

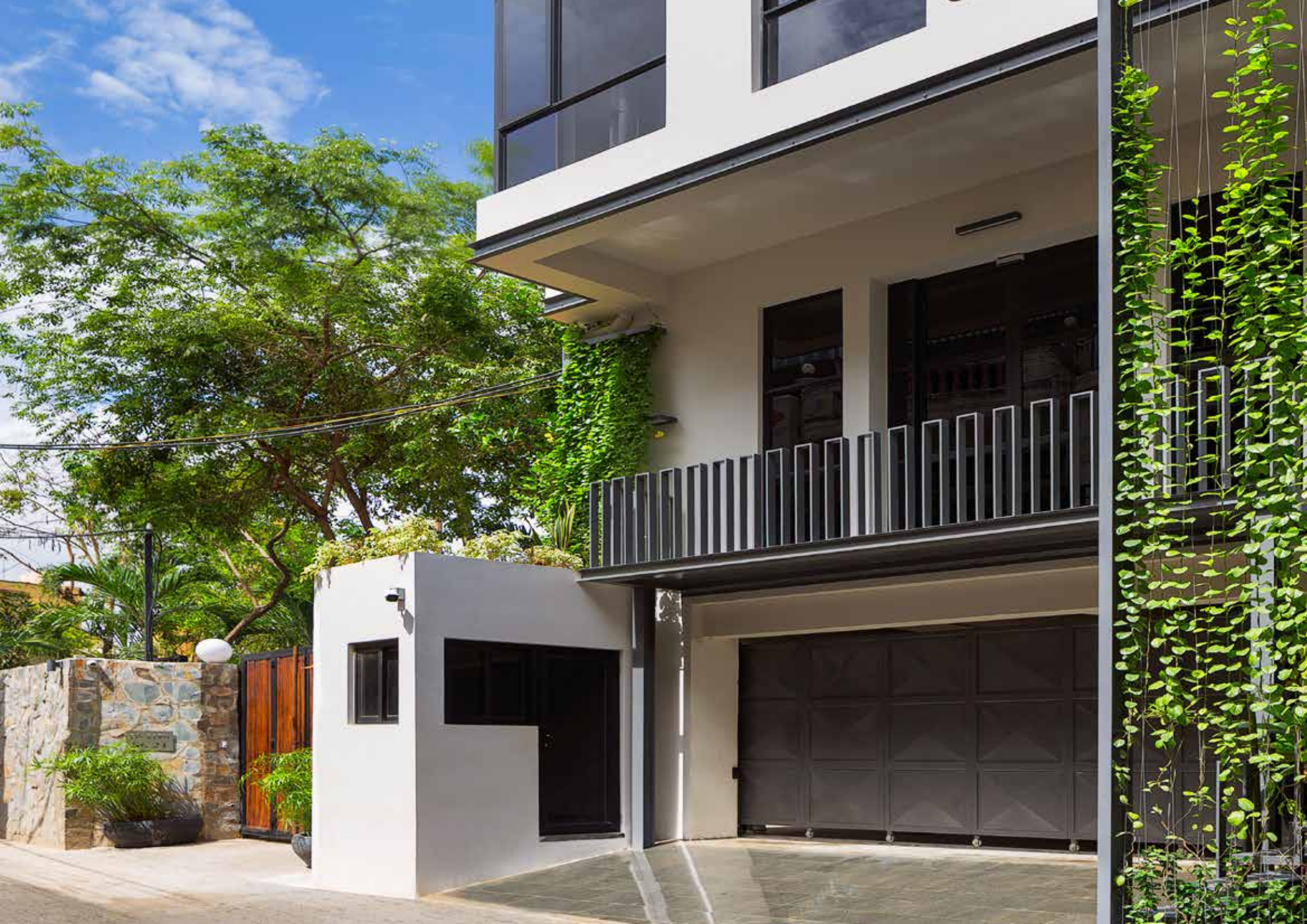


discover your

HABITAT



53 St 21 Tonle Bassac, Khan Chamkamorn, Phnom Penh
www.habitat.condos





THE APARTMENTS

1 x 2 Bedroom Study Recess and Storage

2 x 2 Bedroom Apartment

2 x 2 Bedroom with Study Recess

4 x 2 Bedroom Duplex + Study

4 x 3 Bedroom Duplex + Study

Habitat has been designed to be a secret niche in the heart of Phnom Penh. Standing 14 storeys high with a roof top barbecue area, it contains 13 luxury executive apartments, including 8 duplexes designed to provide maximum privacy and stylish living.

The interior architecture is luxurious and offers functionality and spaciousness through the simplicity of layout and the open design of the mezzanine level in the duplex apartments. Strong design features and timeless quality finishes, such as A-grade hard wood flooring arranged in herringbone style, bring a unique character to the apartments. Texture and tone highlights in a neutral palette allows for personalization within the space.

For your convenience, 6 rentable car parks are also available.





2 Bedroom

2 BED | 2 BATH | STUDY RECESS
89 - 102 net sqm

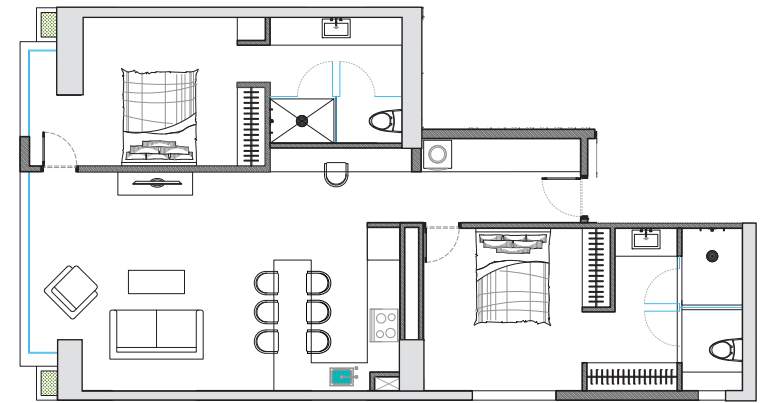
The two bedroom apartments are atypical. Apartment 101 is on level one. Sitting at 102 sqm, it has a large master bedroom and a 3 meter long study recess comprised of a hardwood desk top and shelving. A 3.4 meter long built in for laundry and storage area is also provided.

Apartment 201 and 601 (89 sqm) are on the West side of the building and on level 2 and 9 respectively.

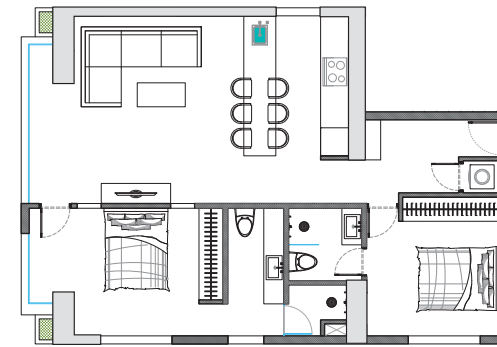
Apartment 202 and 602 (90 sqm) also on level 2 and 9 respectively, are on the East side (front) of the building. It has a 1.2 meter hardwood study desk and shelving in the main bedroom.

The stone kitchen bench top drops down from bench height to a dining table height laminated table which seats 6 - 8 people (2 m to 2.2 m).

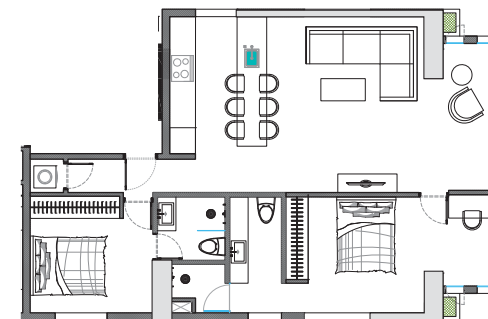




Apartment 101 - 102sqm



Apartment 201 & 601 - 89sqm



Apartment 202 & 602 - 90sqm



2 Bedroom Duplex

2 BED | 2 BATH | STUDY
145 - 153 net sqm

The immaculate 2 Bedroom Duplex Apartments are on 2 levels each with a 6.3m high ceiling in the void to the 2nd floor. It features a generously sized master bedroom with 2 built in wardrobes, 2 bathrooms, a loft study with built in bookshelf and a sitting area that overlooks the dining area. Glass with wooden hand railings on the stairs and mezzanine level adds to the airy and spacious feel. The top apartment on the 10th and 11th floor has direct access through the apartment to the roof top pool and gym.

The kitchens are equipped with European appliances and features a solid stone slab bench that drops down to a 2.1 m stone slab breakfast benchtop table. The cabinetry is functional and sleek touch open drawers and doors.

First Floor: 89 sqm

Mezzanine: 56 - 63 sqm

301 - 3rd & 4th Floor

401 - 5th & 6th Floor

501 - 7th & 8th Floor

701 - 10th & 11th Floor

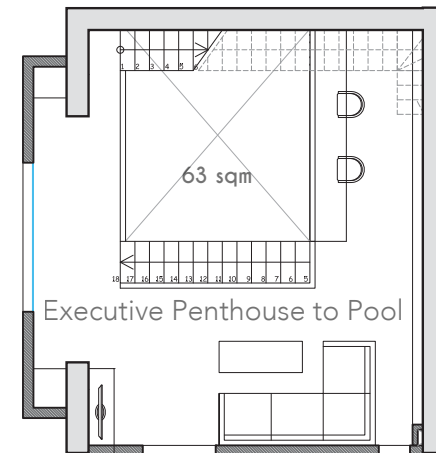
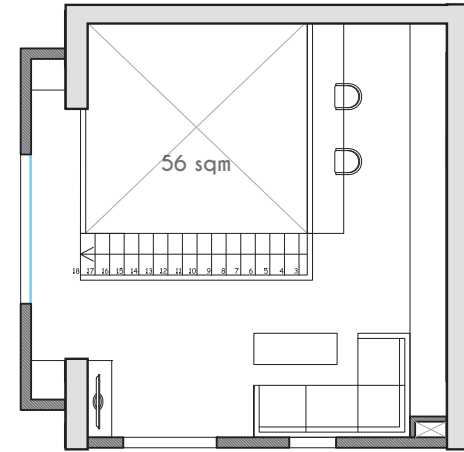












Apartment 301, 401, 501 & 701 (executive penthouse to pool)



3 Bedroom Duplex

3 BED | 3 BATH | STUDY
181 - 194 net sqm

The immaculate 3 Bedroom Duplex apartments feature a large master bedroom with a separate wardrobe area, a large bathroom, and study on the mezzanine level. The master bedroom and study overlooks the void. Panels from three sides of the bedroom allows for plenty of natural light to filter into the bedroom. The apartment has a 4.7 m kitchen along the wall with a 1.8 meter window overlooking the city skyline as a splash back. In addition, there is a 3 m stone bench that drops down to a laminate/stone dining table. Ideal for entertaining and a family, this executive apartment is spacious, luxurious and sophisticated. The top apartment on the 10th and 11th floor has direct access through the apartment to the roof top pool and gym.

The kitchens are equipped with European appliances and features a solid stone slab bench that drops down to a stone slab breakfast benchtop table. The cabinetry is functional and sleek touch open drawers and doors.

First Floor: 89 sqm

Mezzanine: 91 - 104 sqm

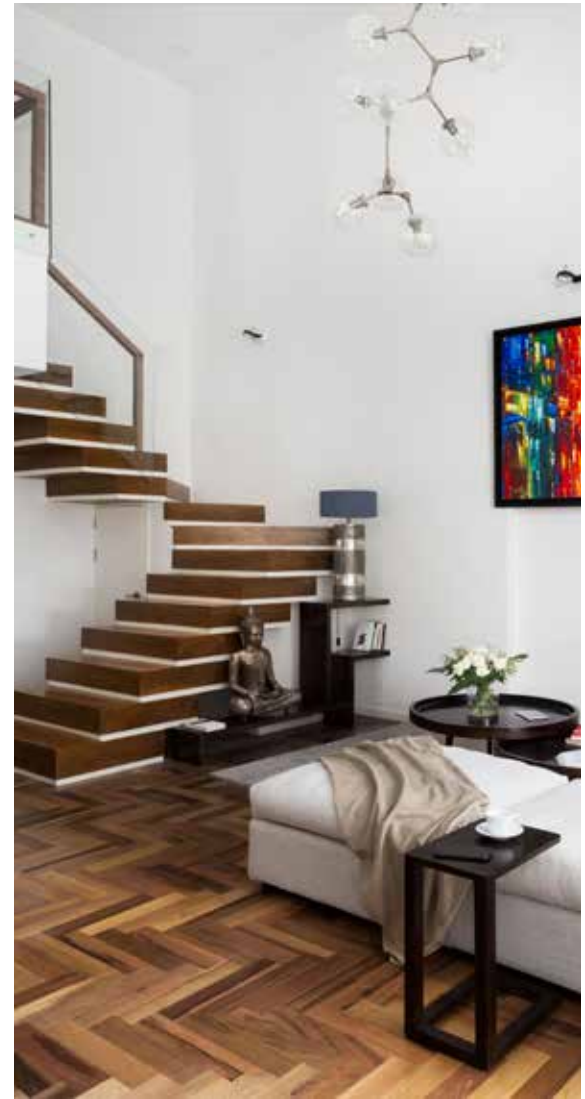
302 - 3rd & 4th Floor

402 - 5th & 6th Floor

502 - 7th & 8th Floor

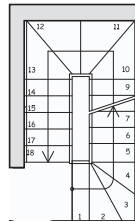
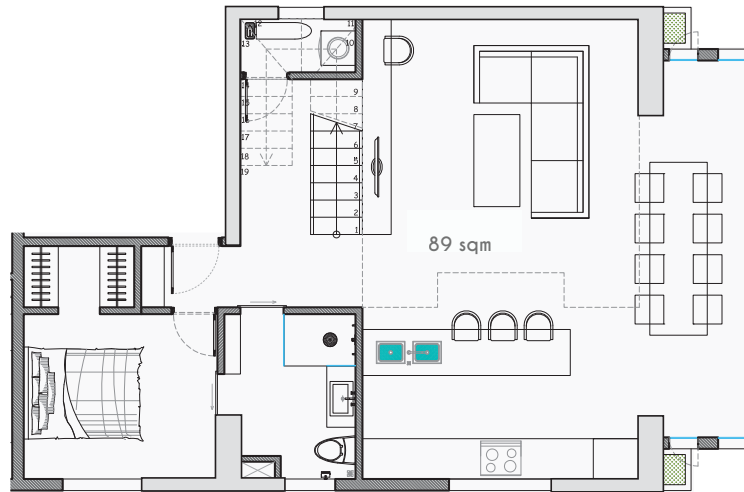
702 - 10th & 11th Floor



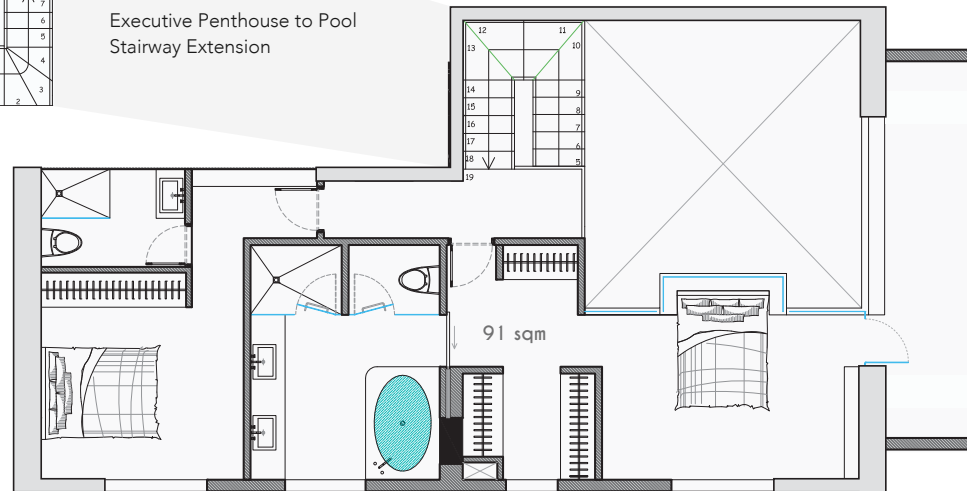








Executive Penthouse to Pool
Stairway Extension



Apartment 302, 402, 502 & 702 (executive penthouse to pool)



Why choose Habitat?

Multiple Award Winning Development

Along with winning Best Condo Development Cambodia, Habitat has also been awarded Best Condo Development Phnom Penh and Best Residential Interior Design at the 2017 Cambodia Property Awards. Furthermore, Habitat was Highly Commended for both Best Landscape Architectural Design and Best Residential Architectural Design.

Superior Return on Investment

The apartments' exceptional characteristics offer great market value. Habitat's luxury boutique apartments support sustainably high rents with 7% to 9% rental yields. Its prime location in one of Phnom Penh's most sought after and dynamic district supports high capital gains potential. Capital preservation is ensured by a specialist property management in luxury condominiums.

Location: In The heart of Phnom Penh's Most Attractive Residential Zone

Live centrally located with every convenience at your doorstep - the best shopping centre, 5 star hotels, casino, ultra luxury boutiques, as well as the trendiest restaurants and bars.

Low Density, Private, Bespoke and Exclusive

Offering two apartments per floor or every two floors, Habitat is a low density condominium that comes with a host of advantages such as: privacy and exclusivity. 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.

Durable Quality: Western Luxury Grade Quality Materials, Systems and Finishings

It has incorporated Grade-A hardwood herringbone style flooring, European appliances, high quality bespoke fixtures and fittings, VRV aircon system with state-of-the-art control panels, Smart TV connection, European tiles, and an option for exclusive high end furniture packs.

Spectacular Design: European High Spec Apartments

By providing modern conveniences and luxuries, spacious and contemporary floor plans and light filled mezzanine spaces, this is truly private executive living in an exclusive architectural building within an urban oasis.

Lifestyle with Luxury Amenities

Retreat to the tranquility of the roof top, housing a resort style green pool, gym and upper roof top for social dining and BBQs - an ideal way to escape and unwind from the city bustle.

As a resident, you'll enjoy exclusive access to the 10m by 4m rooftop pool, a well-equipped gymnasium, and a BBQ and entertainment area on the upper rooftop area overlooking a panoramic view of the city.



Location + Lifestyle

Habitat comprises of 13 contemporary executive apartments in an exclusive luxury boutique development. This niche development, nestled in a quiet side street behind Sothearos Boulevard in Tonle Bassac, next to BKK1, offers an enviable combination of convenience through its strategic location and seclusion.

Tonle Bassac is set to become Phnom Penh's newest and most exciting lifestyle hub with exciting new retail projects underway within a 1 km radius.

Habitat is the place to live, connect, and play in a stylish, elegant and secluded environment.

Amenities

One of the key features of the development is its proximity to many contemporary hotels, bars and restaurants. It is also located 200 meters from the largest and most upscale shopping centre in Cambodia – Aeon Shopping Centre, a luxury shopping centre offering a large array of boutiques, cafes and restaurants, a children’s entertainment area, a bowling alley, an ice skating rink, movie theatres, Aeon grocery store and other services.

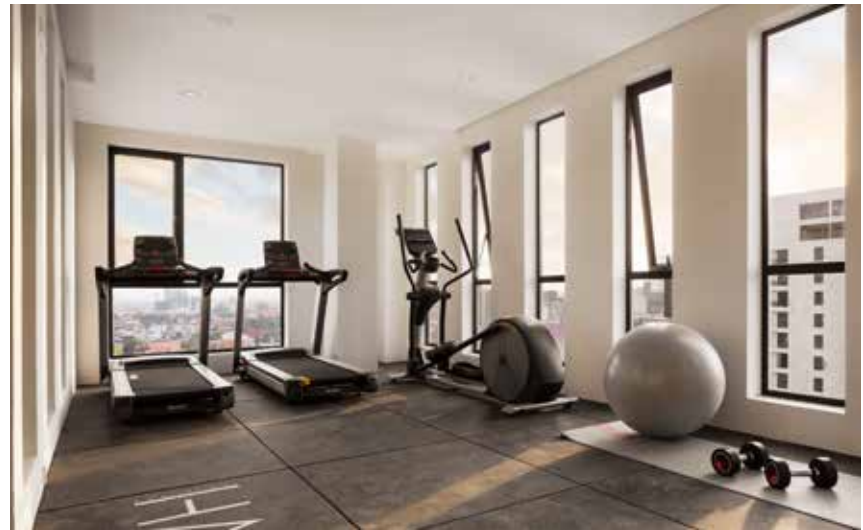
Sofitel Phokeethra located 450 meters from Habitat has facilities such as a gym, pool, tennis courts which can be accessed per day or as a membership. Habitat’s location is also approximately 500 meters from The Place, Cambodia’s largest gym that sits on 4 floors with state of the art equipment, classes and a 25 meter lane swimming pool. Notably, it is also very close to some of the best schools in Phnom Penh.

Less than 900 meters north is the soon to be completed NagaWorld 2 comprising of two five-star hotels, world-standard gambling, a theatre for international performances that can accommodate 3,000 people, a department store, and a cafeteria, as well as swimming pool on the rooftop. Naga City Walk also under construction is a \$369 million two-level pedestrian mall with 4000 sqm of retail space aimed at the ultra luxury market. It is linked to the existing NagaWorld Hotel and Casino and hotel rooms, shops and convention facilities.

Distances to Key Locations	meters	mins walk	mins drive
Aeon Shopping Centre	200	2	1
Almond Hotel and Restaurants	400	4	0.5
Bassac Lane Restaurants	550	7	2
The Place Gym and Dining on St 51	500 - 900	7 - 11	4
Sofitel Phokethra	450	5	3
St 240	1500	18	5
Naga Casino, Naga 2 & City Walk	900	11	3
Royal Palace and Riverside	2000	25	6







Schedule of Finishes

FLOORING

- Hardwood 45 day professionally dried kiln Preah Pneou
- Layed herring bone style
- Matt finish

WALLS

- European Paint – 3 coats

STAIRS

- Solid wood treads with glass, steel under-carriage and wooden balustrade

JOINERY

- Wood joinery or MDF joinery
- Wooden main doors

KITCHENS

- Doors - laminate
- Kickboard - aluminium skin
- Counter top - solid surface
- Island – solid surface (laminate for the drop down table)
- Kitchen cabinet body - 16 mm/18 mm high moisture resistant MDF
- Drawers and doors - touch open
- Electrolux kitchen equipment – 60 cm multifunction finger print friendly steel oven, 60/70 cm touch control refrigerator, ceramic hob- straight edged glass, and 60 cm telescopic stainless steel hood
- Two under counter sinks
- Franke - German tap fitting.

BATHROOMS

- Bottom drawers - laminate, touch open
- Top shelving – mirrored doors, touch open
- Counter top - solid surface
- Bathroom cabinet body - 16 mm/18 mm high moisture resistant particle board
- Sinks – under counter sinks
- Tapware – international standard
- Tiles – Spanish tiles

WARDROBES

- Sliding door - mirrored with black aluminium frame
- Cabinet - 18 mm MDF with grey melamine finish
- Drawer - touch open

POOL AND GYM

- Salt water pool – 10 meters by 4 meters
- Separate BBQ and dining area on 2nd pool floor
- Weather friendly pool chaise, tables and chairs
- American equipment from Seara International

STORAGE

- Separate storage in reception area and back of lifts

ACCESS CONTROL

- KABA - digital door lock controls for lift, internal and main access doors



About the developers

Habitat is the second building project in Phnom Penh done by developer, Intan Kosem. The first project, DK Sanctuary apartments, on Sotheas Boulevard was completed in 2010 and comprises of 8 luxury units and a commercial space on two levels. The quality of the build and the finishes are in the top range in the market. Dk Sanctuary Apartments has withstood the test of time 5 years on and have been able to achieve close to 100% occupancy annually. The design, quality and robustness of the DK apartments has enabled it to compete head to head with new apartments in the market.

Born in Cambodia and educated in Australia, Malaysia, Switzerland and the United States, the developer brings to the project the following:

- Expertise with a proven track record in development and subdivisions,
- A thorough understanding of the real estate market in Phnom Penh,
- A keen eye for design and detail,
- A strong conviction for delivering quality in a timely manner while adhering to high Western standards in construction and fit out, and;
- A strong ability to plan, budget and deliver without sacrificing on quality in the end product.

Michael Davitt, owner of Davitts Construction, is the co-owner and project construction manager. Born and educated in Ireland, he resides in Australia and has moved to Phnom Penh to oversee the construction of Habitat. He brings to the project 20 years of experience in the construction of high rise apartments, bridges, roads and tunnels. His extensive knowledge working on large private and government construction in Ireland and Australia makes him a valuable part of the team.





come home to your

HABITAT



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