Royal Palace

Yuetai Phnom Pen Harbour features several major facilities, including international shopping mall, riverside plaza, underground space for traveling in and outside of the city, culture and arts avenue, commercial street, fine arts exhibition hall, ferris wheel, cultural park, Phnom Pen tourist center, etc.

One of the most creative ideas in Yuetai Phnom Penh Harbour is the integration of two different commercial models, a commercial avenue and a shopping center, into one project to produce double satisfaction to customers during their visit.

The Yuetai Phnom Penh Harbour's concept of commercial avenue is a combination of Cambodian and modern styles, with "water" as the central element. Each store will be created with a unique design concept.

These features create a modern commercial street that is attractive to both local and international visitors.

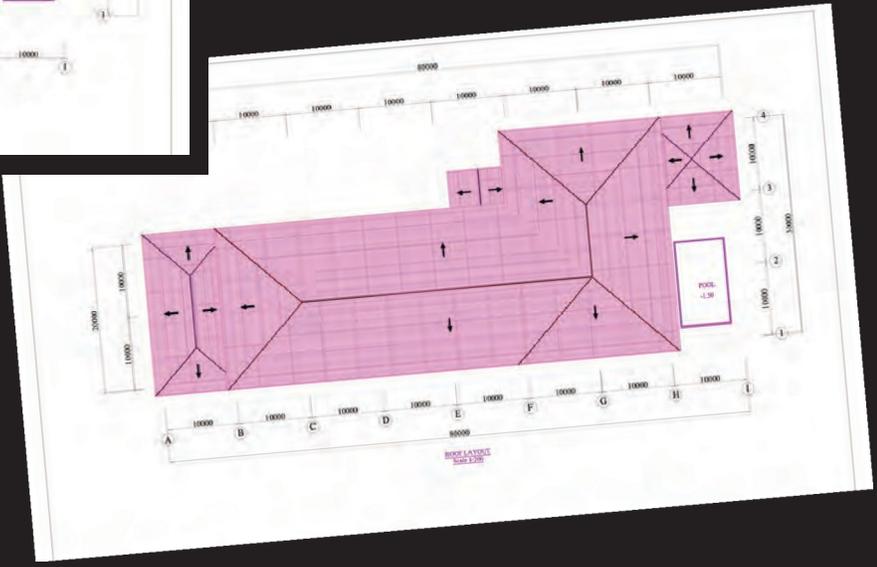
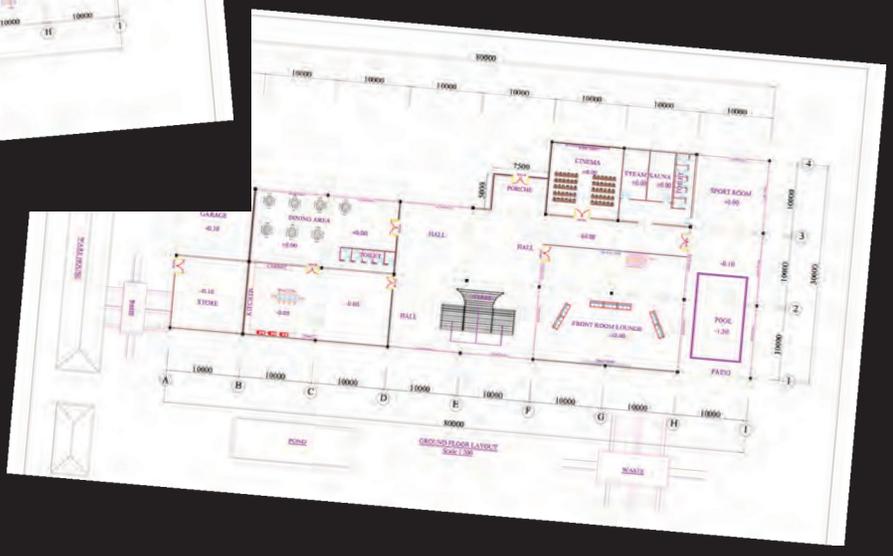
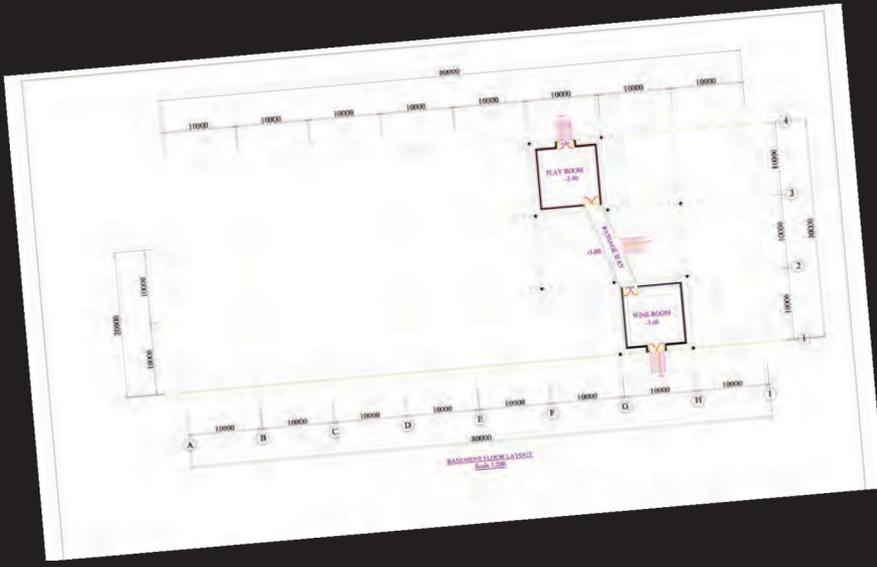
Another important feature /concept of the modern design is the large-scale shopping mall. Nine storeys high (including 2 storeys underground), it covers 120,000 sqm. It has 3,500 car parks and 2,000 motorcycle parking spaces, and features Khmer-style decorations. The mall will bring brand outlets, retail shops, boutique shops, department stores and a wide range of other businesses like a cinema with a 20-meter wide screen, KTV, game centers, children's playground, beauty salon, large food court, and so on. These facilities and amenities are created to meet the demands for a grand urban lifestyle.

# Grand Kampot Manor Project



1.8 million Dollar expenditures in this project set in just under 2 hectares set in a full gated with stone wall area estate land under construction.

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# The Expanding of Cambodia Capital City in 2023

## Why Cambodia Phnom Penh Capital City growing so fast?

Cambodia looks very different today than even just a decade ago. If you travel to visit Cambodia again you'll see a lot of new growth. The skyscrapers, the highways and infrastructure; this development has certainly made the Cambodian economy stronger and Phnom Penh a great place to live or invest

As the business economy is growing continuously, lands and properties also have increased in value to higher prices in areas such as Kompot, Kompong Speu, Sihanouk ville, Koh Kong, Siem Reap, Poi pet, Battambang, Svay Reang, Prey Veng etc. Higher prices, higher turnover, higher profits and higher returns on your investment.

## Cambodia Expressway: National Highway 4

Cambodia is currently building a new free-way from Phnom Penh to Sihanoukville port. It is National Highway 4. This Free-way will make it easier for every company to transport their products from the seaport at the bay of Thailand to Phnom Penh City proper. It will very progressive for regional logistics and it will reduce existing byways traffic.

Although it operates for a toll fare, there will be subsidies and discounts for commercial operators to get the products from port in a cost-effective and timely fashion. At this time the freeway is almost finally completed. According to the Ministry of Public works and Transport citing that the completion of the project is set for mid of 2023 to the beginning of 2024.

Let's talk about some other potential areas in Kompong Speu, where a high development is going on. National Road 51 is also showing potential for real estate. The development of the capital is currently expanding due to growing urban population, and expanding real estate market, and the influence of foreign direct investment.

Areas on the outskirts of the city are witnessing more building projects and increasing land prices. Areas surrounding National Road 51 are no exception. The land price in many areas has nearly doubled over the last year. National Road 51 is undergoing a huge change. Stretching from Kandal province, Thnal Totoeng Market west of the capital to Kamong speu province, and Oudong market. National road 51 is being renovated with funds from the government of China.

## The Expanding of Cambodia Capital City Industrial Zones

More than 50 factories are currently operating along the stretch. There are plenty of facilities and amenities in place, including markets, schools, banks, microfinance institutions and so on. These factories are planning to build or currently building in Kompong speu province and nearby provinces:



- K (Cambodia) Co., Ltd, a distributor of ISUZU Vehicles in Cambodia plans to establish an ISUZU car assembly factory in Kompong Speu. The construction of the factory is expected to begin by late 2022.

- Ford Motor Cambodia Assembly plant set for Pursat Province soon, as the relevant gov bodies and the investment firms have already reached an agreement.



- The Factory named SMART SHIRT GARMENTS MANUFACTURING (CAMBODIA) CO., LTD was established in 2016. The factory located on National Road 41, Srong Village, Srong Commune, Kong Pesey District, K. Speu. Nation Road 41 is linked with Nation Road 51. These roads are considered as the third ring road of the capital expanding.

- The Council for the Development of Cambodia (CDC) has announced its approval of two \$5 million bag and luggage factories to be built in Kampong speu province. This factories will employ more than 2000 people, according to CDC.

Kampong Speu is closer to Sihanoukville Autonomous Port, which makes it easier to access the international market and possibly reduce charges because it is located reasonably near the airport in Phnom Penh.

The local media reported that a consortium of Hong Kong Investors was eyeing up to 20 locations in K. Speu province to establish facilities to manufacture garment, bag and footwear goods.

Visit SEAPS Real Estate for more information

If you are looking for any property listing in Cambodia, come to South East Asia Property Services (SEAPS) is your best choice. Our property consultant will answer questions you might have.

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# Phnom Penh Central Business Districts: Find Your Best Place To Live Through SEAPS Real Estate Services.

## Phnom Penh's Central Business Districts

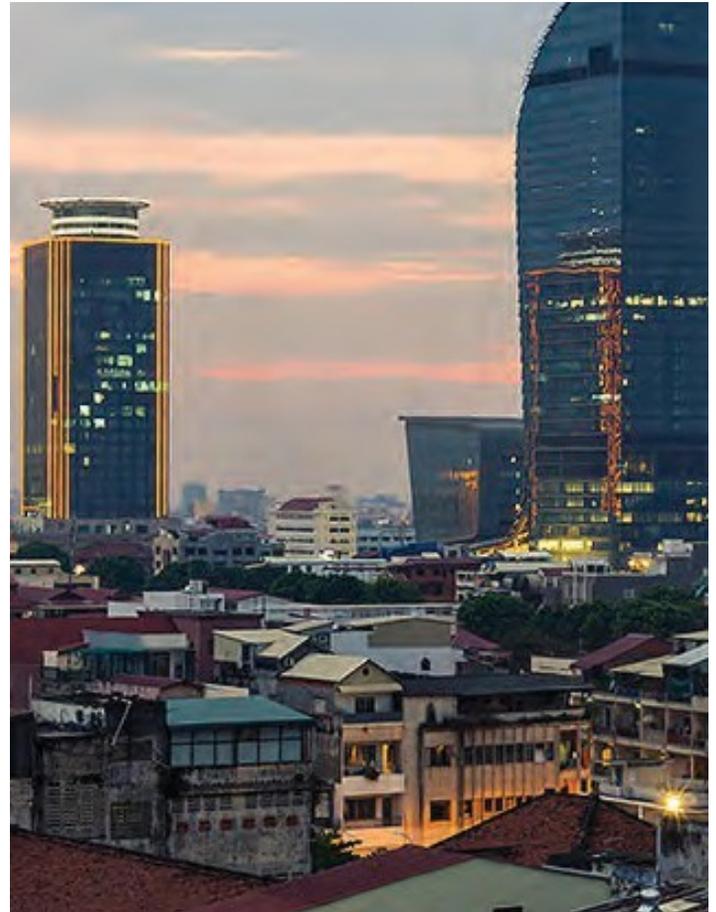
SEAPS real estate is your reliable service for investing or re- siding in the Phnom Penh Central Business Districts. As many already know, Cambodia receives some of the highest returns on property investments in Asia. The percentage profits from real estate alone is around 5-6%.

Specifically, the development of Phnom Penh's suburbs has been an ongoing endeavor for the city's urban planners, developers and other investors since long before the pandemic. Regardless, prices in the city center and adjacent districts have risen steadily over the past half-decade.

## So, what are the Central Business Districts in Phnom Penh?

While there are no official distinctions on what the city's Central Business Districts (CBDs) are, the defacto areas considered CBDs remain Phnom Penh's Core Districts: Daun Penh, Beoung Keng kang, Toul Kork, Chamkamon and 7 Makara.

Being on the ground in the capital city, one can easily see that these districts are much more developed in terms of concrete roads, sidewalks (some areas) and towering buildings where big multinational corporations, financial institutions, banks, law firms and government offices are located.



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# The Ultimate Guide To Buying Condominiums or Apartments in Cambodia in 2026

This is the Ultimate guide to buy condos, apartments and other properties which are available in Cambodia. SEAPS Real Estate company is your first choice of real estate services. SEAPS has many years of experience in the real estate industry. To learn more about our company, visit [www.seaps.asia](http://www.seaps.asia).



## When is the right time to buy a condominium?

Smart buyers buy a condo which is under construction. The price of condo under construction is of a lower price than that of an finished and well established building condominium units- Far cheaper.

The estimated price of a condominium that is under construction is currently from roughly 40k to 100K (USD)

So one should consider to buy a condo which is under construction if they are in no hurry to move in. If one purchases the condo which is under construction they can save tens of thousands of dollars. Soon after the condo is finished, the price will almost double- even in this post COVID market. If anyone wants to resell the condominium, high profitability should be gained within months or even days of the buildings completion.

When buying any property, you should always contact a professional first. We can consult you and give you some good consult. We want to make sure you'll buy the right condo with the proper type of title. We do not charge on advisement. and consultancy services.



## Why are foreigners interested in buying properties in Cambodia? This Is The Ultimate Guide-2026

Of course, in recent years we see a lot of Foreigners travel to Cambodia and do investment in properties & construction services, because they can see the potential of a high growth economy in Cambodia.

Every year Cambodia has new developments. Not just as condos and apartments, but commercial properties such as office buildings, hotels, restaurants and many more as well.

The government is building new road systems and many infrastructures, so it helps investors and developers to see very clearly the of potential areas which should be targeted for heavy development in Cambodia.

As we can see, there are a lot of high rise buildings in the heart of Phnom Penh city. Condominiums & serviced



apartments are now leading the market here in Cambodia. Not just foreigners who are interested in buying condos or apartments in Cambodia, Many Cambodian people are also interested in buying these properties too of course.

## Condominium supply in Phnom Penh

Due to the growing demand, the city's property supply has now shifted upward to mid-tier properties in some of the most popular residential areas.

Phnom Penh's property market attracted much attention over the last decade due to its fast-paced growth and high-end properties that appealed to many foreign investors. However, the impact of COVID-19 shifted the market's focus away from foreign investors and diverted to the demands local market.

This resulted in the already-growing popularity of mid-tier projects in both condominiums and boreys to see increased attention from developers. According to Knight Frank's recently released Cambodia Real Estate Highlights H2 2020 report, mid-tier developments (priced between \$1,000 to \$2,500 per sqm) in condominiums and boreys account for more than half of the current market and will continue to make up most of the supply until 2023.

## What are suburbs of Phnom Penh?

The suburbs of Phnom Penh do not differ too much from how one would expect a suburb would be elsewhere. These areas are considered as suburbs of Phnom Penh: Chroy Cangvar, Russey Keo, Sek Sok, Porsenchey, Kamboul, Meanchey, Chpa Ampov, Dangkao, Prekpov and more...

It seems, the rise of Phnom Penh's suburbs has been gradual and considered quite an endeavor from the city's urban planners, and private developers.

Most significantly, local and international commercial and industrial developers are also looking outside of Phnom Penh for business expansions. Given the current market conditions we suggest the areas for business sectors which plan for expansion in 2026 should focus on National Road 51/ 41, Takmao, Prekpov, Toul Pongra, Arey ksat and national road 3.

## So Where is the best place to live in Phnom Penh in 2026?

For those looking to be in the middle of all the city's happen- ings, the Central Business Districts, or inner districts would be the best place to live.

On the other hands if you're someone who prefers a qui- et life away from hustle and bustle of the city, the suburbs might literally be your best choice. A home in the suburbs will most likely have larger sq/m living space at a better price value compared to in the city, hence, this is the preferred choice for many Cambodian families.



## What are the land prices in suburb areas?

Phnom Penh's outward development is continuing to drive land prices up in the outer suburb districts and even some rural districts as well.

One borough of note, Prek Pnov, is one of Phnom Penh's northern-most districts & is seeing land prices rise recently. Properties sales activity in the area increased by 60% compared to the same period in 2021. The district is seeing underdeveloped properties being converted to additional road infrastructure and various residential & commercial enterprise.

In other areas, especially those closer to Phnom Penh city, property values have gone up as high \$800 to \$1000/ sqm. Whilst other areas farther away from the CBDs are now at roughly \$300 to \$500/sqm respectively. Finally, even land closer to the smaller roads are reportedly being offered anywhere from \$100 to \$200 USD per square meter.



Can a foreigner buy a property in suburbs or in central Phnom Penh districts?

A Foreigner can 100% own a freehold strata title property in Cambodia. However, Foreigner can only own on the first floor or higher, not the ground floor, but up to 70% of any one building. Please note that this arrangement would only apply to buildings with a strata title.

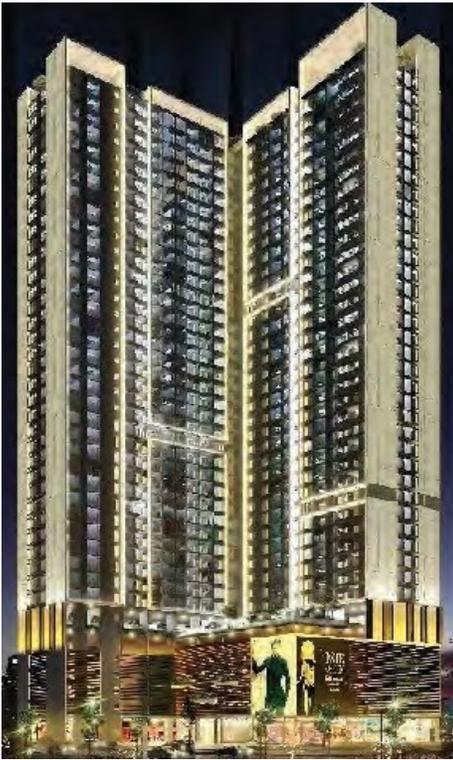
Please let SEAPS Real Estate Assist you in finding the best investment properties in Cambodia.

If you are looking for a TRUSTED Real Estate Service Agent, you have come to the right place. SEAPS Real Estate Services can help you listing your properties and find more clients for you. We have operated in Cambodian real estate services for more than 10 years.

*If you are looking for the best property to rent or to buy in Cambodia, please contact us*

To learn more about SEAPS Real Estate visit [www.seaps.asia](http://www.seaps.asia)





## L'attrait Boeng Heng Hang:

Developed by Japanese developer with 28 years experience, L'attrait brings all their skills to build for the best for L'attrait Boeng Keng Kang.

The property recently builds up to 18 floors and remains only 10 months to complete. Situated very close to Norodom Blvd, next to Bulgarian Embassy, UNDP organization, Harrods international schools, Chipmong Noro mall, A-Z, and Thai Hout supermarkets, Cafes, and Keystone office building.



## Why L'attrait Boeng Heng Hang?

- Most desirable area for foreigners & local people.
- Investment rental return: expected 7.5% gross.
- Design idea with mixture ideas, Japanese and Western-style.
- Fully furnished with high quality and well-known home appliances.
- Install high standard Fire-Safety system.
- Facilities: 23m swimming pool, gym with high technology equipment, laundry service & climbing-wall, targeting expatriates and business people.
- The loan is available with CIMB Bank: 8% p. a loan up to 50%, 20 years
- Flexible payment term.



We introduce many properties to clients. Our clients are very happy with our service, because we do our best to find the right property to meet our client's criteria. Some clients contact us again when they are looking for a new property to buy, because they trust our service. We don't charge our consultancies at all. This service is totally free for anyone who are looking to rent, or to buy properties in Cambodia. Please Find us on Facebook.

SEAPS Real Estate Services. The ultimate guide to buy properties in Cambodia

*The Ultimate Guide for Cambodian Properties 2026*



## Condos available for sale in Phnom Penh

### Agile Sky Residence Condo:

The true Masterpiece of Agile Sky Residence's First Foray into Phnom Penh Prime Location CBD of Phnom Penh.

Located in BKK international embassy district the heart of Phnom Penh CBD. And along Monivong Blvd, a thoroughfare in Phnom Penh. Agile Sky Residence is unique positioned to benefit from prosperous and a well established commercial environment as well as convenient transport. Designed for the future, the flexible and dynamic space of Agile Sky Residence is a blend of the best of all worlds and meets all the imagination of the elite with a global perspective on life.

With a standard floor area of approximate 1642 square meters, the versatile and flexible lay-out, which is designed for both both office and residence, and flexible layout, which is designed for both both office and residence, redefines the real estate project in Phnom Penh. Agile Sky Residence is attracting attention from all over the world and becoming one of the most popular project in Phnom Penh.

# High Potential Areas Which Investors Should Keep an Eye on in Cambodia. We Recommend two of the Best Areas

## Where are high potential areas that I should invest here in Cambodia?

We believe every investor should expand their business in Cambodia due to the high market value and growth prospects. As you can imagine, we see a lot of foreign investors doing their businesses in Cambodia, especially Chinese investors.

The Country's economy has been growing rapidly for over the last 10 years despite of COVID-19; especially here in the real estate industry. We shall continue to see a great deal of development in categories such as, serviced apartments, condominiums, standard apartments, resorts and hotels, boreys, factories, office buildings and other various commercial and construction projects which are currently under development.

Today, we would like to introduce to you two potential locations, of which investors should expand their businesses here in Cambodia.

## High Potential Locales in Siem Reap City Center, Angkor Wat

Siem Reap, a resort town in northwestern Cambodia, is the gateway to the historical sites of Angkor Wat, the seat of Khmer Kingdom from the 9th -15th centuries.

Siem Reap is the second largest city in Cambodia. Given the great history and culture of the city, tourism is a very important aspect of the economy at Siem Reap. Take for example that it is estimated in 2010 that over 50% of jobs in the town were related to the tourism industry.

The master plan aims to encourage tourists to stay longer in Siem Reap more than the average two to three days. Infrastructural development is already under way with a projected \$150 million USD budget to build 38 roads; in addition to further plans for renovations of at least nine kilometers of the Siem Reap River. This all to make it a more attractive destination for longer term tourist travel and perhaps even retirement.

If you travel to Siem Reap today, you will see a very big difference from the last 10 years. There are now more hotels, condominiums, resorts and other development projects are being green-lit all the time.

SEAPS Real Estate will introduce you to a potential area in Siem Reap where investors can consider a property there which is for an **URGENT SALE**.





## Our Investment in Siem Reap...

Given these factors, we have previously invested in one hectare of land for sale close to Siem Reap City Center. This land is a perfect opportunity to secure a plot or plots of land in an area that will be experiencing huge growth in the coming years.

This land is located in Chreav district for which is zoned to be a new development zone in Siem Reap. (See the photos above.)

This land is also situated close to the new planned access road to the new airport and Siem Reap City Center with a multi lane high way. This is truly a good investment for the future. The land is priced for an urgent sale at 45USD per sqm. Average price for similar land in same area is 70USD to 80USD

Total Price 465, 075 USD

## Sihanoukville City

In addition to historical Siam Reap; the second location which we recommend to our investors is Sihanoukville City. Sihanoukville is the third largest city in Cambodia. This city is also known as Kompong Som, it is at the tip of an elevated peninsula in the country's south-west, on the gulf of Thailand.

The local Government aims to transform Sihanoukville into Cambodia's industry hub.

Sihanoukville construction sector has attracted billions of dollars in investment over the last few years. While the majority of the investment has come from China, there are other markets that have taken interest in Sihanoukville as well. The casino industry has been booming with large swathes of Chinese, along with other tourists and investors coming to gamble and get involved in development projects there.

Like Siam Reap, the government is working on securing infrastructure construction projects in the province to make it more attractive for foreign tourism and investment as well.

One recent example is in the late of 2019, the government of Cambodia allocated \$300 million from the national budget schema to build 34 roads along with a handful of other major infrastructure projects in Sihanoukville.

The government continues to aim for transformation of its provincial capital at Sihanoukville and the surrounding areas into multi-purpose model: a special economic zone and a sustainable pole of national development that will allure more tourism and fresh investments from abroad.



Land prices in Sihanoukville range from \$1,800-\$3,500 per sqm in commercial areas.

*Looking for property in Siem Reap or Sihanoukville? Let us help!*

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# Great Potential Developing Market Sectors and Locations in The Cambodian Economy

Where can we buy great properties and where are the best developing markets in Cambodia?

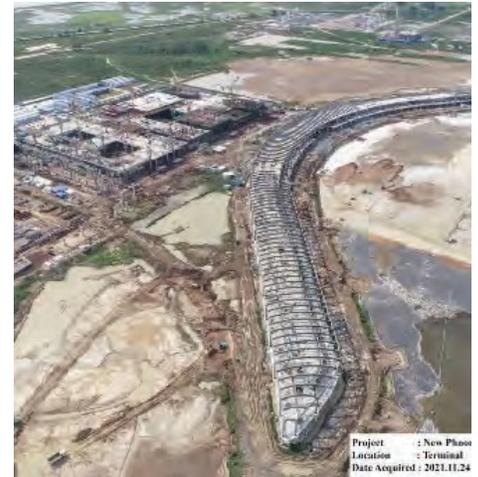
Phnom Penh, the Country's capitol has witnessed a significant uptick in urban growth over the last 10 years. To date, the city now has somewhere around 2 million residents, with projections for growth well beyond that over the next decade.

It's the largest and fastest growing city in the country and serves as a gateway to the global economy.

Other great potential developing markets in Cambodia ratchet up land prices as country's growth continues.

Another great example of new market development in the region is how Singapore has invested in an 100 sqm km agriculture hub. This project launched in northern Kampong Speu and is located in the Oral District. The undertaking was proposed by prominent Singaporean architectural firm Swan and Maclaren Architects, which divided the land into 16 distinct areas designated for specific areas of market development such as the list below.

- Farming*
- Animal Husbandry*
- Animal feed production*
- Private land*
- Share accommodation*
- Diversified business Center*
- Wining industry*
- Solar power*
- Construction materials*
- And Many More.....*



Project : New Phase  
Location : Terrestrial  
Date Acquired : 2021.11.24



## National Road 11 development drives land prices up in Prey Veng

National road 11 was inaugurated on December 6th, 2021 by the Royal Government of Cambodia. Much of the value of the land adjacent to the national road was between \$40- \$50 per sqm.

Developing of national road 11 has attracted property developers and other land investors. There have been inquiries coming from warehouses, gas stations and other entrepreneurial projects over the months since being inaugurated.



# Major International Airport Projects in Cambodia To Be Completed In July 2025



## Techo Takhmao International Airport, Phnom Penh

Back in 2019 the government had decided to establish the 'New Phnom Penh International Airport Assembly Sites Committee' (AASC) to facilitate the US\$1.5 billion airport construction project, located in Kandal Stueng district, Kandal Province, according a decision dated 18 February 2019. The purpose of this ministerial committee was to centrally organize the social, environmental, resettlement issues, and master planning, land and zoning issues; those related to this major undertaking and others in the future.

As of April 2025, the construction project of the new Phnom Penh International Airport in Takhmao city will be completed in July 2025

Soon after the announcement of the plans by the Royal Government of Cambodia (RGC), there were reports that land was previously selling for \$1-\$2 per square meter was now being sold for a whopping \$5-\$6 per square meter in 2022. Today the land is likely closer to \$10 as the project moves toward completion. This, like any major commercial or industrial undertaking, was apparently due to the general belief that this international airport will certainly bring up the value of the property around it.

Due to the approved investment proposal including a 700-hectare port portion for a commercial center and residential property development, volatile price movements caused by speculation prior to the construction

naturally caused some land valuation disputes in the surrounding areas of the airport project. Areas where there were plans for infrastructural and airport city projects. Many of these airport city projects are currently under construction today to accompany the new airport upon its completion and in order to serve travelers and employees of the airports residential and commercial needs. These airport related projects are progressing smoothly and will continue to undergo further rapid expansion as well. These developments will ultimately drive prices even higher.



## Siem Reap Angkor International

Angkor International Airport Investment had made the initial investment of \$900 million USD back in 2019. Since breaking ground for the construction of the new International Airport at Siem Reap things have been moving smoothly and the first phase stands at over 75% completion and currently has the first scheduled test flight scheduled for March of 2023. With operations set to begin October of 2023. Conservative projections have established that tourism and business travel will not return to pre-COVID levels until mid 2024. At any rate, the airport should be completed as scheduled and will be ready when the economy is.

The airport is located roughly 50 kilometers southeast of Siem Reap City and 40 km from the historical Angkor Wat archaeological Park lands. The total size of the project grounds is over 700 hectares of land. It will be the second highest classification as a 4E airport, the only higher classification is a 4F. The classification of course denotes the size of aircraft that can land on its tarmac. In this case the only aircraft that it cannot handle is those with wingspans over 80 meters such as the Boeing 747-8 and the Airbus A-380-800.

This Airport will also have similar effects as the Phnom Penh airport has to the local land prices and development economy of central and greater Siem Reap. Throughout all of the new airport proposals approved by the CAA

As Siem Reap is the major tourist destination for Cambodia, it is a logical choice to have direct fare to the resorts, historical sites, such as Angkor Wat, and all of the other existing and developing attractions which Siem Reap has to offer.

## Koh kong's Darasakor International Airport

Darasakor airport has been under construction on Koh Rong since its approval and commencement in 2020. The project is established by the ACC to promote, improve and to ease domestic/international tourism to the resorts and beaches located on the coast. This airport is scheduled to open sometime during the middle of the year.



As such, the project is now 100% complete, spanning 4.5 hectares in the Botum Sakor District of Koh Kong Province. Similar to other projects and proposals that have been mired with the pandemic and other delays, Daraskor was forced to wait to be green lit until 2023. Nevertheless, The airport is ready for business and should be operational near the time of this printing.

The initial Phase I budget of the airport was roughly \$350 million USD at its inception. The project is led by Tianjin Union Development Group a Chinese joint investment mainly to provide transit to the new coastal eco-tourism zone established in the province including other major investments by the Tianjin Union Development group such as the Dara Sakor Resort and Stardream Lake Tourism Town, just to name a couple of the many new ecotourism attractions across Koh Kong Province.

The Resorts and surrounding attractions have been awaiting the re-opening of post-Covid Chinese tourism since the start of the pandemic in 2021.



### Koh Rong Eco-tourism Airport

With a budget set at \$300 million USD, the plans include a just over 7000 square meter terminal space with an over-sized 2,650 meters of runway to allow for even some of the larger commercial planes to land. The plans include Bangkok, Hong Kong and Singapore with domestic Rights mainly from Siem Reap and Phnom Penh.

In terms of the commercial productivity and revenues of the project, the outlines were established by a memorandum Signed by the State Secretariat of Civil Aviation (SSCA) and The Royal Group Co., Ltd. back in 2020 as the project was accepted for execution.

*“The design of the terminal should reflect the local characteristics in architectural style and are based on the peak four-hour passenger figures. According to the forecast, the total area of the terminal is 4000 sq mt soon and 7000 sq mt in Phase II, which is more than the minimum required. The departure terminal and arrival terminal are constructed separately, and the single floor design is adopted, which is economical and suitable for the low traffic volume at Koh Rong.”*

Today, the Phase I of the operations are slated to see will over 250,000 travelers a year. Henceforth after, the next decade Phase II plans should more than double the daily and annual passenger load per the allotted area of the projected grounds.

While test flights have been completed and Phase I construction is effectively at 100% completion; operations have been delayed due to China’s prolonged zero-COVID policy as well as other economic uncertainty regarding the full recovery of the region's tourism industry. Moving forward, as China re-opens and the global economy comes to terms with rising inflationary pressures and geopolitical- cal uncertainties in Europe, steady growth in the interim should become prevalent by Phase II operations.

This Boutique Ecotourism Airport is pro- posed by the Royal Group Co., Ltd. and has been accepted by the government. This island airport is now on track to break ground and begin construction in 2023.



### Eco-Friendly Luxury & Convenience

One major feature of note to the new International Airport is that it will be an Eco-Airport. A transit hub focused on sustainable and Eco-friendly practices, products and delivery of services. This of course will not only protect the ecology and natural island environment of of Koh Rong, but it will additionally promote more Eco-friendly tourism in Cambodia and across the region.

As it stands today, travelers have to fly into Sihanoukville City, take a light transit to the coast, take a two hour ferry to the is- lands and then finally take another quick transit to their destination property. Upon the Airport’s full opening, tourists will now be able to land directly on the island and take a quick transit to their destination resort; then after their vacation stay its just a quick jaunt back to the local eco-airport for takeoff.

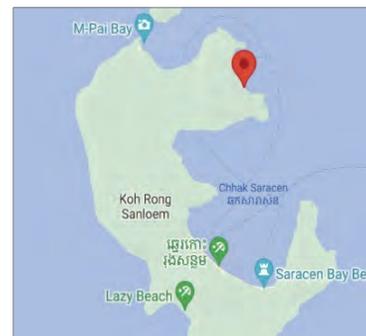
This new location will also be appealing for the luxury tourism class, as small chartered and private jets will find Koh Rong and the Islands more accessible. Some of the current major luxury

destinations include the aforementioned Royal Group’s Royal Sands, The Tamu, Sweet Dreams, Golden Sea Hotel & Casino and Sokha Beach Resort and many others.



### A SEAPS Beachfront Island Investment Offering at Koh Rong Island

SEAPS is able to offer some prime beach front property on Koh Rong Island at a great value. With projects on the island increasing, especially in the luxury tour- ism sector, the value of our investment has grown quite considerably. Furthermore, without the constraints of inflation-related economic downturns and post pandemic recovery; the return on our investment for Koh Rong beachfront realty would have been more significant. It remains a buyers market today and for the potential investor at current market prices, there continues to be heavy value in the land markets of Koh Rong and in Sihanoukville.



This property is listed for immediate sale. See Page XX for more detail. visit [www .seaps.asia](http://www.seaps.asia) or email [info@seaps.asia](mailto:info@seaps.asia)

A long term holdings on many of these properties will put an investor in the position for future growth. Estimated land price increases would not only be due to projects such as this airport, but also projects like some of the a multi-million dollar hotel and resort projects by the same developers. The Royal Group’s flagship re- sort on Koh Rong The Royal Sands is a 5 star beach front villas retreat prized as one of the best in class tourism destinations in the coastal region.



## Building the Bay Economy

Tourism is not the only growing element of the southern Cambodian economy, Sihanoukville has a free trade zone at the port that had been set up with Chinese government and launched back in 2014. As reported by the Khmer Times, the revenues have been growing steadily since 2014.

*“The value of imports and exports passing through the China-Cambodia jointly invested Sihanoukville Special Economic Zone (SSEZ) reached \$2.4e billion in 2022, a year-on-year increase of 12 percent, SSEZ General Manager Cao Jianjiang told Xinhua on Tuesday.”*

This is just one of many joint trade and tourism programs launched by the governments to improve the economics of both countries.

This Sihanoukville free-trade zone port of operations coupled with mass and high-speed transit programs such as the development of National Highway 4 from Sihanoukville to Phnom Penh and Now a further high-speed railway development from Sihanoukville Port to Phnom Penh;

All will undoubtedly produce a massive increase in land valuation across the southern corridors.

Through a combination of rising infra-structure development and relative abundance of affordable land, the area is rapidly positioning itself to become the preeminent location for future growth for all property segments.

## Key figures regarding Southern Phnom Penh's Urbanization and population growth

-Population 2.3m 201e 6 million in 2035

-Est. GDP Growth 7.7% (10years)

-Annual urbanization rate 3.2%

-\$1,6Q3 GDP per capita

-New Condominiums: 13 projects

Infrastructural development is unlocking land, increasing logistics efficiency, increasing supply-chain value and ultimately increasing economic output.

## New Land In The South

84 project 54 completed (2021) 30 under construction (2022)

Master plan with good information will win in future competition for home buyers. Larger project have launched ahead of nearby population affordable land, development activity, and future proofing have led this trend.

Construction and Real Estate Share 18% of Total Credit of USD38 Billion

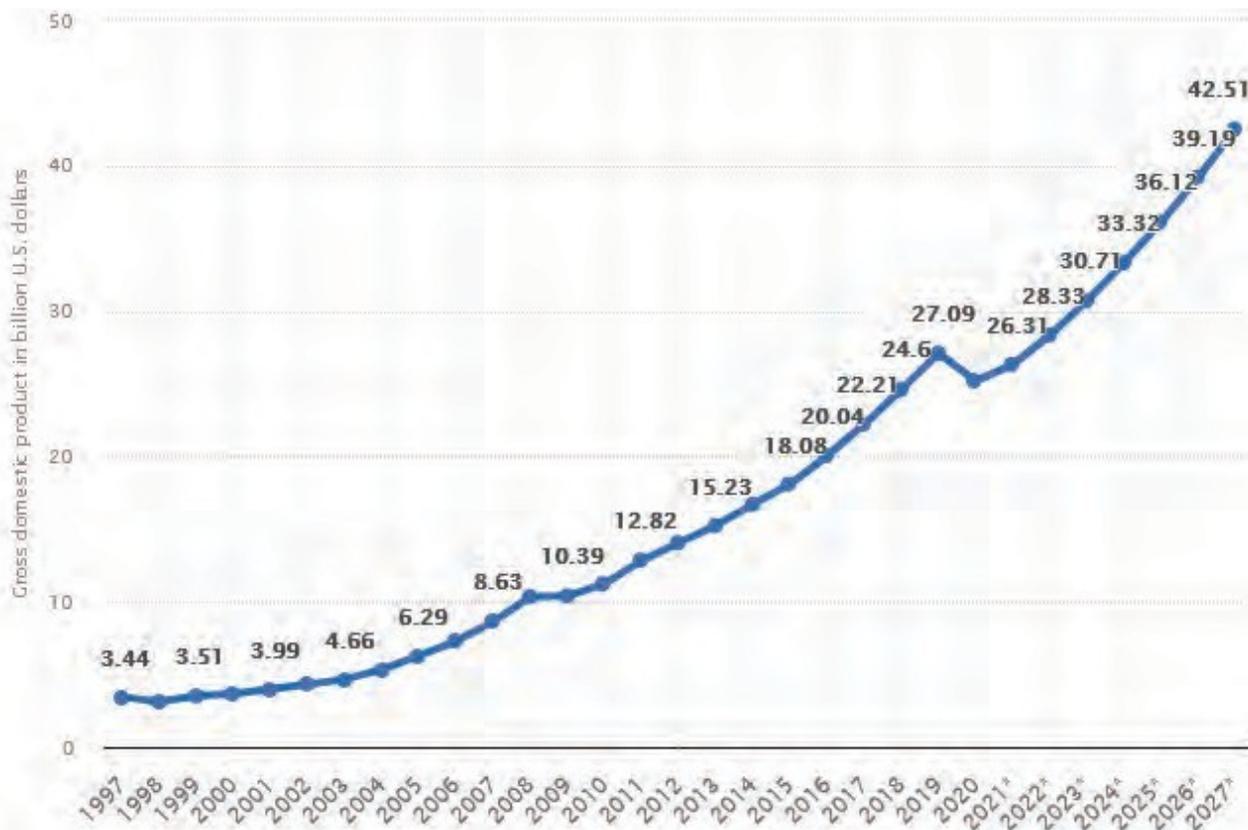
Credit to construction and real estate activities were cumulatively at \$6.93 billion or 18% of the total.

The National Bank of Cambodia's latest report has shown that credits to construction were at \$3.8 billion or 9.3% of the total credit, which real estate activities share 8.7% or \$3.35 billion.

NBC stated that credit volumes continued to increase due to increased demand for investment land other expenditures on sectors that supported economic activities.

Contact us regarding other opportunities in the south of Phnom Penh

[www.seaps.asia](http://www.seaps.asia) [info@seaps.asia](mailto:info@seaps.asia)



## Market Update:

# Sales Construction projects must request Architectural & Structural Design approval from MLMUPC

Phnom Penh's skyline continued to see new additions despite the pandemic of COVID-19 and its aftermath. In 2021, projects like the Peninsula Private Residences, PARC 21 Residences, The Peak, R&F City, L'attrait Boeung Keng Kang, and Picasso Sky Garden, are a few of the new developments that successfully pushed forward even during the constraints delegated through pandemic response.

Additionally, The fast and loose construction practices seen prior to COVID-19 measures seem to have dissipated after the implementation of the comprehensive Construction Law. Even after the new and the resulting reduction of major accidents, the government has not slowed their pace to modernize construction practices.

In late 2021, the Ministry of Land Management, Urban Planning and Construction (MLMUPC) announced the "Procedures for Supervising and Confirming Architectural Design Plans and Construction Assemblies", requiring project owners/ developers to submit their design (along with already established requirements) for approval from the MLMUPC and/or the capital/provincial administration before being granted a construction permit.

## New documentation required<sup>2</sup>

Design plan Refers to technical documents for construction-work, including architectural plans, building assembly

plans or plans and other technical instructions for construction or dismantling and construction use

Project review and certification refers to the inspection, analysis, verification and certification of compliance with construction technical regulations and other applicable regulations of the design project, calculation of technical instructions for new construction work, repair work, remodeling work, demolition work or change of construction use function as a basis for the competent authority or competent official to provide construction permit, repair permit, dismantling permit, construction permit and new construction use certificate.

## Necessary documents for applying for a building permit

Pursuant to Article 9 of the Sub-Decree on Construction Permits, in order to be able to apply for a permit, the property owner must attach the following documents:

- Certificate of ownership of immovable property or certificate of right to use immovable property or temporary title deed

- Land title deed and building location plan in the lot

- Architectural Engineering Design and Project

- Applicant's Cambodian Identity Card

Application for a construction permit with the signatures of the landlord and the developer. (All construction permit application forms must be made in Khmer and articles in English and French can be attached to the letter of application).

According to the "Construction Law", Article 54 clearly states that the competent authority must take action to stop the construction or dismantling work without a permit in case the construction or dismantling requires a permit.

In particular, in Sub-Decree No. 224 dated December 30, 2020 on the construction permit, it is stated that all the beginning of the construction process of new construction, modification work, installation work and dismantling work, etc. must have a permit to open the site. Construction first.

After receiving the construction permit, the construction owner must apply for another construction permit from the General Department of Construction or from the Board of Governors of the Capital, Province, Municipality, District and Khan according to the size of the construction area.

When applying for a permit to open a construction site for construction work, the construction owner must attach the following documents:

- Construction permit

- Construction component design project

- Geological study documents

- Handbook of construction work

- Construction contract

- other technical documents for construction work

- Documents confirming the signing of the insurance contract, the responsibility for the construction site with the insurance company.

Please also note that at the end of the construction work, the construction owner must apply for a permit to close another construction site from the competent authority.

For more information contact us at [www.seaps.asia](http://www.seaps.asia)



## High Rise Buildings in Phnom Penh - Vattanac Capital

The second tallest building in Phnom Penh, Cambodia. (2014-2020)



The total height of this building is 187.3m/ 617ft and there are 39 floors. The official name of this building is called “Vattanac Capital” This building is owned by Vattanac Properties Limited Co., Ltd an affiliate of Vattanac bank.

Construction started on 2009 and the building topped out in May 2012.

The tower houses the headquarters of the Vattanac bank, a luxury hotel, service apartments, retail space, serviced apartments, a rooftop outdoor bar and car park. Floor 25 through 39 is the Rosewood Phnom Penh hotel, opened in 2019.



Rosewood Phnom Penh hotel provides 148 rooms and 27 serviced apartments as well as conference facilities, a fitness center, a lobby lounge, a “Sky bar” and a 20 meter swimming pool on the 33rd floor. The sky bar sits on the terrace which is cantilevered from the curving roof-line of the tower.

The building is LEED Gold certified and won the “Best Commercial Development (South East Asia)” award at the South East Asia Property Awards in Singapore in December 2012.

This building is located in Monivong Blvd, in the heart of Phnom Penh Capital.



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Overview map natural color in green valley surrounded within mountains of a private Estate including 25 hectares of land

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