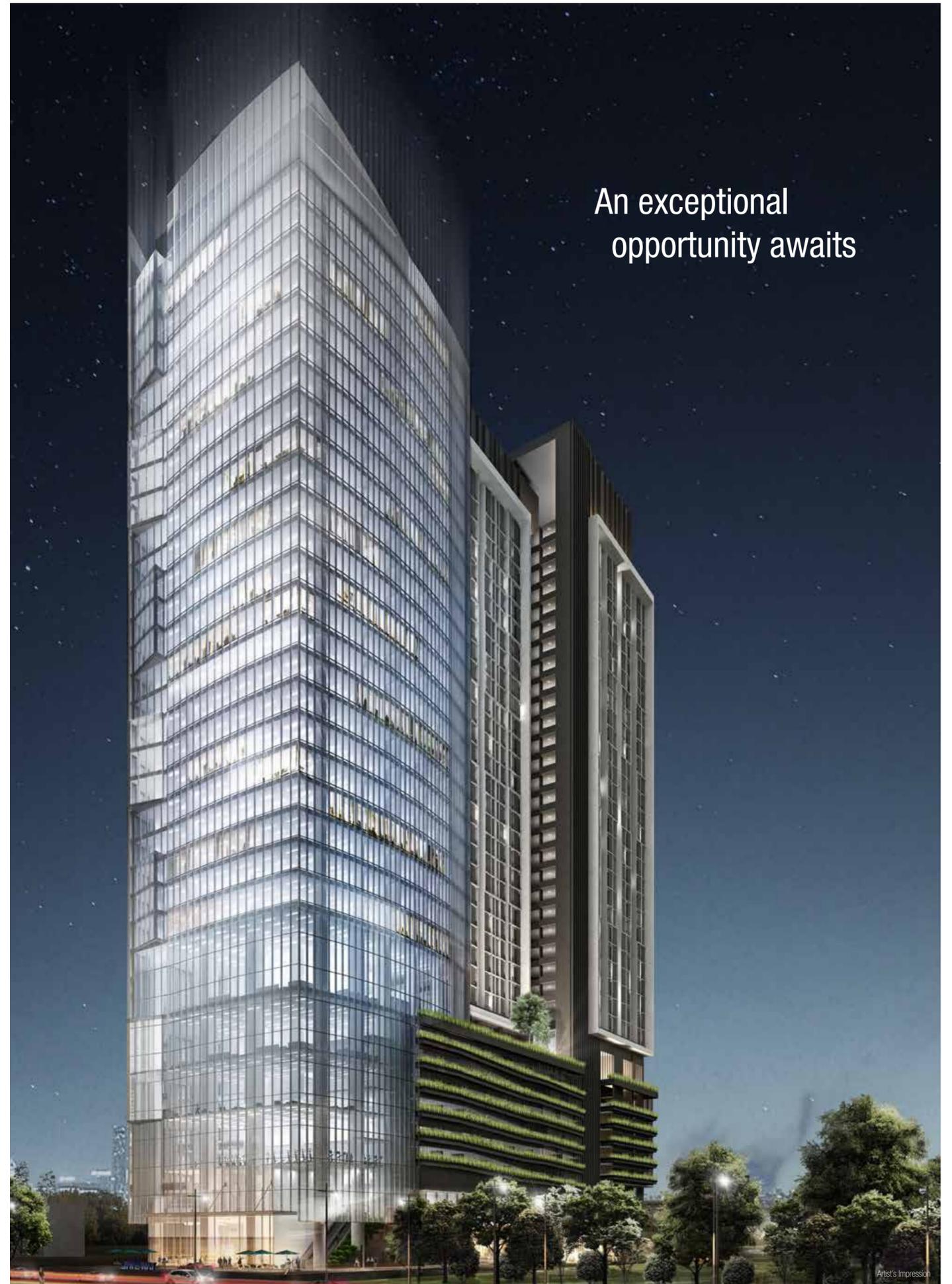


THE 雲極  
**GATEWAY**



An exceptional  
opportunity awaits





Singapore, Gardens by the Bay

# ASIA'S RISING ECONOMIC IMPORTANCE IN THE WORLD

An increasingly important engine of global growth, Asia is set to outstrip the economies of United States and European Union combined, according to a leading IMF economist. Driven by fundamentals, there has been massive capital flows to emerging markets in Asia. These flows reflect the favourable outlook for these economies.



Kuala Lumpur, Petronas Twin Towers



Shanghai, Oriental Pearl Tower



Taipei, Taipei 101

## ASEAN

**THE HOTTEST REGION**  
FOR ASTUTE INVESTORS

The group of 10 that makes up ASEAN is showing strong growth, making them an emerging force to be reckoned with.

Historically, the Maritime Trading Route from China to the Group was long and tedious. With China pushing for the Pan-Asian Railway to connect China with the ASEAN countries, and the proposed Kra Canal that will link The Gulf of Thailand with The Andaman Sea, it bodes well for regional economic co-operation and integration.

ASEAN is set to rise, and, the star of the group is Cambodia.



CAMBODIA

**Your Best**

INVESTMENT  
CHOICE





# THE **FASTEST** GROWING ECONOMY IN SOUTHEAST ASIA



## **1** INVESTMENT ADVANTAGES

- ASEAN membership offers regional trade benefits
- WTO member since 2004

## **2** GROWING DOMESTIC MARKET

- GDP predicted by Asian Development Bank to be 7.3% in 2015 and 7.5% in 2016
- Active workforce participation with a youthful population
- Rapidly growing purchasing power

## **3** POLITICAL STABILITY

- Strong leadership under Prime Minister Hun Sen since 1998
- The Cambodian People's Party is the major ruling party in Cambodia

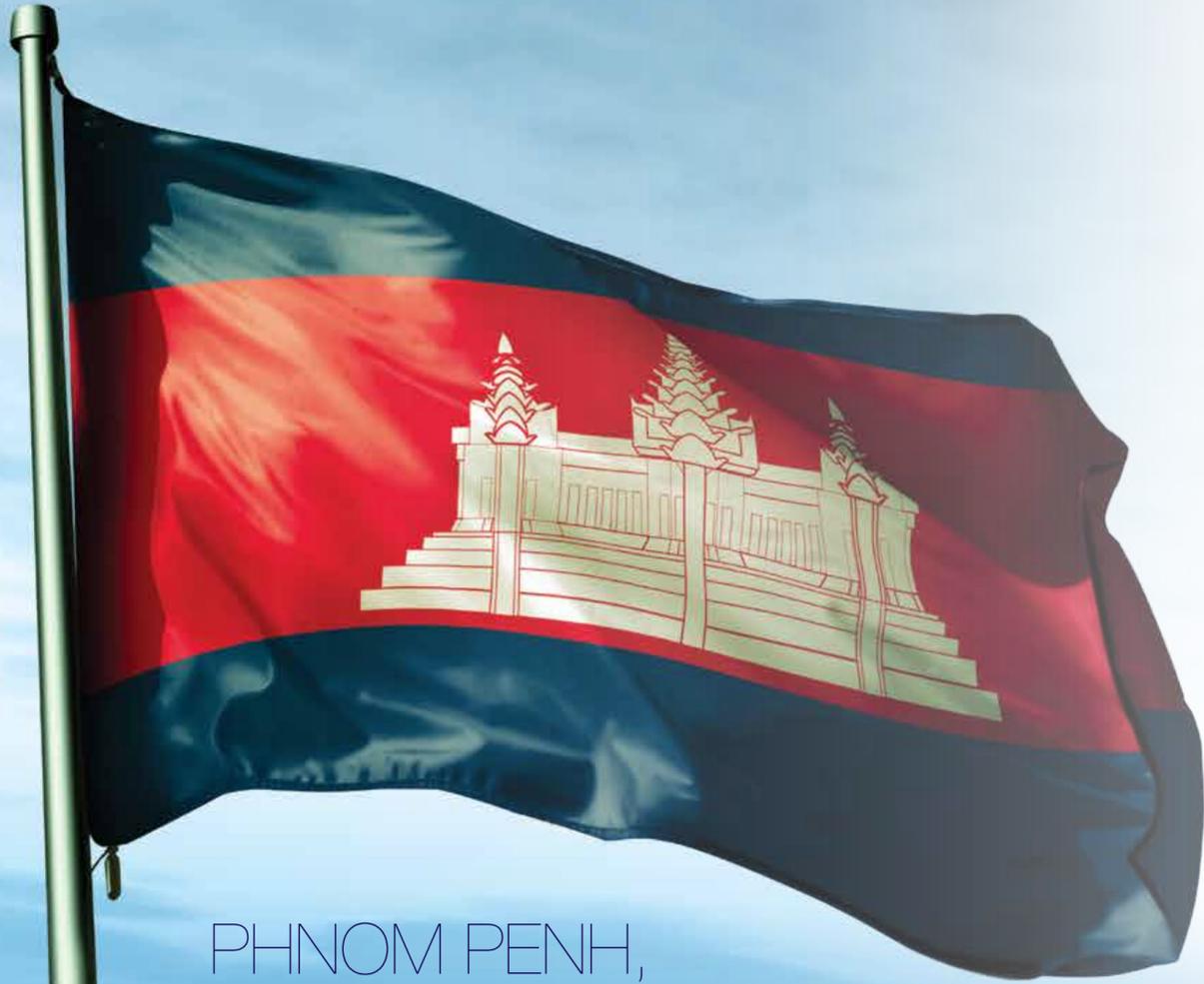
## **4** FAVOURABLE LABOUR CONDITIONS

- Among Asia's lowest-cost workforce
- Abundance of young, energetic, trainable workers
- Rising literacy rate surpassed 75%

## **5** IDEAL LOCATION

- Economic spillover from Thailand & Vietnam
- Midway between China & India
- Maritime trade through Gulf of Thailand





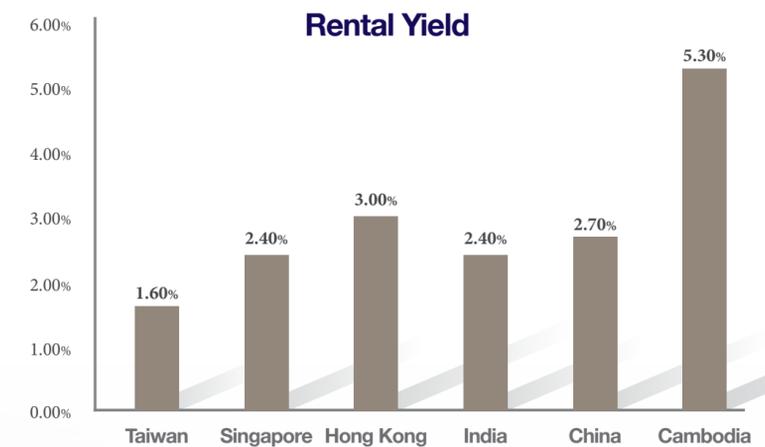
## PHNOM PENH, **THE LAND OF OPPORTUNITIES** FOR SAVVY INVESTORS

The capital of Cambodia, Phnom Penh, is the nexus of the country's astronomical economic growth.

- 2006** The Phnom Penh Special Economic Zone was established, attracting more than US\$90 million in foreign investments and funds.
- 2010** The Foreign Investment in Real Property Act was enacted, driving the phenomenal growth of the real estate market, contributing massive capital gains to investors.
- 2012** Phnom Penh hosted the 20th ASEAN Summit, creating even more interest and opportunities.

# CAMBODIA'S BURGEONING PROPERTY MARKET

The market provides great potential for growth in rental yields for investment, according to research by SBI Securities.



The Cambodia Valuers and Estate Agents Association advised investors to invest in condominiums and apartments, claiming an annual ROI of 8% to 10%, as opposed to bank interest rates of only 4% to 5% per year.

No other country comes close.



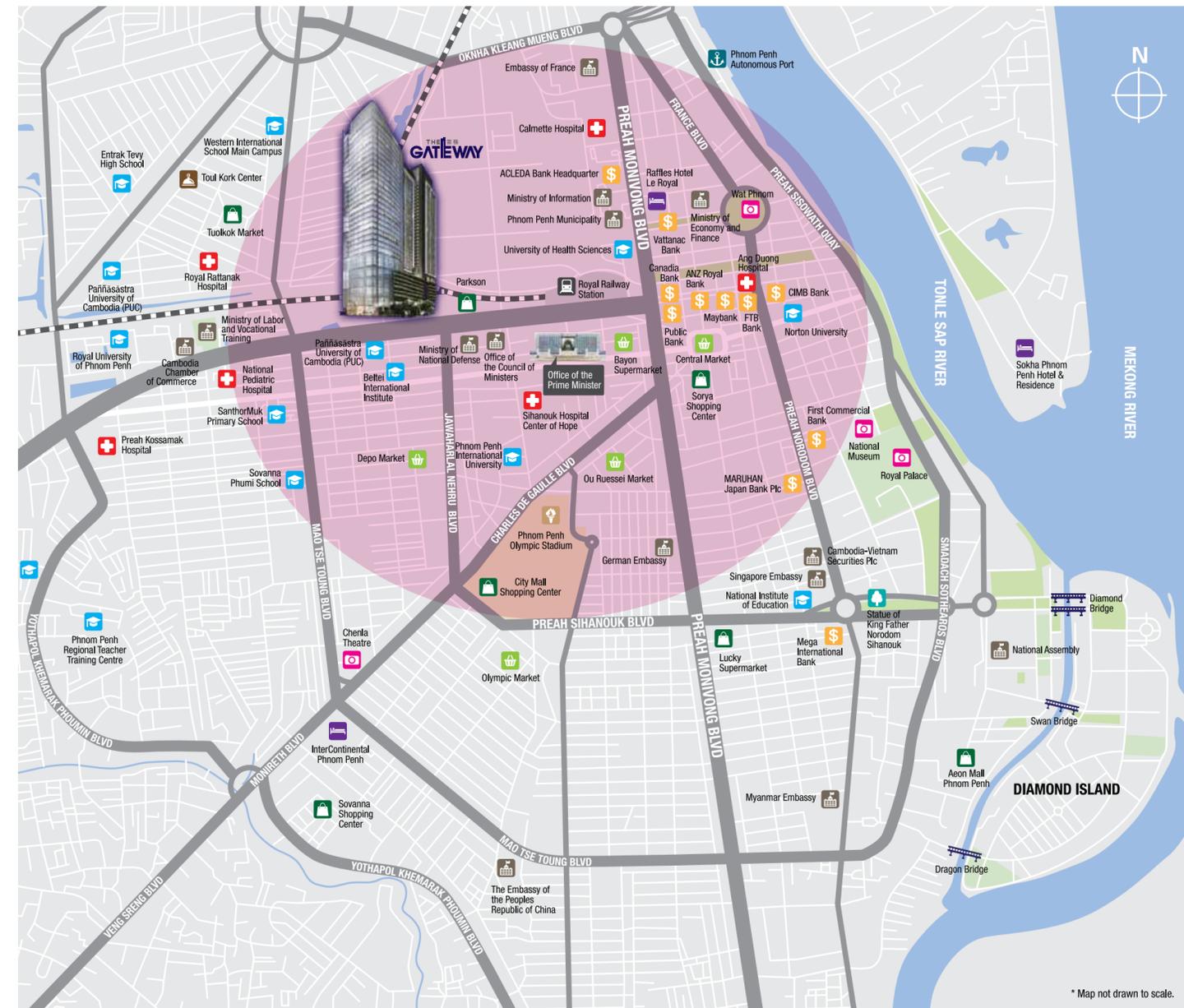
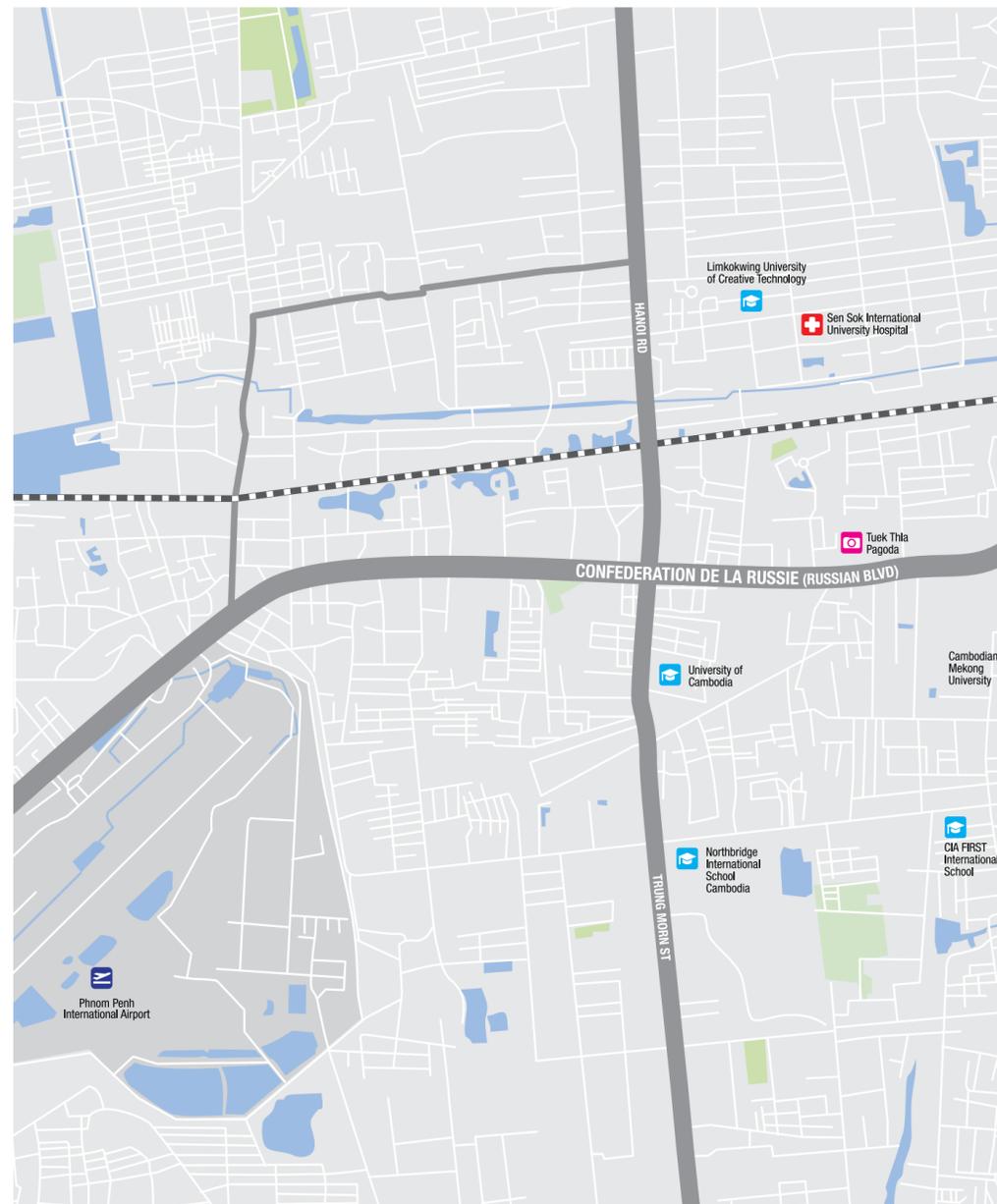
# STRATEGICALLY LOCATED IN DOWNTOWN PHNOM PENH

Set within the Central Business District, The Gateway is perfectly located to meet all needs. Renowned schools, banks, retail malls, international hotels, and even medical care, are within easy reach.

Plus, if you need to contact embassies and government offices for your business transactions, they are just around the corner.



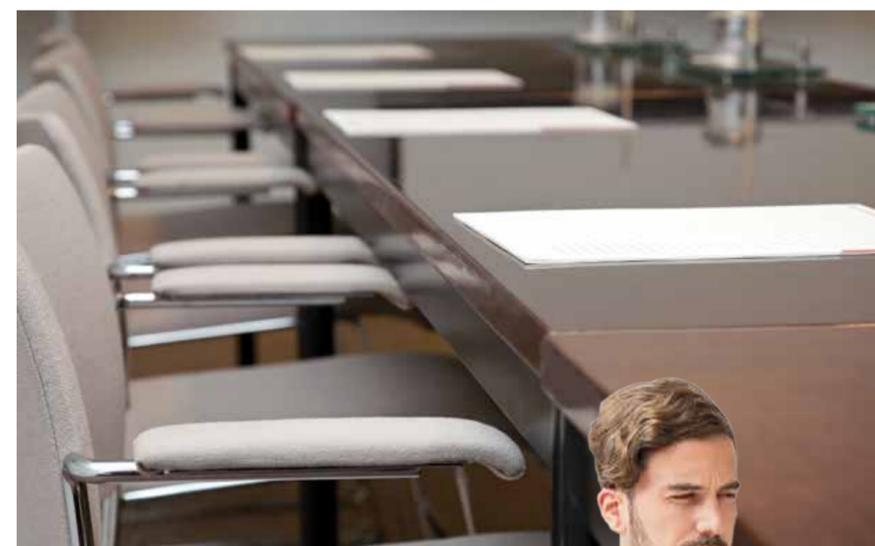
-  Bank
-  University
-  Shopping
-  Market
-  Airport
-  Railway Station
-  Hospital
-  Embassy & Government Dept
-  Attraction
-  Hotel
-  Stadium
-  Restaurant
-  Dock
-  Park



\* Map not drawn to scale.

# THE GATEWAY





# OFFICE TOWER

Its unique architectural presence creates the new iconic business address in downtown Phnom Penh. The dominant lines and planes on the façade create an instantly recognizable structure, befitting the entrance to the city.

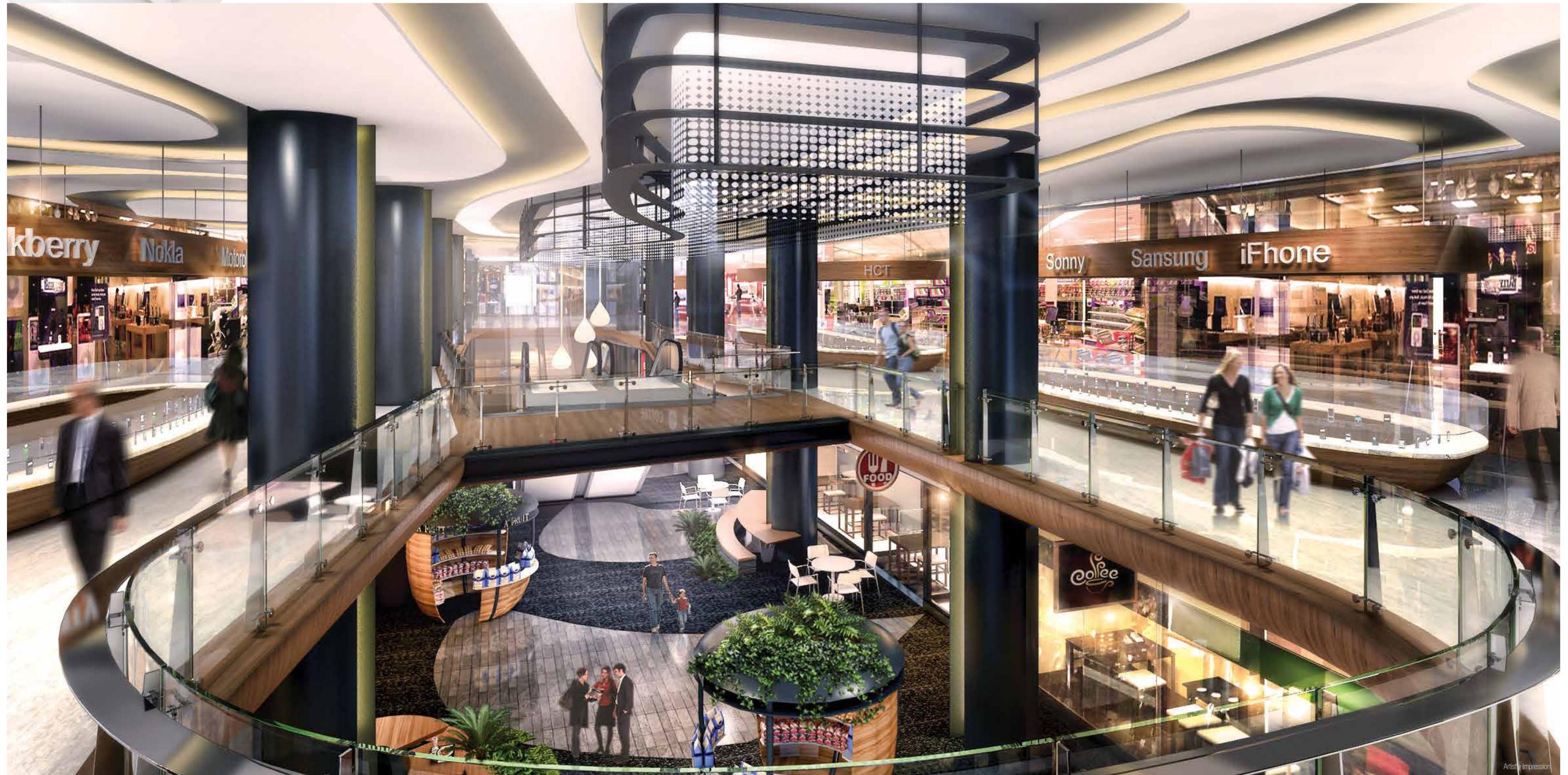
Designed to provide full flexibility and efficiency in catering to businesses and corporations, The Gateway, with its 299 office units is the new address to be.



# RETAIL, F&B

Situated on the 1st and 2nd floors, the retail and F&B components are conceived as a lifestyle oasis, a relatively new concept in Phnom Penh.

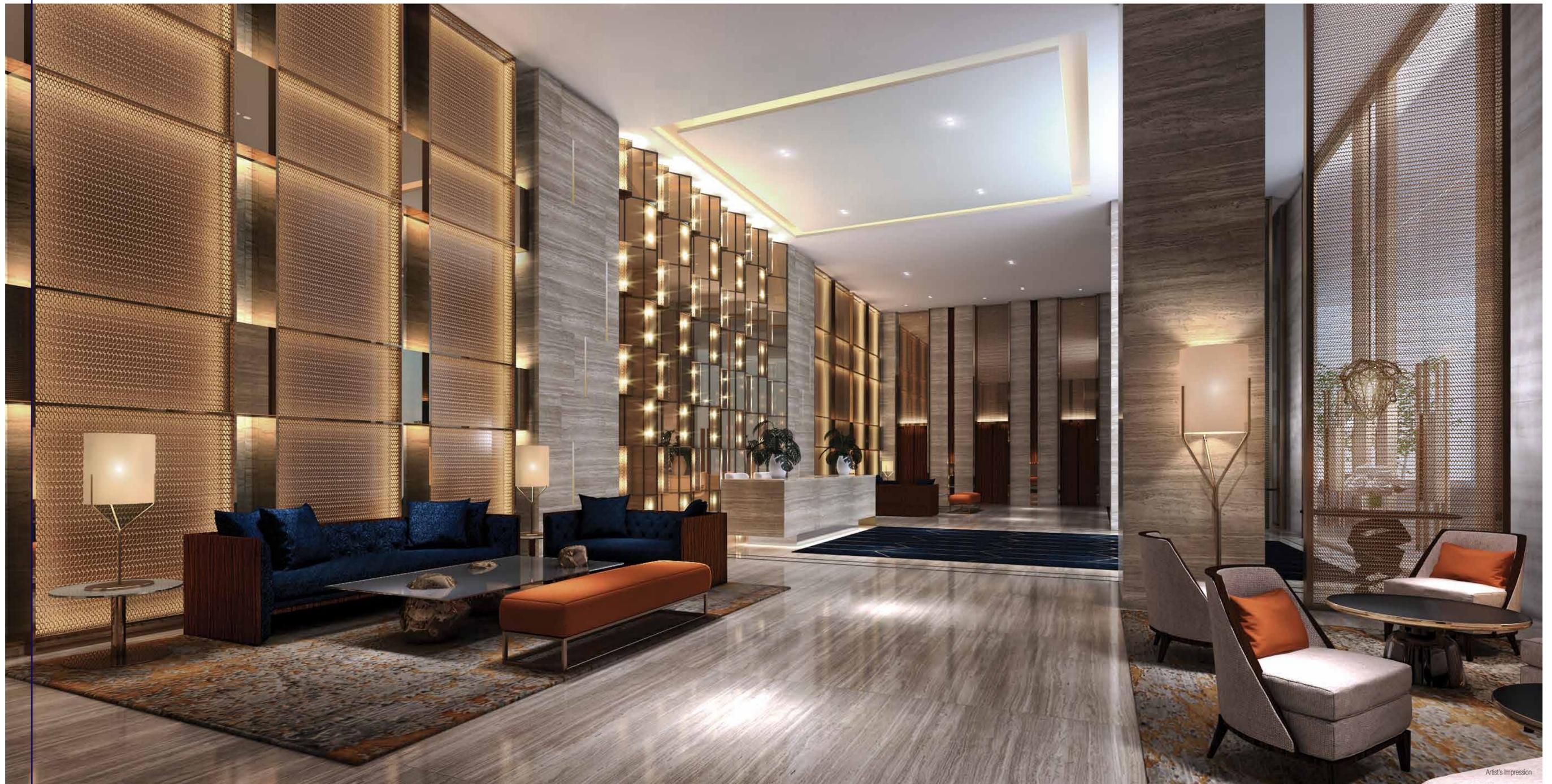
A comfortable environment with ample cross ventilation that encourages passive cooling, ensures a delightful and relaxing backdrop to casual meetings and elegant dinners.



# RESIDENTIAL TOWER

Located along Confederation de la Russie (Russian Boulevard), the main road linking Phnom Penh International Airport and the city, and adjacent to the office of the Prime Minister, The Gateway apartments put you where the action is. Choose to bask in the bustle of the city or escape into the haven you can call home.

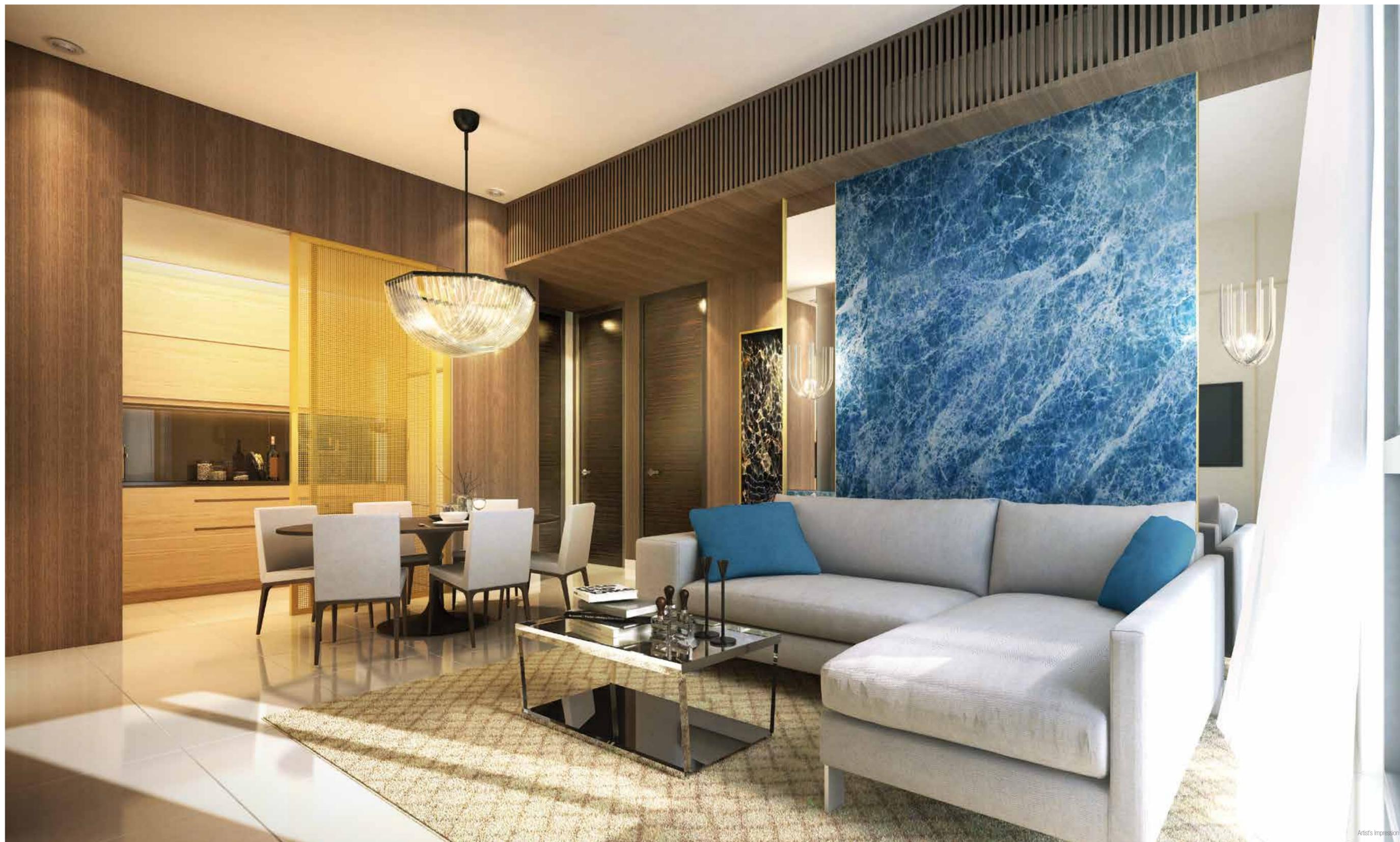
Housing a total of 572 well-appointed apartments, ranging from 1-3 bedrooms with private balconies, they are perfect for living in, or as investments. All apartments boast luxurious fittings and top quality finishes, meeting the exacting standards of discerning home owners.





## REFRESH YOUR SENSES

Escape from the cares of the world and be wrapped in the cool freshness of the pool on the 10th storey Sky Deck. Relax and watch the rest of the city bustling beneath you. Or, keep fit at the well-equipped gym and yoga rooms. Bookworms can curl up with a good book or two at the cozy and restful reading area. There are also tea rooms, function rooms, lounges, steam and sauna facilities, BBQ pavilions and dining areas. All conveniently located on the same floor, so you can do whatever you wish.



Artist's Impression

## SET THE SCENE

Cozy up on the couch for a movie. Entertain family and friends in style and elegance. Or, just take in the expansive views of the city laid out below. Whatever catches your fancy.



Artists Impression

## COOK UP A STORM

Whether your culinary abilities are limited to boiling an egg or runs to complex Michelin-starred chefs' recipes, you can do it all in the well-designed kitchen equipped with top quality appliances.

## ESCAPE FROM THE WORLD

Step inside your personal sanctuary and be truly relaxed. Recharge and rejuvenate to meet the challenges of the next day.





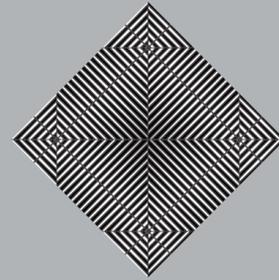
## GET READY

Whether you are getting ready to meet the day, or preparing to retire for the night, the chic and stylish layout and exquisite fittings put you in the perfect frame of mind.

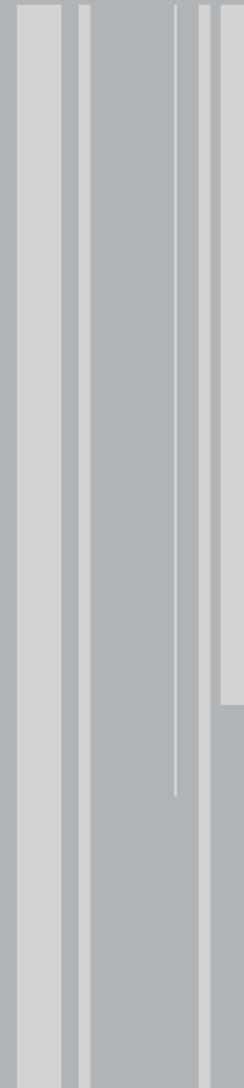
# UNIT SITE PLAN

## OFFICE AND RESIDENTIAL TOWERS





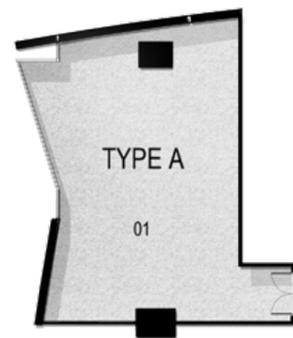
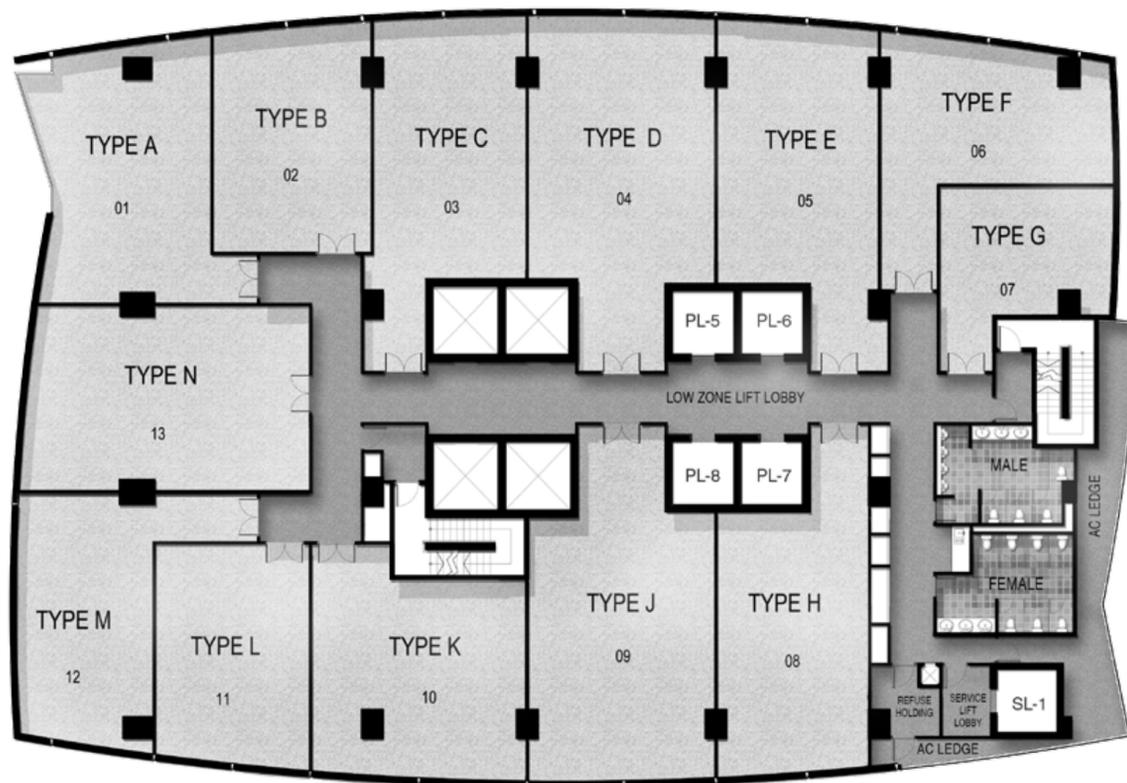
OFFICE  
FLOOR PLANS



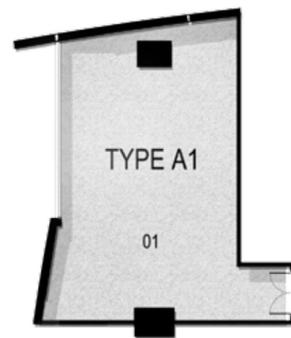
## 11TH TO 20TH STOREY TYPICAL FLOOR PLANS

TYPES | NET / SHARE COMMON AREA | UNIT NUMBERS

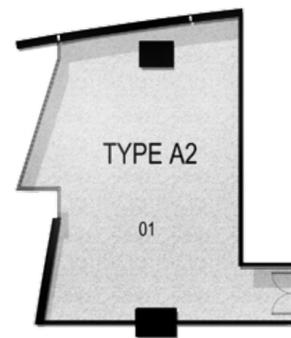
<b>TYPE A</b> 80 m <sup>2</sup> / 26 m <sup>2</sup> #18-01 to #20-01	<b>TYPE B</b> 62 m <sup>2</sup> / 20 m <sup>2</sup> #11-02 to #20-02	<b>TYPE E</b> 84 m <sup>2</sup> / 27 m <sup>2</sup> #11-05 to #20-05	<b>TYPE H</b> 76 m <sup>2</sup> / 24 m <sup>2</sup> #11-08 to #20-08	<b>TYPE L</b> 58 m <sup>2</sup> / 19 m <sup>2</sup> #11-11 to #20-11
<b>TYPE A1</b> 76 m <sup>2</sup> / 24 m <sup>2</sup> #11-01, #16-01 to #17-01	<b>TYPE C</b> 80 m <sup>2</sup> / 26 m <sup>2</sup> #11-03 to #20-03	<b>TYPE F</b> 66 m <sup>2</sup> / 21 m <sup>2</sup> #11-06 to #20-06	<b>TYPE J</b> 99 m <sup>2</sup> / 32 m <sup>2</sup> #11-09 to #20-09	<b>TYPE M</b> 68 m <sup>2</sup> / 22 m <sup>2</sup> #11-12 to #20-12
<b>TYPE A2</b> 80 m <sup>2</sup> / 26 m <sup>2</sup> #12-01 to #13-01, #15-01	<b>TYPE D</b> 99 m <sup>2</sup> / 32 m <sup>2</sup> #11-04 to #20-04	<b>TYPE G</b> 44 m <sup>2</sup> / 14 m <sup>2</sup> #11-07 to #20-07	<b>TYPE K</b> 78 m <sup>2</sup> / 25 m <sup>2</sup> #11-10 to #20-10	<b>TYPE N</b> 91 m <sup>2</sup> / 29 m <sup>2</sup> #11-13 to #20-13



18F, 19F, AND 20F



11F, 16F, AND 17F

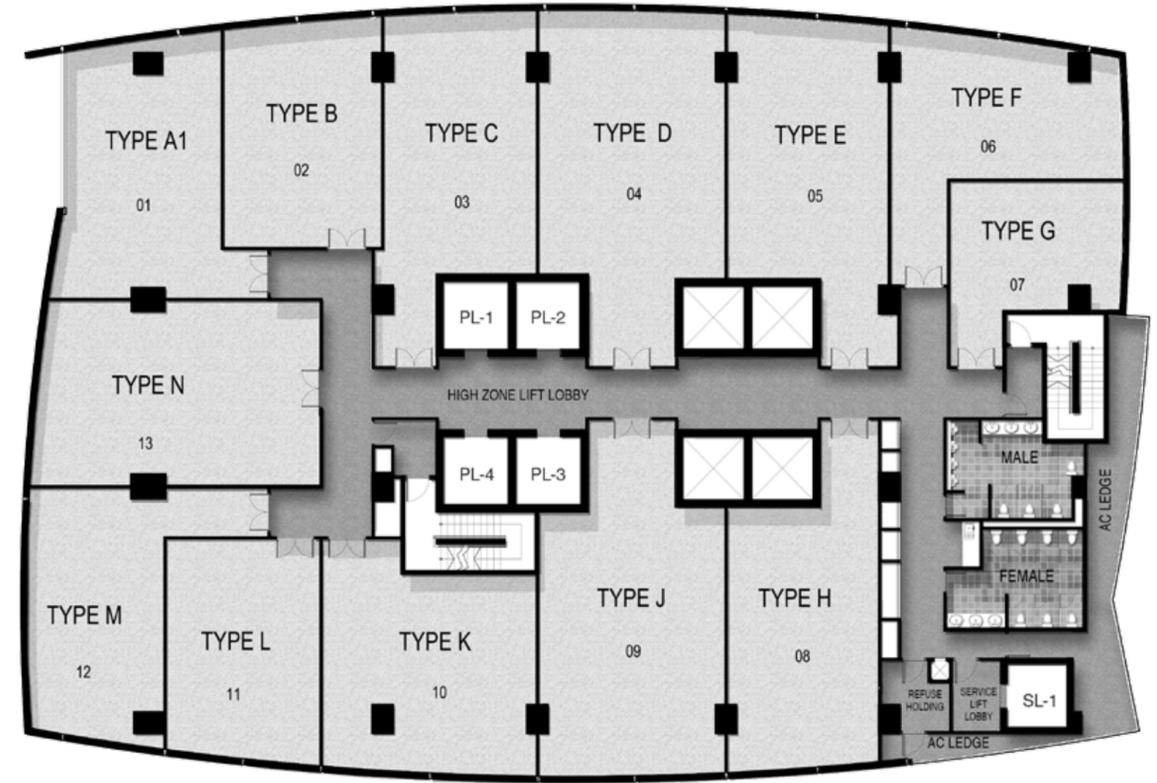


12F, 13F, AND 15F

## 21ST TO 22ND STOREY TYPICAL FLOOR PLANS

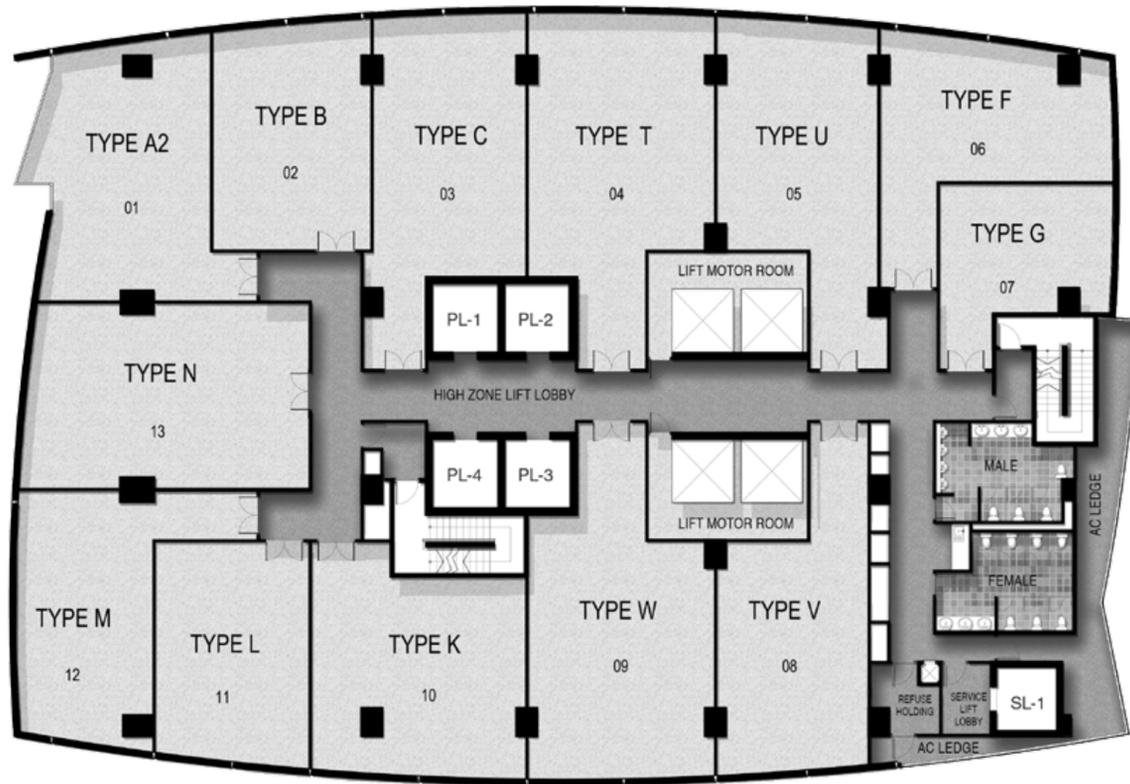
TYPES | NET / SHARE COMMON AREA | UNIT NUMBERS

<b>TYPE A1</b> 76 m <sup>2</sup> / 24 m <sup>2</sup> #21-01 to #22-01	<b>TYPE D</b> 99 m <sup>2</sup> / 32 m <sup>2</sup> #21-04 to #22-04	<b>TYPE G</b> 44 m <sup>2</sup> / 14 m <sup>2</sup> #21-07 to #22-07	<b>TYPE K</b> 78 m <sup>2</sup> / 25 m <sup>2</sup> #21-10 to #22-10	<b>TYPE N</b> 91 m <sup>2</sup> / 29 m <sup>2</sup> #21-13 to #22-13
<b>TYPE B</b> 62 m <sup>2</sup> / 20 m <sup>2</sup> #21-02 to #22-02	<b>TYPE E</b> 84 m <sup>2</sup> / 27 m <sup>2</sup> #21-05 to #22-05	<b>TYPE H</b> 76 m <sup>2</sup> / 24 m <sup>2</sup> #21-08 to #22-08	<b>TYPE L</b> 58 m <sup>2</sup> / 19 m <sup>2</sup> #21-11 to #22-11	
<b>TYPE C</b> 80 m <sup>2</sup> / 26 m <sup>2</sup> #21-03 to #22-03	<b>TYPE F</b> 66 m <sup>2</sup> / 21 m <sup>2</sup> #21-06 to #22-06	<b>TYPE J</b> 99 m <sup>2</sup> / 32 m <sup>2</sup> #21-09 to #22-09	<b>TYPE M</b> 68 m <sup>2</sup> / 22 m <sup>2</sup> #21-12 to #22-12	



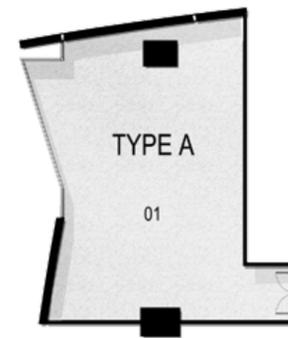
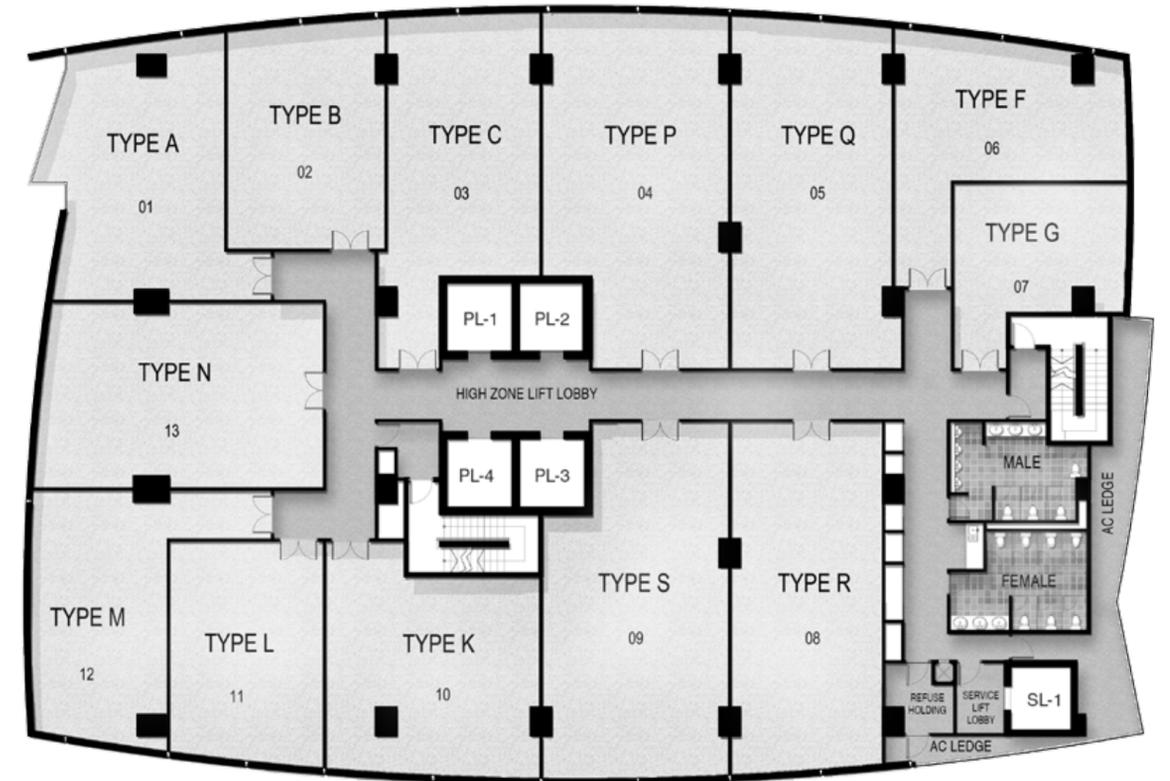
## 23RD STOREY TYPICAL FLOOR PLANS

TYPES	NET / SHARE COMMON AREA	UNIT NUMBERS	TYPES	NET / SHARE COMMON AREA	UNIT NUMBERS	TYPES	NET / SHARE COMMON AREA	UNIT NUMBERS
<b>TYPE A2</b>	80 m <sup>2</sup> / 26 m <sup>2</sup>	#23-01	<b>TYPE F</b>	66 m <sup>2</sup> / 21 m <sup>2</sup>	#23-06	<b>TYPE L</b>	58 m <sup>2</sup> / 19 m <sup>2</sup>	#23-11
<b>TYPE B</b>	62 m <sup>2</sup> / 20 m <sup>2</sup>	#23-02	<b>TYPE G</b>	44 m <sup>2</sup> / 14 m <sup>2</sup>	#23-07	<b>TYPE M</b>	68 m <sup>2</sup> / 22 m <sup>2</sup>	#23-12
<b>TYPE C</b>	80 m <sup>2</sup> / 26 m <sup>2</sup>	#23-03	<b>TYPE K</b>	78 m <sup>2</sup> / 25 m <sup>2</sup>	#23-10	<b>TYPE N</b>	91 m <sup>2</sup> / 29 m <sup>2</sup>	#23-13
						<b>TYPE T</b>	92 m <sup>2</sup> / 29 m <sup>2</sup>	#23-04
						<b>TYPE U</b>	79 m <sup>2</sup> / 25 m <sup>2</sup>	#23-05
						<b>TYPE V</b>	71 m <sup>2</sup> / 23 m <sup>2</sup>	#23-08
						<b>TYPE W</b>	92 m <sup>2</sup> / 29 m <sup>2</sup>	#23-09

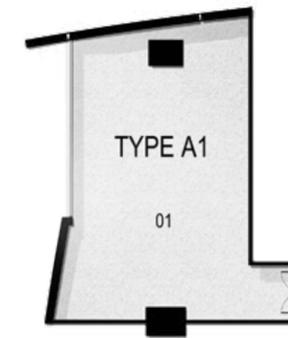


## 25TH TO 36TH STOREY TYPICAL FLOOR PLANS

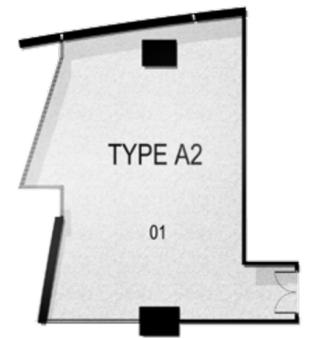
TYPES	NET / SHARE COMMON AREA	UNIT NUMBERS	TYPES	NET / SHARE COMMON AREA	UNIT NUMBERS	TYPES	NET / SHARE COMMON AREA	UNIT NUMBERS
<b>TYPE A</b>	80 m <sup>2</sup> / 26 m <sup>2</sup>	#29-01 to #31-01	<b>TYPE B</b>	62 m <sup>2</sup> / 20 m <sup>2</sup>	#25-02 to #36-02	<b>TYPE G</b>	44 m <sup>2</sup> / 14 m <sup>2</sup>	#25-07 to #36-07
<b>TYPE A1</b>	76 m <sup>2</sup> / 24 m <sup>2</sup>	#27-01 to #28-01, #32-01 to #33-01	<b>TYPE C</b>	80 m <sup>2</sup> / 26 m <sup>2</sup>	#25-03 to #36-03	<b>TYPE K</b>	78 m <sup>2</sup> / 25 m <sup>2</sup>	#25-10 to #36-10
<b>TYPE A2</b>	80 m <sup>2</sup> / 26 m <sup>2</sup>	#25-01 to #26-01, #35-01 to #36-01	<b>TYPE F</b>	66 m <sup>2</sup> / 21 m <sup>2</sup>	#25-06 to #36-06	<b>TYPE L</b>	58 m <sup>2</sup> / 19 m <sup>2</sup>	#25-11 to #36-11
						<b>TYPE M</b>	68 m <sup>2</sup> / 22 m <sup>2</sup>	#25-12 to #36-12
						<b>TYPE N</b>	91 m <sup>2</sup> / 29 m <sup>2</sup>	#25-13 to #36-13
						<b>TYPE P</b>	107 m <sup>2</sup> / 34 m <sup>2</sup>	#25-04 to #36-04
						<b>TYPE Q</b>	99 m <sup>2</sup> / 32 m <sup>2</sup>	#25-05 to #36-05
						<b>TYPE R</b>	91 m <sup>2</sup> / 29 m <sup>2</sup>	#25-08 to #36-08
						<b>TYPE S</b>	106 m <sup>2</sup> / 34 m <sup>2</sup>	#25-09 to #36-09



29F, 30F, AND 31F



27F, 28F, 32F AND 33F



25F, 26F, 35F AND 36F

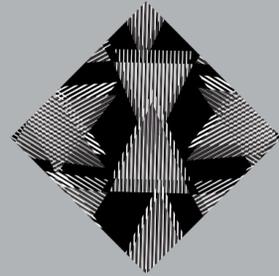
# FACILITIES SITE PLAN



Reading Area | 10th Storey Mezzanine Floor | Residential Tower



10th Storey Sky Deck



# RESIDENCE

## FLOOR PLANS

### TYPE A 1-BEDROOM

Net Area | 39 m<sup>2</sup>  
Share Common Area | 13 m<sup>2</sup>

#### UNIT Numbers

#11-01 to #39-01  
#11-07~12 to #39-07~12  
#11-14~17 to #39-14~17



# TYPE B

## 2-BEDROOM

Net Area | 65 m<sup>2</sup>  
Share Common Area | 21 m<sup>2</sup>

### UNIT Numbers

#11-02~06 to #39-02~06  
#11-13 to #39-13  
#11-19~22 to #39-19~22



# TYPE C

## 3-BEDROOM

Net Area | 82 m<sup>2</sup>  
Share Common Area | 28 m<sup>2</sup>

### UNIT Numbers

#11-18 to #39-18



\* Every reasonable care has been taken in preparing this brochure. All measurements are approximate and illustrations are artist impressions only. All statements are believed to be correct at this point of printing but not to be regarded as elements or representations of fact. Screening panels which may be installed outside the bedroom windows, aircon ledges and/or balcony(ies) and which form part of the building façade must not be altered or removed.

# AN ESTABLISHED SINGAPORE PROPERTY AND CONSTRUCTION GROUP

OTHER PROJECTS BY TA CORPORATION LTD



The developer, TACC (C.R) Ltd., is a subsidiary of TA Corporation Ltd.

TA Corporation Ltd is an established quality property and construction group with a track record of over 40 years' experience in the Singapore construction industry and 20 years' experience in real estate development.

Inaugurated in 1972, TA Corporation entered the real estate development business in Singapore, backed by their experience in working with major real estate developers. Targeting middle to upper middle markets, they have since ventured overseas through joint-venture partnerships in the People's Republic of China, Thailand and Cambodia.

With the ability to undertake a wide spectrum of projects for public and private sector clients, most of TA Corporation's clients are established names, including many Singapore government organisations.

Today, TA Corporation also provides services such as steel fabrication and metal works, worker training and test centres in India, Philippines and Singapore, as well as the design, installation, and maintenance of air-conditioning and mechanical ventilation systems.



Conceptualized,  
designed and engineered  
*by foreign consultants*

**INTERIOR DESIGNER** | 2nd Edition Pte Ltd  
**STRUCTURAL ENGINEER** | KCL Consultants Pte Ltd  
**M&E ENGINEER** | United Project Consultants Pte Ltd

## ARCHITECT

Park + Associates Pte Ltd

An award-winning architectural firm whose strategy is one of subtraction and control; to preserve the necessary simplicity of spaces. Park + Associates seeks to create coherent spaces where function and beauty speak a common language.

**LIM KOON PARK**  
Principal Architect & Founder



## AWARDS

### Architizer A+Awards 2015

*The Architizer A+Awards are the definitive global architectural & product award program with 90+ categories and over 300 judges.*

Office, Popular Choice Winner  
Architect's Office at Kim Yam Road

### SIA Architectural Design Awards 2014

*SIA Architectural Design Awards is the most prestigious award implemented by SIA to promote and encourage excellence in architectural design.*

Interior Architecture (Commercial), Winner  
Architect's Office at Kim Yam Road

### International Property Awards 2015

*The International Property Awards celebrate the highest levels of achievement by companies operating in all sectors of the property and real estate industry from around the globe.*

Asia Pacific, High Commended Architecture  
9 Dyson Road

### BCA Green Mark Awards 2015

*The BCA Green Mark Awards is an annual event to honor and pay tribute to displays of excellence in the built environment in the areas of safety, quality, sustainability and user-friendliness.*

Green Mark Gold Plus  
Three 11