

# C A M B O D I A N PROPERTY INVESTOR

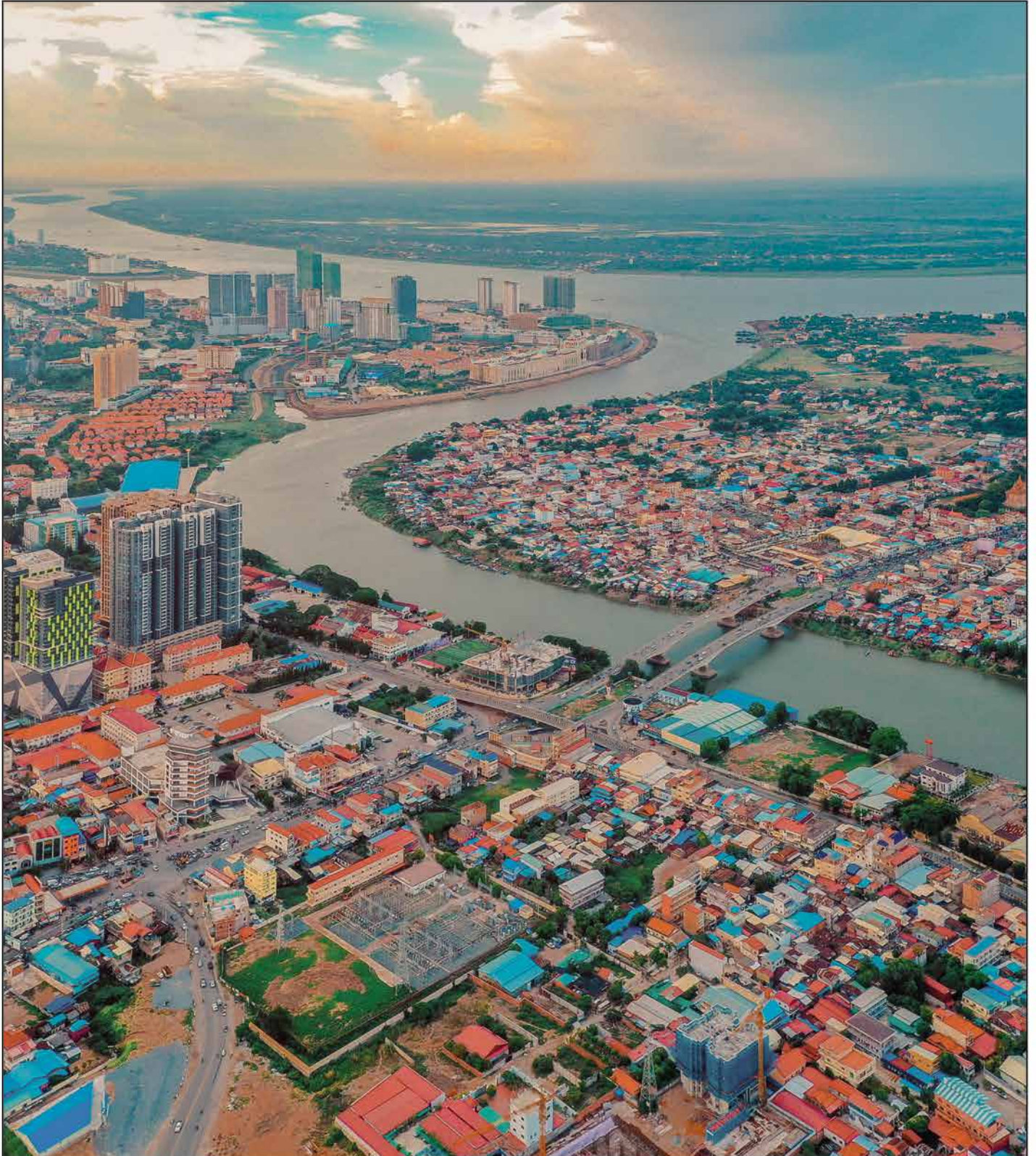
ISSUE 06 | JUNE 2019 | IPS-CAMBODIA.COM

P.4 Cambodia's Emerging Business locations

P.46 10 Reasons to start a business in Cambodia

P.26 Business ownership guide

P.20 Guide on business tax law





# GROWING INTO SOMETHING INSPIRING

Here at the Australian International School  
Phnom Penh we are a flourishing World  
Class School looking to develop and nurture  
your child's learning.

[www.aispp.edu.kh](http://www.aispp.edu.kh)  
+855 (0) 92 111 136



## C A M B O D I A N PROPERTY INVESTOR

ISSUE 06 | 2019 | [IPS-CAMBODIA.COM](http://IPS-CAMBODIA.COM)

### FEATURES



Cambodia's Emerging Business Locations / PAGE 4

Guide to Business Tax Law / PAGE 20

Business Ownership in the Kingdom of Wonder / PAGE 26

10 Reasons to Start A Business in Cambodia / PAGE 46

### LIFESTYLE



The Cambodian Art Scene / PAGE 14

*Art in Cambodia is on the rise and studios, galleries, and art houses are popping up everywhere. Despite the lack of funding, art in the country is brought up by different artists and art houses.*



Cool Places to Try In Phnom Penh / PAGE 36

*For most foreigners, it's hard enough to be living far from home. Harder still, is not to be able to visit your regular stomping grounds and indulge in the activities that you love. Well, there's good news. Phnom Penh already has interesting activities that you can try out to remind you of the things you love at home.*

# Welcome to the 6th Edition of the Cambodian Property Investor Magazine.



MANAGING DIRECTOR, DAVID MURPHY

Cambodia is undergoing a not so quiet emergence on the global property scene. Fuelled by a combination of ambitious projects backed by foreign direct investment, with full support of the Cambodian government and coupled with an insatiable appetite for property investment by the Kingdom’s residents. The Cambodian property scene is thriving.

In our sixth issue we focus on the rising commercial and business sector, and the investment opportunities within it. We break down the key steps on how to start your own business here including the relatively straightforward tax requirements. We present the best business opportunities currently within Phnom Penh and Siem Reap, and identify the areas with the greatest business potential.

If you are looking for a business opportunity, then this is the issue for you. Welcome to the 6th Edition of the Cambodian Property Investor Magazine.

## IPS - CAMBODIA

Managing Director: **DAVID MURPHY**  
Country Manager: **GRANT FITZGERALD**  
Branch Manager Phnom Penh: **MALAY NOP**  
Branch Manager Siem Reap: **DAVID GRANGER**  
Head of Mktg and Comm. **RYAN FRANCIS FERNANDEZ**  
Head of Property Management **SYTO NHIEV**  
Head of Commercial **CANDY LIM**  
Head of Valuations **CHEAVLY LEANG**

Content Lead **CLERISSA AUSTRIA**  
Copywriter **ALYSON BABATE**  
Layout **SILVANA ZAPANTA**

### IPS PHNOM PENH BRANCH

#182 St. 63 BKK1  
+855 77 959 861

### IPS SIEM REAP BRANCH

#618 Wat Bo Rd.  
+855 17 843 423

### ABOUT CPI MAGAZINE

Cambodian Property Investor magazine is a product of IPS with the aim to provide an up-to-date advice on real estate, targeting both expatriate and Khmer investors and provide practical information on Cambodia’s thriving property and lifestyle environment.

### ABOUT IPS CAMBODIA

Established in 2009, IPS (Independent Property Services) is the leading agent in the booming Cambodian real estate market, with two offices in Phnom Penh and Siem Reap, providing premium real estate opportunities. Local experts. International team.

### PROPERTY INQUIRY

[inquiry@ips-cambodia.com](mailto:inquiry@ips-cambodia.com)

### ADVERTISING INQUIRY

[marketing@ips-cambodia.com](mailto:marketing@ips-cambodia.com)

# CAMBODIAN REAL ESTATE MARKET: MARKET OVERVIEW AND MOVING FORWARD

BY GRANT FITZGERALD

Investing in real estate is somewhat of a national past time for Cambodians. With a growing middle class who has an ever increasing disposable income, it seems that any opportunity to get into the property market is snatched up with great fervor.

The Cambodian real estate has a number of other factors which make it quite unique. Aside from property, there aren’t many other options available to put your money to work. There’s an almost nonexistent stock market, no formal foreign exchange market, no bond market and a very limited commodities market. This essentially leaves real estate as the main investment option for Cambodians.

When you combine all of the above factors together, it’s no surprise that the local market is the primary driving force behind the strong market in 2019, and will be over the coming years as well.

The best example of the locals driving the property market here can be seen from the sheer number of borey developments, completed and under construction. Boreys range from small, “non-branded” developments which start from \$60,000 for a 3-bedroom link house, to more well known “branded” developments (Peng Hout, Land Mark 271 from Chip Mong, New World etc.) which have link houses starting from ~ \$250,000. To highlight the volume of boreys being built; 40,000 new houses are currently under development along the new Hun Sen Boulevard, with many more expected to come.

Foreign investors – the Chinese factor. Whilst there is still a mix of various nationalities, the growth and prevalence of Chinese buyers in the market simply can’t be ignored. Initially focusing on the condominium market in Phnom Penh, their appetite expanded to purchasing land, apartments and office buildings. Barring some major government interference, Chinese investors will continue to provide price growth in the real estate market in the near future.



Another trend will be the continued strengthening of the property laws. Last year, changes including the formalisation/ implementation of transfer taxes for soft title properties, and a crackdown on the payment of the 10% rental tax applicable to all rental revenue was enforced.

Moving forward, there is talk of the government introducing a capital gains tax on property sales. It’s an interesting development because it directly impacts property investment returns and could affect market growth.

All signs currently point to a continuing uphill trend for the real estate market for 2019. The real estate market has relatively low levels of debt, and thus resistant to market shocks. When combined with increasing income for Cambodians and a stable economic environment for foreign investors, there is no reason for the growth trend to come to a halt.

The continued demand within the local market as well as strong direct foreign investment bodes well for a strong 2019. This robustness of the market is expected to carry over into 2020.



# Cambodia's Emerging Business Locations

BY CLERISSA AUSTRIA

*The last few years saw the rise in commercial and residential development in the country. With the booming tourism and real estate sectors, there is also an increased demand for more commercial districts and this need paved the way for more business locations being developed all over Phnom Penh and Siem Reap.*

*In the last few years, development had started in these key areas. It is projected that once completed, they would become self-sufficient, "new cities" in the years to come. Let's look at these emerging commercial areas and the developments that are currently underway.*

## SEN SOK DISTRICT, PHNOM PENH

Sen Sok District is originally part of Kandal Province. It was established in 2009 with 59 kilometers of flat land that shares borders with the districts of Meanchey, Toul Kork, Por Senchey, Preah Pnov, and Russey Keo.

Located approximately 30 minutes from the Central Business District (CBD) of BKK1, this developing commercial district reported a 17% growth rate in terms of land prices since January 2019. It is slowly evolving into a residential and commercial area with very attractive infrastructures, wide roads, and large plots of land just waiting for development.

Commercial land prices in Sen Sok range from \$800-\$2,500, with the highest value seen along the main roads and plots surrounding AEON Mall II. Residential land is slightly lower at a \$400-\$1,500 range. It is an attractive location for borey (gated community) projects. Currently, 45 of the 178 boreys completed in the city can be found in Sen Sok

The factors behind Sen Sok's popularity as a commercial location are the vast amount of unoccupied land, the still affordable price of land and basic commodities, the large road infrastructures, its proximity to the city center, and the increasing population brought on by the completed gated communities.

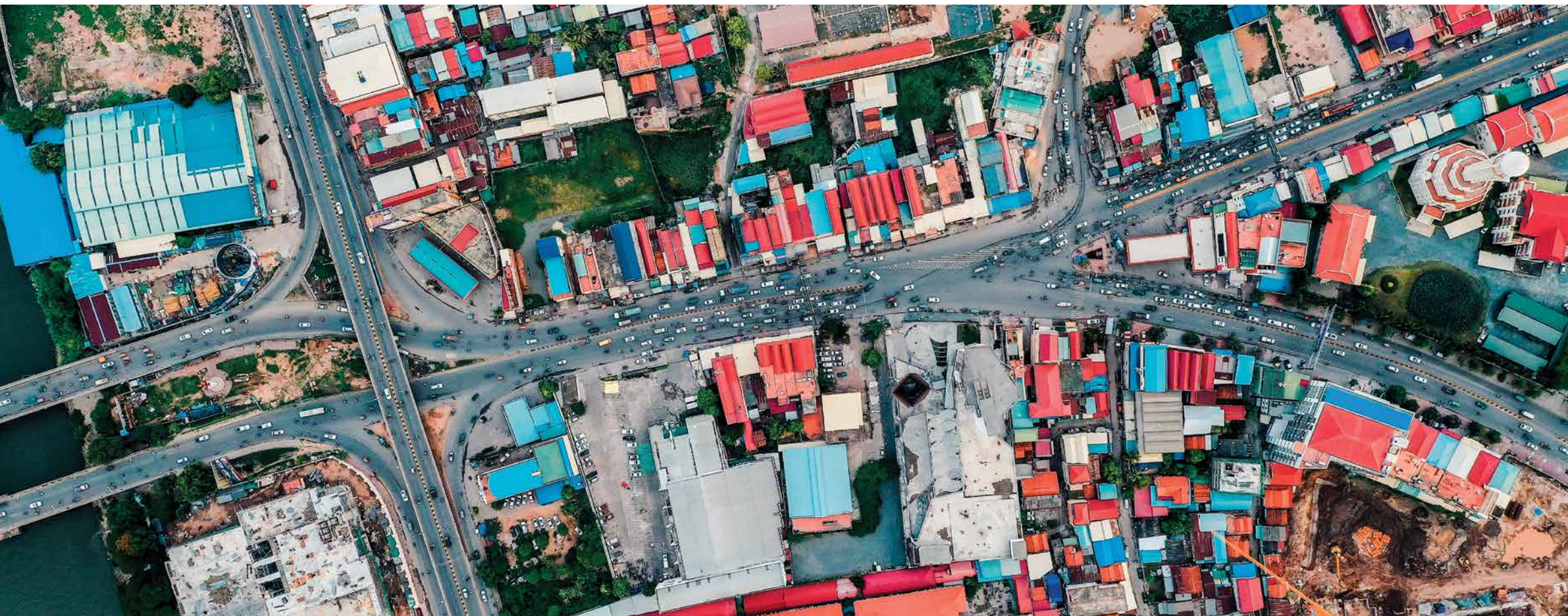
With the increase in the number of residents in the area, it follows that local businesses will also see a surge in the demand for basic services and supplies. Consequently, commercial spaces will be put in place to cater to this demand.



## CHBAR AMPOV DISTRICT, PHNOM PENH

Chbar Ampov is primarily a residential district located south of the city center that boasts of a traditional Cambodian-countryside lifestyle mixed with the conveniences of modern day living. It is a fast-growing district, joining the ranks of Toul Kork and Sen Sok, due to the rise of gated communities being built in the area.

Currently, the district is home to the large gated communities of Borey Peng Hout, Borey Lim Chheang Hak, and Borey Luxury. More commercial development is underway especially in National Road 1, the most notable of which is the Park Community Mall, a commercial structure that offers entertainment, retail spaces, sports facilities, and F&B selections. More commercial development is expected as demands increase due to the construction and occupancy of the boreys.







## HUN SEN BLVD (DANGKOR AND MEANCHEY), PHNOM PENH

Hun Sen Boulevard is currently a favorite among developers due to its potential as a commercial location. The road stretches from Dangkor district all the way to Meanchey and connects St. 271 with National Road 2.

The road is 60 meters wide and 10 kilometers long. The land along the road is fast being snatched by major developers, the most popular of which is the 2,600 sq.m. land that will soon be known as ING City. Other notable developments are Borey Chip Mong, Borey Peng Hout, and Borey Piphup Thmey, as well as Urban Village, R&F City, and Lingnam Garden. These are all mixed-use developments that will consist of residential, commercial, and retail spaces.

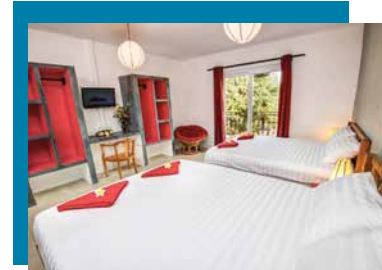
In terms of commercial developments, most notable are Vattanac Tower, Canadian Building, Exchange Square, and the soon to rise AEON Mall III. Areas surrounding Hun Sen Boulevard is expected to be a city of its own. With the completion of the boreys, the rise in commercial spaces is also planned to allow residents easier access to basic commodities.

With Cambodia's economy continuously on the rise, more and more areas are emerging as potential business locations. This is partly a long term solution for the congestion in the major roads and districts of the city, and largely due to the ever-increasing demand brought about by the increase in foreign investments and foreigners opting to live and work in the Kingdom.

*“With Cambodia’s economy continuously on the rise, more locations are emerging as potential business locations partly as a long term solution for the congestion in the major roads, and largely due to the ever-increasing demand from investors and foreigners opting to live in the Kingdom.”*



## FEATURED BUSINESSES



**Property Type:** Restaurant and Boutique Guesthouse for Sale  
**Price:** \$ 70,000  
**Property Code:** 3485  
**Location:** Chey Chumneah

### Description:

This property consists of a 5-storey building with a restaurant, bar on the ground floor, and 11 rooms on the upper floors. The restaurant seats 32 comfortably and is fully equipped and stocked. The business will be sold leasehold, including both the guesthouse and restaurant together with its online presence on a turn key basis.

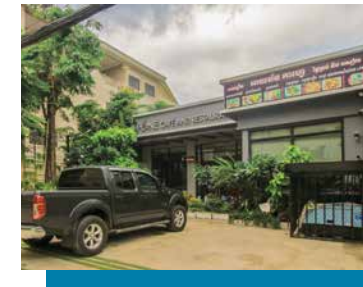


**Property Type:** Restaurant Business for Sale  
**Price:** \$ 45,000  
**Property Code:** 8744  
**Location:** Beoung Keng Kang 1

### Description:

The sale price already includes furniture, lease agreement, security deposit, and operational license. There is 4.5 years left in the least contract with a rental price of \$700 per month (fixed), and an option to extend for an additional 2 years. The restaurant is fully operational and enjoying a monthly profit on its 5:00 PM to 2:00 AM daily operations. There is also an existing trained staff.

## FEATURED BUSINESSES



**Property Type:** Coffee Shop Business for Sale

**Price:** \$ 60,000

**Property Code:** 7031

**Location:** Phnom Penh Thmey

### Description:

With 136 in sqm. it can accommodate at least 40 or more seating, giving a huge sales opportunity. With a friendly and relaxed atmosphere, buying this coffee shop business is taking advantage of it's weekly turnover. This fully furnished coffee shop business includes the set of tables and chairs, coffee machines, equipments for business and the staff as well.



**Property Type:** Cafe Restaurant for Sale

**Price:** \$ 170,000

**Property Code:** 8712

**Location:** Boeung Trabek

### Description:

The restaurant comes with a full inventory and furnished with floor tiles, lighting fixtures, dining sets, and refrigerator. It is currently fully operational and receiving a sizable monthly income. The restaurant requires a security deposit of \$35,000. Rental for the property is \$3800/month until July 2021, \$4100/month until July 2024, and \$4300/month until lease expires in July 2026.



# BE A PART OF SONG SAA RESERVE

Meet Cambodia’s first ethically led integrated tourism hub.

This is your platform to personally make a difference to Cambodia's future.  
Banteay Srey Phase 2 is now available, prices starting from just \$65,132.

Enquire at [inquiry@ips-cambodia.com](mailto:inquiry@ips-cambodia.com) or call 017 843 423

Join us in setting a global benchmark for socially just and ecologically restorative development from the multi-award winning developer of Song Saa Private Island.



SONG SAA  
RESERVE



# The Cambodian Art Scene

BY ALYSON BABATE

*As Cambodia rose from the ashes of its dark past, so did its art.*

*Art in Cambodia is on the rise and studios, galleries, and art houses are popping up everywhere. Despite the lack of funding, art in the country is brought up by different artists and art houses.*

*In the capital alone, there are various art houses catering to the Khmer audience, bringing in artworks and artists from different countries, and exhibiting works of young Khmer artists. These art spaces deserve respect for the service they do to the Khmer art scene.*





## BONG THE GALLERY

Alexandre Barthelemy conceived BongThe Gallery in a bar and is originally intended to bring in fine artworks from different countries. Soon the French national decided to go bigger and opened up a gallery in 2018. He initially hosted works of Khmer artists and eventually to other nationalities thru the help of a Japanese friend. After 6-7 months in the old location, they transferred to Riverside in January of 2019 and Alexandre partnered with Shohei and Kenta to improve the gallery.

## NOWHERE ART STUDIO

Opened in December of 2015, this humble art house is operated by artists Ajin and Lolli. Ajin is a Malaysian artist that came to Phnom Penh in 2014, and Lolli is a Korean artist that came to Phnom Penh in 2015. Both having passion for the arts and wanting an art studio, they started one that was 100% independent. They liked the fact that the art scene in Phnom Penh was young and growing, so they wanted a small kick-off to contribute to the local art scene.

The art house has been making a name for itself as the two owners bring in different international artists to give talks and conduct workshops. The studio offers weekly workshops covering all kinds of arts and crafts and hosts an art fair every October. In this fair, local and international artists are invited to sell their works.

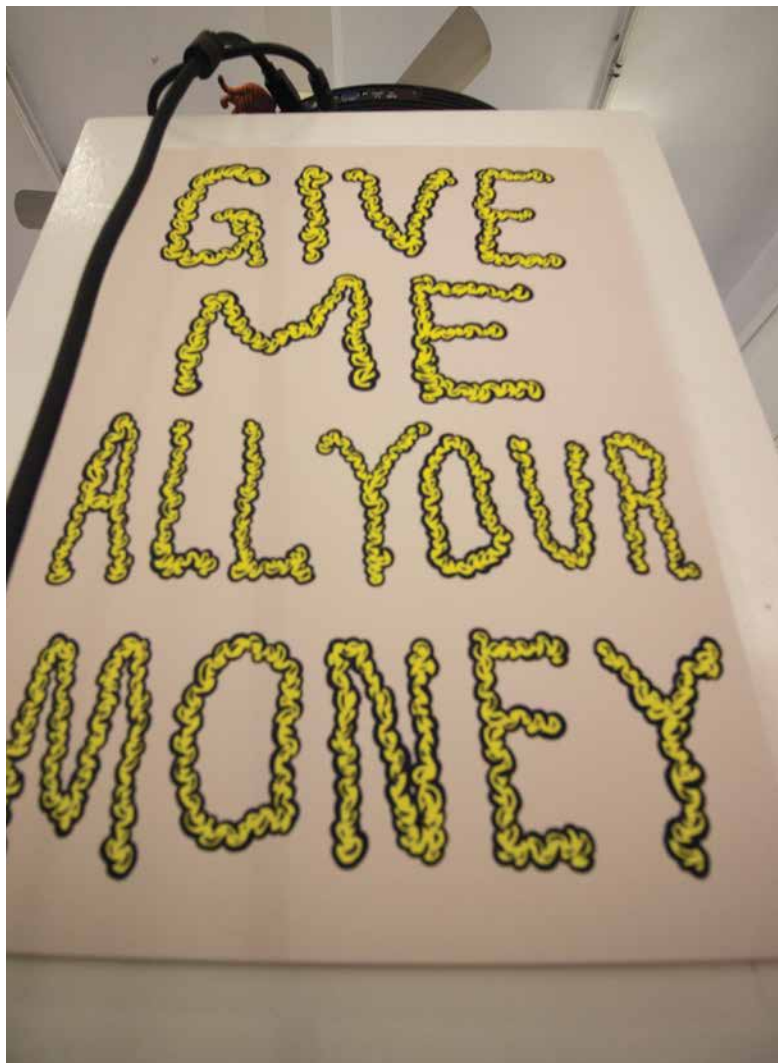


## DINART GALLERY

Artist Teang Borin, nicknamed Din, has his own personal gallery at Riverside. This personal gallery houses various paintings inspired by traditional Khmer dances. The paintings depict the gracefulness of the dances in bright and vibrant colors. He opened his doors to the public in 2015 and has several paintings on display.

Din studied architecture in Phnom Penh from 2001- 2005. He worked for an architectural firm for 5 years until he finally decided to make painting his full-time job. He found the empty space nearby Feel Good Cafe and he's been running his gallery for almost 4 years.

Din's future plans include expanding his studio to feature other artists and collaborate with local and international artists for exhibitions. He believes in the talent of the younger generation and hopes to develop these youths' own styles to push forward the art scene in Phnom Penh.



The gallery features various artists from around the globe. They invite local artists and encourage them to collaborate with international artists. Exhibitions are unique because aside from artworks, they have DJs, bars, and even sell clothes during exhibitions.

Alexandre wants to be part of the dynamic and fast-growing art scene in Phnom Penh. He believes art is about moving forward and evolving. In the future, he hopes to forge partnerships and feature different types of art in the gallery including musical and dance events. Through this, he can inspire people to pursue art and show the Khmers that they can make money from it.





PHOTO BY RONALD KODRITSCH

## META HOUSE

German Documentary Filmmaker Nicolaus Mesterharm came to Cambodia in 2000. Seven years later, he founded Meta House. This powerhouse business had humble beginnings, with its first 3 years spent in Nicolaus' home. From a weekend event, it soon morphed into a daily one with advertisements attracting new people to join their discussions and share insights.

Partnering with Goethe Institute in 2010, Meta House developed into a German Cultural Center and established a German language school. With the help of Goethe Institute, Meta House grew from a local to an international NGO and conducts film screenings, exhibitions, parties, workshops, and more. As Nicolaus put it "[We wanted] to be open to what people wanted to do, what people liked, and what they proposed. We wanted to make a place where people could share what they are interested [in]."

Nicolaus believes in using art as a form of educating the Khmer people since he too was educated by art. He used art as a means to introduce social issues and make people aware of what is going on around them.

## SA SA ART PROJECTS

Sa Sa Art Projects was started by 6 young photographers, called Stiev Selapak, who wanted to have a place to showcase their works. They saw the need for an independent commercial gallery that would engage young Khmer artists and the Cambodian audience. Thus, they created Sa Sa Art Gallery in 2009. Soon after, the gallery merged with Bassac Art Projects, founded by Erin Gleeson, to create Sa Sa Bassac. In 2010, Stiev Selapak opened another space, which they dubbed as Sa Sa Art Projects.

Sa Sa Art Projects is dedicated to educating Cambodian audience and young artists about experimental and contemporary art. They use various educational programs to further the art scene in the country. Sa Sa offers Contemporary Art Class, Photography Class, and English For Artists Class. Classes are usually 6 months, 3 months of lectures and 3 months to execute what they learned. Aside from educational programs, they also house and exhibit artists' works.

Sa Sa Art Projects envisions their establishment to grow and gain more funding to share knowledge about experimental and contemporary art to more Cambodian people.

*The Art scene in Phnom Penh is, slowly but surely, growing. Various galleries and art houses are contributing to their steady rise. With all the diverse kinds of art being introduced to the country, it is a very exciting time for the Phnom Penh art scene.*





# GUIDE ON BUSINESS TAX LAW

BY CLERISSA AUSTRIA



*Cambodia Business Tax Law is a very important aspect that foreign investors need to understand when planning to own a business in the country. There had been a lot of changes in the past decade wherein existing laws that were not previously followed are now more rigorously being implemented and additional laws are being introduced or in future consideration.*

## BUSINESS OWNERSHIP TAX OBLIGATIONS

Like in any country, Business ownership in the kingdom comes with tax liabilities. As per the Cambodian Tax Booklet of 2018, Most business activities and investments in Cambodia will be affected by the following taxes:

### CORPORATE INCOME TAX (CIT)

Resident taxpayers are subject to their worldwide income while non-resident or foreigners are taxed on income generated from Cambodia only. Income-generating expenses are deducted when calculating taxable income.

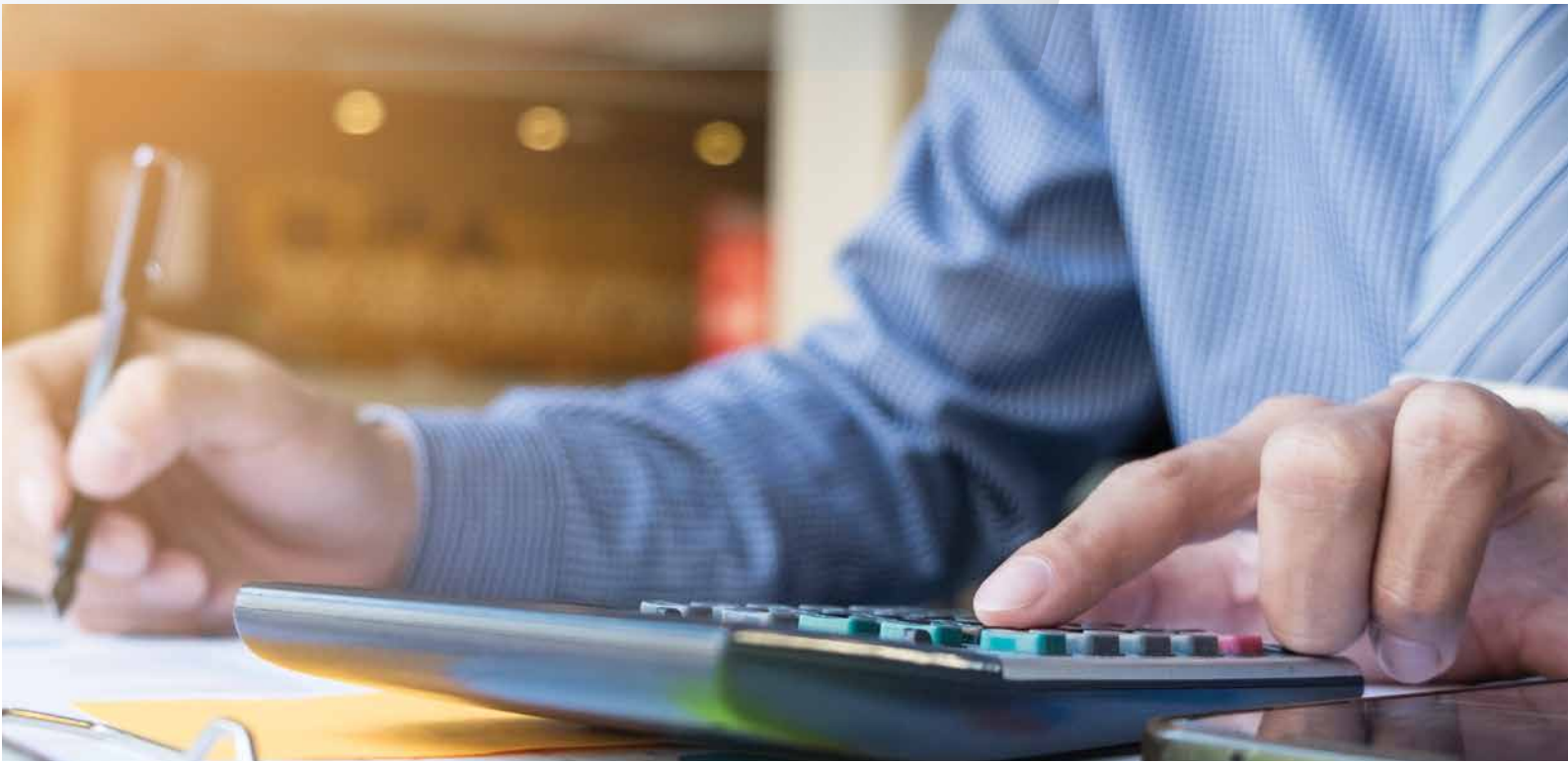
### CIT TAX RATES

Standard rate	20%
Oil and gas, and certain mineral exploitation activities	30%
General risk (non-life) insurance activities	5% (on gross premium income)
Resident individuals	0% to 20%
Tax exemption (tax holiday)	0%

- **Prepayment on CIT** - Business owners need to pay a prepayment of 1% of their income not later than the 20th of the following month. The total amount they paid is offset against the companies' annual tax liability.
- **Businesses with QIP (Qualified Investment Project) status** do not need to pay the prepayment fee for 3 years. The tax holiday will start from when they received their Registration Certificate. However, they still need to prepare a Corporate Income Tax return and submit it to the tax authority.

### MINIMUM TAX

This tax is different from the tax on profit. It is 1 percent of the annual income inclusive of all taxes except for VAT and should be paid after completing the yearly computation of the profit tax. The minimum tax should be paid if 1% the annual income exceeds 20% of the taxable profit regardless of whether the business is generating income or not.



### WITHHOLDING TAX

Withholding Tax (WHT) is withheld on payments made by Cambodian residents. This includes 10% on rentals, 15% on services, 15% on royalties, 15% interest on non-Cambodian banks, 6% on fixed term interest for deposits made to Cambodia banks and 4% interest on a non-fixed term savings deposits to local banks. Non-residents, or foreigners, are imposed 4% of their Cambodian-sourced total income for the year.

### INCOME TAX

This is income specifically earned by non-residents or foreign nationalities in Cambodia and generally taxed at a flat rate of 10%. This tax is imposed on “Cambodian-income” and calculated based on the income generated while working in Cambodia.



## VALUE-ADDED TAX

Value Added Tax (VAT) is collected from the customer by adding VAT to the invoice amount. Ultimately, this tax is shouldered by the consumers. 0% VAT applies to goods and services exported from Cambodia. 10% standard rate applies to all supplies other than exports and non-taxable supplies.

Import duties - Cambodia charges a flat 10% on all imported goods

## TAX ON THE SALARY OF EMPLOYEES

MONTHLY TAX ON SALARY BANDS			DEDUCTION	
Khmer Riel (KHR)	USD	Tax Bands	KHR	USD
From 0 riels to 1,000,000 riels	0-250	0%	0 riels	0
From 1,000,001 riels to 1,500,000 riels	250 – 375	5%	50,000 riels	12.5
From 1,500,001 riels to 8,500,000 riels	375 – 2,125	10%	125,000 riels	31.25
From 8,500,001 riels to 12,500,000 riels	2,125 – 3,125	15%	550,000 riels	137.5
Over 12,500,000 riels	Over 3,125	20%	1,175,000 riels	293.75

## PATENT TAX

This type of tax is specific to business owners and classified into 3 categories.

- Small taxpayers are Sole Proprietorship or Partnerships - Businesses with annual taxable income from 250 Million Riel (\$62,500) to 700 Million Riel (\$175,000)
- Medium taxpayers - Businesses with an annual turnover of \$175,000 to \$500,000
- Large taxpayers - Companies with an annual turnover of over \$500,000

## TAX ON PROPERTY RENTAL

Property Rental Tax is set by the rental received and is equivalent to 10% of the gross rental. The gross rental is included in the lease agreement. Property Rental tax is specific to business owners who are renting out residential or commercial properties as a source of income.

Some apartment complexes may have different rental prices per unit. The tax base is computed from the Gross of all rentals. There are properties wherein an additional 10% is added on the lease agreement to offset the property rental tax being paid by the owner.

### THINGS TO REMEMBER ON PAYING PATENT TAX

1. Taxpayers with multiple business activities need to pay a separate patent tax for each activity.
2. If the additional business is in line with the main business activity, it will be considered as one for patent tax purposes.
3. If the business has a branch office, warehouse, factory or workshop in a different location or city, an additional Patent Tax fee of 3 Million Riel (\$750) should be paid to the tax authority where the additional branch is located.
4. A business with a branch office, warehouse, factory and workshop in the same location (city-province) is required to pay only one Patent tax fee.
5. Taxpayers who started their business within the first 6 months of the year need to pay the patent tax in full. Those who operated in the last 6 months pay only half.
6. If a business change owners but stays the same type, and the new owners are family or legal successors, there is no need to pay additional patent tax.



## INDUSTRY SPECIFIC TAXES

- Accommodation tax - This tax is 2% of the accommodation fee including all taxes and other services except VAT.
- Public Lighting Tax (PLT) - is 3% imposed on the income generated from the distribution of imported and locally produced tobacco and alcohol products.
- Tax stamps - are imposed on local producers and importers of cigarettes. Sale of packaged cigarettes without stamp tax is not allowed.
- Stamp Tax - this tax is calculated based on the type of transaction including:
  - ◊ Transfer of title or ownership of the immovable property - 4% of the transfer value
  - ◊ Transfer of transportation ownership - 4% of the transfer value
  - ◊ Transfer of company shares or merger - 0.1% of the market value
  - ◊ Contact procurement of goods and services - 0.1% of the Contract value
  - ◊ Legal documents related to establishment, dissolution or merger of business enterprise - KHR1,000,000
- Tax on means of transportation - This tax is imposed on transportation wherein the owner of the vehicle is liable for the yearly tax payment.

## WHAT TO REMEMBER WHEN PAYING YOUR TAXES?

The calculation of taxes in Cambodia is not an exact science. It depends a lot on negotiation skills and the area where your business is located. The sample computations are meant to give you an idea, or a ballpark figure, of what taxes to pay and approximately how much will be needed for your business or investment.

Unilateral Tax Assessment, Late filing of tax liabilities and Enforced Tax Collection carries huge penalties and is something that you need to avoid at all costs. Understanding the basic tax guidelines and the schedule of paying the appropriate taxes is vital the security of your business.





**APARTMENT FOR RENT**  
\$ 850  
65819  
7 MAKARA

- 120 sqm • Duplex • 2 Bedrooms • Fully Furnished
- Modern Kitchen



**APARTMENT FOR SALE**  
\$ 130,000  
6049  
TONLE BASSAC

- 58 sqm • 4th Floor • 1 Bedroom • Balcony
- Pool & gym



**VILLA & TOWNHOUSE FOR SALE**  
\$ 1,800,000  
6085  
TONLE BASSAC

- Land size 629 sqm (About 21mx 30m) • Kitchen
- 6 Bedrooms • Balcony • Parking space



**APARTMENT FOR SALE**  
\$ 195,000  
6266  
WAT PHNOM

- 220 sqm • 3 Bedrooms • 3 Bathrooms
- Pets are allowed • Fully Furnished



**BUSINESS FOR SALE**  
\$ 30,000  
6316  
TONLE BASSAC

- Fully Furnished • 30 seats • Moto Parking
- Kitchen • 6m x 13m



**APARTMENT FOR SALE**  
\$ 150,000  
6391  
WAT PHNOM

- 72 sqm • 2 Bedrooms • 2 Bathrooms
- 3 floors • Fully Furnished



**HOUSE FOR SALE**  
\$ 1,500  
6548  
TEUK THLA

- Partially furnished • 4 Bedrooms, 6 Bathrooms
- Balconies • House size 140 m2 • Land size 200 m2



**TOWNHOUSE FOR SALE**  
\$ 135,000  
6603  
KAKAB

- 176 sqm • 2 Floors • 4 Bedrooms
- Parking Space • Soft Title



**VILLA & TOWNHOUSE FOR RENT**  
\$ 3,000  
6755  
CHROYCHANGVAR

- 1000 sqm • Kitchen • 5 Bedrooms
- Balcony



**APARTMENT FOR SALE**  
\$ 280,000  
7126  
TONLE BASSAC

- 68 sqm • Unfurnished • 2 Bedrooms and 2 Bathrooms
- Pool



**APARTMENT FOR SALE**  
\$ 170,000  
7284  
DAUN PENH

- 45 sqm • 3rd Floor • Fully Furnished • 1 Bedroom
- 1 Bathroom



**APARTMENT FOR RENT**  
\$ 900  
7332  
BOEUNG TRABEK

- 60 sqm • Timber Floors • 1 Bedroom
- Pool & Gym • Parking space



**APARTMENT FOR RENT**  
\$ 650/MONTH  
7405  
TOUL TUM POUNG 1

- 50 sqm • 11th Floor • 1 Bedroom
- 1 Bathroom • Fully Furnished



**OFFICE SPACE FOR RENT**  
\$ 17/SQM  
7477  
BOEUNG TRABEK

- 400 sqm floor size • 5 floors • 3 Bathrooms per Floor
- 3 Parking lots per floor • Elevator



**LAND FOR SALE**  
\$ 340  
7484  
KHAN POR SEN CHEY

- 8,823 sqm • Unfurnished • 1 Bedroom and 1 Bathroom
- Pool



**LAND FOR SALE**  
\$ 2,800  
7554  
CHAMKARMORN

- 283 sqm • LMAP Hard Title



**APARTMENT FOR SALE**  
\$ 1,600,000  
6391  
WAT PHNOM

- 2744 sqm land size • Hard Title • 4 Office Buildings
- 1 School building



**APARTMENT FOR SALE**  
\$ 155,000  
7934  
BOEUNG KENG KANG 1

- 65 sqm • 12th Floor • 2 Bedrooms • 2 Bathrooms



**APARTMENT FOR SALE**  
\$ 1,000,000  
7975  
PHNOM PHEN THMEY

- 572 sqm • 501 sqm in Land size • 4 Bedrooms
- 4 Bathrooms • Fully Furnished



**VILLA FOR SALE**  
\$ 975,000  
8017  
CHBAR AMPOV

- 398 sqm • Fully Furnished • 5 Bedrooms and 6 Bathrooms
- With Balcony



# BUSINESS OWNERSHIP IN THE KINGDOM OF WONDER

BY CLERISSA AUSTRIA

## LOCATION IS THE KEY TO A GOOD BUSINESS INVESTMENT

The city center is already saturated with business establishments and real estate prices are a little steep. However, more retail and commercial spaces are being opened to the public on a regular basis.

Additionally, there are a lot of outlying districts in Phnom Penh, Sihanoukville and Siem Reap that are potential locations for your business as well. Depending on the industry, you will most certainly find a district suitable for you.

## How do you set-up a business in Cambodia?

1

### SECURE A BUSINESS LOCATION

Business location is the primary requirement before you can establish your own business. Before applying for any license, registering with the needed Ministry or applying for tax certificates, you need to find a location first. You need to have an address to register at the ministry.

2

### GET A LEASE OR SELL PURCHASE AGREEMENT ON YOUR OFFICE OR BUSINESS LOCATION

A real estate company can help you find the perfect location and negotiate a price for you. They will also facilitate the lease or sale of the property and act as the middleman in drawing up the needed documents, contract signing, and payment agreements. This is a hassle-free way of securing the location of your choice.

3

### OPEN A LOCAL BANK ACCOUNT

Once you've established a business location, the next step is to open a Bank Account under you or your company's name. Tax and registration payments to the government are processed through this bank account.

4

### FIND A LAWYER OR ACCOUNTANT TO SECURE THE MINISTRY DOCUMENTS

Register your business with the Ministry of Commerce, Ministry of Tax Administration and the Ministry of Procurement and Finance. You may also need to register with the Ministry of your business' specific department, and secure Work Permits from the Ministry of Labor.

5

### HIRE YOUR STAFF

For foreign-owned companies, you can only employ a maximum of 10% of non-locals in your workforce. Secure work permits and ensure that they have the appropriate business or e-visa. The whole process of getting the appropriate permits for a new business can take as much as 3-6 months.

## How can you acquire an existing business?

1

### FIND A BUSINESS THAT INTERESTS YOU

Most reputable real estate companies already have listings of available businesses that may interest you. The listings usually have information on the current status of the business, lease and financial details.

2

### CHECK THE LEASE OF THE CURRENT BUSINESS THAT YOU WANT TO BUY

If the current lease does not stipulate the transfer to a third party, coordinate with the property owner and sign a new lease. The rental price may change in the new lease agreement. If it happens that the owner wants to use the property or do not want to continue renting the location, then buying the business is not feasible.

3

### SIGN THE NEW LEASE OR ASSIGNMENT OF LEASE RIGHTS

Interested parties sign a business transfer agreement once the property owner agrees to the transfer. The real estate agency facilitates this transfer. They check the lease documents, coordinate/negotiate with the owner, and draw up the necessary documents for signing. It's painless and hassle-free when you let the experts take charge.

4

### CHECK TAX RECEIPTS AND OTHER CONTRACTS FROM SUPPLIERS TO KEEP THE BUSINESS NAME

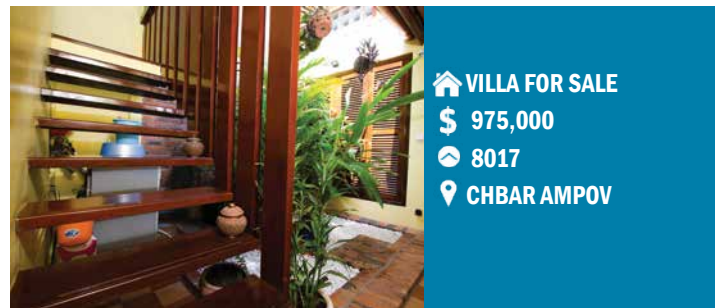
Registration is faster if current business name is maintained. Besides, you will retain the loyal clients of that particular name or brand. Make sure the previous owner has updated tax payments and has no existing debts. Get the tax receipt and all other supplies straightened out until handover date.

5

### HIRE OR RE-TRAIN EXISTING STAFF

Depending on the degree of revamping that you decide to make on your business, you have the young population of Cambodians eager to make a name for themselves. The workforce is diverse, all you need to do is to look for the right staff.





**VILLA FOR SALE**  
\$ 975,000  
8017  
CHBAR AMPOV

- 398 sqm • Full Furnished
- 5 bedrooms and 6 Bathrooms • Balcony



**LAND AND WAREHOUSE FOR SALE**  
\$ 11,000,000  
8250  
CHAOM CHAU

- 35,671 sqm Land size



**RETAIL SPACE FOR RENT**  
\$ 7,000/MONTH  
8370  
BOEUNG KENG KANG 1

- 230 sqm Floor area • Unfurnished • Parking Space



**APARTMENT FOR RENT**  
\$ 850/MONTH  
8476  
BOEUNG KENG KANG 3

- 120 sqm • Duplex • 2 Bedrooms • Fully Furnished
- Modern Kitchen



**OFFICE SPACE FOR RENT**  
\$ 18/SQM  
8173  
BEOUNG KENG KANG 1

- 400 sqm • Air conditioning • Rest rooms
- Parking Space



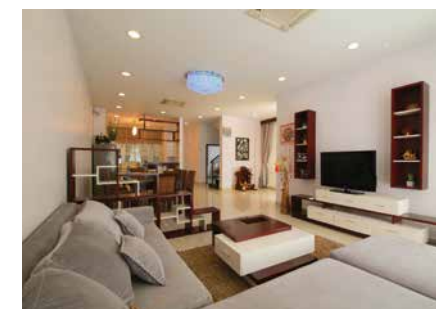
**PENTHOUSE FOR RENT**  
\$ 1,299/MONTH  
8280  
TONLE BASSAC

- 90 sqm • Unfurnished • 2 Bedrooms and 2 Bathrooms
- Pool • 24/7 security



**LAND FOR SALE**  
\$ 45,000  
8413  
CHROY CHANGVAR

- 105 sqm • 5m x 21m Land area • Hard Title



**VILLA FOR RENT**  
\$ 3,000  
8526  
TONLE BASSAC

- 400 sqm • Fully furnished • 5 Bedrooms and 6 Bathrooms



**LAND FOR SALE**  
\$ 1,000,000  
8175  
PHSAR DAEUM THKOV

- 480 sqm • 2 Bedrooms • Parking • Hard Title



**COMMERCIAL VILLA FOR SALE**  
\$ 6,000/SQM  
8306  
TOUL KORK

- 7 Bedrooms and 6 Bathrooms • 1211 sqm Land size
- 30m x 40m dimension



**APARTMENT FOR RENT**  
\$ 850/SQM  
8423  
TONLE BASSAC

- 45 sqm • 16th Floor • 1 Bedroom • 1 Bathroom
- Fully Furnished



**HOUSE FOR SALE**  
\$ 1,400,000  
8533  
VEAL VONG

- 300 sqm • 362 sqm Land area • 10 Bedrooms
- 9 Bathrooms



**VILLA FOR RENT**  
\$ 3,500  
8176  
PREAEK AENG

- 114sqm • Fully Furnished • 6 Bedrooms and 8 Bathrooms • Pool • Balcony



**COMMERCIAL BUILDING FOR RENT**  
\$ 4,000  
8319  
TONLE BASSAC

- 112 sqm • 8 Floors • Unfurnished



**LAND FOR SALE**  
\$ 1,100  
8451  
NIROUTH

- 7,344 sqm



**COMMERCIAL BUSINESS FOR RENT**  
\$ 2,400/MONTH  
8537  
WAT PHNOM

- 200 sqm • 2 Bathrooms • Fully Furnished • 5th Floor
- Elevator



**VILLA FOR RENT**  
\$ 2,000  
8178  
PREAEK AENG

- 446 sqm • Fully Furnished • 4 Bedrooms and 4 Bathrooms • Balcony



**LAND FOR RENT**  
\$ 4,500  
8341  
SEN SOK

- 1,800 sqm



**OFFICE FOR RENT**  
\$ 15/SQM  
8462  
BOEUNG KENG KANG 1

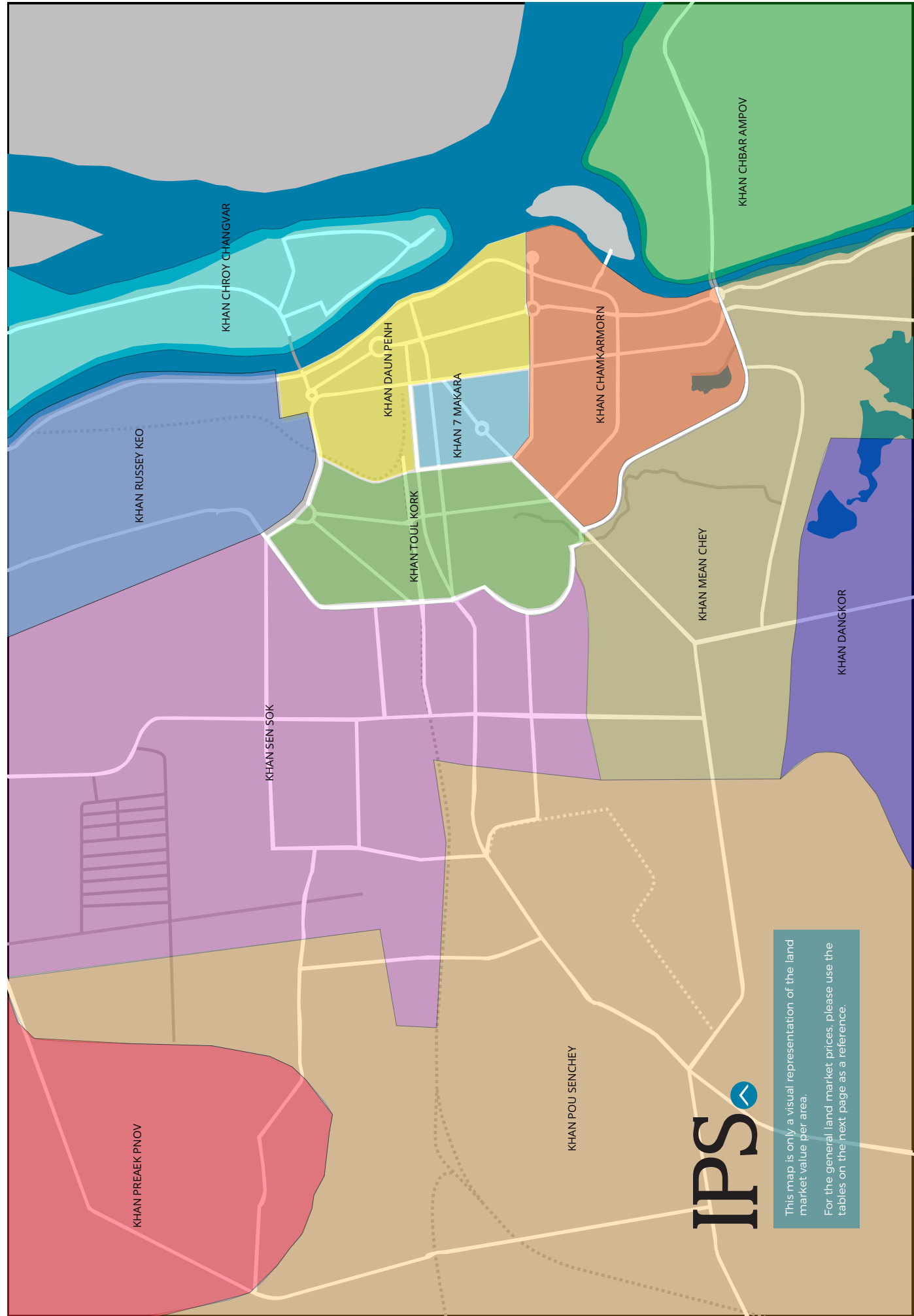
- 178 sqm • Elevator Access • Air conditioning
- Car parking



**COMMERCIAL SPACE FOR RENT**  
\$ 2,200  
8538  
TOUL KORK

- 154 sqm (11 m x 14 m) • 1 Bathroom



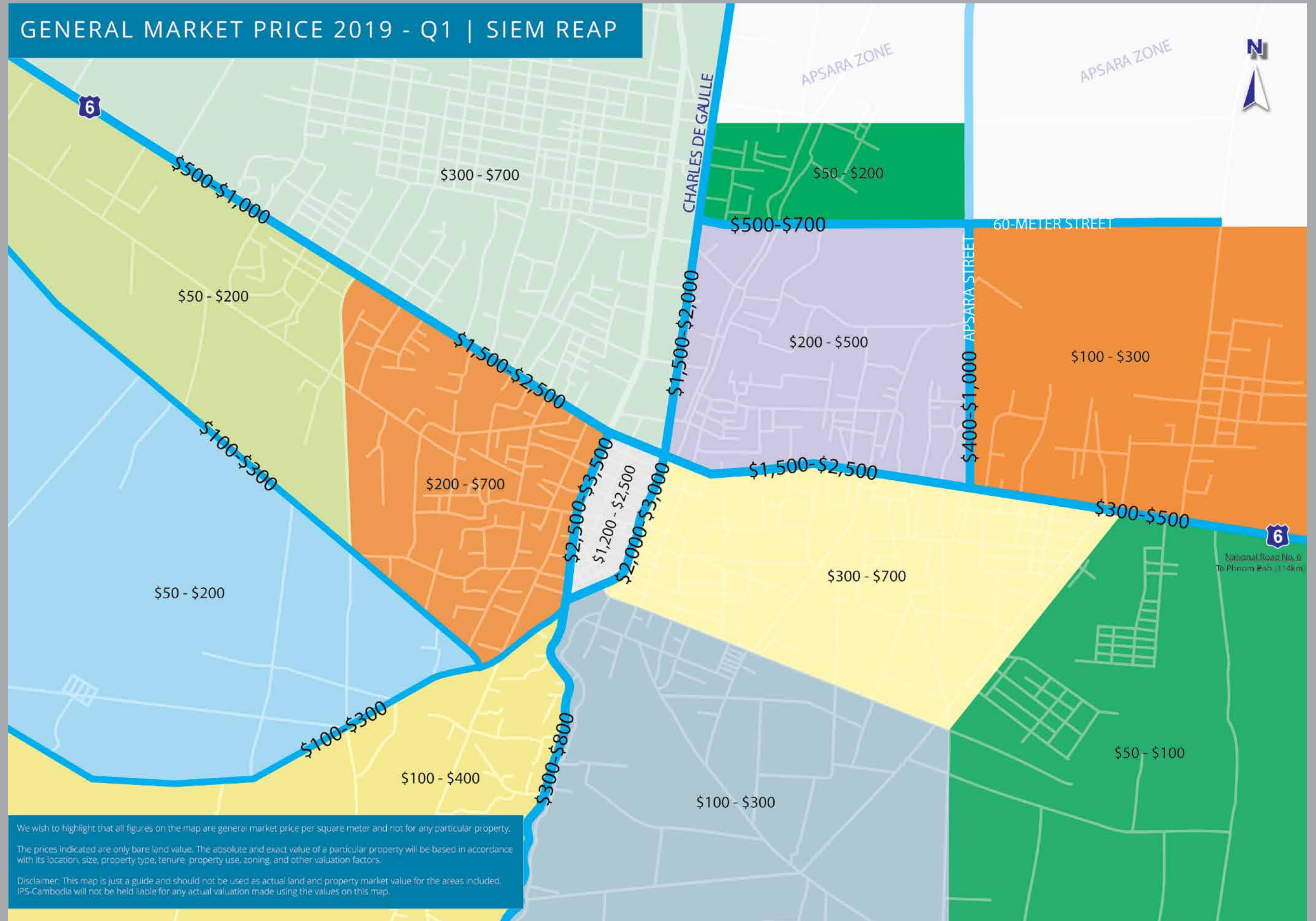


IPS - General Land Market Prices 2019-Q1			
No.	Location	Market Price On Main Streets	Market Price On Sub Streets
01	Khan Chamkarmorn		
1	Tonle Bassac	\$5,500	\$2,250
2	Boeng Keng Kang I	\$7,000	\$4,500
3	Boeng Keng Kang II	\$6,000	\$3,000
4	Boeng Keng Kang III	\$5,750	\$3,000
5	Boeng Trabak	\$5,500	\$2,500
6	Olympic	\$9,000	\$3,000
7	Toul Svay Prey I	\$5,000	\$2,500
8	Toul Svay Prey II	\$5,500	\$2,500
9	Toul Tompong I	\$4,500	\$2,250
10	Toul Tompong II	\$4,500	\$2,250
11	Phsar Doem Tkov	\$3,000	\$2,000
12	Tumnob Toek	\$4,500	\$2,250
02	Khan Daun Penh		
1	Chaktomuk	\$7,500	\$3,250
2	Chey Chumnas	\$5,250	\$3,250
3	Phsar Thmey I	\$9,000	\$3,250
4	Phsar Thmey II	\$8,500	\$3,250
5	Phsar Thmey III	\$8,500	\$3,250
6	Boeng Raing	\$6,000	\$3,250
7	Phsar Kandal I	\$7,000	\$3,500
8	Phsar Kandal II	\$7,000	\$3,500
9	Phsar Chas	\$5,750	\$3,500
10	Srah Chok	\$4,500	\$3,250
03	Khan 7 Makara		
1	O'Russey I	\$7,000	\$3,250
2	O' Russey II	\$7,000	\$3,250
3	O'Russey III	\$7,000	\$3,250
4	O' Russey IV	\$7,000	\$3,250
5	Monorom	\$7,000	\$3,250
6	Mittapheap	\$5,000	\$2,500
7	Veal Vong	\$5,500	\$3,000
8	Boeng Prolit	\$6,000	\$3,000
04	Khan Toul Kork		
1	Phsar Depo I	\$5,500	\$2,500
2	Phsar Depo II	\$5,500	\$2,500
3	Phsar Depo III	\$4,500	\$2,500
4	Toek Laak I	\$3,750	\$2,000
5	Toek Laak II	\$3,750	\$2,000
6	Toek Laak III	\$4,250	\$2,250
7	Boeng Kak I	\$3,750	\$2,500
8	Boeng KakII	\$3,750	\$2,500
9	Phsar Doem Kor	\$4,000	\$2,500
10	Boeng Salang	\$4,000	\$1,500
05	Khan Russey Keo		
1	Toul Sangke	\$2,000	\$1,050
2	Svay Pak	\$750	\$275
3	Kilomet Lek Pram Mouy	\$1,000	\$500
4	Russey Keo	\$1,300	\$500
5	Chraing Chamres I	\$750	\$450
6	Chraing Chamres II	\$750	\$300

06	Khan Prek Phnov		
1	Prek Phnov	\$750	\$115
2	Phonhear Pon	\$200	\$75
3	Samroang	\$200	\$75
4	Kork Rokar	\$275	\$115
5	Pon Saing	\$150	\$50
07	Khan Chroy Changva		
1	Chroy Changva	\$2,500	\$1,150
2	Prek Leap	\$2,000	\$950
3	Bak Kheng	\$750	\$300
4	Koh Dach	\$200	\$100
5	Prek Ta Sek	\$650	\$300
08	Khan Sen Sok		
1	Phnom Penh Thmey	\$2,000	\$750
2	Teuk Thla	\$2,250	\$650
3	Khmounh	\$650	\$250
4	Kraing Thnung	\$500	\$200
09	Khan Mean Chey		
1	Stueng Meanchey	\$2,500	\$750
2	Boeng Tompon	\$2,500	\$600
3	Chark Angre Leu	\$2,250	\$650
4	Chark Angre Kraom	\$1,250	\$650
10	Khan Chbar Ampov		
1	Chbar Ampov I	\$2,500	\$1,500
2	Chbar Ampov II	\$2,500	\$1,000
3	Niroth	\$1,250	\$500
4	Prek Pra	\$750	\$350
5	Veal Sbov	\$950	\$150
6	Prek Eng	\$550	\$200
7	Khbal Koh	\$450	\$125
8	Prek Thmey	\$300	\$150
11	Khan Dangkor		
1	Dangkor	\$1,150	\$350
2	Pong Toek	\$225	\$100
3	Prey Veng	\$200	\$100
4	Prey Sar	\$275	\$100
5	Krang Pongro	\$225	\$75
6	Prar Tas Lang	\$200	\$75
7	Choueng Aek	\$400	\$100
8	Kong Noy	\$75	\$20
9	Prek Kampaeus	\$100	\$50
10	Roluors	\$100	\$50
11	Spean Thmor	\$175	\$50
12	Sak Sampov	\$40	\$15
13	Tien	\$200	\$35
12	Khan Pnom Penh		
1	Trapaing Krasaing	\$350	\$100
2	Phloeng Chhes Rotes	\$250	\$100
3	Choam Choa	\$750	\$300
4	Kakab	\$1,250	\$450
5	Boeng Thom	\$250	\$100
6	Kambol	\$450	\$115
7	Kantouk	\$450	\$115
8	Samroang Kraom	\$35	\$10
9	Ov Lork	\$20	\$10
10	Snor	\$35	\$10



## GENERAL MARKET PRICE 2019 - Q1 | SIEM REAP





## Villa Asaliah: Vacation destination

Luxury and Comfort. Two words that describe Villa Asaliah. It's a prime getaway for those who need a break from the hustle and bustle of city life and for those who just want to relax and unwind. This short term vacation rental villa is the best place to do all that and more. More than just the perfect vacation place, they also are available for private and exclusive rental for parties, business or other special events.



### LUXURY BEDROOMS

Villa Asaliah offers 6 bedrooms for rent. All these rooms are of top quality. Clients can rest assured that they are staying in a clean and safe environment free of stress. These include:

- Ground floor twin bedroom that opens up directly to the pool area. It holds soft and comfortable single beds that are 2m x 1.2m in dimension and a shared bathroom. This room is ideal for those who want to wake up and just enjoy the saltwater infinity lap pool that the villa offers.
- Master bedroom that overlooks the whole area. It's furnished with amazing pieces that just scream luxury. A large and comfy king-sized bed with a Samsung 65" SUHD curved television for maximum entertainment. The room also features a beautifully decorated bathroom.

- 4 Double bedrooms that have the same amenities as the master bedroom. Rooms are larger and built to meet European standards. The 48" flat screen television comes with a Netflix account and 3D glasses for the hard disk full of 3D movies to watch.

### OTHER AMENITIES

Aside from the well furnished and decorated rooms that the villa offers, vacationers can also enjoy the other amenities of Villa Asaliah.

- Saltwater infinity lap pool at the center of the property.
- Rooftop terrace to oversee the beautiful Siem Reap sunrise and sunset.
- Home theatre room to enjoy movies on the big screen
- A fully-stocked kitchen that serves delicious and scrumptious food for the guests.
- Underground French-style wine cellar filled to the brim with several wine selections
- Laundry room
- Fully equipped gym room
- Poolside massage room for that touch of relaxation



## Saramani – Your home away from home



Located in Siem Reap, this quiet and cozy Villa is a great place to relax and just forget about your worries. Looking to visit the Angkor Temples or just have fun in the city? Well, the location of this property is just 10 minutes away from both of these places.

Want to spend some time outside? Saramani has a saltwater infinity pool that guests can lounge in and enjoy the Cambodian Sun. Saramani has all your needs checked. It's wonderfully furnished units can suit any guest's standards as a pristine getaway.

Saramani features a unique mix of modern and 1930's style residence with a sandstone wall. It is available for private & exclusive rental for vacations, business, or other special events.

### COZY AND COMFORTABLE UNITS

The Saramani has 4 luxurious units that guests can choose from.

- 1 Bedroom units perfect for 1-2 guests. It is furnished with a king sized bed, a functioning kitchen with a refrigerator, a wonderful living room set, a complete dining area and a bathroom with a hot and cold shower.
- 2 bedroom units for a larger group of people. It has two queen-sized beds, a complete living room set, a fully functioning kitchen, and a dining area. It's very spacious and can fit a number of people.
- A unit with 2 bedrooms ideal for a family of three. One bedroom has a queen size bed and another room with a single bed. The fully furnished unit features a large living room, a fully equipped kitchen, a complete dining area set and a bathroom with a hot and cold shower.
- 2 bedroom unit. Much like the other rooms, this room is packed with all the needed furniture, a spacious living room, large kitchen and dining area, ensuite bathrooms, and large bedrooms; one bedroom has a queen sized bed and another with a king size bed.

All units are spacious and beautifully decorated, built to meet the standards of European comfort, and equipped with air-conditioning, flat-screen television, large clothing and storage cupboard, safety box, has WIFI/LAN internet connection, and comes with private ensuite bathrooms with cold and hot water, filtered and treated with ultraviolet. Saramani is the perfect place for a vacation, a home away from home.



# COOL PLACES TO TRY OUT IN PHNOM PENH

BY CLERISSA AUSTRIA

*For most foreigners, it's hard enough to be living far from home. Harder still, is not to be able to visit your regular stomping grounds and indulge in the activities that you love. Well, there's good news. Phnom Penh already has interesting activities that you can try out to remind you of the things you love at home.*

## PUSHING YOUR LIMITS WITH PHNOM PENH CLIMB

Hobby climbing is a physical activity where an individual climbs on a predefined route on an artificial wall dotted with handholds and quickdraws. The aim is to either reach the highest point, complete the route, or stay on the wall for the longest amount of time.

Although generally thought of as an individual activity, wall climbing is referred by Phnom Climb co-owner Christoph Lüthy as a

sport that requires teamwork, cooperation, hard work, and training.

Phnom Climb is the first and only fully fledged wall climbing gym in the city. The clamor for such a center that caters specifically for climbing enthusiasts is what led Lüthy, a Swiss-German outdoor enthusiast, to open the climbing gym with his American wife, Mary.

## FACILITIES AND ACTIVITIES

The gym is designed from scratch. The safety equipment and initial handholds had been imported from the USA, while the steel and plywood that made up the walls were custom-made in Cambodia. The lead anchors had to be tested and retested to ensure that it meets international climbing standards.

Phnom Climb employs 8 fully qualified staff that acts as belayers assisting their climbers. They had undergone extensive training on wall climbing and first aid before actually being allowed to assist a client. In fact, 3 of their staff are members of the Cambodian National Team.

Currently, there are 7 top-rope walls that cover half of the gym and the large bouldering wall that makes up the other half. Roughly 50 people can easily be accommodated in the gym area with 15 climbers on the walls at any given time.

Routes are color-coded and designed to give an opportunity to climbers of every skill level. To keep things interesting, the boulder problems and sport climbing routes are changed every 3 weeks. The handholds are removed and placed in different locations to continuously challenge the climbers. "It's like a puzzle. Once you already figured out how to fit the pieces together, you get bored and lose interest," thus said Phnom Climb Manager Edward Anderson.

RATES	GENERAL	FITNESS CLASS	SKILLS CLASS
DAY PASS	\$9	\$10	\$14
MONTHLY PASS	\$45	INCLUSIVE	\$50
ANNUAL PASS	\$425	-	-
10-ENTRY PASS	\$80	-	-

## OPERATION SCHEDULE

OPEN FROM TUE-FRI, 8:00 AM - 9:00 PM,  
7 AM - 11 AM, 2 PM - 8 PM WEEKENDS

## ADDRESS:

# 345 ST. 460 NUMBER 345 TOLU TUMPONG, PHNOM PENH.





## FLY PHNOM PENH: THE HAPPIEST PLACE IN THE KINGDOM

It all started out with a group of friends throwing ideas around over a cup of coffee. Friends Pern Chen, Kobe Udom Khy, Galeno Chua and Mark Huang wanted to build something where friends and family can spend a day and have fun together. This led to the opening of Fly Phnom Penh in October of 2018.

Dubbed as “The Happiest Place in the Kingdom”, Fly is the first ever trampoline park in Cambodia where you can free-fly, free-ball, and free-run your way to happiness! It is a 1,000 sq.m. space in The Factory Phnom Penh where kids and kids at heart can jump to their heart’s desire.

### FLY PHNOM PENH WORLD-CLASS TEAM

Facilities are state-of-the-art, with equipment designed and installed by Activity Entertainment’s Expert Galeno Chua, who has installed and launched activity centers such as climbing gyms and trampoline parks all over the world, including Kuwait, India, New Zealand, and Thailand.

There are currently 10 staff members, a combination of dancers and gymnasts who can perform trampoline tricks, all of whom had undergone a vigorous and extensive training on first-aid. The handpicked team are trained

by world-class experts to make sure every person is jumping at a comfortable pace.

Fly Phnom Penh also offers Team Building Sessions facilitated by top-level, in-house soft skills trainers from The Idea Consultancy. They have a function room that has everything from projectors, boards, and a door to jump off the mezzanine. Just recently, Maybank hosted their out-of-the-box leadership training seminar with international facilitators, catered food, and all their needs organized by Fly.

### ACTIVITIES AND ATTRACTIONS

Fly Airbag has 2 trampolines with a climbing wall and a ramp to jump off and safely land in whatever position you want to. Additionally, Fly Phnom Penh is known for hosting the best birthday parties with the world’s first “Freedom Door” where guests can jump out of the function room and directly onto the airbag.

Fly made it so much easier to be a basketball star with its 2 different sized hoops and trampolines for everyone to shoot and dunk. They also introduced the first dodgeball arena with





enough space for 6 v 6. If playing regular dodgeball was not tiring enough, this game is all on trampolines. There is also a 1 vs. 1 ball throw-down where you need to shoot as many balls as you can through your opponents net, you're allowed to block with your hands but you can't cross the orange net.

The Fly Wall Run is for athletes and daredevils. They have 2 Olympic Grade mats for acrobats and aspiring visual artists to practice tricks and moves. There is also this crazy ninja course for those who want to test their endurance, hand-eye coordination skills, motor skills, strength, and speed. Another attraction is the Velcro Wall, where zebra-striped velcro suits stick you to the wall.

RATES	SMALL FLY (BELOW 150KG/ BELOW 12 YRS OLD)	BIG FLY (150 KG ABOVE)
WEEKLY RATES	\$4	\$6
MONTHLY PASS	\$2	\$8

WHAT'S NEXT FOR FLY PHNOM PENH

Founders of the trampoline park aim to continue providing entertainment for people regardless of age, gender, or nationality. The introduction of the first trampoline park is just the beginning of this kind of entertainment in the Kingdom. Plans of putting up other park sites and branching out to other family-friendly types of activities are in the works.

Indeed, Fly Phnom Penh is brave enough to Fly... and Fly High they will!

OPERATION SCHEDULE

OPEN DAILY FROM 9:00 AM - 8:00 PM  
**ADDRESS:**  
FACTORY PHNOM PENH, PHNOM PENH, KINGDOM OF CAMBODIA.  
**CONTACT:**  
(855) 088 52 991 88 - EN/CN /(855) 017 288 223 - KH/EN  
  
HELLO@FLYPHNOMPENH.COM



FANTASTIC TIME AT THE FANTASTIC WATERPARK PHNOM PENH

Nothing beats the summer heat but a dip in the pool. Fantastic Water Park is the biggest waterpark in Cambodia and it is built right here in Phnom Penh.

Fantastic is built inside the Grand Phnom Penh International City in Sen Sok District, about 45 minutes away from the city center.

GPPIC is a 260-hectare self-sustaining urban township development comprised of an 18 hole golf course, the Fantastic Water World, and in the works is a school, a shopping mall and other international amenities.

WATERPARK AMENITIES

The waterpark features various amenities and attraction, each one specifically designed for kids and kids-at-heart. These include:

- Kids Pool [Aqua Play and Aqua Splash]
- Giant Rainbow Slide
- Lazy Wavy River
- Relax Pool
- Grand Coffee
- Kid's Playground
- Medical Clinic
- Lockers

ADMISSION FEE (BABIES BELOW 2 YRS OLD ARE FREE)	KIDS	ADULT
WEEKDAY	\$4	\$4
WEEKEND	\$5	\$6

TUBE FEES	USD	KHR
DOUBLE	\$1	4,000
WEEKEND	\$0.5	2,000

**OPERATION SCHEDULE**  
TUE-SUN, 9:00 AM - 6:00 PM  
**ADDRESS:**  
HANDI ROAD / STREET 598, PHUM KHMUNH, KHAN SEN SOK, PHNOM PENH, CAMBODIA  
**CONTACT:**  
855 (0) 99 222 105/+855 (0) 81 222 105/+855 (0) 23 997882





# AISPP: Leading the way for 21st Century Learners in the Kingdom

Australian International School of Phnom Penh (AISPP), located northwest of Russey Keo, was built in 2016 with impressive facilities on a lovely, six-hectare campus. The school opened its doors to its first batch of students in 2017.

## GLOBAL LEADERS IN EDUCATION

AISPP is a member of the Australian International Schools Association (AISA), a global network, and is recognized as a global partner of the Australian Independent Schools (AISNSW). AISPP aims to be a four-programme International Baccalaureate (IB) school and a leading educational provider in Southeast Asia.

AISPP is an authorised IB PYP school and holds candidacy status for the MYP and DP programmes. The school also aspires to be accredited with the Council of International Schools soon.

Offering a modern education within traditional values, AISPP includes a well-rounded education in and out of the classroom.

AISPP's international curriculum is modeled on Australian private and independent education standards with a balanced focus on academics, pastoral care, co-curricular options, sporting activities, the arts, and character development.

To undertake the enormous responsibility of providing high-quality education, AISPP focuses on the following areas:

- **The Student** - AISPP strives to understand the nature of every child and provide growth-centered, student-focused learning. The school is committed to moving beyond the traditional approach of teaching all children the same way and with the same curriculum.
- **The Teacher** - The quality of the AISPP teacher is paramount. The school recruits outstanding, internationally-qualified teachers to offer the best programmes possible.
- **Values, Responsibility and Global Mindset** - AISPP believes that 21st-century education



**AUSTRALIAN  
INTERNATIONAL SCHOOL  
PHNOM PENH**



recognizes the importance of social values and responsibility. "Doing good" through service and action and developing international-mindedness feature in of the day-to-day programme.

- **The Learning Environment** - AISPP strongly believes that the environment is the third teacher and prides itself on offering beautiful, creative, 21st-century learning spaces that focus on local and global aspects of the shared planet and common humanity.

The AISPP brand stands for growth and development. It provides an international framework for 21st-century learning, preparing children for success in a changing world.



## AISPP'S WORLD CLASS FACILITIES

AISPP aims to be a world-class, innovative and accredited Early Years to Grade 12 international school located on a single campus.

### FACILITIES INCLUDE:

- More than 60 classrooms
- Learning commons (library)
- Learning hubs and collaboration spaces
- Maker spaces
- STEM and design lab
- MY Zone recreation room
- A dedicated Early Learning Centre with outdoor play areas for children ages 2 to 4
- Science laboratory
- Café
- 25-meter outdoor swimming pool
- Toddlers' pool
- Air-conditioned, 1,080 sqm gymnasium
- Full-sized football pitch (with plans for a designated athletic track)
- Organic garden and orchard
- Sustainability project area
- Butterfly garden
- New buildings including a Secondary Building and Performing Art Centre

## THE FACULTY

AISPP awakens the potential in every child to have a positive impact on their world.

To fulfill this daunting task, the curriculum is taught by highly-qualified teachers mainly from Australia, New Zealand, and the UK. They use expertly-crafted units of enquiry that are designed with the Australian National Curriculum concepts, skills and knowledge as part of the IB framework. Through this, they bring engaging and relevant focus to real-world issues, successfully preparing students in a 21st-century learning environment.

Teachers focus on providing students with an outstanding, well-rounded education and ensure that they learn beyond the traditional academics to acquire the skills, habits, and dispositions required to thrive and be successful in the future.

## EDUCATING 21st-CENTURY LEARNERS

AISPP educates students considering their future. The school believes that high-achieving people are frequently choosing to opt out of the traditional job market and create their own jobs, live anywhere in the world, travel, and work, collaborate seamlessly and set their own hours.

At AISPP, how to meet the needs of the next generation is highly considered. The school aims to empower students to be 21st-century learners through quality curriculum, teaching and learning experiences.

*For further details, please contact Admissions:  
[admissions@aispp.edu.kh](mailto:admissions@aispp.edu.kh)*







**15 ROOM HOSTEL  
BUSINESS FOR SALE**  
\$ 169,000  
7586  
SALA KAMREUK

- 15 Rooms and 18 Bathrooms • Fully Furnished
- Pool



**2 BEDROOM APARTMENT  
FOR RENT**  
\$ 1,500/MONTH  
7515  
SALA KAMREUK

- 110 sqm • 2 Bedrooms with Bathrooms
- Balcony • Pool • Garden • Parking



**3 BEDROOM APARTMENT  
FOR RENT**  
\$ 1,500/MONTH  
7824  
SVAY DANGKUM

- 5th fFloor • 3 Bedroom • Kitchen • Balcony



**15 ROOM HOTEL FOR  
RENT**  
\$ 4,500/MONTH  
7839  
WAT BO

- Pool • Garden • Fully Furnished
- Balcony • Parking



**2 BEDROOM APARTMENT  
FOR RENT**  
\$ 1,000/MONTH  
7941  
CHREAV

- 90 sqm • 2 Bedrooms and 2 Bathrooms • Fully Furnished
- Kitchen



**2 BEDROOM APART-  
MENT FOR RENT**  
\$ 1,200/MONTH  
8000  
SVAY DANGKUM

- 70 sqm • 2 Bedrooms and Bathrooms • Fully Furnished
- Pool



**PENTHOUSE FOR RENT**  
\$ 1,299/MONTH  
8280  
TONLE BASSAC

- 90 sqm • Unfurnished • 2 Bedrooms and 2 Bathrooms
- Pool • 24-hour Security



**2 BEDROOM APARTMENT  
FOR RENT**  
\$ 1,200/MONTH  
8000  
SVAY DANGKUM

- 70 sqm • 2 Bedrooms and 2 Bathrooms • Fully Furnished
- Pool • 24-hour Security • Parking Space



**BRAND NEW VILLA FOR  
SALE**  
\$ 200,000  
8210  
SVAY DANGKUM

- 224 sqm • 4 Bedrooms with 4 Bathrooms
- Semi-Furnished • Kitchen



**930 SQ.M. URGENT  
HOUSE & LAND FOR SALE**  
\$ 180,000  
8291  
KOUK CHAK

- 935 sqm • 1 Bedroom and 2 Bathrooms • Parking Space
- Hard Title



**1 BEDROOM APARTMENT  
FOR RENT**  
\$ 1,200/MONTH  
8367  
SALA KAMREUK

- 113 sqm • 1 Bedroom and 2 Bathrooms • Fully Furnished
- Pool • Parking Space • 24-7 Security



**3 BEDROOM APARTMENT  
FOR RENT**  
\$ 2,400/MONTH  
8369  
SALA KAMREUK

- 243 sqm • 3 Bedrooms and 4 Bathrooms
- Fully Furnished • Balcony • Pool and Garden



**2 BEDROOM VILLA FOR  
SALE**  
\$ 149,000  
8428  
CHEAV

- 543 sqm • 2 Bedrooms and 3 Bathrooms
- Fully Furnished • Parking Space



**LAND FOR SALE**  
\$ 4,948,710  
8486  
SOTNI KUM

- 329,914 sqm • Soft Title



**1,509 SQ.M LAND FOR  
SALE**  
\$ 181,000  
8541  
CHREAV

- 1509 sqm • Hard Title



**10 ROOMS BOUTIQUE  
HOTEL FOR SALE**  
\$ 900,000  
8572  
SALA KAMREUK

- 682 sqm • 10 Bedrooms and 12 Bathrooms
- Parking Space • Pool and Gym



**VILLA FOR RENT**  
\$ 3,000  
8526  
TONLE BASSAC

- 400 sqm • Fully furnished
- 5 Bedrooms and 6 Bathrooms



**DESIGNER APARTMENT  
FOR RENT**  
\$ 1320/MONTH  
5747  
SIEM REAP

- 120 sqm • Balcony • Pool • Rooftop • 24-hour security



**13,000 SQ.M LAND FOR  
SALE**  
\$ 455,000  
8622  
SAMBOUR

- 13,000 sqm



**40 ROOM HOTEL FOR  
RENT**  
\$ 8,000/MONTH  
8571  
WAT BO

- 40 Bedrooms and 41 Bathrooms • Fully Furnished
- Balcony • Pool and Gym



## 10 Reasons to Start a Business in Cambodia

BY CLERISSA AUSTRIA

*Compared to many countries in Southeast Asia, Cambodia is one of the best places to set up shop. The cost of business ownership is very low and the ease with which you can start your operations is very smooth.*

THERE ARE MANY REASONS WHY THE COUNTRY IS AN ATTRACTIVE PLACE TO SET UP A BUSINESS.

1. **The tourism sector has grown very fast.** Tourist visits had quadrupled in the last 5 years compared to the first 5 years of this decade. In 2018 alone, more than 6 Million international travelers had arrived in the country. Hotels and similar accommodations have recorded roughly 75% occupancy rate with an average 7 days length of stay.
2. **Cambodia is an expat haven.** A lot of foreigners choose to stay here long term either to work or retire. It is declared as one of the cheapest places to retire in Asia. The low cost of living, the lush countryside, plenty of entertainment and recreational activities, and the ease of transportation are some of the reasons why it is an ideal place to call home.
3. **It is a Dollar Economy.** Cambodian Riel is the national currency but US Dollars is widely used. All commercial and business establishments generally accept USD.
4. **Strong Market Opportunities.** As always, the first year of operating a business is the most critical. If you can make it through the first 12 months, a well-run business can expect to break even on the initial investment within 3 years.
5. **Sustained Economic Growth.** Both the Asian Development Bank (ADB) and the World Bank reported a sustained average 7% GDP growth rate from 1995-2018. It is the 6th fastest growing country in the world. It is also the 2nd in Southeast Asia, coming in very close to Myanmar.

6. **Ease of Setting up the Business.** Cambodia has a very straight-forward Freehold Business Ownership laws. The long-term lease policies are very attractive. Foreigners cannot own land and will need to use other forms of ownership, but, you can lease land for 99 years and set-up a permanent base of operations.
7. **Great Location in Southeast Asia.** The country is located in the middle of Thailand and Vietnam. Other parts of SEA are easily accessible by a few hours bus or plane ride. Tourists tend to pass thru Cambodia for a few days before moving on to their next Asian destination. Your business has access to approximately 10% of the population in the whole SEA region.
8. **Least Developed Country Status and Privileges.** As a member of the Association of Southeast Asian Nations and with an assigned LDC status, Cambodia enjoys access to ASEAN free trade. It enjoys tariff-free and preferential access to North America and European Union countries. Import and Export businesses can easily flourish in this setting.
9. **Welcoming attitude towards Investors.** Cambodia is very open to investors and visitors. Compared to other less-developed countries, locals tend to accept foreigners easier and with more gusto.
10. **Belt and Road Initiative.** China's One Belt, One Road (OBOR) initiative includes Cambodia as one of the 65 countries lined up to enhance global and international trading and strengthen bilateral ties between countries across Asia, Middle East, Europe and Africa. This initiative is in line with the development of its deep sea port, railways, roads, and flights around the country and Asia growing yearly.

### NOW IS THE BEST TIME TO SET-UP YOUR OWN BUSINESS

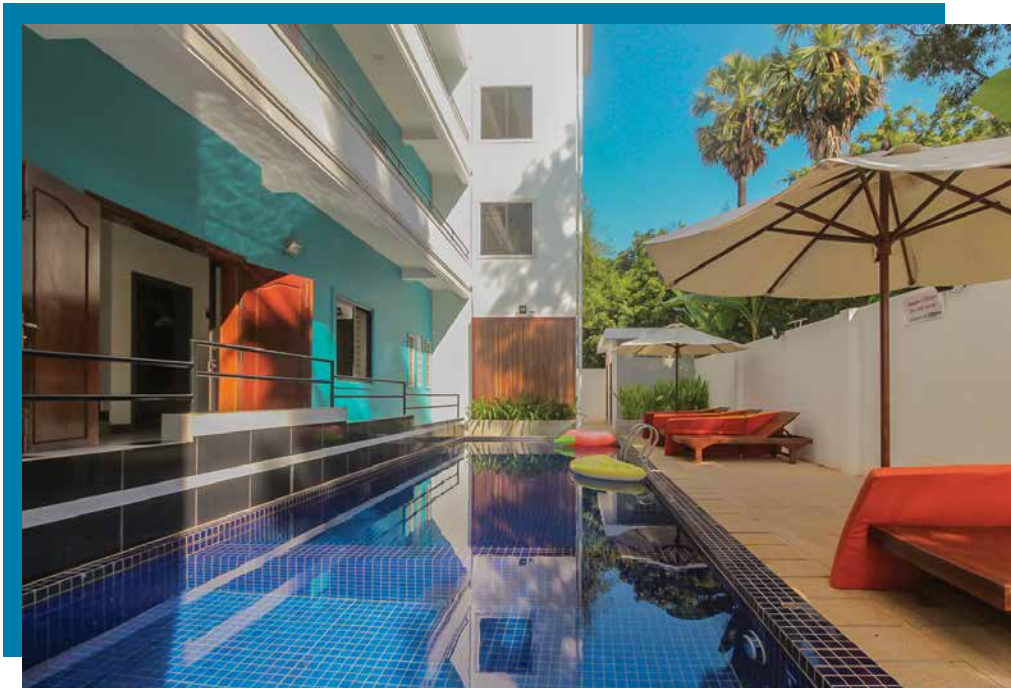
Business ownership in Cambodia is easy and hassle-free. Have your investment capital ready, find a good real estate company to help you set up shop and everything flows through from there.

Once the location for your business is found and the appropriate lease agreements are signed, you can start your business right away. Acquiring a real estate space is cheap, government mandates for investors are relatively lax and there are enough young and skilled workers for any type of job. You will not find any other country easier to set-up a business like Cambodia.





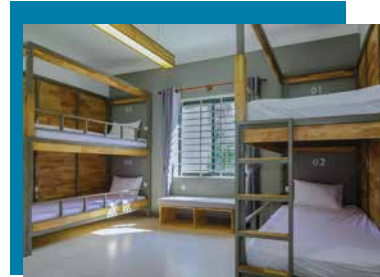
## FEATURED BUSINESSES



**Property Type:** Hostel Business for Sale  
**Price:** \$ 169,000  
**Property Code:** 7586  
**Location:** Sala Kamreuk

### Description:

Situated in Sala Kamreuk area in Siem Reap, a short distance away from Pub Street and Old Market. This hostel has an outdoor swimming pool, a garden, and bar. Features 15 rooms and 18 bathrooms, all fully furnished. The property also has a restaurant that serves Cambodian cuisine.



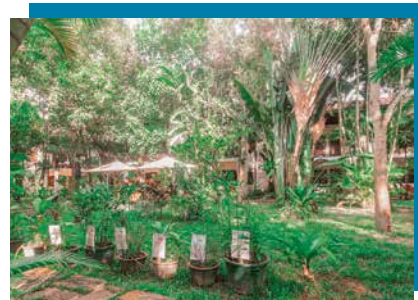
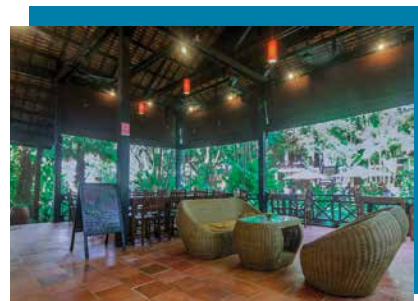
## FEATURED BUSINESSES



**Property Type:** Boutique Hotel Business for Sale  
**Price:** \$ 195,000  
**Property Code:** 8028  
**Location:** Sala Kamreuk

### Description:

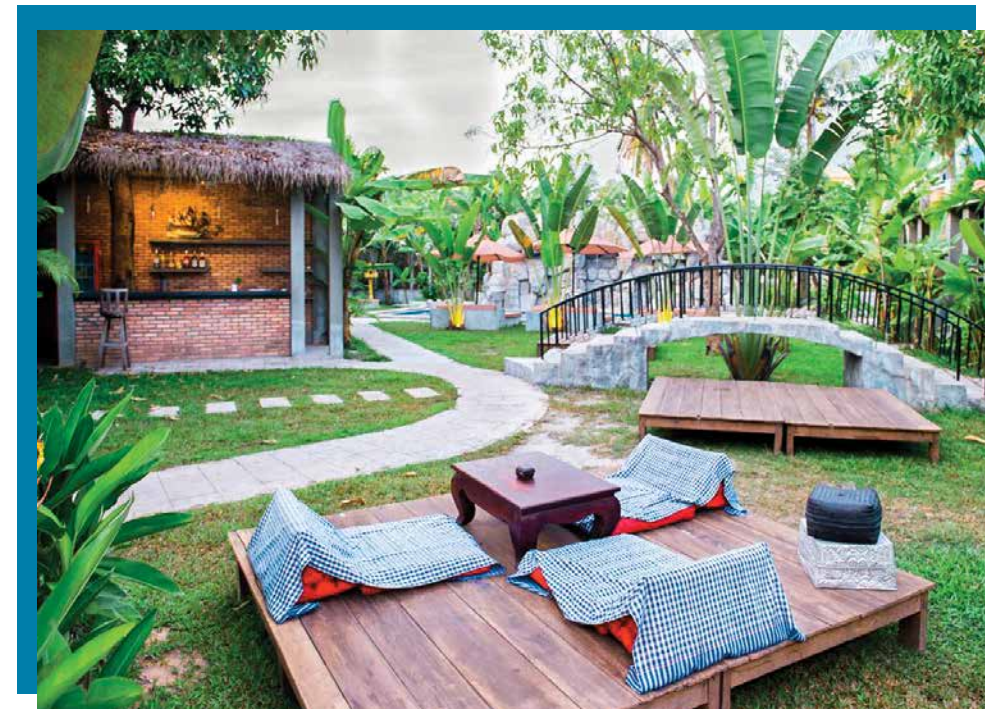
Featuring 10 bedrooms and 12 bathrooms, this 1,800 sqm property is being offered fully furnished. Each bedroom has a modern decoration and connected to an en-suite bathroom with rain shower, toilet and sink. Bedrooms have queen-sized beds, side table, desk, air conditioning units, ceiling fan and a nice private balcony. The property has a swimming pool area surrounded by a beautiful garden, lawn and lounge area.



**Property Type:** Boutique Hotel for Sale  
**Price:** \$ 1,800,000  
**Property Code:** 7607  
**Location:** Slor Kram

### Description:

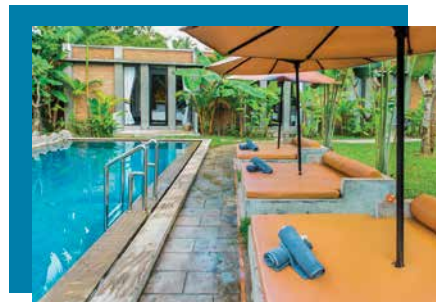
Just a few steps from the riverside, this property is designed as a peaceful retreat with a lush garden, perfect for tourists wanting to experience the beauty of Angkor Wat. It has 20 units, each equipped with en-suite bathroom/hot tubs, beds, wardrobe, desk and chairs, air conditioning units, hot/cold water, and other modern amenities.



**Property Type:** Boutique Hotel Business for Sale  
**Price:** \$ 83,000  
**Property Code:** 8333  
**Location:** Sala Kamreuk

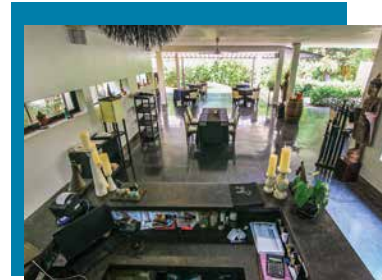
### Description:

Rooms are set in a beautiful lush garden overlooking an inviting pool and shaded sun loungers. Each room is fully air conditioned and furnished in modern design. There is a restaurant set in the garden that offers a range of dishes. The hotel features Deluxe Two Queen Bed Rooms with Terrace, Deluxe Family Rooms with Terrace, Deluxe Queen Rooms with Terrace and Deluxe Double Rooms.



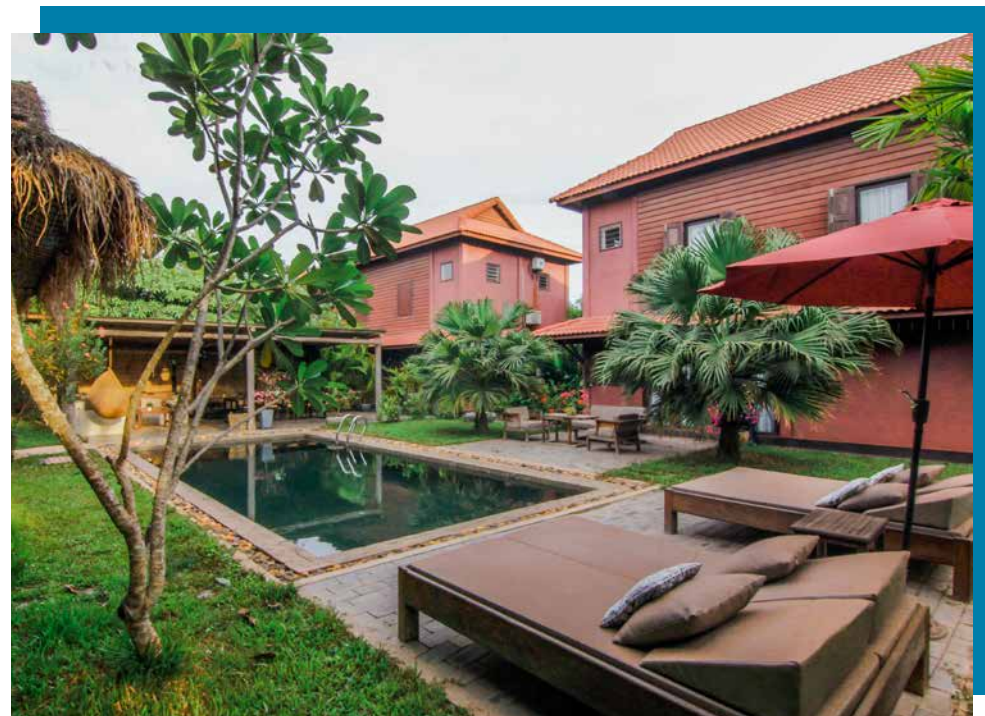


## FEATURED BUSINESSES



**Property Type:** Hotel Business for Sale  
**Price:** \$ 1,200,000  
**Property Code:** 8378  
**Location:** Svay Dangkum

**Description:**  
 The property occupies a huge 6,690 sqm. of land; the hotel itself is built on a 1,044 sq.m. floor space. It comes with a hard title, fully furnished and already operational. The hotel features 12 rooms with en-suite bathrooms - all with stylish interiors and detailed furnishing, a bathroom in the common area, a garden, an outdoor pool, a dining area, and an outdoor space ideal for events and recreational activities.



**Property Type:** Hotel Business for Sale  
**Price:** \$80,000  
**Property Code:** 8540  
**Location:** Sala Kamreuk

**Description:**  
 This hotel features 2 traditional wooden houses, a huge garden, an outdoor pool, a seating/dining area, and a massage area. The first house has a groundfloor bedroom with 2 king size beds and 2 bedrooms with king size beds. All rooms have en-suite bathrooms with hot and cold shower. The second house has a bedroom with 2 single beds and 2 bathrooms on the first floor.

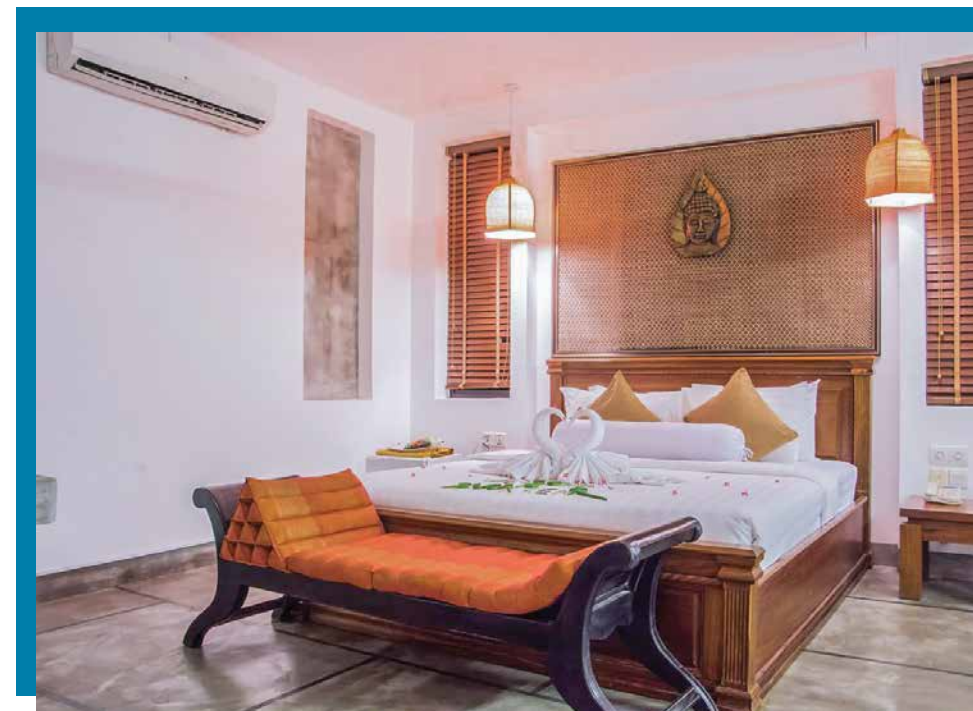
## FEATURED BUSINESSES



**Property Type:** Boutique Hotel  
 Business for Rent  
**Price:** \$3,500/month  
**Property Code:** 8454  
**Location:** Kouk Chak



**Description:**  
 The traditionally designed quaint wooden hotel is stylishly designed. It occupies 1,012 sq.m. of land area with 30 m x 40 m dimension. The hotel is comprised of 8 rooms, 10 bathrooms, a large outdoor swimming pool with garden, a restaurant, reception area and massage room.



**Property Type:** Boutique Hotel Business  
 for Rent  
**Price:** \$7,000/month  
**Property Code:** 8536  
**Location:** Sala Kamreuk

**Description:**  
 The hotel is comprised of 6 single rooms, 6 twin rooms, 6 family rooms, 2 studio rooms, 2 rooms with double beds, 2 rooms with triple beds, 2 spa rooms, an office, a cooking class room, a meeting room, an in-house restaurant, a large pool, and a fully equipped kitchen. All rooms are fully furnished.







# 10<sup>TH</sup> YEAR ANNIVERSARY



2019 marks IPS-Cambodia's 10th year in the Real Estate industry.

As Cambodia's premier real estate company, IPS has grown very quickly and now has two strategically placed offices in Cambodia's dynamic business districts of Phnom Penh and Siem Reap.

From its humble beginnings, IPS now employs about 40 full-time staff, recorded more than 8,000 website listings, and served thousands of clients in the last 10 years.

With guidance from Managing Director David Murphy and Country Manager Grant Fitzgerald, IPS-Cambodia continuously strives to give the best real estate service in the country, as well as provide additional services like Property Management and Property Valuation.

Today, IPS-Cambodia stands out in the crowded Phnom Penh real estate field as the best property and real estate company of choice in Cambodia because of our consistent track record in Cambodian and Phnom Penh real estate, our people and our focus on impeccable service.

We will strive to continue to do so for many more years to come.



IPS-Cambodia is the first choice for businesses, finding ideal locations at competitive prices.

WAREHOUSES AND FACTORIES

RETAIL AND BUSINESS SPACE

HOTELS AND GUESTHOUSES

COMMERCIAL BUILDINGS

COMMERCIAL VILLAS

OFFICE SPACES

LANDS

Browse through our extensive listings of premier commercial real estate properties in Phnom Penh, Siem Reap, and throughout Cambodia at:

[WWW.IPS-CAMBODIA.COM](http://WWW.IPS-CAMBODIA.COM)



[inquiry@ips-cambodia.com](mailto:inquiry@ips-cambodia.com) | +855 77 959 861










WWW.IPS-CAMBODIA.COM

*Browse over 6,000 of Cambodia's finest properties for rent or sale*

## Cambodia's Premier Property and Real Estate Company

Rent/Sale 	All Cities 	All Areas 	Search
Property Type 	Min. Price	Max. Price	
<input type="checkbox"/> Include Surrounding areas	Bedrooms 	Property Code	

inquiry@ips-cambodia.com | +855 77 959 861

