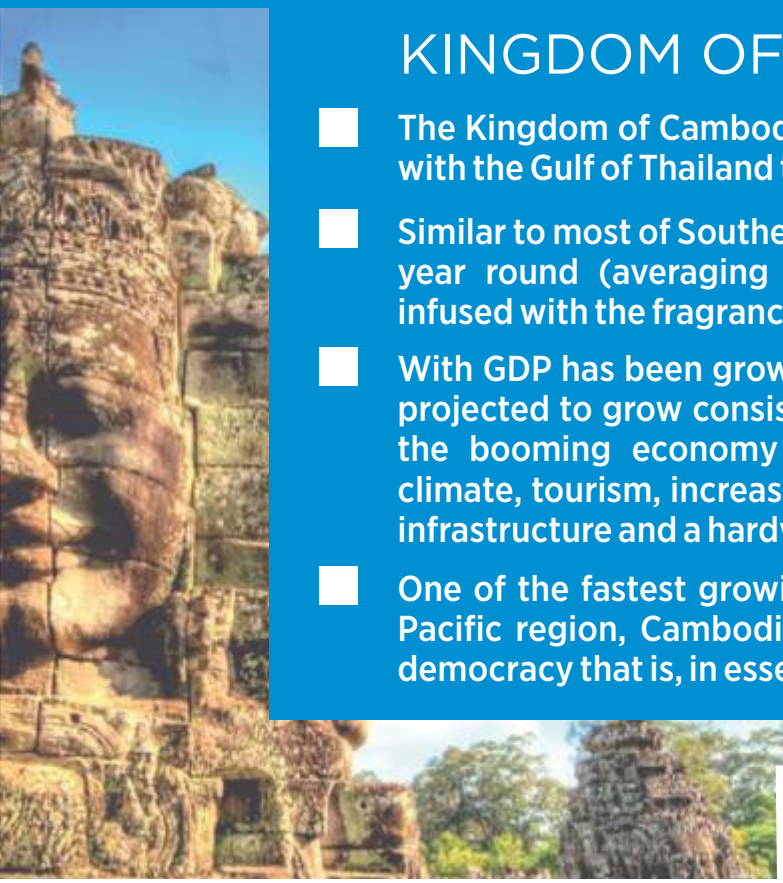
AIR APARTMENTS

SIHANOUKVILLE

VICTORY HILL I SIHANOUKVILLE

AIR APARTMENTS

SIHANOUKVILLE

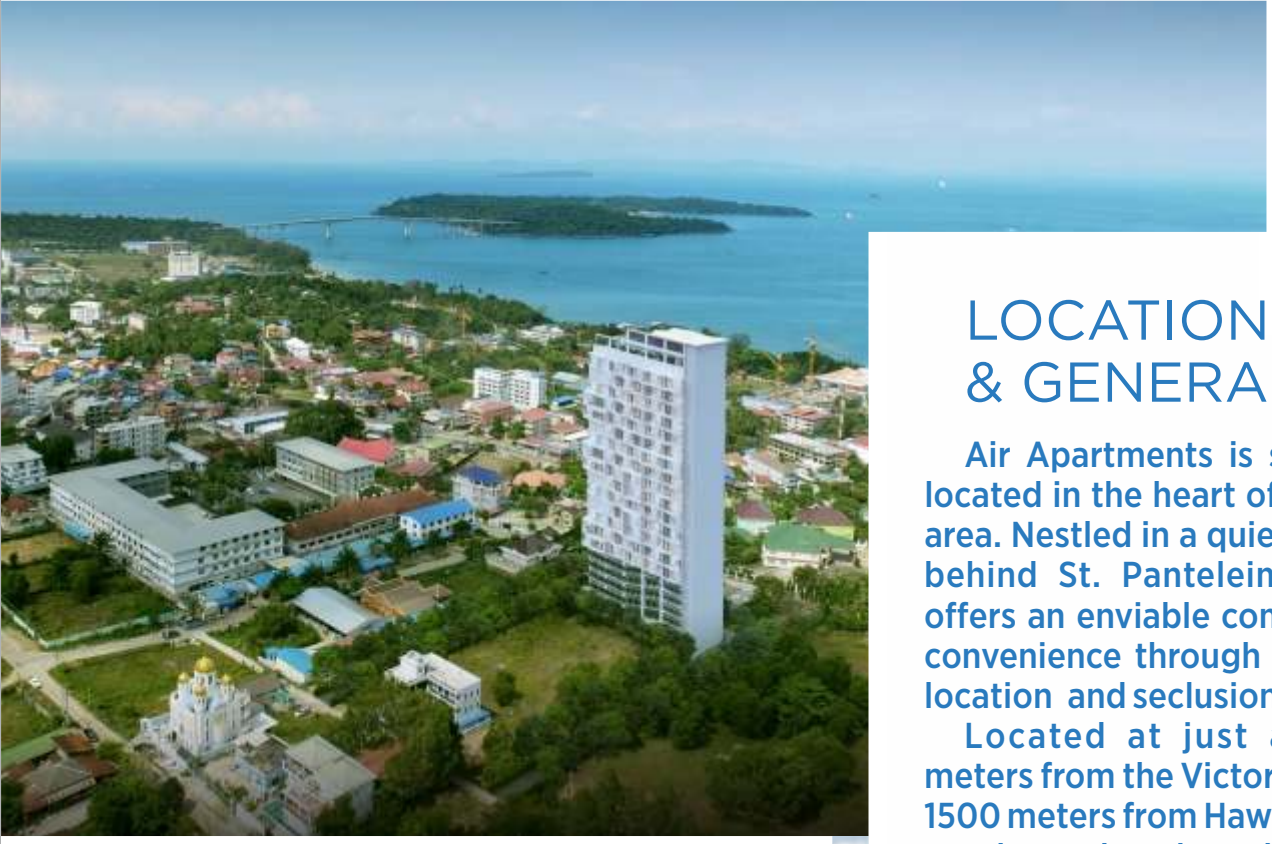


KINGDOM OF **CAMBODIA**

- The Kingdom of Cambodia borders Thailand, Laos and Vietnam with the Gulf of Thailand to the south.
- Similar to most of Southeast Asia, the tropical climate is warm all year round (averaging around 28°C) with soothing breezes infused with the fragrance of the Frangipani flower.
- With GDP has been growing steadily for the past decade and is projected to grow consistently predicted to reach 7.5% in 2019, the booming economy is fuelled by favourable investment climate, tourism, increasing global trade integration, improving infrastructure and a hardworking workforce.
- One of the fastest growing developing economies in the Asia-Pacific region, Cambodia is politically stable; with a fledgling democracy that is, in essence, run as a single party state.

SIHANOUKVILLE

- Sihanoukville is Cambodia's premier tourist beach destination. All year round, visitors would throng the beaches, many still clean and unspoilt. Nature lovers and adventure-seekers take to the national parks as city escapades, which can be explored on foot, motor-cycle, bicycle and boat.
- Starting from 2018 Chinese investors are fueling a casino construction boom that additionally has triggered the develop-ment of a number of hotels and shopping malls, changing into that of a busy gambling tourism destination, with prices rising accordingly.
- The influx of foreign money is also boosting an expanding Sihanoukville's Special Economic Zone, where more than 100 factories are settled, enjoying tax-free imports and exports and corporate tax holidays.
- International airport in Sihanoukville is being expanded to receive up to 1 000 000 passengers a year. The deepwater port of Sihanoukville is a hub for both trade and cruise ships in the region.



LOCATION & GENERAL INFO

Air Apartments is strategically located in the heart of Victory Hill area. Nestled in a quiet side street behind St. Panteleimon Church offers an enviable combination of convenience through its strategic location and seclusion.

Located at just about 900 meters from the Victory beach and 1500 meters from Hawaii and Independence beaches the development offers affordable luxury living by the sea and fun all year round.

With close proximity to major shopping and dining conveniences, it is the ideal living address. Magnificent views, stunning sunsets and total privacy for residents are guaranteed.

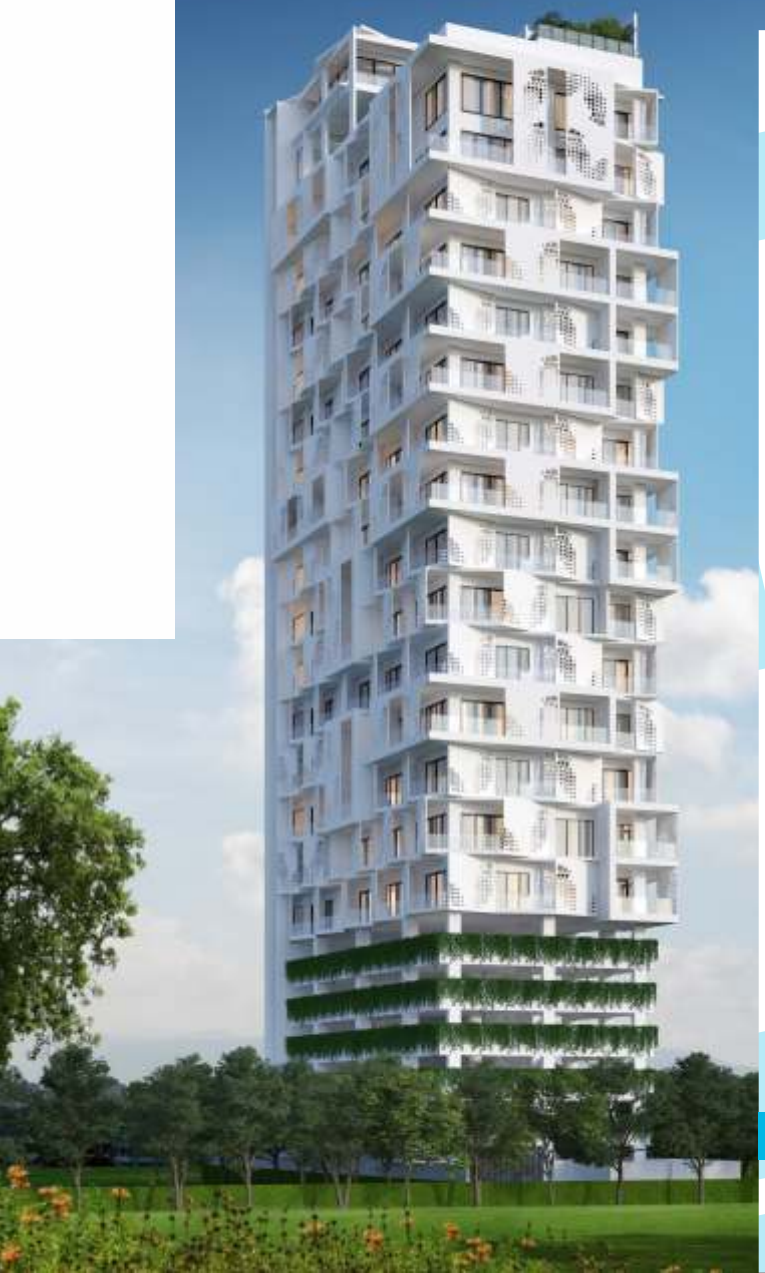
Air Apartments has been designed to become an icon of Victory Hill area. Standing 22 storeys high with a roof top swimming pool, it contains 120 luxury executive apartments, including duplexes designed to provide maximum privacy and stylish living. Most of units are facing to the sunset and has 180° seaview.

Strong design features and timeless quality finishes bring a unique character to the apartments. Texture and tone highlights in a neutral palette allows for personalization within the space.

For your convenience, 5 levels of car parks are also available.

Investment highlights:

- Cambodia has long been a dollarized economy and will continue to be.
- Our team built and operate 2 condominiums in Sihanoukville with close to 100% occupancy annually.
- High rents with 8% to 10% rental yields.
- 100% foreign freehold ownership.
- A prime location of high real estate value.



Why live in Air Apartments:

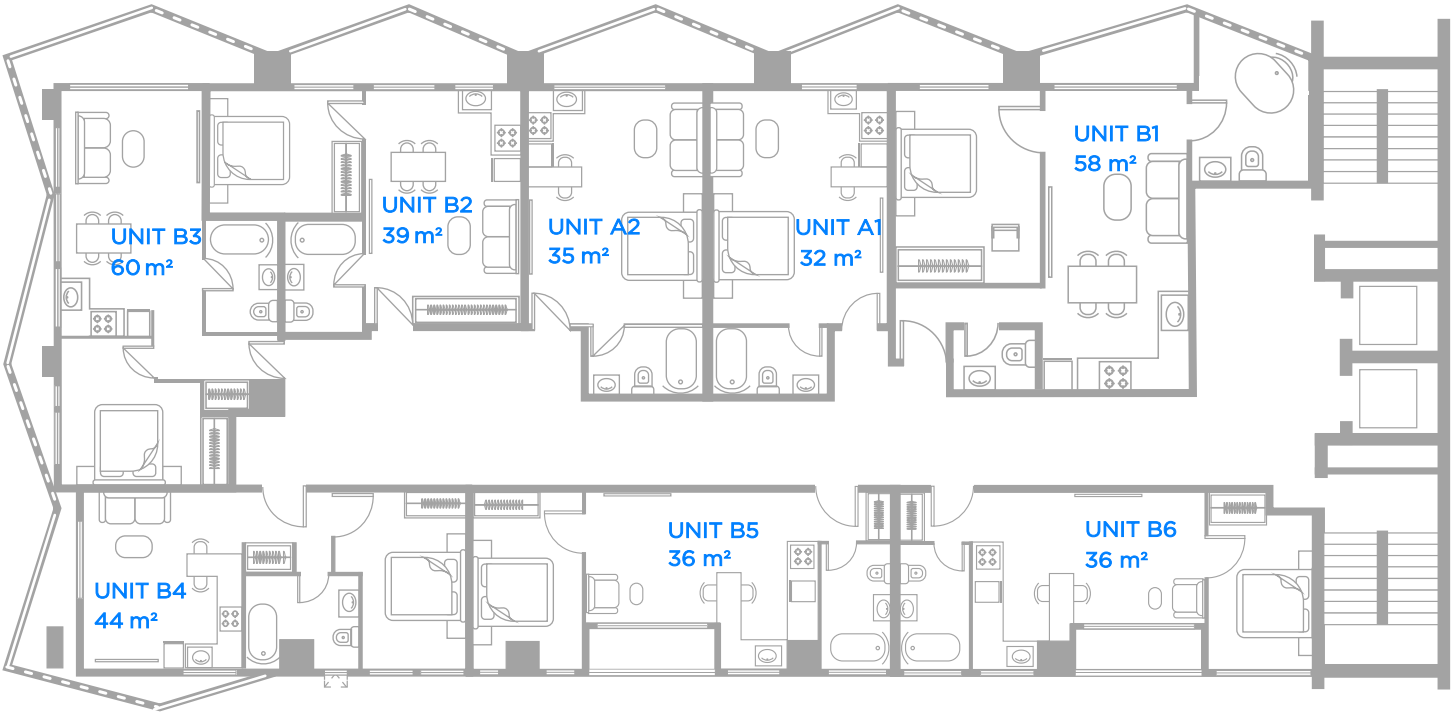
- Hill located development with natural airflow path.
- Designed to incorporate abundant natural daylight and sea breeze and to offer all-round unblocked, panoramic views of the sea.
- Spacious and contemporary floor plans and truly private executive living in an exclusive architectural building within an urban oasis.
- Managed by experienced team to serve best to tenants and make owners happy.

About AIR APARTMENTS

- Considerable attention has been given to the location and position of each unit. In particular, residents will enjoy the best vistas and ultimate privacy.
- Residents can enjoy peace and quiet from not only the outside world but also the condominium. It is a true sanctuary that benefits from less noise and nuisance pollution than higher density condominiums. Additional benefits include ease in management and body corporate controls due its size and strong demand from investors and tenants for boutique style developments, as opposed to multiple hundred condo developments.
- Sleek modern architecture and high specification interior design offer residents supreme levels of contemporary living, privacy and comfort. Each unit is designed to optimise the wonderful environment and magnificent views.
- As a resident, you'll enjoy exclusive access to the 25m rooftop pool, gymnasium, and a BBQ and entertainment area on the upper rooftop area overlooking a panoramic sea view.

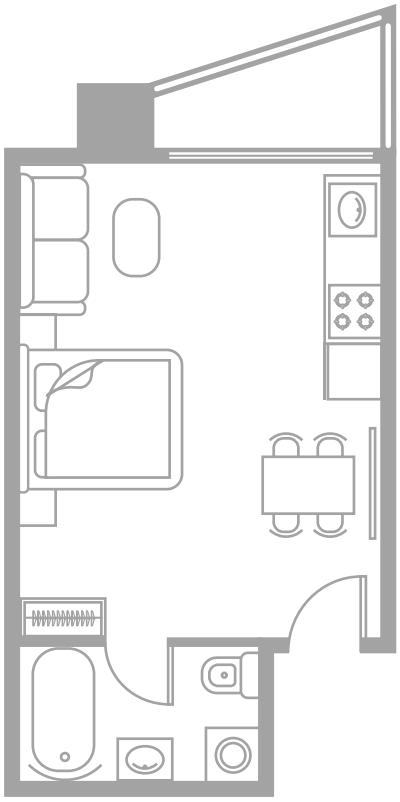
AMENITIES:

- ROOFTOP SWIMMING POOL 25M LENGTH
- KIDS POOL
- 2 ELEVATORS
- SKYBAR
- OUTDOOR BBQ
- 5 STORIES PARKING

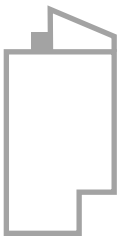


TYPE **A1**

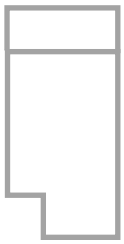
STUDIO 32,0 m²



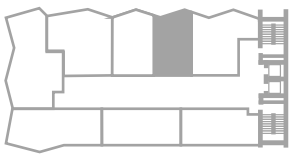
32,0 m²



34,0 m²

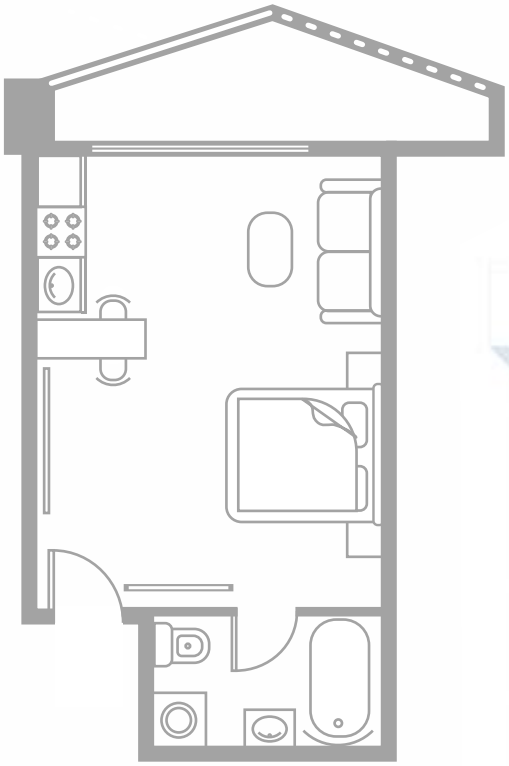


TOTAL	32,0 m²
Living room	23,50 m²
Bathroom	5,50 m²
Balcony	3,00 m²

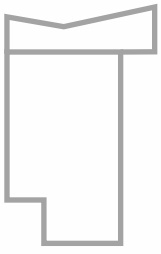


STUDIO 35,0 m²

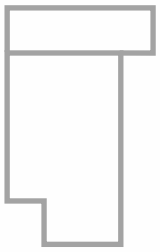
TYPE **A2**



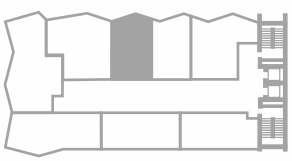
36,0 m²



39,0 m²



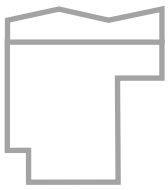
TOTAL	35,0 m²
Living room	23,50 m²
Bathroom	5,50 m²
Balcony	6,00 m²



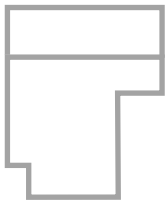
TYPE **B1**

1 BDR 58,0 m²

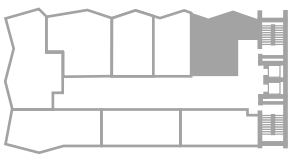
59,0 m²



64,0 m²

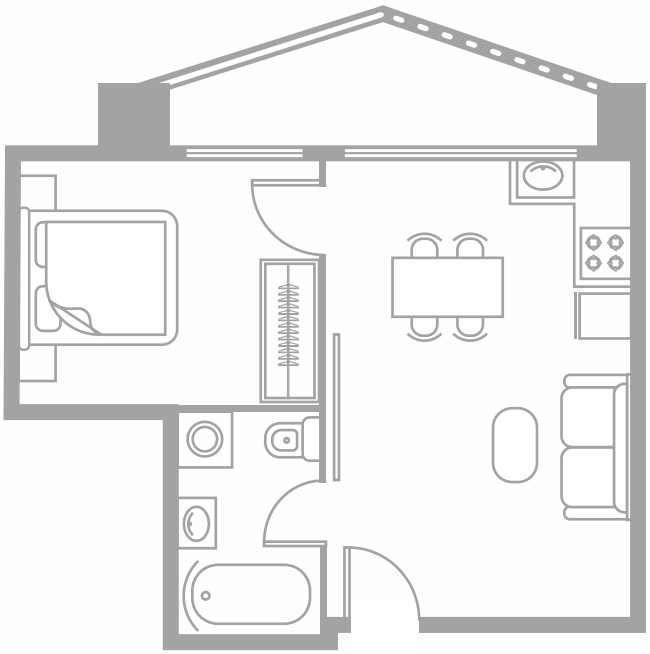


TOTAL	58,0 m²
Living room	28,00 m²
Bedroom	13,00 m²
Bathroom	8,00 m²
Balcony	6,50 m²

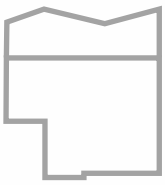


1 BDR 44,0 m²

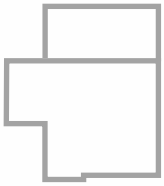
TYPE **B2**



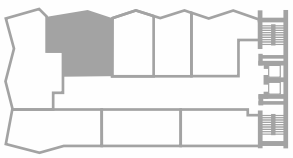
47,0 m²



46,0 m²

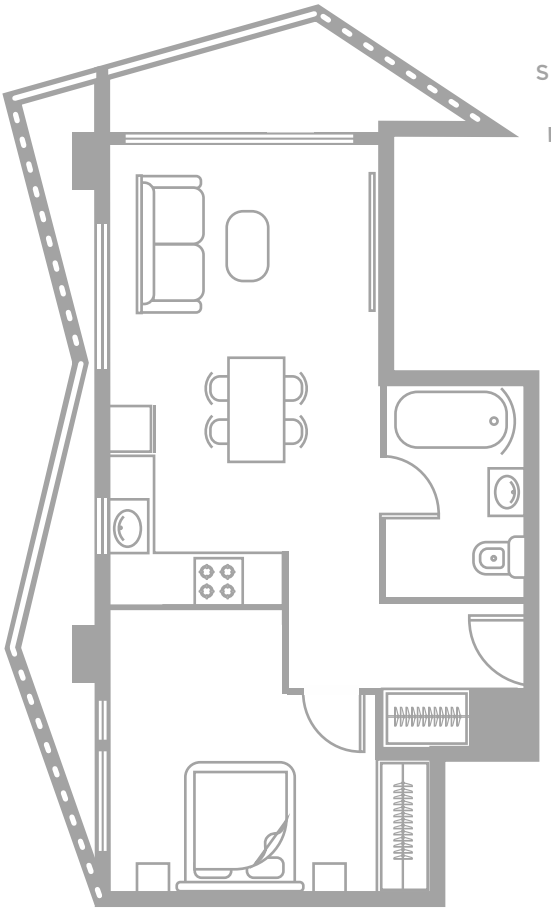


TOTAL	44,0 m²
Living room	22,00 m²
Bedroom	11,00 m²
Bathroom	5,00 m²
Balcony	6,00 m²

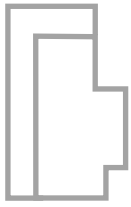


TYPE **B3**

1 BDR 60,0 m²

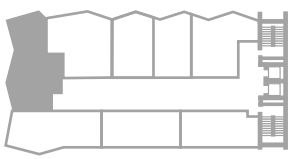


78,0 m²



61,0 m²

TOTAL	60,0 m²
Living room	28,00 m²
Bedroom	14,00 m²
Bathroom	5,00 m²
Balcony	13,00 m²

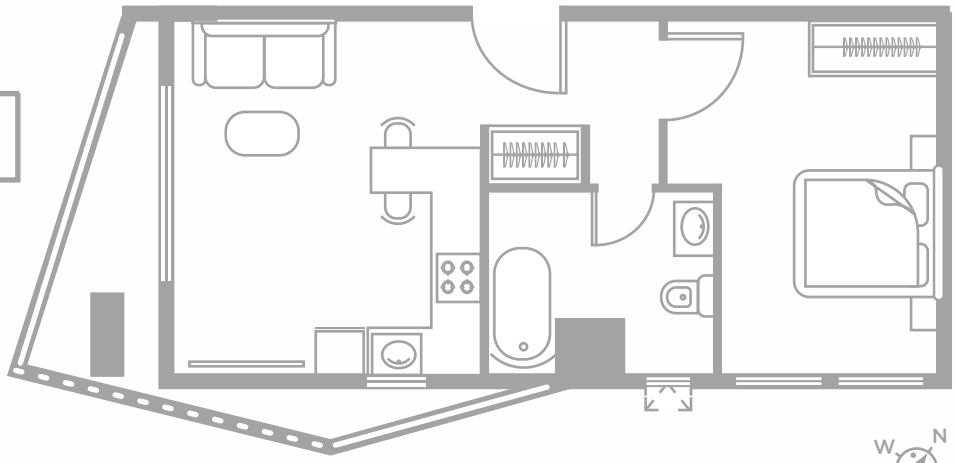


1 BDR 44,0 m²

TYPE **B4**

48,0 m²

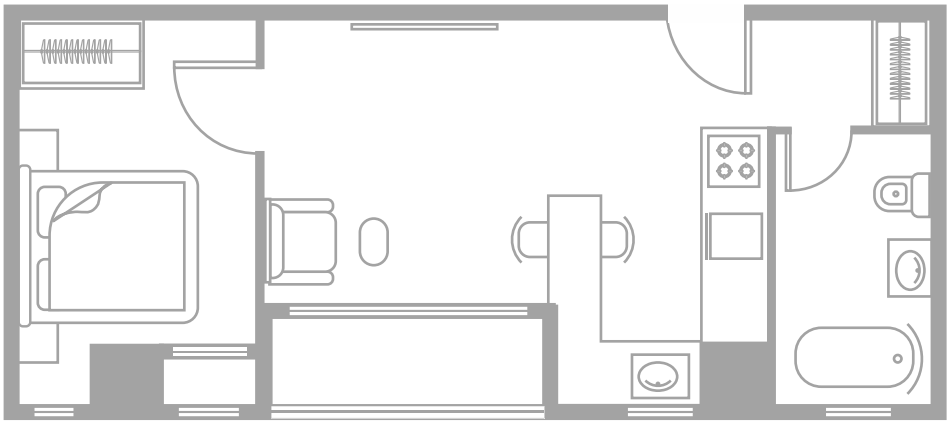
44,0 m²



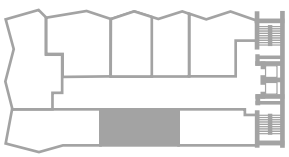
TOTAL	44,0 m²
Living room	17,50 m²
Bedroom	12,50 m²
Bathroom	6,00 m²
Balcony	8,00 m²

TYPE **B5**

1 BDR 36,0 m²

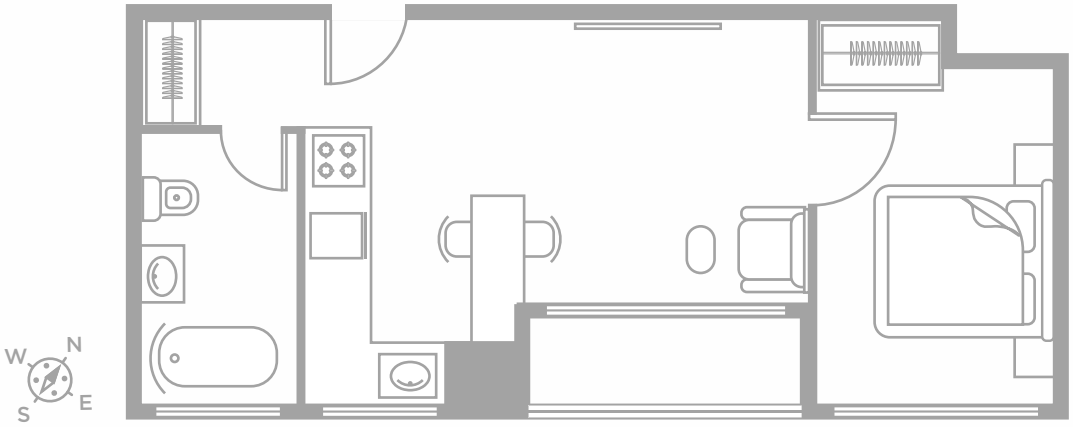


TOTAL	36,0 m²
Living room	16,50 m²
Bedroom	10,50 m²
Bathroom	5,50 m²
Balcony	3,50 m²

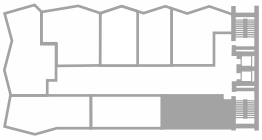


1 BDR 36,0 m²

TYPE **B6**

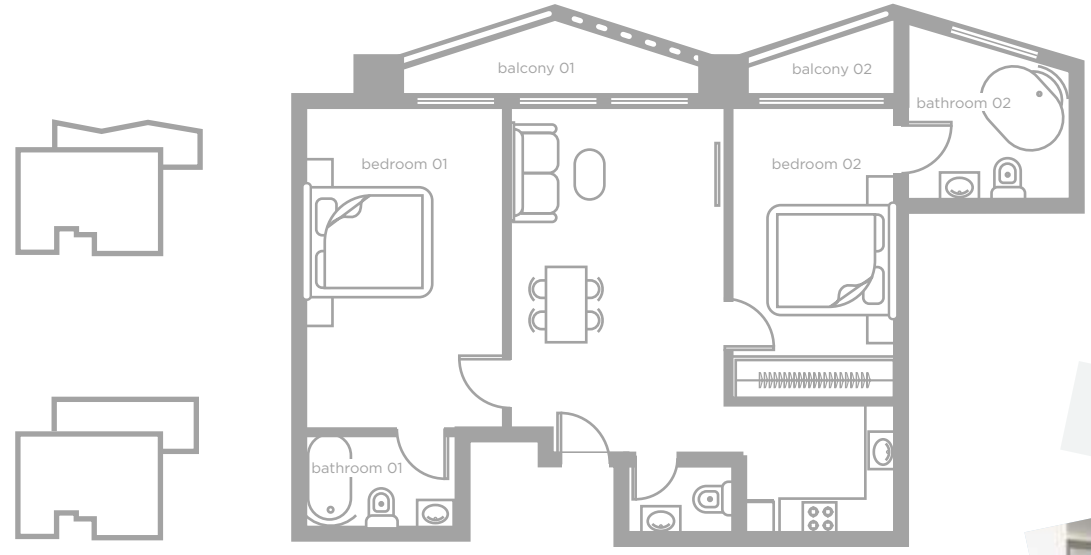


TOTAL	36,0 m²
Living room	18,00 m²
Bedroom	10,50 m²
Bathroom	5,00 m²
Balcony	2,50 m²

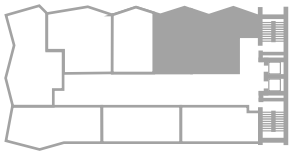


UNIT **C1**

2 BDR 89,0 m²



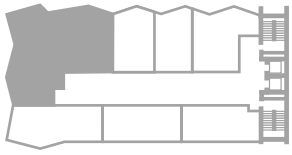
TOTAL	89,0 m²		
Living	32,50 m²	Bedroom 02	14,00 m²
Toilet	2,50 m²	Bathroom 02	7,00 m²
Bedroom 01	17,00 m²	Balcony 01	7,50 m²
Bathroom 01	5,00 m²	Balcony 02	3,50 m²



2 BDR 97,0 m²

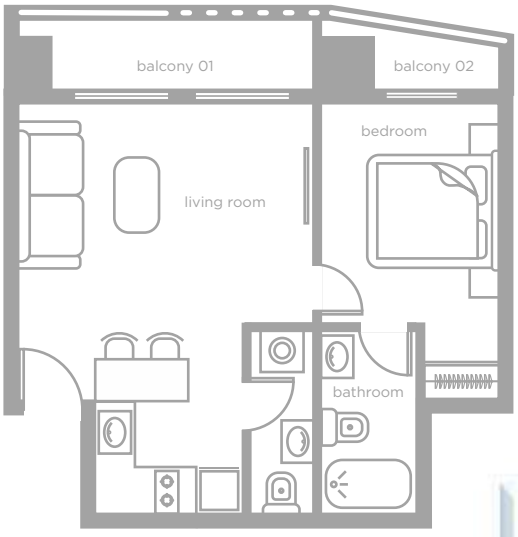
UNIT **C2**

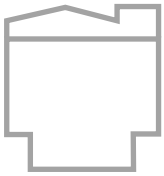
TOTAL	97,0 m²
Living	39,00 m²
Bedroom 01	13,50 m²
Bathroom 01	5,00 m²
Bedroom 02	22,00 m²
Bathroom 02	5,00 m²
Balcony 01	6,00 m²
Balcony 02	6,00 m²

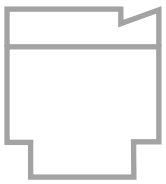


UNIT **C3**

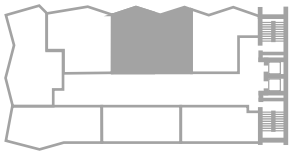
1 BDR 67,0 m²





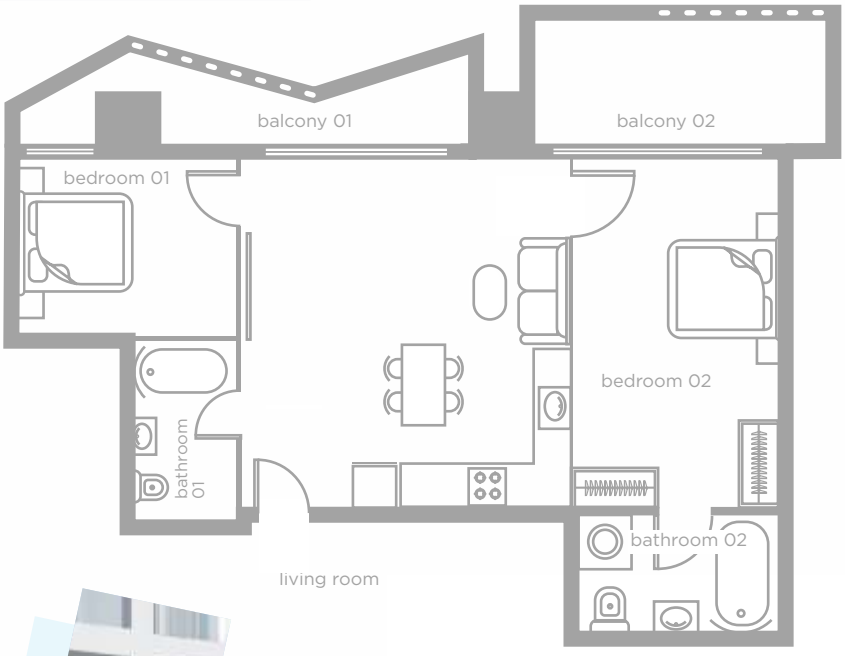


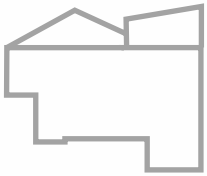
TOTAL	67,0 m²		
Living	34,50 m²		
Bedroom	17,50 m²	Balcony 01	7,00 m²
Bathroom	5,50 m²	Balcony 02	2,50 m²

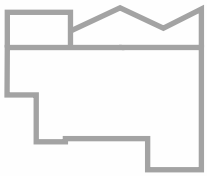


2 BDR 79,0 m²

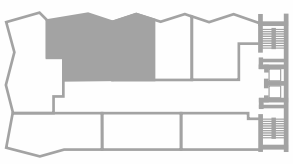
UNIT **C4**







TOTAL	79,0 m²
Living	25,00 m²
Bedroom 01	16,00 m²
Bathroom 01	5,00 m²
Bedroom 02	18,00 m²
Bathroom 02	5,00 m²
Balcony 01	5,00 m²
Balcony 02	5,00 m²

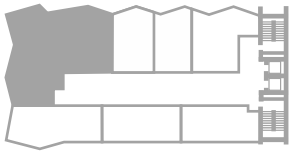


DUPLEX 4 BDR 225,0 m²

Level 1

Level 2

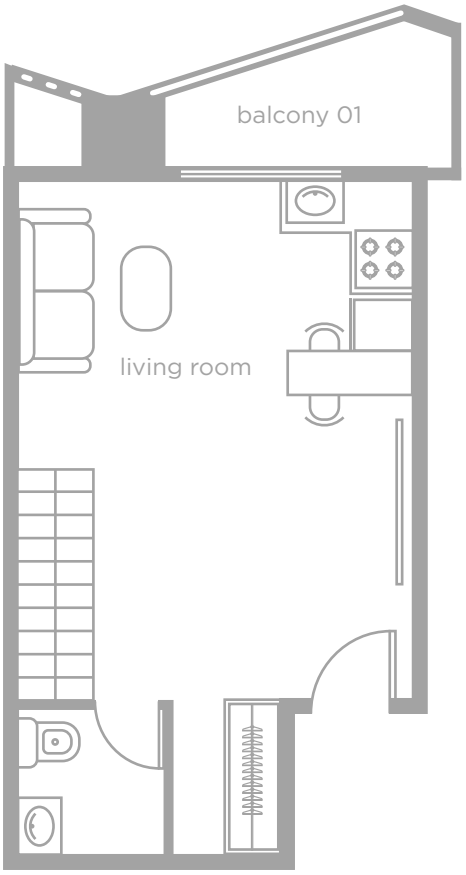
TOTAL	225 m²	Bedroom	16,25 m²
Living	80,00 m²	Bedroom	20,25 m²
Bedroom	16,25 m²	Balcony 01	20,00 m²
Bedroom	20,25 m²	Balcony 02	20,00 m²



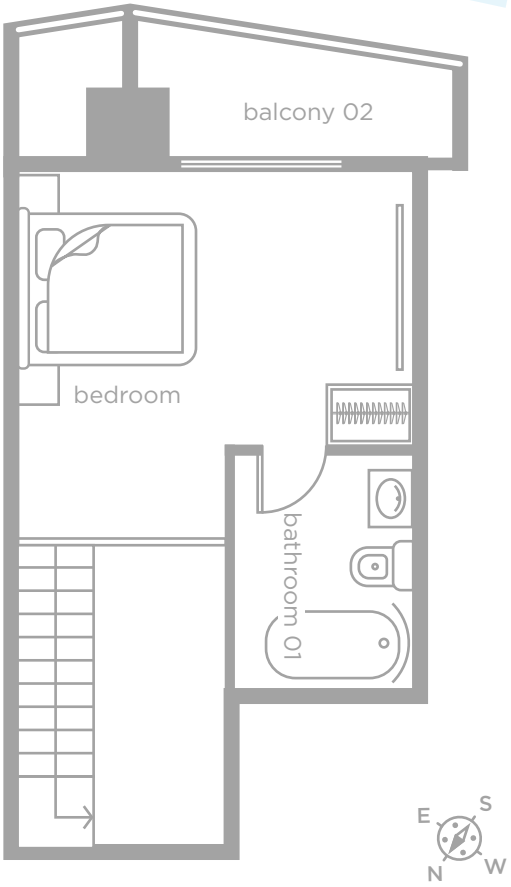
DUPLEX 1 BDR 64,0 m²

UNIT **A1**

Level 1

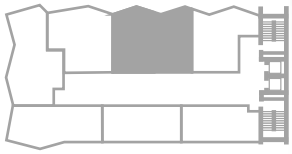


Level 2



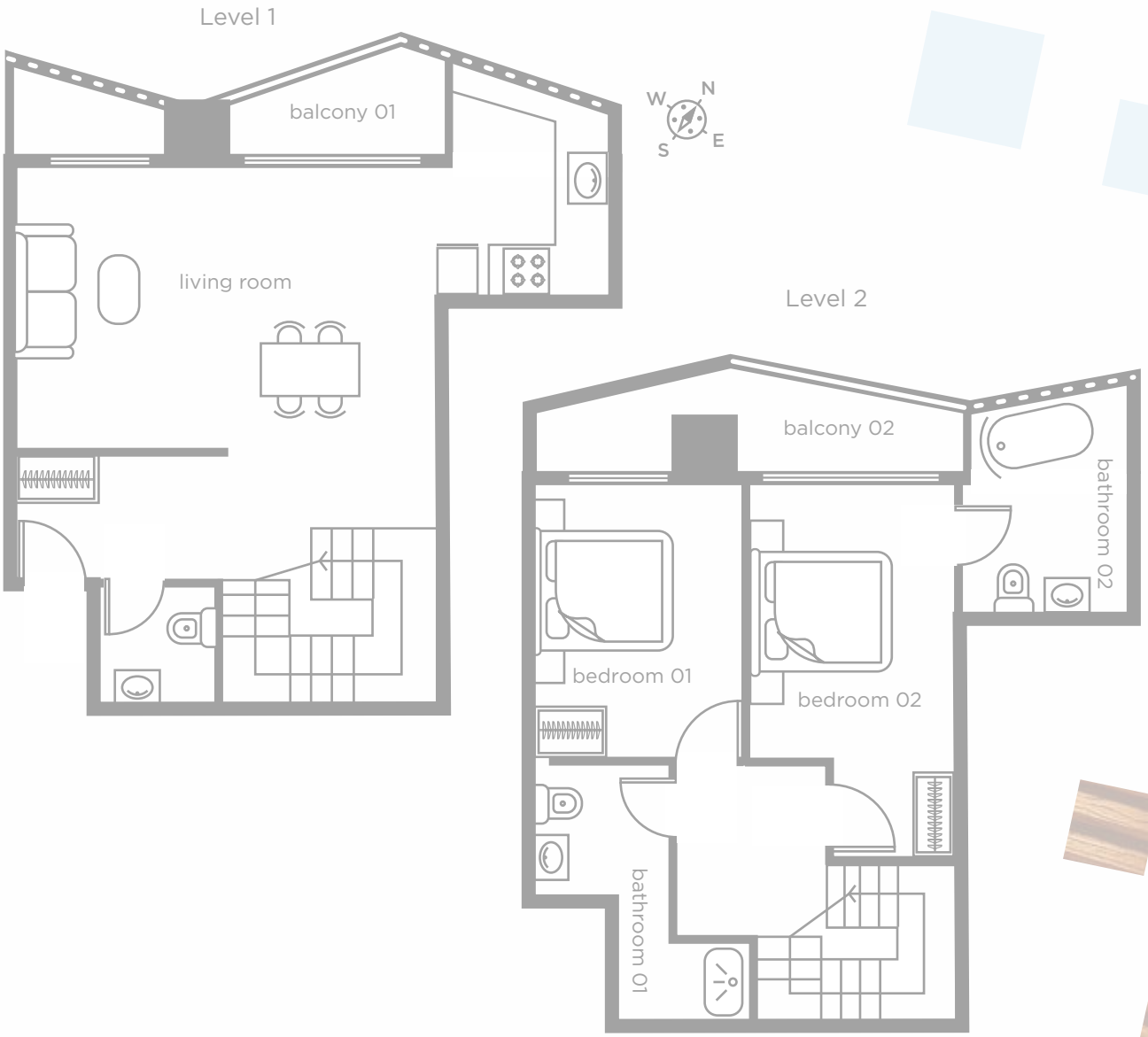
TOTAL	64,0 m²
Living	22,00 m²
Bedroom	16,00 m²
Bathroom	5,00 m²

Balcony 01	3,00 m²
Balcony 02	3,00 m²

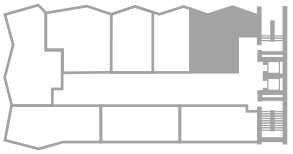


UNIT **B1**

DUPLEX 2 BDR 109,0 m²

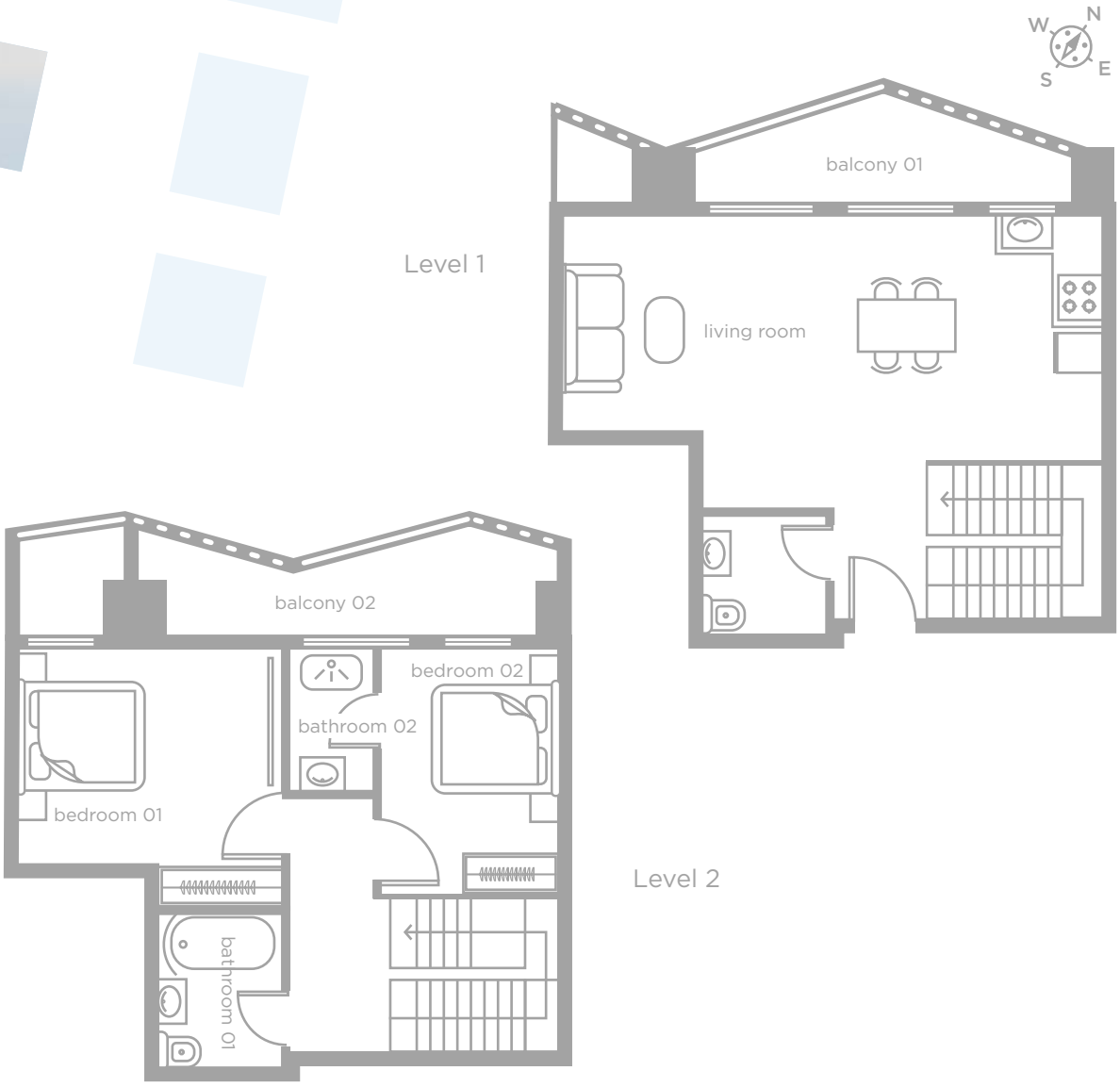


TOTAL	109,0 m²		
Living	44,00 m²		
Bedroom 01	13,50 m²	Bathroom 01	6,00 m²
Bathroom 01	12,50 m²	Bathroom 02	8,00 m²

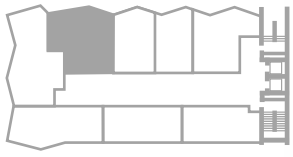


DUPLEX 2 BDR 91,0 m²

UNIT **B2**



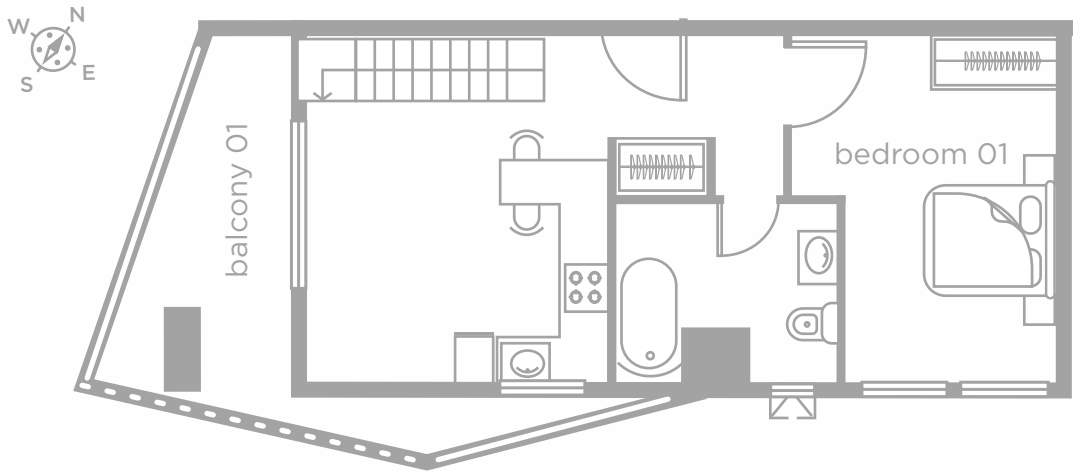
TOTAL	91,0 m²		
Living	30,00 m²	Bedroom 02	12,00 m²
Bedroom 01	11,00 m²	Balcony 01	5,50 m²
Bathroom 01	3,50 m²	Balcony 02	9,50 m²



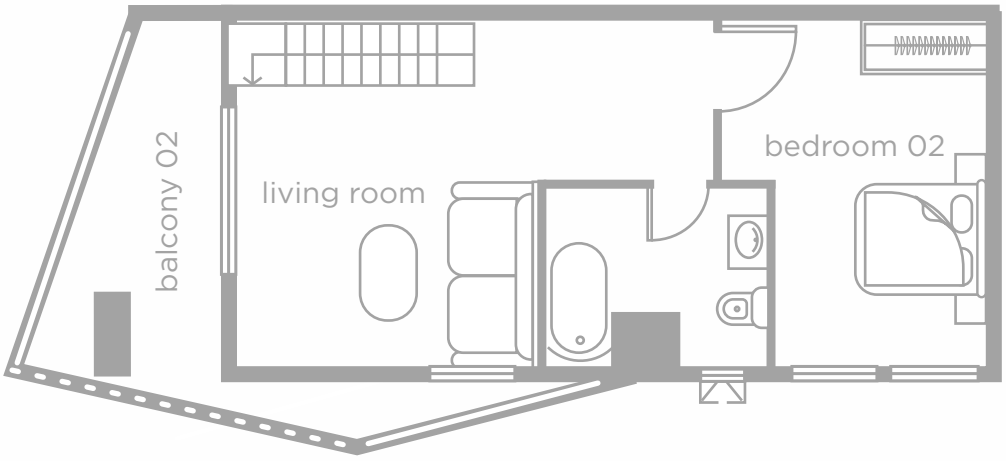
UNIT **B4**

DUPLEX 2 BDR 92,0 m²

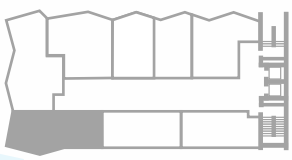
Level 1



Level 2



TOTAL	92,00 m²		
Living	25,00 m²		
Bedroom 01	16,00 m²	Bathroom 02	5,00 m²
Bathroom 01	5,00 m²	Balcony 01	5,00 m²
Bedroom 02	18,00 m²	Balcony 02	5,00 m²

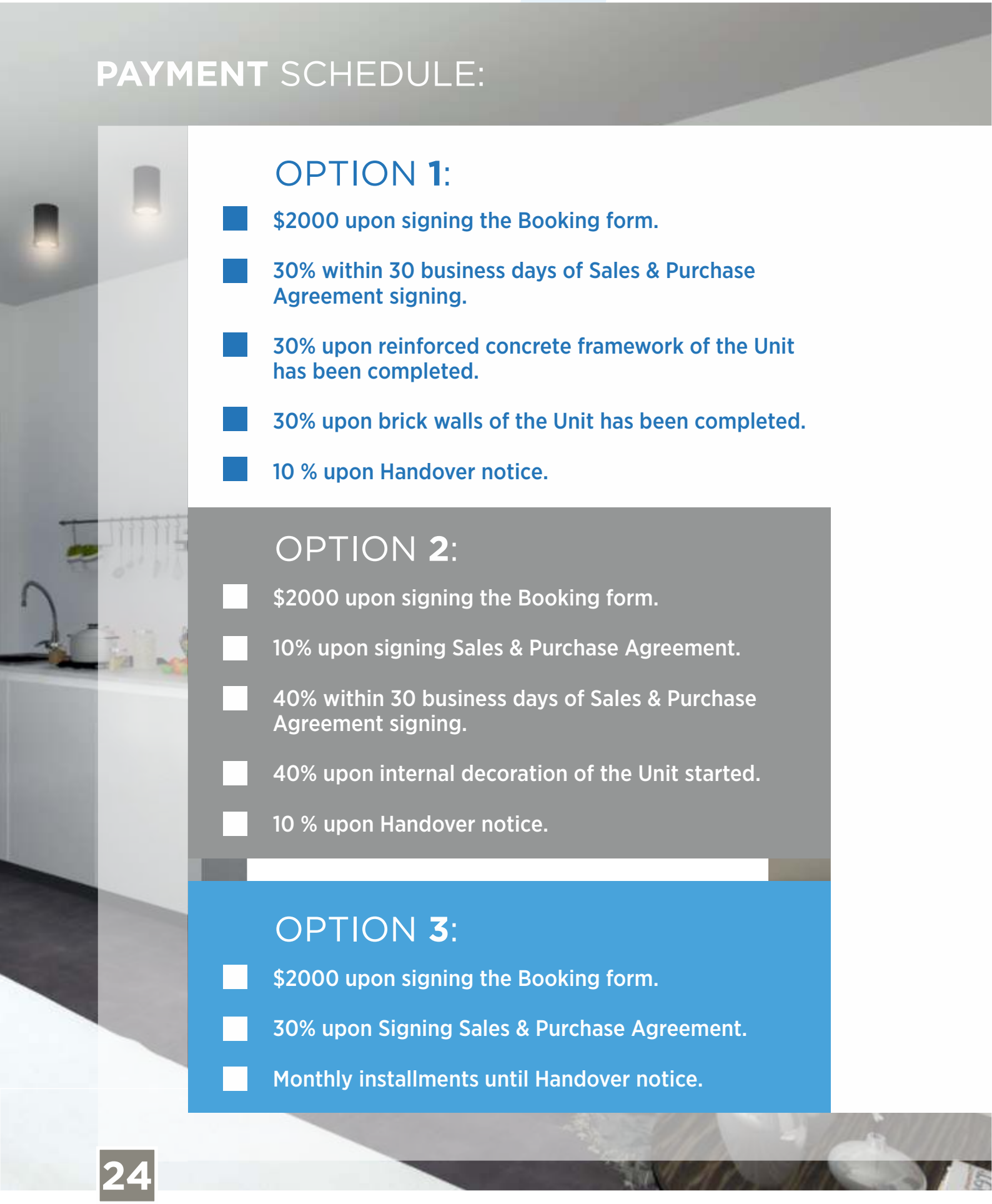


INTERIOR FINISHING:

- FLOOR FINISHES homogenous matt antislip tiles
- WALL FINISHES skim coat with paint finish
- CEILING skim coat with paint finish
- WINDOWS powder coated aluminum framed windows
- DOORS main door, bedroom and bathroom doors
- SANITARY INSTALLATIONS lavatory, basin with tap mixer water closet, hot water shower set
- BATHROOM WALL FINISHES homogenous tiles
- CABLE AND SOCKET PROVIDED, copper, with electrical grounding
- PAINTING external weather proof 3 layers

FULLY FURNISHED APARTMENTS READY TO MOVE IN OPTION IS AVAILABLE.

PAYMENT SCHEDULE:



OPTION **1**:

- $2000 upon signing the Booking form.
- 30% within 30 business days of Sales & Purchase Agreement signing.
- 30% upon reinforced concrete framework of the Unit has been completed.
- 30% upon brick walls of the Unit has been completed.
- 10 % upon Handover notice.

OPTION **2**:

- $2000 upon signing the Booking form.
- 10% upon signing Sales & Purchase Agreement.
- 40% within 30 business days of Sales & Purchase Agreement signing.
- 40% upon internal decoration of the Unit started.
- 10 % upon Handover notice.

OPTION **3**:

- $2000 upon signing the Booking form.
- 30% upon Signing Sales & Purchase Agreement.
- Monthly installments until Handover notice.

ABOUT THE DEVELOPER

Air apartments is the third building project launched by developer. The first project nest apartments at Koh Puos (Hawaii) beach was completed in 2016 and comprises of 20 apartments. Second project Nest Apartments 2 is 9 stories condominium with stunning seaview and cleanest swimming pool in town was completed in 2018.

We are first and only one developer in Sihanoukville with foreign ownership titles issued (strata titles). Our team is renting out many apartments on behalf of owners and currently achieved 10-15% rental yields.

ព្រះរាជាណាចក្រកម្ពុជា

ជាតិ សាសនា ព្រះមហាក្សត្រ

ចិញ្ចៀនបង្ហាញសម្គាល់ម្ចាស់ដីឯកជនលេខ : ...

AIR APARTMENTS

SIHANOUKVILLE