

DEVELOPMENT LAND | FOR SALE

THE SONG SAA RESERVE

BANTEAY SREI
SIEM REAP, CAMBODIA



PRICE ON APPLICATION



THE SONG SAA RESERVE

INVEST IN A SUSTAINABLE FUTURE

Located in one of Asia's true tourism hotspots, this lakeside site offers an exclusive opportunity to collaborate with the experienced, visionary developers of the multi-award winning Song Saa Private Island.

Adjacent to the revered Angkor era temple site of Banteay Srei, this hospitality led, eco-development project encompasses the values and philosophy of progressive, responsible travelers whilst minimizing risk and adding value for investors.

To see more, visit the dedicated project website; www.songsaareserve.com

www.cbre.com.kh

SOLE AGENT

CBRE Cambodia

Part of the CBRE affiliate network



PROJECT OVERVIEW

124.3 HECTARES OF CAREFULLY
CONSIDERED, NATURALLY BEAUTIFUL,
DEVELOPABLE LAND

The Song Saa Reserve is located in close proximity to Banteay Srei Temple, jewel in the crown of the world famous Angkor Archeological Park. Offering special appeal, this lake-side development site has abundant natural beauty combined with a strategic position in an up-and-coming location.

- + Secluded Environment, Exclusive Location
- + Adjacent to Stunning Banteay Srei Temple
- + Led by Experienced Developer, Song Saa
- + Environmentally & Socially Conscious Project
- + Foreign Ownership Permitted
- + Clearly Defined Design and Building Codes

The Song Saa team have leveraged their deep understanding of delivering high-class hospitality offerings in Cambodia to understand and deliver a project that stands apart from the crowd. Environmentally and socially conscious, this project offers the opportunity for solid returns, with the benefit of a fully considered, well executed masterplan backed by an experienced project-lead.



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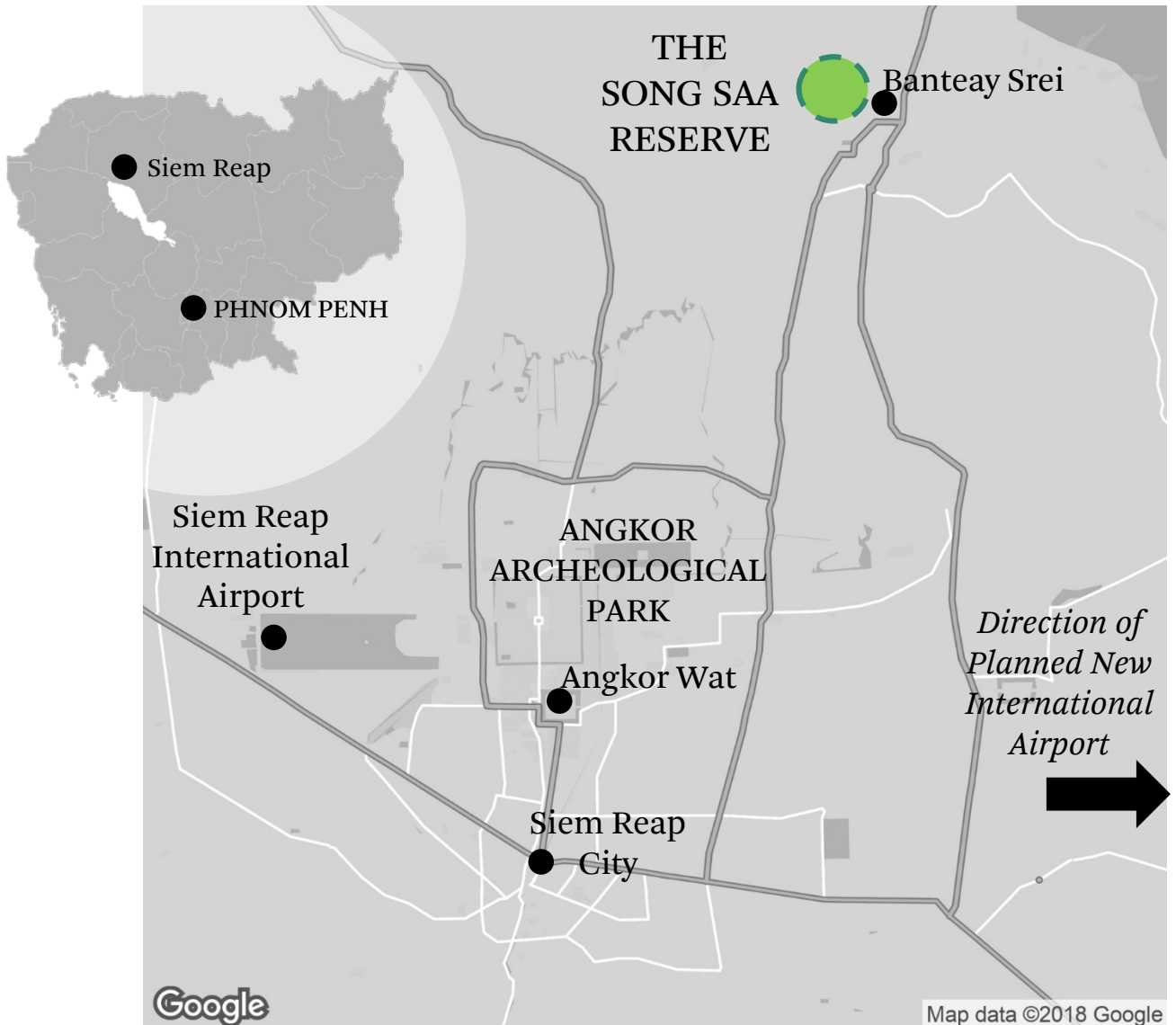
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LOCATION MAP



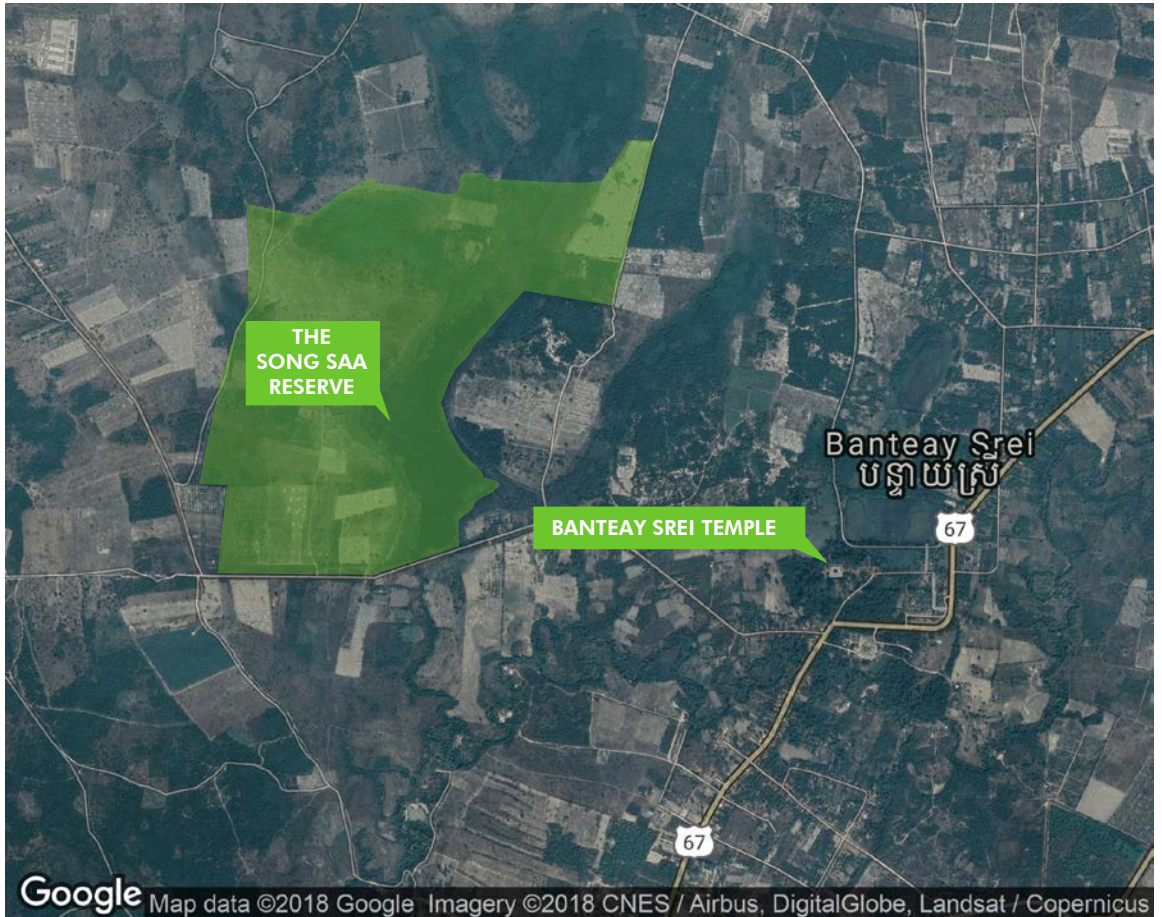
Banteay Srei Temple	1.65km	Siem Reap Intl Airport	43.2km
Phnom Kulen National Park	19.6km	New Intl Airport (Estimated)	41.0km
Siem Reap City	40.7km	Source: Google Maps / CBRE Cambodia, All distances approximate.	

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LOCATION MAP



Note: Approximate site area only



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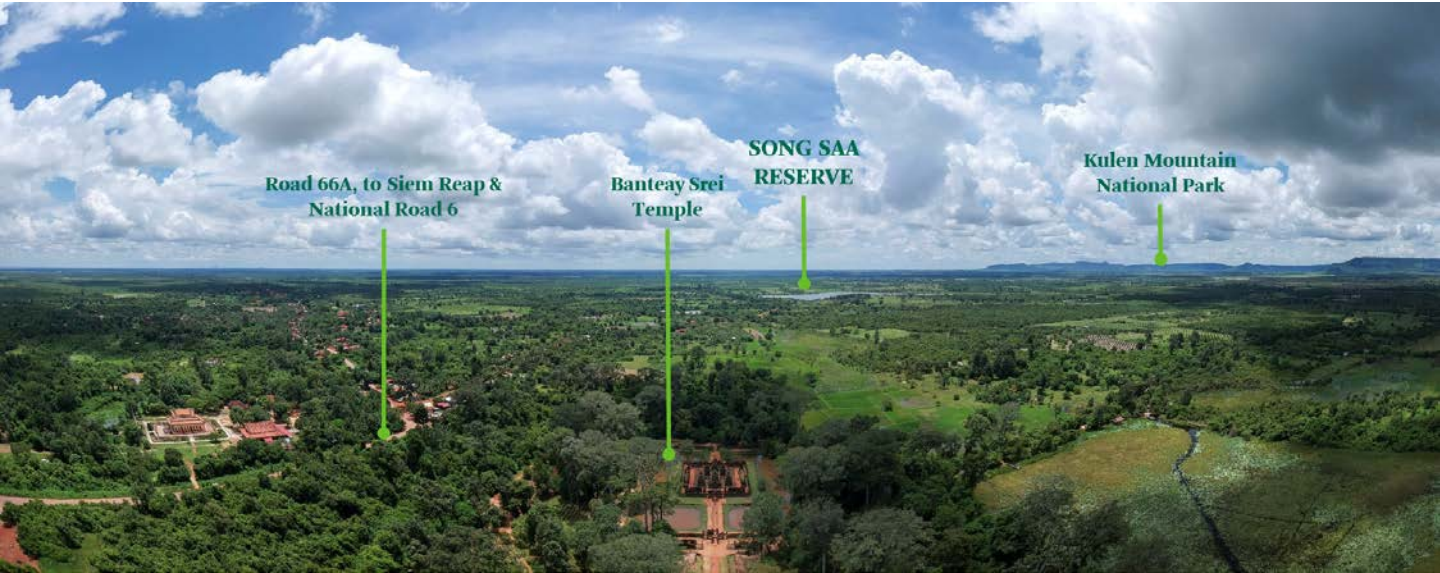


BANTEAY SREI TEMPLE

The entire Reserve extends to more than 200 hectares, subject to Song Saa's focused attention on conservation and community.



SURROUNDINGS



LOCATIONAL CONTEXT

SIEM REAP, GATEWAY TO THE TEMPLE OF ANGKOR

Siem Reap City is as the gateway to the world-famous Angkor Archaeological Park, and received almost 2.5 million visitors over the course of 2017, an 11.4% increase year-on-year.

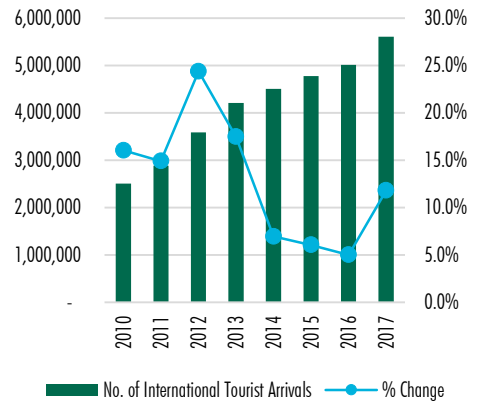
Siem Reap is served by a dedicated international airport, which last year catered for more than 1.8 million passengers (21% increase, year-on-year). A new international airport, with a capacity of 10 million passengers is planned to the east of Siem Reap, at a cost of approximately US\$1 billion.

BANTEAY SREI, AN ALTERNATIVE TOURIST HUB

Nestled in the foothills of the Kulen Mountains, on the fertile plains that gave rise to, and nourished one of South East Asia's most prosperous ancient civilisations, lies the important temple site of Banteay Srei. A major attraction of the UNESCO listed Angkor Archeological Park, Banteay Srei Temple has strong appeal, drawing more than 750,000 tourists a year north from the main temple complex to explore its hidden depths.

As Siem Reap City becomes busier, attention is turning to other locations that offer an alternative option to the bustling metropolitan streets. Banteay Srei's peaceful, but accessible and strategically located position, is an ideal alternative.

International Tourist Arrivals to Cambodia & YoY Percentage Change (2010 – 2017)



Source: Ministry of Tourism

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OWNERSHIP

The property is offered for sale as a whole or in part on the basis of a long-lease for a period of 50 years, renewable.

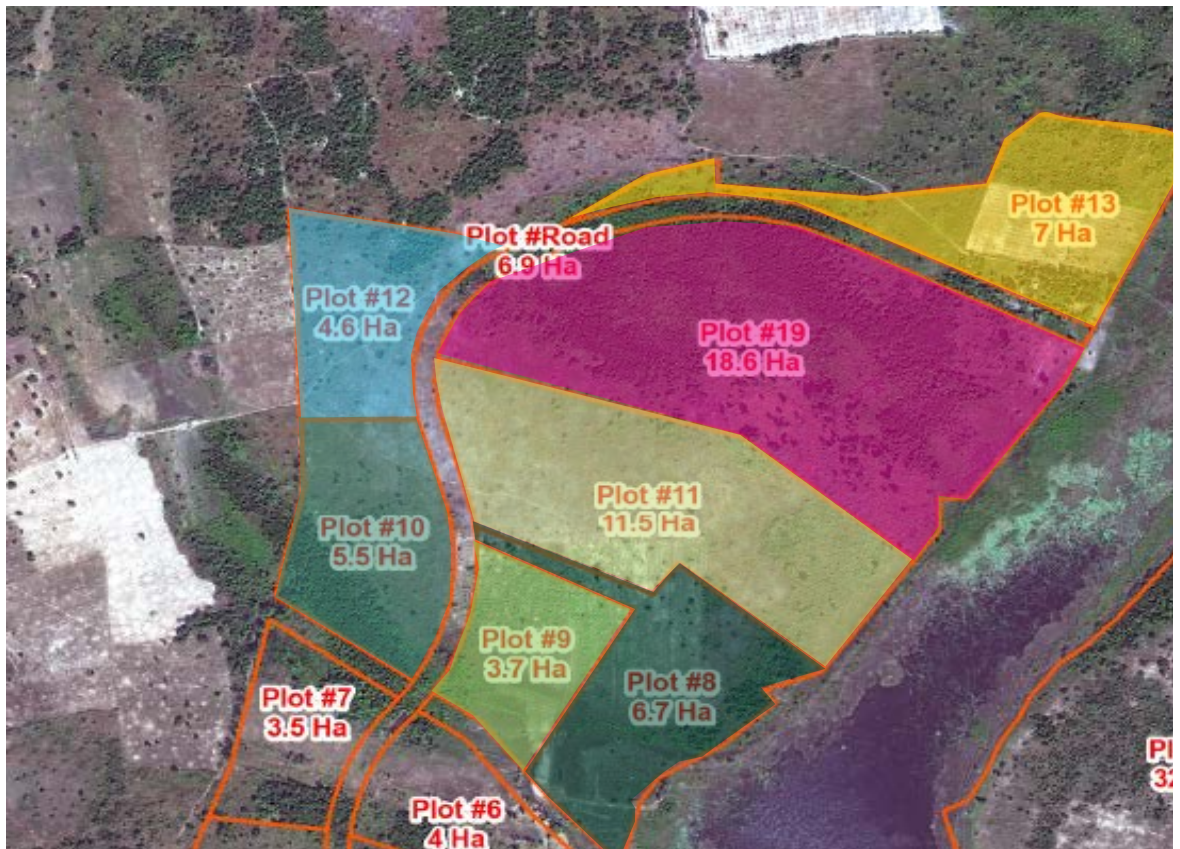
The site is subject to a carefully considered set of development regulations that permit flexibility, while protecting the site's environment.

More information is available upon request.

Price: On Application



PHASE 1 PLOT PLAN



Plots range in size from 3.1ha to 18.6ha, subject to final measurement. Consideration may be given to splitting plots, whilst it is possible to combine multiple plots under a single leasehold interest.



INSPECTIONS

Site inspections must be arranged through sole agents, CBRE Cambodia:

Email: cambodia@cbre.com

For more information, visit:



Dedicated
Project Website



Project Video
Overview