











## ENJOY CONVENIENCE & CONNECTIVITY LIKE NEVER BEFORE

# TUOL KOK SANGKAT TUOL SANGKE PHUM BAYAB PHUM TUMNOB Walling Cambodia Cilinia St 329 St 327 St325 St323 9612 St321 9616 PHUM SE PE SE SANGKAT PHSAR Russian Blvd DEPOUTIBEI

## 享受前所未有的通联与便利

#### Education 教育

- 1. Cambodia University for Specialties
- 2. Pannasastra International School (PSIS)
- 3. Pannasastra International School (Sensok Campus)
- 4. Cambodia Adventist School
- Western International Academy
- 6. Albert International Academy
- Paragon International University
- 8. Western University
- 9. University of Economics and Finance
- 10. Western International Academy
- 11. Paragon International School
- 12. Indradevi High School
- 13. Beijing International Academy
- 14. Pannasastra University of Cambodia
- 15. Cambodia Korea Cooperation Center
- 16. Royal University of Phnom Penh

### E Shopping 商场

- 1. Tuol Songke Market
- 2. TK Avenue
- 3. Bayon Supermarket
- 4. Natural Garden
- 5. Hana TV Home Shopping
- 6. Toul Kork Market
- 7. Thai Huot Market (TK)
- 8. Cambodian Superstore

### → Healthcare 医疗保健

- 1 Khema Clinic
- 2. National Pediatric Hospital
- 3. Preah Kossamak



### Sports 体育

- 1 Real Soccer
- 2. AIA Stadium Home of Western
- 3. RooY7 Sport Club and Minibar
- 4. Premium Sports Club
- 5. Good Time Health and Fitness
- 6. International Youth Sport Club



**BRT Transport** 快速公交运输



Cambodia Railway 東埔寨铁道



Get the best out of your city lifestyle. Modern amenities all around for the outgoing urban dweller: 尽情享受您精彩的城居生活吧! 各类现代化设施应有尽有, 能够充分满足经常外勤的城市居民需求;

- · Nearby various international schools
- 1 minute drive to TK Avenue
- · Affluent neighbourhood
- 10 mins drive to central business district of Phnom Penh City
- 30 mins drive to Phnom Penh Special Economic Zone
- 5 mins drive to Toul Kork business centres
- 15 mins drive to Grand Phnom Penh Golf Course
- · 20 mins drive to Phnom Penh International Airport
- 10 mins drive to Aeon Mall Sen Sok City
- 10 mins drive to Makro Cambodia Grocery Wholesale Mall
- 10 mins drive to Global House Construction and Furniture Mall
- · Opposite Bayon super market

- 附近设有多所国际学校
- · 1分钟丰程至TK Avenue堆谷广场
- 富裕的四邻社群
- 10分钟车程至金边市中心商业区
- 30分钟车程至金边经济特区
- · 5分钟车程至Toul Kork堆谷商业中心
- · 15分钟车程至Grand Phnom Penh大会边高尔夫球场
- 20分钟半程至金边国际机场
- · 10分钟丰程至Sen Sok森索永旺商场
- 10分钟车程至東埔寨万客隆杂货批发商场
- · 10分钟车程至Global House建筑与家具商城
- · 巴戎超市对面

# THRIVING CITY

WITH FUTURE-FORWARD GROWTH

A Southeast Asian country on the rise, Cambodia has seen rapid economic progress in the last decade. Cambodia's GDP is expected to reach 7.0% in 2019\*, putting this country on the map as one of the fastest growing economies in Asia.

Source: Asian Development Bank



東埔寨是亚洲唯一可使用美元购置房产的国家,并以最高的ii 率提供最低限度的外汇管制。

 Best regional investment 最佳的区域投资 Cambodia joins the World Trade Organization (WTO) in 2004, while ASEAN countries enjoy the advantages of regional investment policy.

東埔寨于2004年加入世界貿易组织, 而东盟国家享有区域投资政策的优势。

Soaring market economy 市场经济腾飞 Cambodia's GDP is growing at a rate of 7.4% per annum, making it one of the fastest growing countries in the past 10 years. 柬埔寨国内生产总值正以每年7.4%的速度增长,成为过去10年 增长最快的国家之一。

- 4. Booming tourism market 旅游市场蓬勃发展 Angkor Wat, one of the seven wonders of the world attracts tourists from all over the globe. Cambodia's tourism has an average annual growth of 14% for the past 5 years. 世界七大奇迹之一的吴哥窟吸引了来自世界各地的游客。 过去5年,柬埔寨旅游业平均每年增长14%。
- 5. Labour intensive industries 劳动密集型产业 Cambodia's fast-growing economy consists of mainly a young and energetic work force.

柬埔寨快速增长的经济主要由年轻而精力充沛的劳动人口组成。

欣欣向荣的城市 <sup>放眼未来蓬勃成长</sup>

作为一个崛起中的东南亚国家,柬埔寨在过去10年里的 经济发展突飞猛进。2019年,柬埔寨的国内生产总值预计 将增长7.0%\*,使该国成为亚洲增长最快的经济体之一。

资料来源:亚洲开发银行

Artist Impression Only 效果图仪供参考

CAMBODIA 東埔寨

7% GDP
Growth Per Capita

经济蓬勃发展 人均国内生产总值 增长 7%





A FULFILLING LIFESTYLE WHERE YOUR

# DEFINITION OF LUXURY

COMES TO LIFE

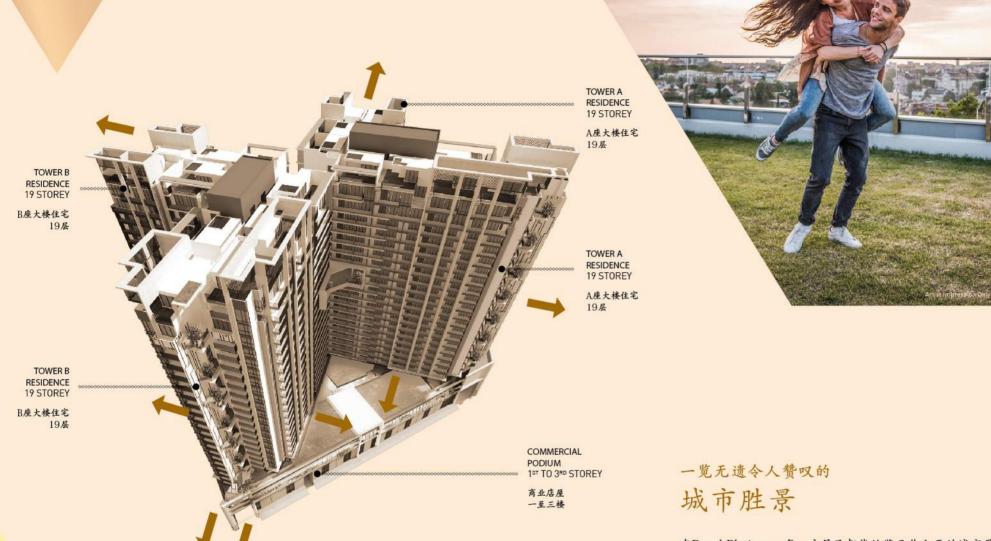
意义非凡的生活方式, 让您的奢华定义 梦想成真

This is where urban luxury is brought into reality within a thriving environment. Royal Platinum will make its mark as one of Phnom Penh's first exclusive integrated developments. Life here is one where boundless choices awaits you - where upscale residences are perfectly matched with luxurious commercial and lifestyle options.

在一片欣欣向荣的环境中,这城市的奢华质感正在逐步实现,而独树一帜的Royal Platinum,也将成为金边开创先河的显赫型综合发展项目之一。奢华的高档住宅,与精彩缤纷的商业活动、多姿多彩的生活方式完美匹配,相得益彰;除了在此安居乐业,等待您的更是无穷的潜力和机遇!







Artist Impression Only 效果图仪供参考

在Royal Platinum,每一户居民都能饱览无价之至的城市景观。试想象一下,当您一觉醒来时,就居高于全城之顶!从朝霞盛迎的日出,到城里华灯初上的缤纷夜色,这里的四座大楼,加上露天的空中花园,时刻为您献上风光无限的难得胜景。

- 每户住宅单位均可将八方景观尽览无遗
- 超级楼阁公寓 (3层式空中别墅)
- 70%的单卧室/工作室单位

A SUPERB SELECTION OF

# **EXCLUSIVE FACILITIES**

TO ENLIVEN YOUR LIFESTYLE

绝佳的

### 专属设施选项

活跃您的生活方式



\* illustration subject to change 图片可能有变动

Plan out your day with a dedicated facilities floor at your disposal. Unwind at the VIP lounges or stay active in the gym or pools. Indulge like it's a resort getaway, only better.

Open-air sky gardens/decks on both towers | One entire floor dedicated to clubhouse and facilities | Yoga & BBQ areas | Exclusive clubhouse restaurants

好好安排自己宝贵一天,充分享用为您精心准备的专用设施!您可选在 会所内放松身心,养精蓄锐,或在健身房、多功能工作室中加强锻炼, 不断充电。这里就是您的专属度假胜地,甚至更尽善尽美的体验。

双大楼设有露天空中花园/甲板 | 一整层楼为会所和设施专用 | 瑜伽和 烧烤区 | 专属会所餐厅

- 1 JACUZZI 按摩浴缸
- [2] POOL DECK 泳池甲板
- [3] POOL WITH CABANA 小屋游泳池
- (4) SEATING AREA 休息区
- (5) OUTDOOR SHOWER 户外淋浴
- 6 POOL BED WITH WATER SPOUTS 喷水泳池
- [7] MAIN POOL 游泳池
- (8) KID POOL 儿童泳池
- 9 PLAYGROUND 儿童游乐场

- 10 LOUNGE 休息室
- 11 BBQ PAVILIONBBQ 烧烤区
- 12 OUTDOOR DINNING TABLE 户外餐桌
- 13 HALF BASKET BALL COURT 半场篮球场
- 14 STEAM & SAUNA 蒸汽桑拿房
- 15 SPA & MASSAGE 水疗和按摩间
- 16 RECEPTION 服务柜台
- 17 GYM 健身房
- 18 RESTAURANT 餐厅
- 19 GARDEN 园林景观

FACILITIES PLAN 设施平面图













### A CHOICE OF

# LUXURY HOMES

TO BE ENVIED

### 人人称美的 豪宅选择

Live it up in chic studios or indulge in pure grandeur with 3 and 4-bedroom, triple-storey penthouses. Find your own style of living here, with homes that will match any desire.

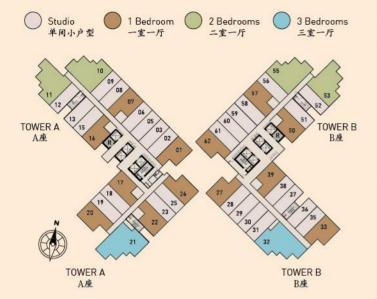
• Efficient layouts maximise internal space for all units

在此安居,为自己精心规划与众不同的生活面貌!您可选择在别致的工作室中投入业务,或暂且放下繁务,逍遥度日,或在三层式的阁楼公寓内,尽享三卧房、四卧房的极致奢侈。总而言之,这里有的是吻合您意愿的住所。





### TYPICAL FLOOR PLAN 高端公寓典型平面图



2 **BEDROOMS** 两室一厅 [2A]

Total Area 总面积: Private Area 私有范围: Approx. 均匀: Approx. 均匀: 116.22 - 116.24 sqm 平方米 90.76 - 90.77 sqm 平方米



STUDIO 单间小户型 Total Area 总面积: Private Area 私有范围: Approx. 均匀: Approx. 49.80 - 50.36 sgm 平方米 38.88 - 39.32 sgm 平方米



2 **BEDROOMS** 两室一厅 (2B)

Total Area 总面积: Private Area 私有范围: Approx. 均匀: Approx. 均匀: 110.56 sqm 平方米 86.33 sqm 平方米



**BEDROOM** 一室一厅 [1A]

Total Area 总面积: Private Area 私有范围: Approx. 均匀: Approx. 68.96 - 69.92 sgm 平方米 53.85 - 54.60 sgm 平方米



3 **BEDROOMS** 三室一厅 (3A)

Total Area 总面积: Approx. 均匀:

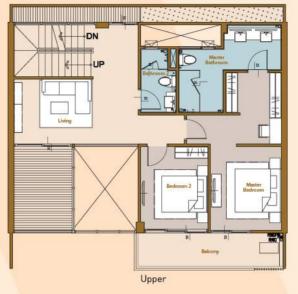
Private Area 私有范围: Approx. 均匀: 135.05 - 136.41 sqm 平方米 105.46 - 106.52 sqm 平方米



**BEDROOMS** 四室一厅 (PHA) 复式房-A Total Area 总面积:

Private Area 私有范围: Approx. 391.80 - 392.19 sqm 平方米 305.96 - 306.26 sqm 平方米







**BEDROOMS** 三室一厅 (PHB)

复式房-B

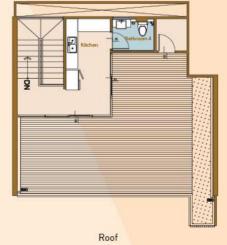
Total Area 总面积: Approx. 均匀: 347.90 sqm 平方米 Private Area 私有范围: Approx. 均匀: 271.68 sqm 平方米

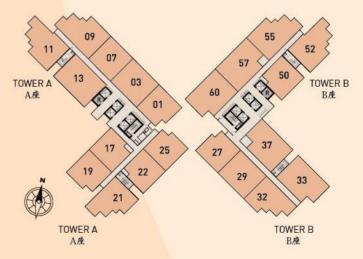
PENTHOUSE TYPICAL FLOOR PLAN 阁楼典型平面图







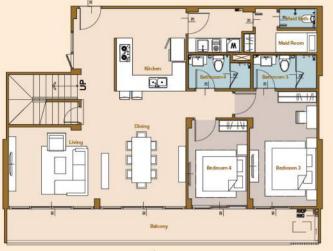




**BEDROOMS** 四室一厅 [PHC] 复式房-C Total Area 总面积:

Private Area 私有范围:

Approx. 均匀: Approx. 均匀: 459.94 - 464.29 sqm 平方米 359.17 - 362.56 sqm 平方米



Lower



Upper



Roof

**BEDROOMS** 四室一厅 (PHD1) 复式房-D1 Total Area 总面积: Approx. 均匀: 440.73 - 441.37 sqm 平方米

Private Area 私有范围: Approx. 均匀: 344.17 - 344.67 sqm 平方米







Lower

Upper

Roof

**BEDROOMS** 四室一厅 (PHD2) 复式房-D2 Total Area 总面积:

Private Area 私有范围: 

 Approx.
 均匀:
 Approx.
 均匀:

 454.65 - 458.59 sqm 平方米
 355.04 - 358.11 sqm 平方米



Dining DN Master Bedroom

Upper



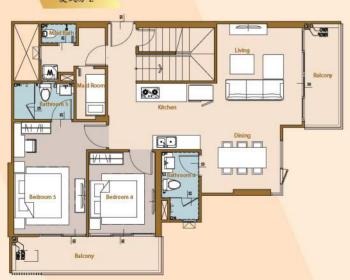
Lower

BEDROOMS 四室一厅 (PHE) 复式房-E

Total Area 总面积: Approx. 均匀: 372.68 sqm 平方米

Approx. 均 291.03 sqm 平方米

Private Area 私有范围: 均匀:



Lower





Upper

Roof



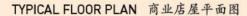










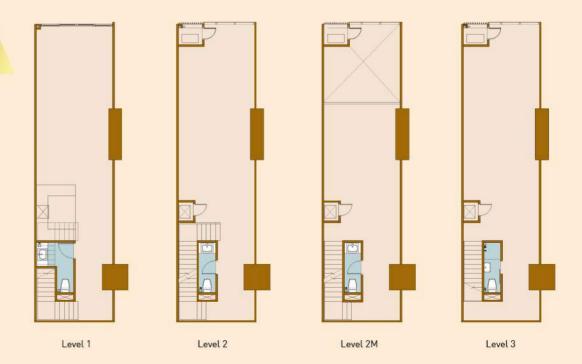


ZONE Others F&B 分成区 其他 餐饮业

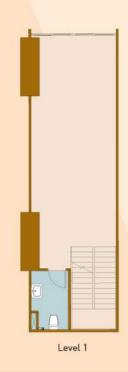
F&B and Others 餐饮与其他

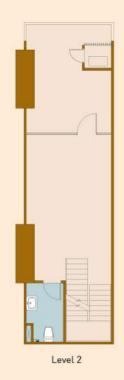


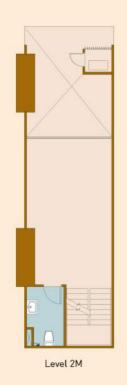


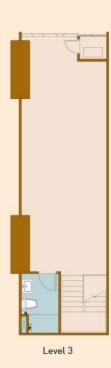


SHOPHOUSE 商业店屋 TYPE 类型 C

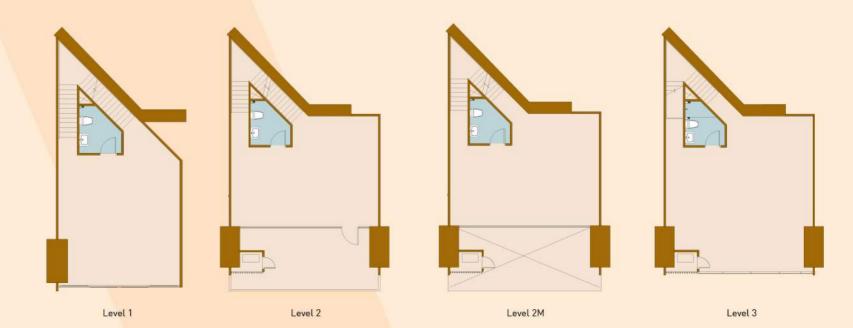








SHOPHOUSE 商业店屋 TYPE 类型



### RESIDENTIAL SPECIFICATIONS 住宅规格

CEILING	吊项	Living/dining, bedrooms, kitchen, utility rooms and corridors/foyer Skim coat and paint finishes 客厅/餐厅、 卧室、 厨房、杂物间和走廊/门厅			腻子粉和涂料
		Bathrooms 浴室		Moisture resistant gypsum ceiling board	防潮吊项
FLOOR FINISHES	地板	Bedrooms and bathrooms Living/dining and lift lobby	浴室和卧室 客厅/餐饮和电梯大堂	Glazed porcelain tiles or equivalent material Polished glazed porcelain tiles or equivalent material	根据建筑师的选项,采用釉面瓷砖或同等材料 抛光釉面瓷砖或同等材料
WALL FINISHES	墙面	Living/dining and bedrooms Kitchen Bathrooms Other areas	客厅/餐厅和卧室 厨房 浴室 其他区域	Skim coat and paint finishes Tile finishes Glazed porcelain tile or equivalent material Skim coat and paint finishes/no tiles	根据建筑师的选项,抹灰并上漆料 根据建筑师的选项,采用瓷砖和/或批灰墙面 根据建筑师的选项,采用釉面瓷砖或同等材料 根据建筑师的选项,拨灰并上漆/无瓷砖
WINDOWS	窗户	Powder coated aluminium fra	amed windows with glazing	根据建筑师的选项,采用粉末涂层铝框玻璃门窗	
DOORS	n	Main door Bedrooms and bathrooms Balcony	正门 卧室和浴室 阳台	Solid timber door Hollow timber door and/or equivalent material Aluminium framed sliding glass door	实木门 空心木门和/或同等材料 铝框滑动玻璃门
KITCHEN CABINET	樹柜	Studio a <mark>nd 1</mark> bedroom 2 Bedrooms and above	工作室和一间卧室 2间卧室及以上者	Bottom cabinet, cooker hood and hob  Top and bottom cabinet, cooker hood and hob	—底部橱柜,抽油烟机和烤炉 上下橱柜,抽油烟机和烤炉
IRONMONGERY	五金器具	Selected locksets and ironmo	ongery shall be provided to all do	所有适用的门均配备选定的锁具和五金器件	
SANITARY INSTALLATION	卫生设备	Lavatory	卫生间	Shower mixer & head set  Basin with tap  Water closet  Mirror  Toilet roll holder  Bidet spray  Towel rack Instant water heater (Studio to 3BR)  Storage water heater (PH)  Shower screen	淋浴器和花酒 带龙头的洗脸盆 抽水马桶 镜子 卫生纸架 净身盆喷头 毛巾架 即热式热水器(予工作室至三卧室单位) 储水式热水器(阁楼) 淋浴屏
ELECTRICAL INSTALLATION AND FTTH SYSTEM	电气安装及 FTTH 光纤到 户系统	Socket outlet, RJ45 outlet and lighting point	插座和RJ45插座 照明设备插口		
AIR-CONDITIONING	空调	Provision for A/C-isolator, co	提供空调隔离器及隐蔽管道		
LIGHTNING PROTECTION	防雷系統	Lightning protection system s	将按照当地政府的要求提供防雷系统		
FIRE PROTECTION SYSTEM	消防系统		round floor common areas as pe ems including portable fire extin	根据当地政府的要求,为底层公共区域提供私人消防栓 根据当地政府的要求,将消防软管卷盘、湿式坚管系统 包括便携式灭火器安装在战略位置	

### COMMERCIAL SPECIFICATIONS 商业规格

FLOOR FINISHES	地板	Toilet	洗手间	Anti-slip porcelain tiles or equivalent	采用防滑瓷砖或同等材质
		Balcony	阳台	Anti-slip porcelain tiles or equivalent	采用防滑瓷砖或同等材质
WALL	墙壁	Internal	内部	Clay bricks or precast lightweight concrete wall panel and/or equivalent materials	粘土砖或预制轻质混凝土墙板及/或同等材料
WALL FINISHES	墙面	Internal	内部	Cement and sand plaster and/or skim coat with emulsion paint finish	水泥与抹灰及/或批灰并涂上乳胶漆
		Bathroom	浴室	Cement and sand plaster and/or porcelain tiles and/or skim coat finishes	水泥与抹灰及/或瓷砖及/或批灰并涂上乳胶漆
CEILING	吊项	Shop houses	商铺	Skim coat with emulsion paint finish	模灰并涂上乳胶漆料
WINDOWS	窗户	简户 Powder coated aluminium framed windows with glass All external glazing up to 1m from floor level shall be tempered or laminated glass			粉末涂层铝框玻璃门窗
					所有距地面1米以内的外部玻璃应采用钢化玻璃或夹层玻璃
DOORS	п	Main entrance door	主入口门	Temperedglass door panel	钢化玻璃门板
		Internal door	内门	Solid timber door	实心木门
		Bathroom	浴室	Hollow timber door	空心木门
IRONMONGERY	五金器具	Selected locksets and ironmongery shall be provided to all doors where applicable.			所有适用的门均配备选定的锁具和五金器件
SANITARY	卫生设备	Lavatory	卫生间	Shower mixer and head set	淋浴器和花酒
				Basin with tap	带龙头的洗脸盆
				Mirror	<b>镜子</b>
				Water closet	抽水马桶
				Toilet roll holder	卫生纸架
				Provision only cold-water piping	只提供冷水管道



### ABOUT DEVELOPERS 开发商简介



### Royal Group of Companies 皇家集团

The Royal Group is the home of the premier investment and development company in Cambodia and is recognised as the country's most dynamic and diversified business conglomerate. Established as a strategic investment holding company, it maintains interests in a wide range of industries including telecommunication, transport, energy, media & entertainment, banking & financing, insurance, hotels & resorts, education, property development, trading and agriculture.

Having a history of successful, market-leading partnerships with investors in a diverse range of industries, The Royal Group offers overwhelming investment potential in one of the first truly free-market economies in the Mekong Region of Asia.

**皇家集团是柬埔寨主要投资和开发公司**的总部,被公认为该国最具活力和多元化的商业集团。作为战略投资控股公司,其业务涉及电信、交通、能源、媒体娱乐、银行金融、保险、酒店及度假村、教育、房地产开发、贸易及农业等多个行业。

**皇家集团与许多行业的投资者多年以来奠定了成就斐然、引领市场的合作关系,而柬埔寨作为亚洲湄公河地区首批真正的自由市场经济体之一,该集团持续为投资者创造巨大的投资潜力。** 



### Hong Lai Huat Group Limited 逢来发集团有限公司

Hong Lai Huat Group Limited is a well-established and reputable real estate and property developer with 30 years of successful track record listed on the mainboard of the Singapore Stock Exchange. Established since 1988, the Group has completed numerous projects in Singapore ranging from public and private residential developments, to commercial and industrial buildings.

It is an investment holding company that engages in the agriculture, property development and real estate activities in South East Asia. The Property Investment & Development division focuses on investment and development of commercial and residential properties. Since 2008, the Group has expanded its footprint beyond Singapore to Cambodia, focusing its property division to develop quality housing for young couples and young entrepreneurs.

逢来发集团有限公司是一家发展久远、信誉卓著的房地产开发商,在新加坡证券交易所主板上市并拥有30年的成功资历。自1988年成立以来,该集团在新加坡完成了许多项目,涵盖公共和私人住宅开发、商业和工业建筑等工程。

该集团是一家从事东南亚农业、房地产开发和房地产业务的投资控股企业。其物业投资及发展部门专注在商业及住宅物业投资及发展项目。自2008年以来,该集团已将业务触角从新加坡扩展至柬埔寨,其物业部重点着眼于为当地的年轻夫妇和年轻企业家开发优质的住房需求。

### About Us 关于我们

Royal Platinum is a joint development between two dynamic investment holding companies in South East Asia; The Royal Group and Hong Lai Huat Group Limited.

The Royal Group is one of Cambodia's most diversified business conglomerate. It is a premier strategic investment holding company, maintaining steady interest in industries such as telecommunication, transport, energy, media & entertainment, hotels & resorts, property development, trading and more.

Hong Lai Huat Group Limited is a reputable real estate and property developer established since 1988. This investment holding company engages in the agriculture, property development and real estate activities in South East Asia.

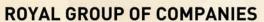
Royal Platinum 项目是由两家活跃的东南亚投资控股公司,即皇家集团与逢来发集团有限公司建设的联合开发企业。

皇家集团是柬埔寨最多元化的商业集团之一。作为一家领先的战略投资控股公司, 该集团在电信、交通、能源、媒体娱乐、酒店及度假村、房地产开发、贸易等行业 中保持稳健的利益。

逢来发集团有限公司成立于1988年,是一家享誉盛名的房地产开发商。这家投资控股公司在东南亚从事农业、房地产开发和房地产业务。



### JOINTLY DEVELOPED BY 共同发展







### HONG LAI HUAT GROUP LIMITED



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