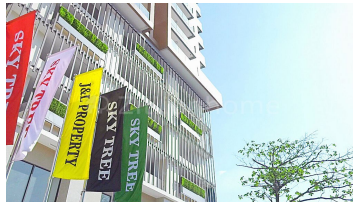
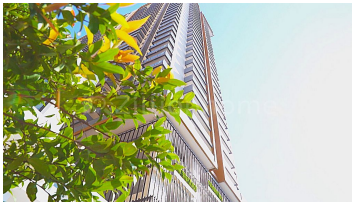




## Condo For Sale

Address: Tuol Sangkae 1, Russey Keo, Phnom Penh



## CONTACT AGENT



**SKY TREE RESIDENCE & HOTEL**

H/P: +85581901688 | +85599220213

Email: skytreeresidence@gmail.com

## FACE AND FEATURES

Type	Floor	Bed	Bath	Total Area	Private Area
Condo	7	2	2	120m <sup>2</sup>	94m <sup>2</sup>
Aircon	Livingroom	Parking			
3	1	1			

**For Sale** > **\$325,601** Est. Mortgage: \$2,449/month

## DESCRIPTION

Project Information: SKY TREE RESIDENCE is located in the new political and economic center of Phnom Penh, adjacent to the Prime Minister's Office in PPCC. It is a large-scale integrated high-end commercial & residential community in the Phnom Penh City. It is a complex of commercial, office, hotel and service apartments. Developed by J&L Property Development Co., Ltd., a subsidiary of Taiwan-based Focus Group, one of the biggest Taiwan-fund enterprises in Cambodia. Sky Tree Residence covers an area of 8,243 square meters and has a construction area of about 140,000 square meters. There are three buildings with 34 floor each, which are divided into block A, B and C, total of 1,420 units and 800 parking lots. Location: SKYTREE RESIDENCE is situated on the prime location which is close to the central business district.

Adjoining the residence is also available desirable retail shop hub and entertainment with various of restaurants, super market, bars & clubs, cinema and pharmacy such as PPCC Eden Garden, TK Avenue and Samai Square. Myriads of International schools is also around the location. 5-mins drive from financial and embassy district 6-mins drive from Prime Minister Office & City hall 8-mins drive to the central station 20-mins drive to Phnom Penh International airport. Amenities & Facilities: With a stay at SKY TREE RESIDENCE, you can get advantage of recreation opportunities including sophisticated resident lounge serves with complementary beverages, semi-outdoor swimming pool surrounds by unique garden planted with rare and precious strain of

plants all the way imported from Japan, fitness center with steam & sauna, sky view perched on a cantilevered terrace at 32th floor and the one and only private helicopter apron. Parking lot is available on-site. Rooms types, Fixtures & Equipment: Sky tree residence presents cleverly designed one-bedroom superior suite and two-bedroom deluxe suite. All of suites are fitted with a luxurious decorated living room with wild range balcony, fully-equipped modern kitchen with cooking utensils, crockery & tableware, separate sleeping bedroom with connected bathroom. Electronical appliances in room includes 49 Inches LED TV, Washing Machine, refrigerator, air-conditioners, rice cooker & water boiler. Sky tree residence is definitely the best choice for personal use or investment purpose. Professional Hotel Management Team: SKY TREE RESIDENCE is managed by NEW WORLD HOSPITALITY, which is professional hotel management company constituted by experienced and well-trained talents possess strong passion and commitment in hospitality industry. Features at SKY TREE RESIDENCE including complimentary concierge services, luggage delivery service and 24 hours front desk and security. Additional services on request includes dry cleaning/laundry services, catering service and personal housemaid and baby-sitting. Aeon MaxValu Express opens on-site in July, 2020. To provide our resident a friendly and convenient living community and also increase the property value. Company Background J&L Property & its' mother company Taiwan Focus Group, The earliest & biggest Taiwanese-funded enterprise in Cambodia.: J&L Property Development Ltd., Co., belongs to Taiwan "Focus Group", has been assiduously developing in Cambodia for over 20 years, was one of the earliest Taiwanese enterprises to do land development and running business in Cambodia. From shoes manufacturing to property development, Focus Group has been extending number of enterprises, which are: Family Microfinance Plc., Matsu Property, J&L Investment and Consulting Co., Ltd., Capri Construction Co., Ltd., New world hospitality co., Ltd and JL Cambodia Charity Association. Large amount of land reserves in Cambodia and Vietnam, with absolute strength and reliable reputation: Focus Group has accumulated a large amount of land reserves in Phnom Penh, the capital of Cambodia, Sihanoukville Port, Koh Rong Island and Vietnam, aiming at the large-scale development in Cambodia. International syndicated financing support to prove J&L property's strengthen & capability: J&L Property Development Co., Ltd. under Focus Group is jointly participated by 6 state-owned and privately-owned banks, namely the leading Taiwan Cooperative Bank, Bank of Taiwan, Land Bank of Taiwan, Taiwan Business Bank, Sunny Bank and Bank of Pan-Hsin, jointly lending US\$ 35 million, which has become the first international cross-border syndicated

loan granting case for land construction. This is not only the best verification and recognition of Focus Group's reputation and corporate strength, but also will comprehensively enhance and strengthen the economic strength of J&L Property Development Co., Ltd. Focus Group won Taiwan golden peak Award of Top 10 Outstanding Enterprises & Top 10 Outstanding Entrepreneurial Leaders: In the election of the 19th Golden Peak Awards in 2019, with excellent enterprise performance, profit results and strong corporate strength in the past few years, Focus Group wins the Award of Top 10 Outstanding Enterprises, and Mr. Scott Wu, CEO of Focus Group, wins the Award of Top 10 Outstanding Entrepreneurial Leaders. Ying-Jeou Ma, the former Taiwanese leader & Ex-president of Taiwan, presents the award in person.

Investment Advantage Ready-to-move-in property, risk-free investment and get return right away: Fitting & fixture is completed, the property is available to hand-over right away for personal use or rent without any risk of the project cannot be completed, your investment is secure and practical. Located in New growing location, at the heart of future Phnom Penh city center: Sits right off the New CBD of Phnom Penh City, nestled by government department, financial institutes and embassies, according to the report of CREA, the location of SKY TREE RESIDENCE is increasing rapidly at least 8% every year. 5 Stars international branded hotel is going to open in SKY TREE project: Inserting in international branded hotel with huge customer base of tourism resource to activate the property and commercial liquidity and increase the property value. Permanent property free-hold hard title: A permanent free-hold property with hard title property certificate, to own an asset legally and eternally. Flexible Payment terms and Financing support – The property is allowed to move-in or rent with 10% down payment only. – Interest-free installment is provided. – House Loan is provided to local and foreign buyer with hassle-free application procedure.