



La Vista ONE

INTRODUCTION

CONTENT

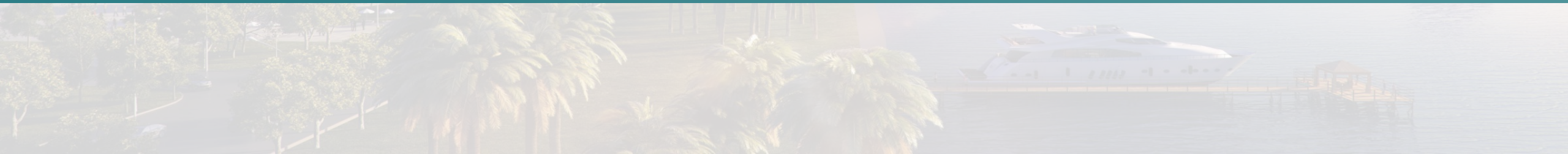
01 Project Introduction

02 Project Cooperation Teams

03 Project Information



01 Project Introduction



La Vista ONE

- La Vista ONE is inspired by the double 'V' from 'VIEW' and 'VICTORY'. It is a 41-storey and 140-meter-high with ART DECO design twin towers, to shape a skyline landmark in golden ratio, making the building maximally close to the nature, so everyone can enjoy the beauty of Mekong and prosperity of Phnom Penh by sliding the patio door.
- **La Vista One is a high-end residence designed for the rich, celebrities and urban elites. The lifestyle represented not only reflects the wealth and identity of the residents, but also the cultural heritage and spiritual pursuit of the elite circle.**



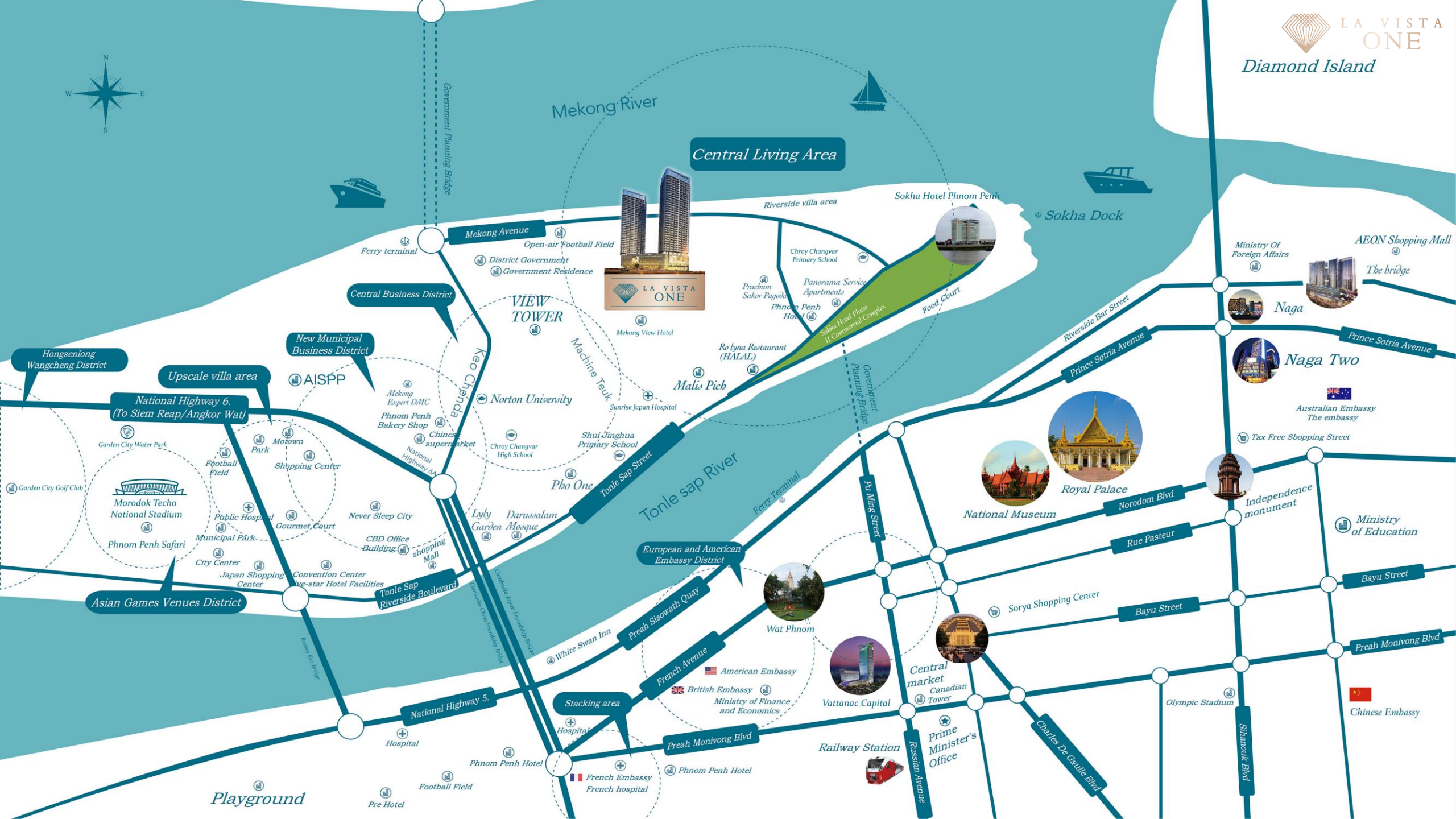
Basic Information

- **Total Households** : 1442
- **Construction Area**: 160,000m²
- **Construction Form**: 140m super tall twin towers of 41 storey
- **Commercial Area**: over 5,000 m²
- **Nature of Ownership**: Freehold
- **Construction Team**: Nantong 2nd Construction Group
- **Property Consultant**: CBRE
- **Property Management**: Greentown Service
- **Type Appreciation**: 261-330m² Flat Villa, 48-127m² Condo
- **Luxury Facilities**: Sky Bar, Infinity Pool, Global Restaurant, Times Café, SPA Center, Executive Lounge, Panoramic Gym Center, Sky Garden and Kids Playground.
- **Surrounding Facilities**: Morodok Techo National Stadium, Chroy Chongvar Satellite City, Ly Yong Phat Satellite City, MEF Business Development Center, Garden City Golf Club, Garden City Water Park, D-Safari, Dinosaurs Alive, Lucky Supermarket, Aeon Max Valu Express, Sokha Hotel Phnom Penh, Makro Supermarket.
- **Education Resources**: Chroy Changvar Primary School, Chea Sim Samaky High School, Norton University, Shrewsbury International School, AISPP.
- **Medical Facilities**: Sunrise Japan Hospital Phnom Penh, which is the top Japanese hospital.
- **Project Site**: Mekong River Street, Khan Chroy Changvar, Phnom Penh (to the north of Sokha Phnom Penh Hotel).



LA VISTA
ONE

Diamond Island





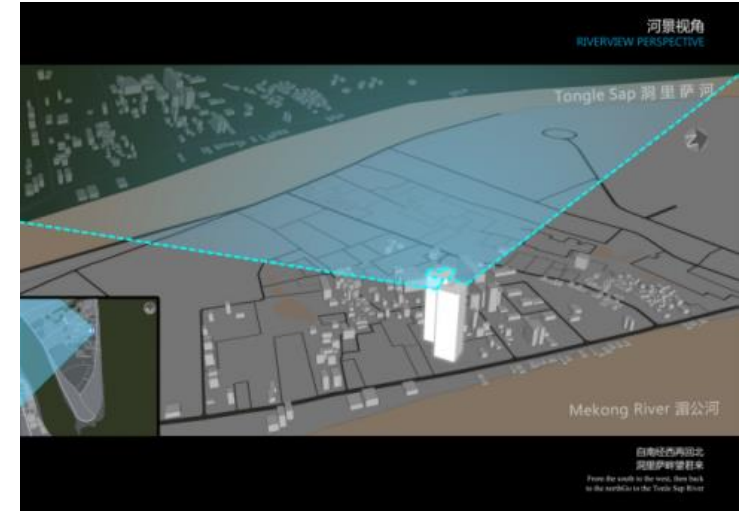
Mekong River Bay Area Intersection of Three rivers

La Vista One is situated at the intersection where the Mekong River and the Tonle Sap River converge in Chroy Changvar, Phnom Penh. The east from the project is within 50m to the bank of Mekong River. One Bay Two Banks, Skyline Water View, panorama view, Overlook the entire bustling city.

WEST

West: River & City

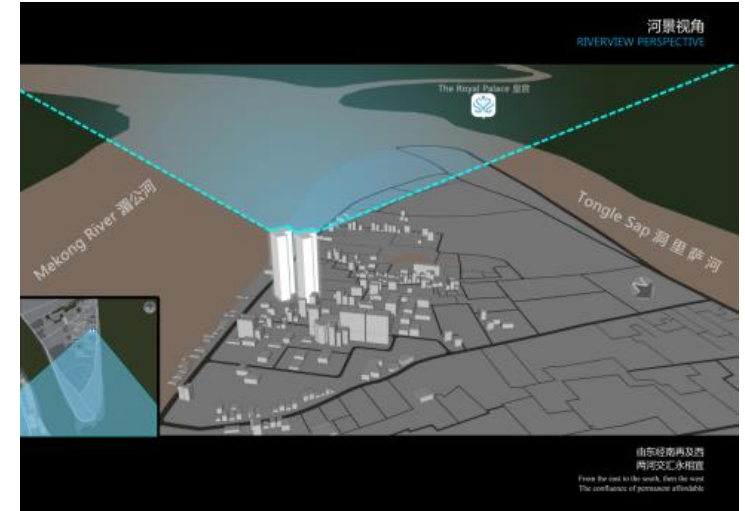
Looking at west, Tonle Sap River flows quietly. The Royal Palace is built along the water, it is resplendent and brilliant. With the lights of the whole city, it presents a style painting of the river and the city, showing the beauty of Phnom Penh.



SOUTH

South: Bay & Island

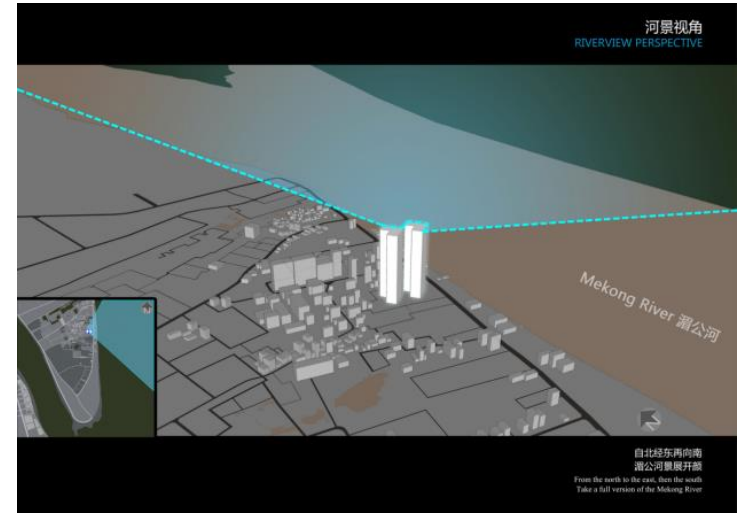
Four Arms Bay, it is wide and beautiful. Diamond Island is surrounded by sparkling waves between the blue water and blue sky. At the beginning of the night, the bright lights on the island are like diamonds.



EAST

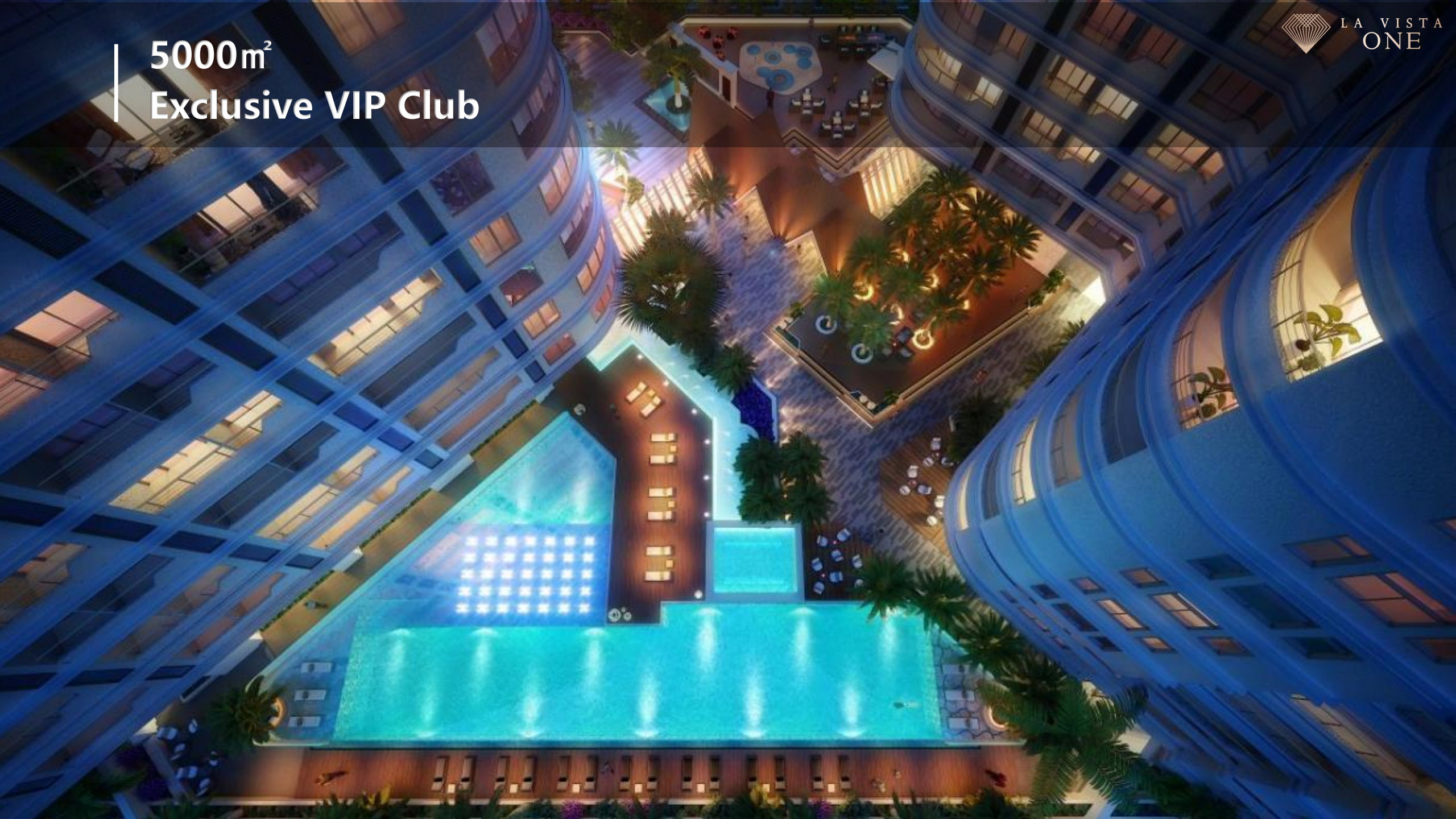
East: River & Field

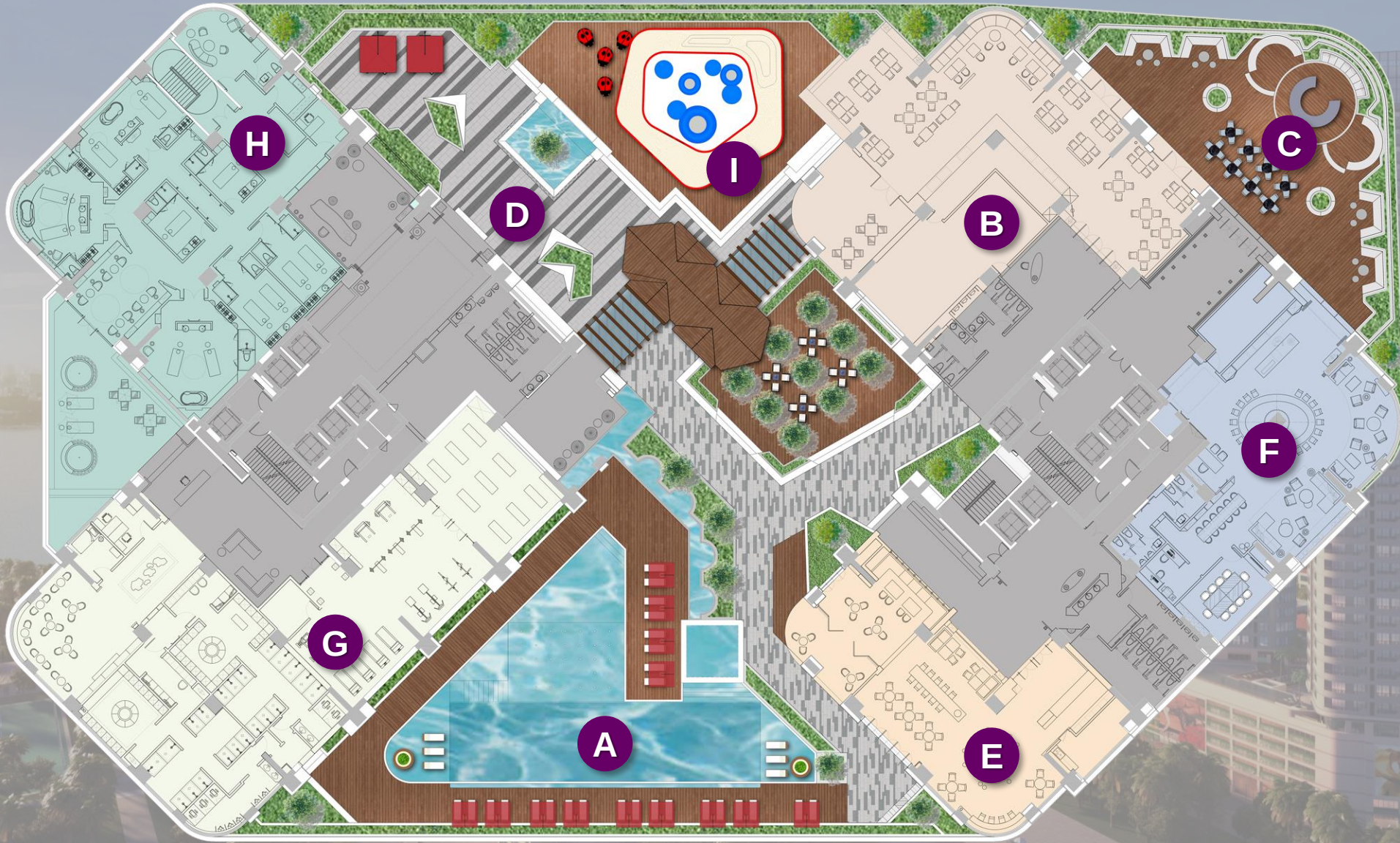
The quiet Mekong River and the green field, the endless blue sky and the slowly drifting white cloud, allowing you to have nature and enjoy the tranquility in the city.



5000m²

Exclusive VIP Club





[La Vista ONE 6th Floor Plan]

- A Infinity Pool
- B Global Restaurant
- C Sky Bar
- D Sky Garden
- E Time Café
- F Executive Lounge
- G Gym Center
- H SPA Center
- I Kid's Playground

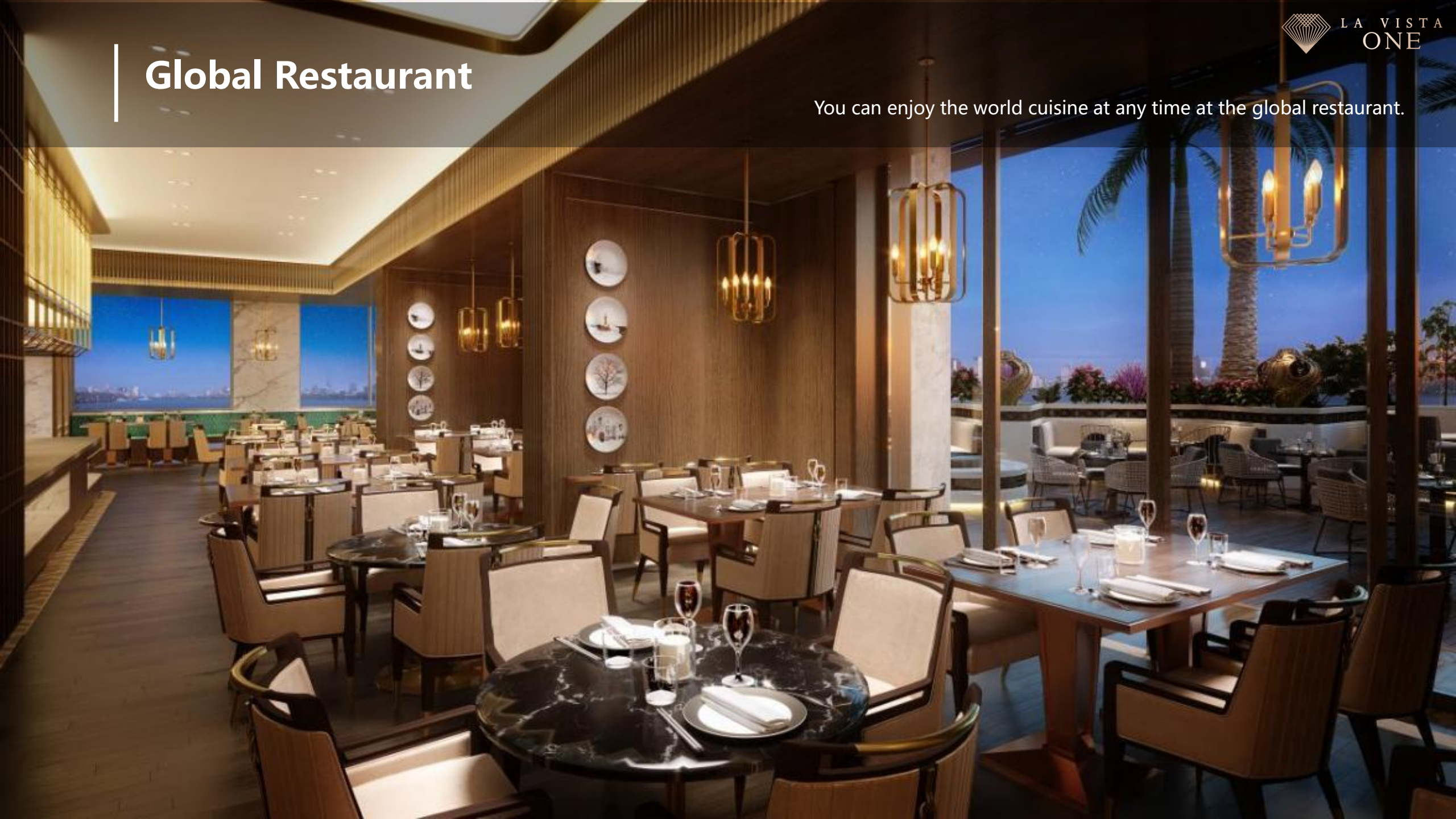


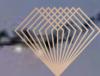
Infinity Pool

Home is at vacation. Take a dip in the infinity pool and enjoy the complete relaxation of body and mind.

Global Restaurant

You can enjoy the world cuisine at any time at the global restaurant.





Sky Bar

Here, in addition to the brilliance and fine wines of the sky bar, you can be intoxicated by the night view of Mekong River.

Sky Garden

The water and the sky are connected, the scenery is beautiful, and there is stillness in the midst of the noise. In the sky garden, you can enjoy the sunshine and warm breeze.

Time Café

Get rid of the clutter and exhaustion of life, enjoy a cup of coffee in Time Café and appreciate the natural beauty of Mekong River.



A modern, sophisticated lounge area with a long white marble bar in the foreground, dark wood paneling, and contemporary furniture. The space is illuminated by a series of circular pendant lights hanging from the ceiling. Large windows in the background offer a view of the city.

Executive Lounge

The Executive Lounge is a unique social venue, where you can meet relatives, friends, and partners in a staggered way.

Gym Center

Surrounding the gym, facing the beautiful view of Mekong River, while sweating, it is a good place for body and mind.



SPA Center

Let the body enjoy the purest care and experience the most original Southeast Asian style SPA here.





Project Cooperation Teams

Introduction to Project Properties and Custody Services

1. **CBRE**, the world's largest commercial real estate service and investment company, to provide property consulting services for the project;
2. **Bedom Group**, an internationally renowned comprehensive accommodation brand management and operation company, to ensure the income of investment customers;
3. **Greentown**, which has been awarded the "Top 10 Comprehensive Strength of China's Top 100 Real Estate Enterprises" for 13 consecutive years, to provide daily property services for owners.





Property Management Consultant —CBRE

- The cooperation of CBRE provides a star-rated property management services for the owners of La Vista ONE.



Property Trusteeship—Bedom

On May 30, 2019, the opening and signing ceremony between Bedom and La Vista One was grandly held at the Sokha Hotel (Phnom Penh). The Bedom Group entered Cambodia and chose La Vista One as the first partner.

Bedom-Your preference

As a comprehensive accommodation brand management operator in China and Southeast Asia, Bedom Group focuses on the large accommodation industry. Bedom Group operates and manages the apartment brand “Bedom Apartment”, the hotel brand “Resplendent”.

There are more than 100 new shops and establishing partnership with more than 500 project within 5 years, its shops are shattering over countries and 50 cities with VIP members more than 3 million. Powerful growth that such a unique brand will be a leader in reducing excessive inventory in the real estate industry and upgrading the accommodation industry.

FIVE CORE VALUES

01 PRECISE MARKET POSITIONING: with entering China and Southeast Asia Market, our business covers urban CBD, tourist, leisure, and senior care, to meet the different needs.

02 INTERNATIONAL MANAGEMENT BUSINESS MODEL: Unique cooperation model integrating management, sales and trusting with five-star British butler service provide customer with a new type of accommodation experience of hotel and home.

03 PROFESSIONAL MANAGEMENT TEAM: We bring together a team of senior experts in hotel and apartment industries at home and abroad to provide one-stop professional assessment guidance and follow up assistance.

04 TARGETED BRAND MARKETING: More than 100 major OTA channels and authoritative industry websites for comprehensive promotion and traffic driving; 3 million free members of the Group.

05 TECH-DRIVEN SUPPORT: Self-development CRS, CRM, ERP, PMS, Owner Management System, Public Opinion Management System for seamless connection between online and offline.

Property Services —Greentown Service Group (Hong Kong) Co.Ltd.

- In the “2021 China Property Service Top 100 Enterprises Research Results Conference” organized by China Index Academy (a professional independent third-party Real Estate Research Organization in China), they once again won the first place of “China’ s top 100 leading enterprises in terms of Property Service Satisfaction”.
- In September 2019, Greentown Service Overseas Holdings Group (Hong Kong) Co., Ltd. was registered and established. As the operation function guarantee center of subsidiaries in cities in overseas countries, it conducts headquarters guidance and control to ensure that the business of various countries is implemented in an orderly manner and steadily on the right track of development. At present, the company It has been deployed in Cambodia, Indonesia and other countries.

服务体系 - 服务产品

服务创造价值

“三驾马车” 齐头并进

围绕不动产全生命周期
打造资产增值服务生态



发展基石
打造完整价值链
保持品质优势

发展历程 - 服务规模 - 服务业态 - 行业地位 - 合作伙伴

服务创造价值

世界500强



中国500强

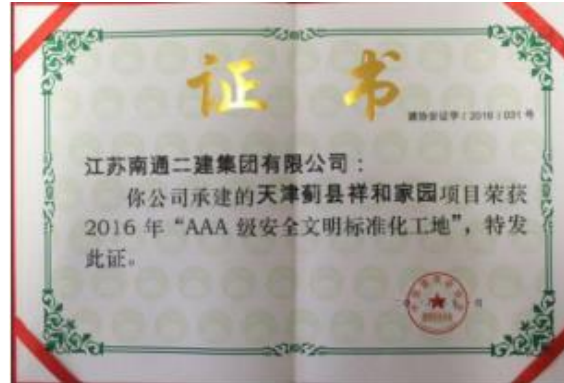


房地产百强



Main Contractor — Nantong Second Construction

- Nantong No. 2 Construction Group Co., Ltd is a giant construction corporate group of state special level qualification in general contracting of house building construction, first level qualification in general contracting of municipal utilities construction, three first-level qualifications in professional contracting of mechanical and electric equipment installation, building decoration construction, and steel structure works, and 12 construction qualifications relating to water resource and hydroelectric engineering, tunnels, environmental protection, railway, highway, and bridges, etc, including diversified operations as scientific research, construction, and investment businesses across various industries and regions.
- NT2C and La Vista One have reached a long-term strategic cooperation in Cambodia, which is the most favorable quality assurance for the Amethyst One project.





Project Information

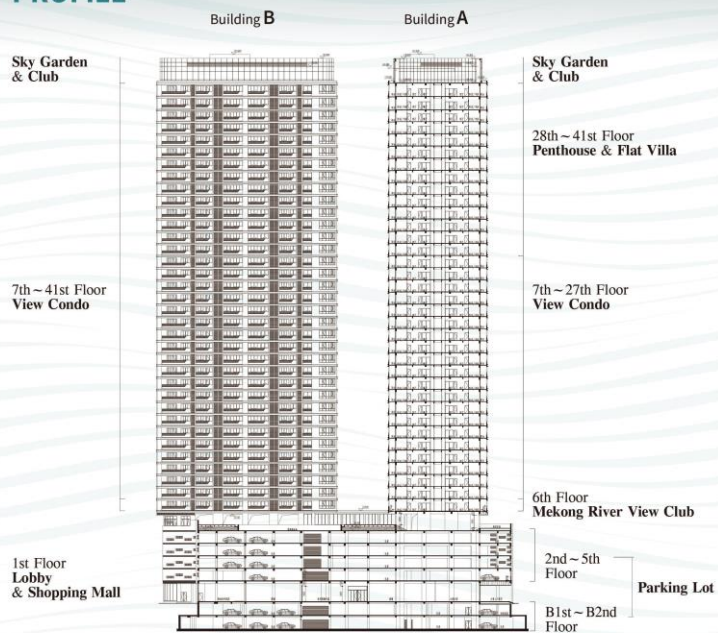
MODEL OF QUALITY

Lobby & Showroom

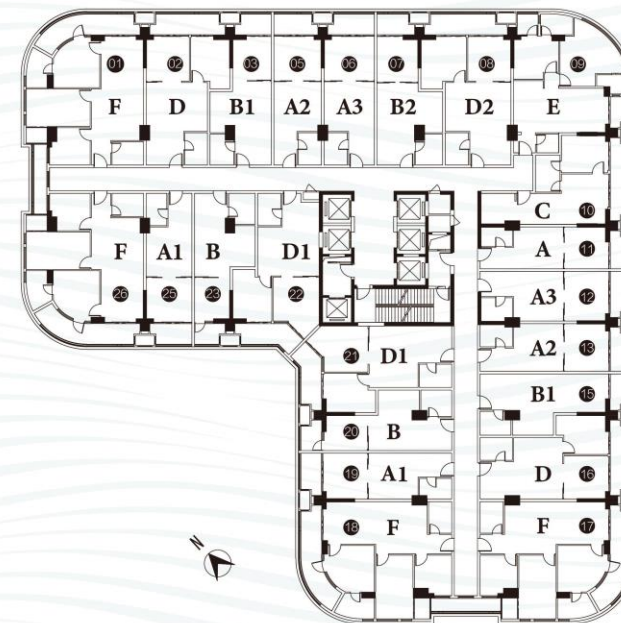


 紫晶壹号 | **风景大师**
LA VISTA ONE Landscape Master

PROFILE



STANDARD UNIT



Unit Type	Net Area	Gross Area	Unit Type	Net Area	Gross Area
A	40.04m ²	48.99m ²	C	61.32m ²	75.03m ²
A1	44.18m ²	54.06m ²	D	68.46m ²	83.77m ²
A2	46.04m ²	56.33m ²	D1	70.25m ²	85.96m ²
A3	48.44m ²	59.27m ²	D2	73.24m ²	89.62m ²
B	46.28m ²	56.63m ²	E	85.06m ²	104.08m ²
B1	48.06m ²	58.81m ²	F	103.83m ²	127.04m ²
B2	51.52m ²	63.04m ²	—	—	—

51.52m²	63.04m²	—	—	—
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Building A Layout (Condo)



A



B



C

[illegible]

Building A Layout (Flat Villa&Penthouse)



LA VISTA ONE Landscape Master

Flat Villa Type A
Building A 28F~41F

296m ² សរុបផ្ទៃដី	241m ² ផ្ទៃស្រប	4 បន្ទប់គេ	3 បន្ទប់ទឹក
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MEKONG RIVER VIEW

+855 (0)69 329 888 | EMAIL: ADMIN@LAVISTA-ONE.COM | ADDRESS: MEKONG RIVER STREET NO.3, CHROY CHANGUAR, PHNOM PENH

A

LA VISTA ONE Landscape Master

TYPE B
LA VISTA ONE

Flat Villa TYPE B&B1
Building A 28F~41F

261m ² សរុបផ្ទៃដី	215m ² ផ្ទៃស្រប	3 បន្ទប់គេ	3 បន្ទប់ទឹក
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B

LA VISTA ONE Landscape Master

TYPE C

Flat Villa
Building A 28F~41F

330m ² សរុបផ្ទៃដី	261m ² ផ្ទៃស្រប	3 បន្ទប់គេ	3 បន្ទប់ទឹក	1 បន្ទប់ស្នាក់នៅ
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Best View

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C

LA VISTA ONE Landscape Master

Flat Villa TYPE D
Building A 28F~41F

315m ² សរុបផ្ទៃដី	256m ² ផ្ទៃស្រប	3 បន្ទប់គេ	4 បន្ទប់ទឹក	1 បន្ទប់ស្នាក់នៅ
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Best View

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D

Construction Progress

1. **Current Progress:** The topping out of main structure has been completed in September 2022
2. **Delivery Date:** December 31, 2025



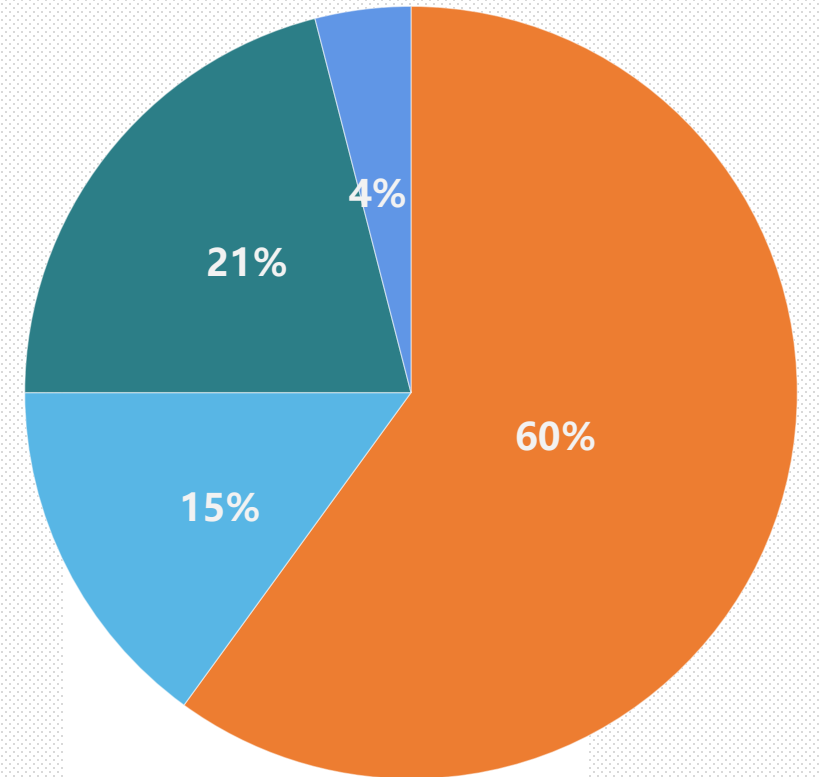
Clients Group Analysis

Clients Group Details:

1. Cambodia clients (local) account for about **60%.**
2. China clients account for about **15%.**
3. Clients from ASEAN account for about **21%.**
4. Clients from Asia, Western Asia, Europe account for about **4%.**

Current Sales Strategy:

Highly attracts in local mid-high end clients,
attracts investment clients from Singapore, Indonesia,
Japan, Korea and France.



- Cambodia
- China
- ASEAN
- Asia, Western Asia and Europe

Project Inventory

Sales Data:

1. Total saleable contruction area is about **12,5800**, including about 10,0700m² of Condo, 2,5100m² of Flat Villa.
2. Current total selling rate is about **40%**.

【Flat Villa】Data Statistics Summary Table

Rooms	Unit Types	Number of Suites	Construction Area (m ² /Suite)	Construction Area (m ² , Total)
Penthouse	A	14	295.81	4141.34
	B	14	260.05	3640.7
	B1	14	260.05	3640.7
	C	28	330.17	9244.76
	D	14	313.92	4394.88
Total		84	-	25062.38

【Condo】Data Statistics Summary Table

Rooms	Unit Types	Number of Suites (Building A)	Number of Suites (Building B)	Subtotal of Suites	Construction Area (m ² /Suite)	Construction Area (m ² , Total)
One bedroom	A	21	35	56	48.99	2743.44
	A1	42	140	182	54.06	9838.92
	A2	42	70	112	56.33	6308.96
	A3	42	70	112	59.27	6638.24
	B	42	70	112	56.63	6342.56
	B1	42	70	112	58.81	6586.72
	B2	21	35	56	63.04	3530.24
	C	21	35	56	75.03	4201.68
Two bedrooms	G	-	70	70	72.91	5103.7
	D	42	70	112	83.77	9382.24
	D1	42	70	112	85.96	9627.52
	D2	21	35	56	89.62	5018.72
	E	21	35	56	104.08	5828.48
Three	F	84	70	154	127.04	19564.16
Total		483	875	1358	-	100715.58



Thanks

No.3 Mekong Road, Chroy Changvar district, Phnom Penh, Cambodia (North of Sokha Hotel)

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