



Le Condé Bkk1

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Le Condé Bkk1
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EMBARK ON
THE NEW
CHAPTER OF
URBANISED
LIVING
@LE CONDÉ
BKK1





PRESTIGIOUS AWARDS WINNING PROPERTY DEVELOPMENT IN THE HEART OF THE CAPITAL CITY









CONTENTS



ADDRESS



LIFESTYLE

LIKE THE CITY ITSELF,
LE CONDÉ BKK1
IS A PLACE MATERIALIZED
FROM MANY STORIES,
AND VERBALIZED BY MANY VOICES.



AMENITIES



ABOUT
LE CONDÉ



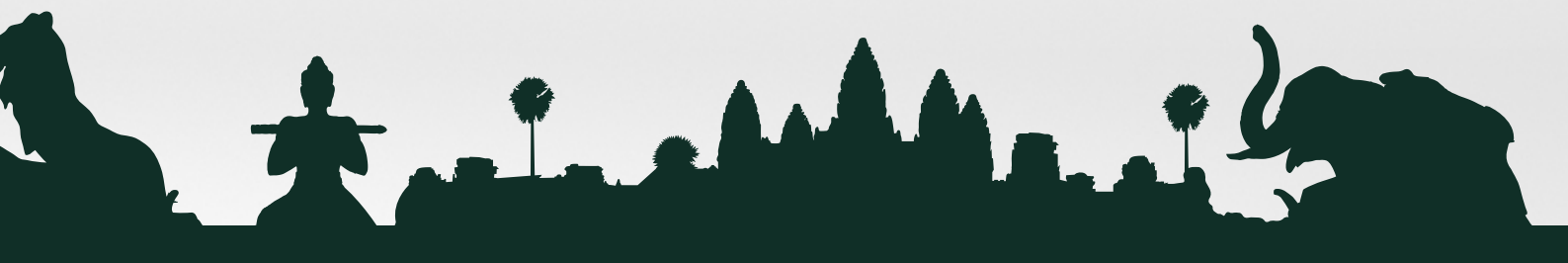
INTERIORS



ADDRESS



THE COUNTRY'S
LANDMARKS
WITHIN
THE STONE'S
THROW



ADDRESS

Le Condé is strategically located on the capital city's central business district, Boung Keng Kang 1 (BKK 1). This area is also perceived as the crown jewel of the capital city as it is at the center of the four busiest boulevards in Phnom Penh.

Strolling through BKK1, you will be overwhelmed by the countless cafés, fashion boutiques, government buildings, banks, and NGOs. All of it are within a 1.4 square kilometer of the district. Aside from that, The Independence monument and also the one and only authorized casino, NagaWorld is also in the vicinity of the BKK1 district and not to forgot the gleaming gold Royal Palace of Cambodia. This makes BKK1 the most sought-after location when it comes to living in Phnom Penh.

In 2018, BKK1 was designated as a special independent district which previously part of a commune within Chamkarmon district. The government has elected its own special administration to oversee the unique 1.4 square kilometer area. It may be small in size but it is extremely important district in the capital city.



7  Embassies

19  NGO

45  Cafes

82  Restaurants





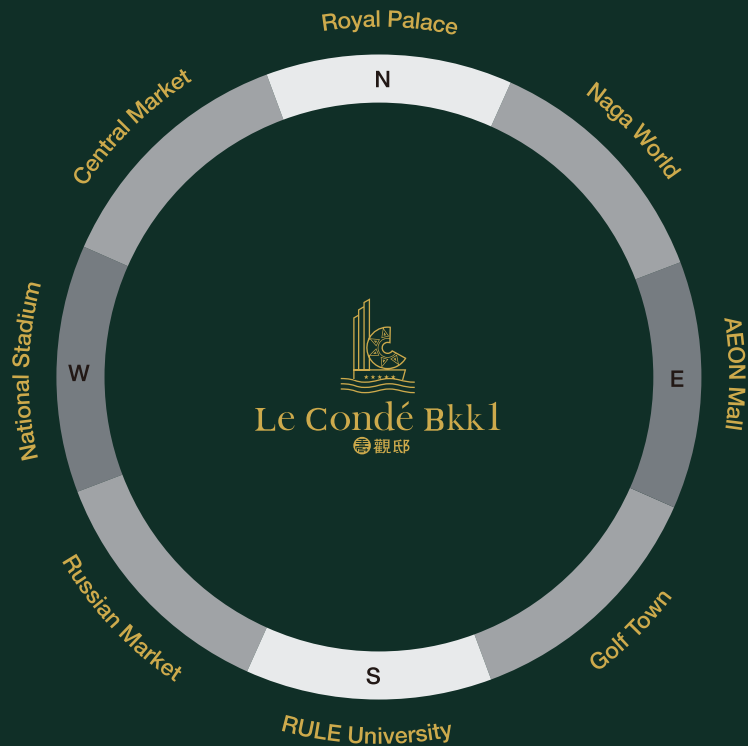
ADDRESS

Phnom Penh has emerged as an international for commerce, liveability, education and real estate.

With direct connections to South East Asia and with Phnom Penh's international reputation for business and tourism, the city is a perfect investment and residential choice.

Phnom Penh is home to many of Cambodia's largest corporations, as well as offering world-class study at universities and a 24-hour lifestyle living.

ADDRESS



Beung Keng Kang are well-established district and also the most prime location for living as everything is within walking distance.

From bustling CBD streets to the heart of the city, Beung Keng Kang residences are spoiled with the very best choices of Phnom Penh modern living due to the strategically positioned.

CATCHMENT AREA MAP

NORTH

- ▶ Wat Phnom
- ▶ Central Market
- ▶ Royal Palace
- ▶ National Museum
- ▶ Embassy
- ▶ Independence
- ▶ Monument
- ▶ ABA & J Trust bank

SOUTH

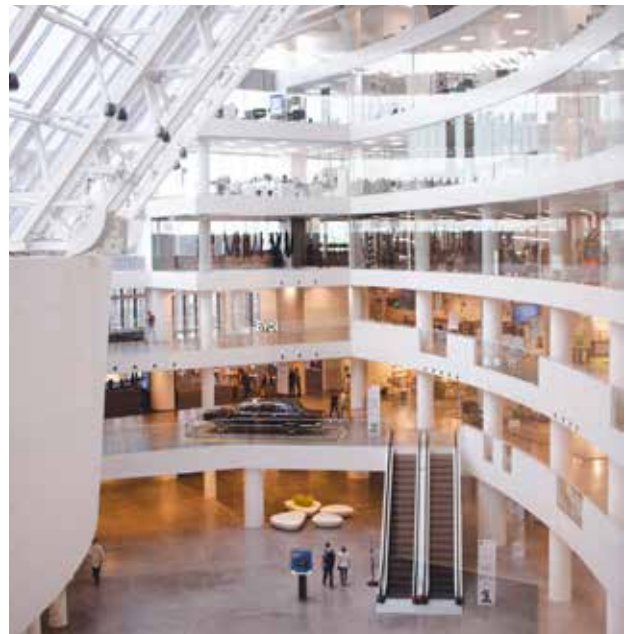
- ▶ Senate of Cambodia
- ▶ Beoung Keng Kang Market
- ▶ Golf Town
- ▶ Embassy Zone
- ▶ ACLEDA Bank
- ▶ Royal University of Law & Economics

EAST

- ▶ Naga World
- ▶ Diamond Island
- ▶ United Nation
- ▶ AEON I
- ▶ Embassy Zone
- ▶ Sofitel Hotel

WEST

- ▶ National Olympic Stadium
- ▶ Olympic Market
- ▶ Doeurm Kor Market
- ▶ City Mall Shopping Center



ADDRESS



THE HOME OF EMBASSIES AND NGO'S

The main attributes towards being the best choice of healthy living in BKK1 is mainly because of the surroundings Embassies and NGO's. Business who are internationally focused are heavily dependent on these attributes.

THE CORE OF THE CAPITAL

ABA Bank is one of the leading financial institutions in Cambodia, their main headquarters are located in none other than BKK1. Aside from them, there are 36 additional financial institutes which are also spreaded across BKK1 district making it the most prominent financial district in Phnom Penh.



ADDRESS



ELEGANT LIVING AT A PRESTIGIOUS ADDRESS

A day in BKK1 often begins with the best coffee in town, well-known café such as Brown Café are the most popular hangout location by both local and international crowds. Aside from coffee, there are also plenty of cuisine choices to fill an empty stomach. If you're craving for French cuisine, there is the Topaz Restaurant, the authentic taste of French fine dining. When it comes to craft beers, Hops Beer Garden offers selections choices of craft beers. For a more intimate dining experience, Terrazza is the ideal option. Inspired by the taste of home, the restaurant itself is established by one of the best Italian Chefs. Opens from lunch to dinner hour, they serve authentic Italian cuisine and has extensive list of wine selections. Altogether, this sums up that food and beverages is always there anytime, anywhere.

EAT, SLEEP, WORK and PLAY, with plenty of entertainments, BKK1 covers everything you need to enjoy social life. Not only the boutique community mall conveniently located at the BKK1 district along Norodom Boulevard, the current social hub of the area. It houses well-known brands and independent retailers, perfect for a weekend's afternoon stroll. When you're craving for massage, look for none other than Bodia Spa. It is located right next to us, well known for its luxury spa and the authentic Khmer style massage in the world.

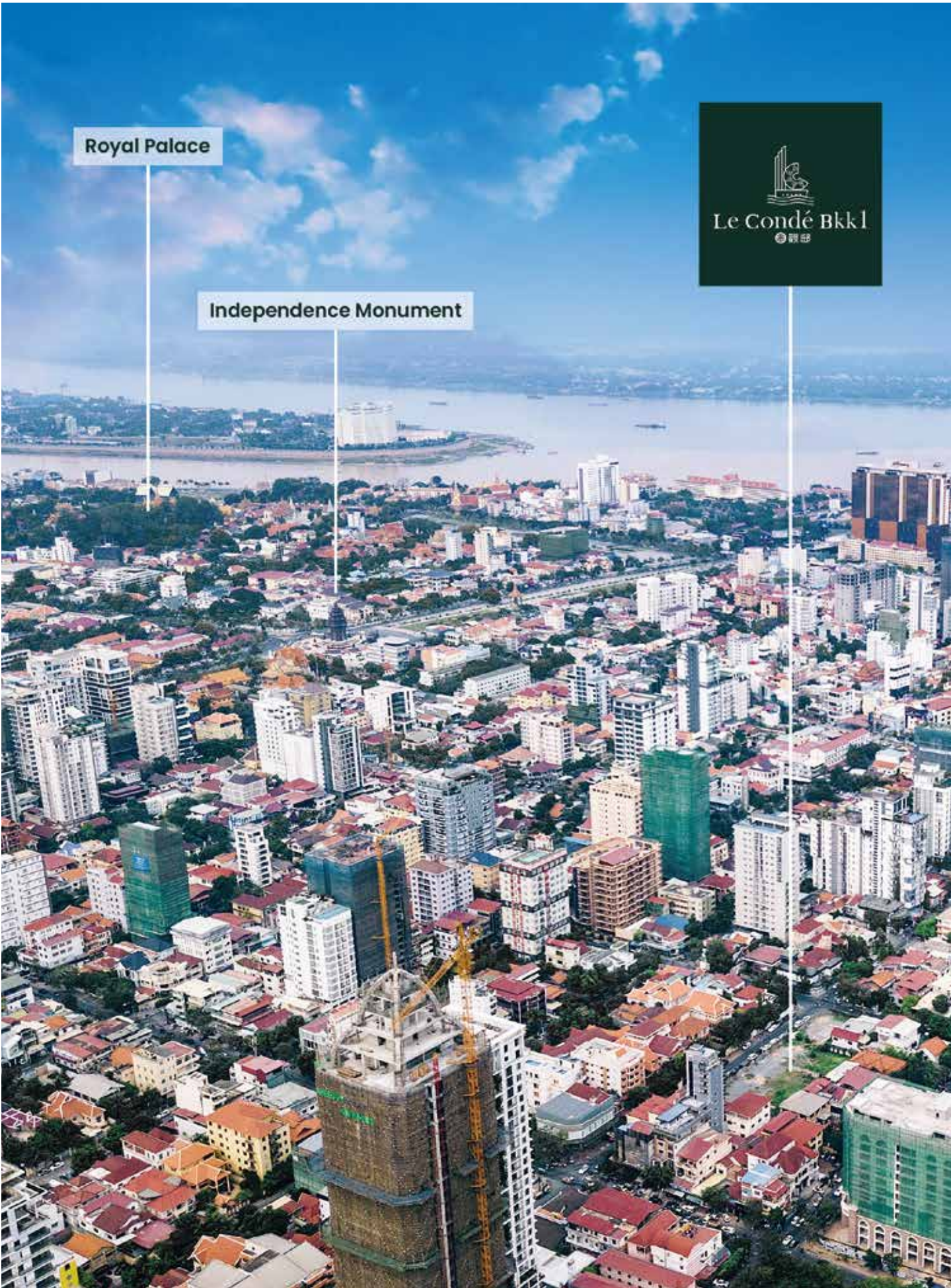
From its famous laneways and hidden bars to its legendary live music venues, incredible restaurants, galleries, and fashion stores, the Phnom Penh's CBD, BKK1 is a treasure trove that simply gets more extraordinary the longer you get to know it.



LIFESTYLE

Royal Palace

Independence Monument



Naga World

Beoung Keng Kang Market

AEON MALL Phnom Penh



BKK1's most prestigious lifestyle address with cosmopolitan style

The best choice for real-estate investor with high rental yield, BKK1 is definitely the paragon of investment choice.

**LOCAL CARING
MOTHER**

“

BKK1 is my preferred residing location because of the easy access of the great education center in Phnom Penh which is none other than the K-12 education. Everything is within walking distance, I'm able to save my time doing other things rather than wasting it on traveling just to send my kids to school. You will understand what I mean if you and your family stay here for a month, the convenience in of living in the well-planned district.

”





LOCAL GUIDE

TOP RESTAURANT

1. Topaz Restaurant
2. Malis Cambodian Restaurant
3. Kanpai Restaurant
4. Eleven One Klthcne BKK
5. Digby's Bar & Grill
6. Il Forno Italian Restaurant
7. Bornga Korean Restaurant
8. Feliz Restaurant
9. Uraetei Japanese BBQ
10. Mama Thai Restaurant

FASHION

1. Gatoni
2. Zando
3. Little Fashion
4. Colorblind
5. Poise Mera

TOP BAR

1. Eclipse Terrace Bar
2. The Oyster Bar
3. Celeste Revolving Restaurant
4. Vehaa Restuarant & Bar
5. Elbow Room
6. Temple Bar
7. Pushkin Lounge Bar
8. NEO Skybar
9. GL Lounge
10. HighGround Skybar

SNACKS

1. The Pizza Company
2. Papa John's Pizza
3. Carl's Jr.
4. Burger King
5. Burger Shack

COFFEE & BRUNCH

1. Brown Coffee
2. Starbucks
3. Next Coffee
4. Plengchan Coffee
5. Koi Thé
6. The Coffee Bean & Tea Leaf
7. Eric Kayser
8. Gloria Jean's Coffee



PHNOM PENH ICONIC FINE DINING

Topaz is known as a genuine French fine-dining experience with exquisite flavors and authentic taste combined with the absolute-fresh and exceptional ingredients.

Located in the heart of Phnom Penh, Cambodia, Topaz Restaurant is renowned as one of the top fine-dining French restaurants in the Asia Pacific region.

POPULAR HANGOUT LOCATION

Kanpai Restaurant is a favorite hangout destination with lively and cozy ambiances spot, serving varieties food with scrumptious taste. Their specialty is none other than their freshly brewed beer. The staff are well trained and always welcome the customers open-heartedly.



TRENDY AND MODERNISTIC SHOPPING PRECINCT

Gatoni, a minimalistic store that suits modern lifestyle. Offers wide collections of trendy and up-to-date apparel selection. Ranging from kids, women and men apparel choices at the most reasonable value with the best quality to offer.

Apparel shopping has always been easy as it is part of the core businesses in the liveliest district of the capital city.



CHANEL





BKK AVENUE

BY LE CONDÉ BKK1

RETAIL SPACE

Unveiling the Centerpiece of Retail Precinct, BKK Avenue by Le Condé BKK1

Where comfortable living and convenient lifestyle merged.

Le Condé proudly presents the most prestigious retail space that will elevate the shopping experience to the next level. BKK Avenue is the first ever freehold retail space in the BKK1 district – the most popular district in the capital.

With its strategic location, BKK Avenue aims to be the most outstanding retail space in BKK1 with the main aims of businesses such as F&B, boutique shops and lifestyle focused businesses alongside with highly anticipated brands.

Situated just below the most luxuries service apartment in town, BKK Avenue has 16 retail units available which ranged from 51 square meters to 100 square meters in size. All of above-mentioned units showcases a welcoming ambiance with 5 meters high-ceiling concept which offers great natural lightings and ventilations and on the other hand, providing more flexibility in terms of design and decorations of the units.

BKK AVENUE designed concept is highly determined by the high-end retail center that offers an extravagant lifestyle atmosphere of leisure shopping experience for everyone especially to residences of Le Condé BKK1. To provide unlimited possibilities for the future owners of the marvelous retail space, flexibility of combined space is possible to suit your desire choice. With approximately 3,000 of residents living just above BKK AVENUE, which will be passing through the retail center every day, this will surely increase the value of the businesses of the area. Having wide ranged of high-profile potential customers staying just above the retail center is definitely beneficial for the businesses.









CHANEL

STURTUCKS

STURTUCKS



NEL



SHOPPING

BRAND

zomo

BRAND





AMENITIES

RF . Skybar
. Infinity Pool

F42-43 . Le Condé The Royal

F32 . Immersive Sky Garden (1000sqm)
. Co-working Space

F15 . Children's Play Paradise (800 sqm)

F6 . 240m Sky Jogging Track
. Swimming Pool
. Fitness Center

F1-F5 . Parking floors

GF . BKK AVENUE
. Boutique Reading Space



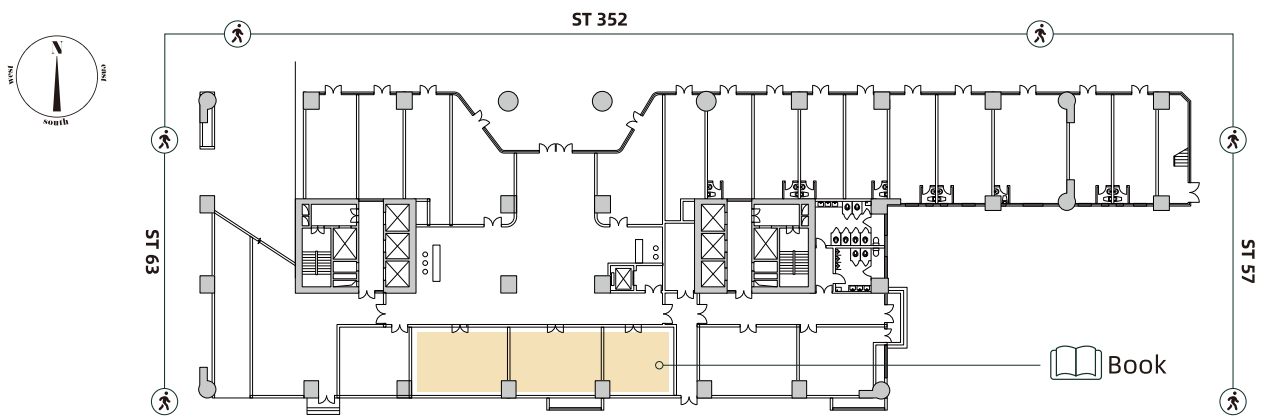


AMENITIES

**THE
1ST
URBAN
CULTURE
COMMUNE**

**BOUTIQUE
READING
SPACE**

REDEFINING LUXURY CITY LIVING IN A WORLD-CLASS INTEGRATED DEVELOPMENT. The residential component of BKK 1, Le Condé is an exclusive collection of over 1000 luxury serviced homes. Everyone is designed to redefine luxury city living. Le Condé residents will enjoy the flexibility of living, working, and entertaining at home, as well as networking, innovating shopping, and dining at the Le Condé Centre. This is truly an integrated and vibrant luxury city lifestyle of the future.

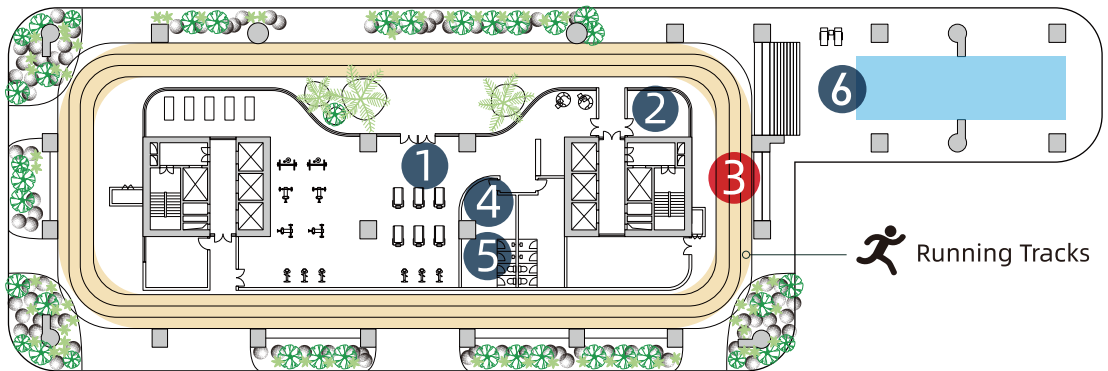


AMENITIES

THE 1ST SKY-JOGGING TRACK

FITNESS

Health and wellness are a key part of the Le Condé experience. The latest step in the evolution of the Phnom Penh residential living is the first rooftop running track. Le Condé Sky Track ensures a healthy lifestyle. Our 200-meter sky track gives you an opportunity to maintain your fitness goals within a lush green environment that brings you close to nature within the bustling city.



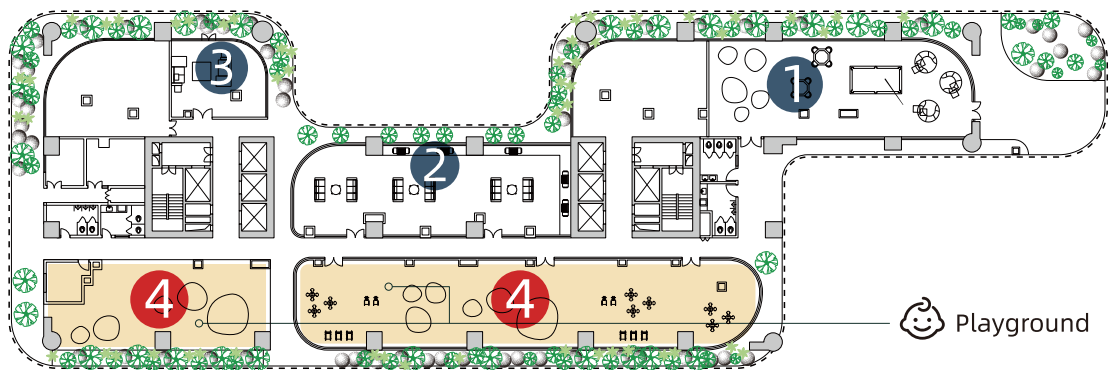
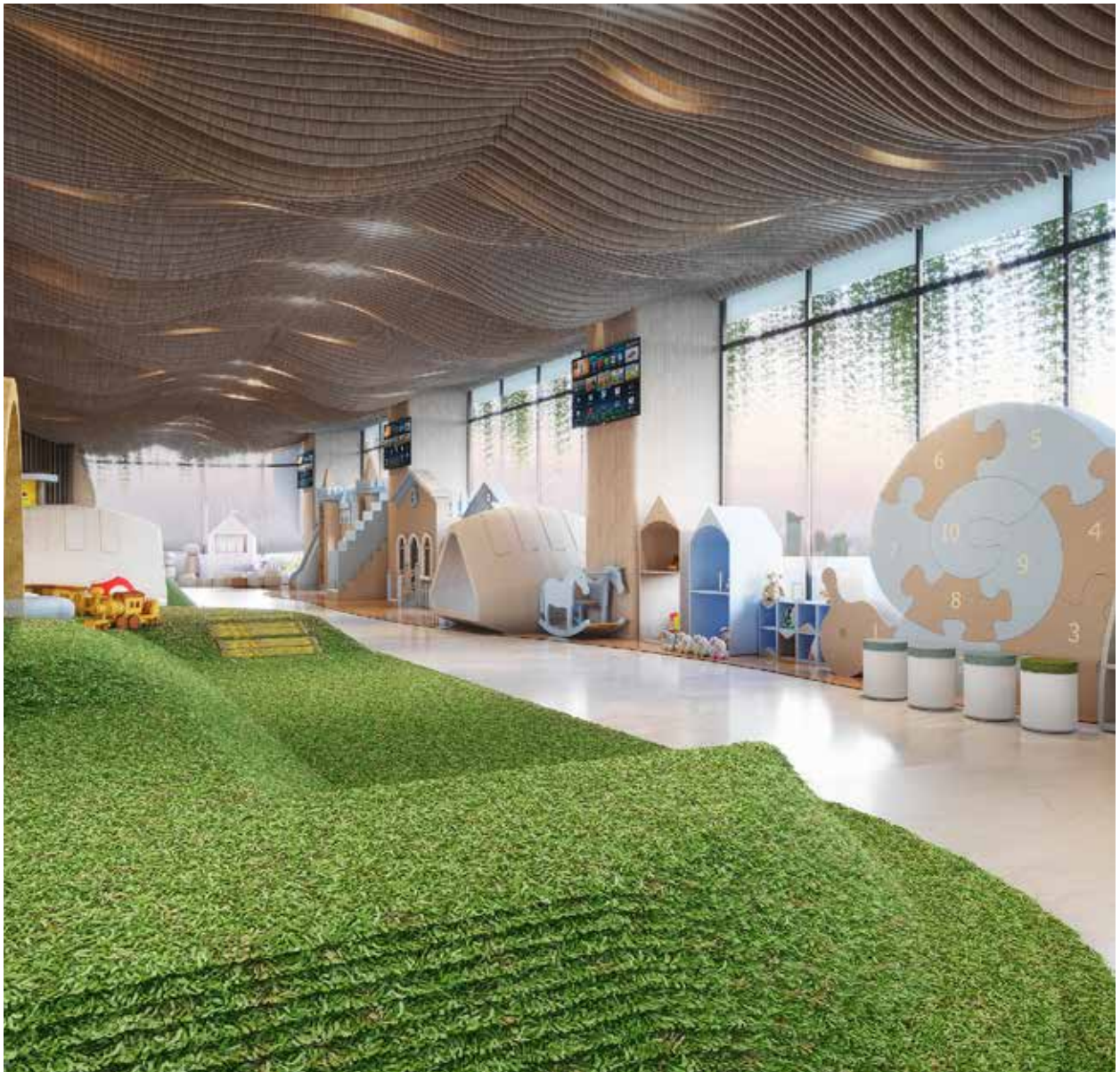
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|----|----------------|----|-------------|
| 1. | Gym | 4. | Lockers |
| 2. | Reception | 5. | Washroom |
| 3. | Running tracks | 6. | Indoor pool |

AMENITIES

THE
1ST
FULLY-
FUNCTIONED
CHILDREN
SPACE

**CHILDREN'S
PLAY PARADISE
& FAMILY SPACE**

There's nothing better than seeing a child's curiosity rewarded with the joy of discovery. Therefore, we are not only including a playground in our amenities but also creating a space of exhilaration and elation; challenge, and pride. It is a space for community, dreams, friendship imagination, inspiration, and respect.



1. Function room
2. Open Lounge

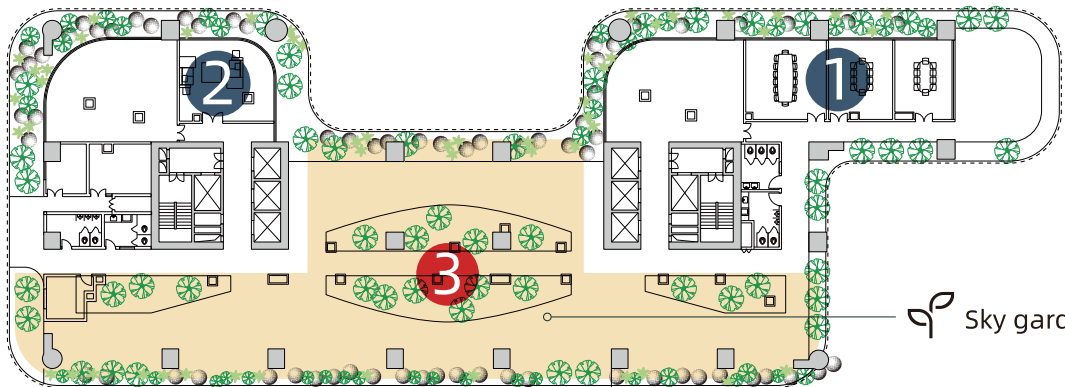
3. Private Lounge
4. Playground

AMENITIES

THE 1ST MASTER- PLANNED SKY GARDEN

IMMERSIVE SKY GARDEN

Gardens play an important part in our well-being, providing a tranquil retreat or a momentary escape from the demands of our busy lifestyle. This lush green environment can revitalize our spirits, reduce stress, and bring balance back into our lives. Designed to suit any mood, Le Condé sky gardens invite you to experience inspiring outdoor spaces, each gorgeously landscaped to create an ambiance of color and beautiful fragrances that will enhance your day - be it gathering for drinks, having a meeting, or seeking out a quiet corner to enjoy your favorite book. Discover apartment living that embraces the beauty of the outdoors is a vital, nourishing part of your life.



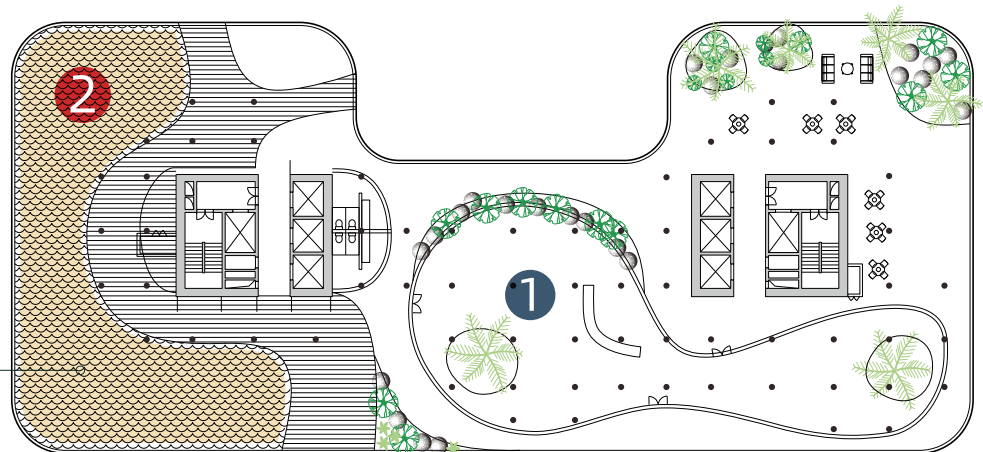
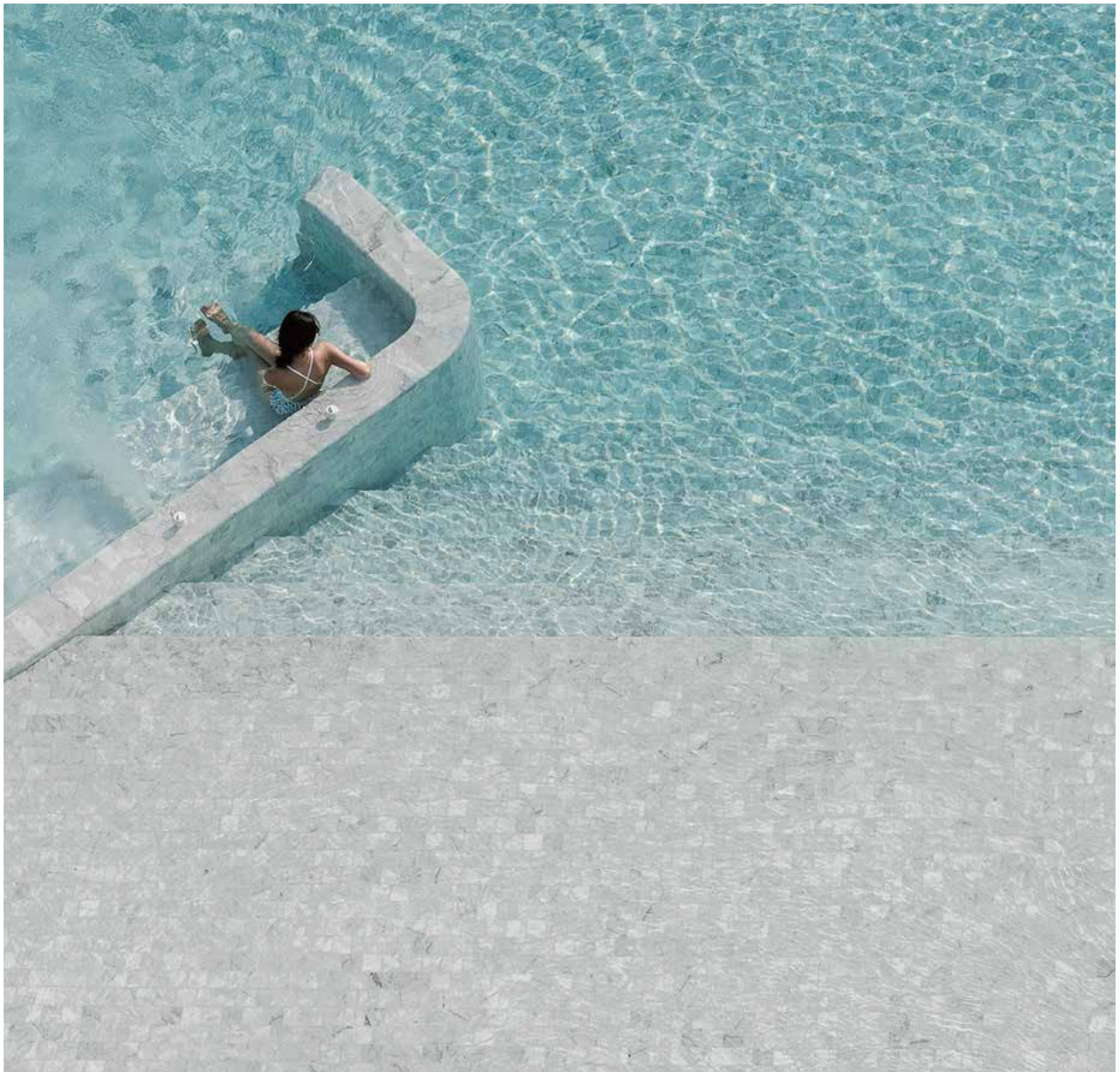
1. Lounge
2. Co-working space
3. Sky garden

AMENITIES

CHILLING WITH SPECTACULAR & UNBEATABLE CITYSCAPE VIEW

LIVING WITH DISTINCTION

Relax high above the city center and take in spectacular views at one of the best sky bar and pool that Phnom Penh has to offer. Located on the rooftop is a high-energy bar and lounge where guests can feel the dynamic city below. This is a sophisticated setting to admire the cityscape at night or to people watch. Whether for a relaxing evening after work with friends and colleagues or a first date venue, Le Condé is a must-visit in the heart of BKK I. The relaxed, urban atmosphere, coupled with unbeatable views of the city, ensures the sky bar is the most sought-after nightspot by the city's sophisticated.



1. Sky bar
2. Infinity Pool



INTERIORS









THE RESIDENCES

EACH RESIDENCE IS A PERSONAL SANCTUARY OF CONSIDERED DESIGN

For the interiors of the residences at Le Condé BKK1, we have obtained inspiration from the pleated architectural form of the building and the layered garden landscapes to create a continuous experience from the outside in. While the shape of the building has allowed for a wide range of bedroom and living configurations, each residence has been designed to maximize space and take full advantage of natural light and views.











LUXURIOUS LIVING IN
THE HEART OF THE CAPITAL
CITY. GREAT PANORAMIC
VIEW EQUIPPED WITH A
SENSE OF BOLD ARTISTRY
TO THE INTERIOR DESIGN
OF EACH LE CONDÉ THE
ROYAL UNITS, HOME OF
CONTEMPORARY LUXURY
AND AGELESS STYLE.



LE CONDÉ

— THE ROYAL —

SECOND TO NONE

PENTHOUSE

THE HEIGHT OF LUXURY LIVING IN LE CONDÉ THE ROYAL

Situated in the heart of the capital – BKK1 District - it's well known as the most desirable location in the capital Phnom Penh City of the Kingdom. It's renowned for its glorious CBD area, supermarket, shopping malls, rich education resources, well-known coffee shops, fine dining, and multiculturalism.

Only 4 elegant penthouses overlooking a beautiful private space with far-reaching views over the Riverside of Royal Palace.

Located on the top 42nd and 43rd floor, each of the penthouses incorporates expansive terraces and living areas finished to an exceptional specification. Well-trained butler and security add to the appeal of these impressive penthouses.



LE CONDÉ THE ROYAL FEATURES THE MOST SOPHISTICATED AND LUXURIOUS CRAFTED PENTHOUSES. IT HAS MAGNIFICENT VIEWS OVER THE CITY'S SKYLINE AND ACROSS A BEAUTIFUL LANDSCAPED PRIVATE SPACE.

LE CONDÉ
THE ROYAL





LE CONDÉ
— THE ROYAL —





LE CONDÉ
— THE ROYAL —




LE CONDÉ
— THE ROYAL —



LE CONDÉ
— THE ROYAL —



LE CONDÉ
— THE ROYAL —

A photograph of a modern apartment balcony. In the foreground, a dark metal dining table is set with a yellow pitcher, white teapot, cups, and saucers. Four wire mesh chairs with dark cushions are arranged around the table. The balcony has a glass railing and a concrete floor. In the background, a city skyline is visible under a cloudy sky, featuring a prominent skyscraper with a curved top. A semi-transparent white box with text is overlaid on the image.

THE SUPERBLY DESIGNED AND LAVISHLY SPECIFIED PROPERTY IS CREATED WITH THE ULTIMATE RELAXATION FEATURES ITS SIGNATURE WINDOW WALLS TO BATHE THE APARTMENT WITH BEAUTIFUL NATURAL LIGHT.

LE CONDÉ
— THE ROYAL —



THE PENTHOUSE IS UNDOUBTEDLY THE MOST DESIRABLE PRIVATE RESIDENCE IN PHNOM PENH.

LE CONDÉ
— THE ROYAL —



LE CONDÉ
— THE ROYAL —



ABOUT
LE CONDÉ

THE 1ST SMART HOME PROJECT IN CAMBODIA

THE HOME THAT TRULY UNDERSTANDS YOU

With technology seeping into every aspect of our lives, it is only natural that we welcome it into our homes as well. A Smart home is one which is equipped with Internet of Things (IoT) technology devices that can communicate with each other, and be controlled through a common communication network such as WiFi.

As one of Cambodia's leading developers, Le Condé BKK1 has recognised this emerging trend, and is pioneering efforts to introduce the very first smart home project to our residents.



SMART HOME



Door
Lock



Lighting
Control



Curtain
Control



Music
Control



Timer
Control



Temp
Control



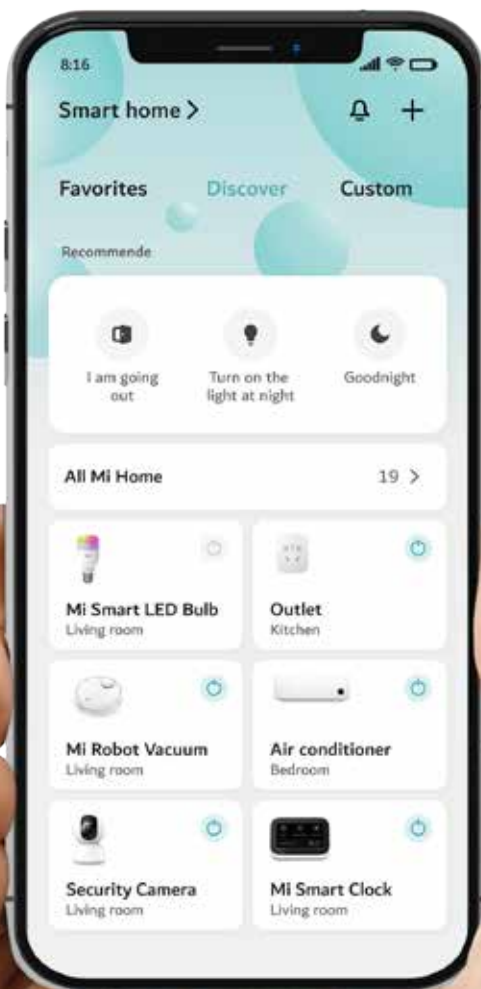
Automated
Cleaning



Energy
Saving



One Key to
Power Off



FEATURES

- Monitoring and control devices remotely.
- Easy and simple check-in via Wechat or User App.
- Comprehensive room's status information.
- Various smart scenes: sleeping mode, welcome mode, all lights off mode, check-out mode etc.
- Wireless room control system, easy to install, modify and maintain.

PLUG & PLAY

Simply install and use. Plug & play devices are ready for use immediately after unpacking and a short configuration.



VOICE CONTROL

Compatible with most voice control technologies. Simply tell the system what to do and your wish is granted.

SMART HOME



HOME WITH SERENITY

Ensures your personal security in case of fire, flood, or burglary. It also assists children, the elderly, and people with limited mobility with our daily routines.



REMOTE ACCESS

Check the status of your devices and control your home from anywhere in the world. An internet connection is all you need to keep an eye on your home.



ENERGY SAVING

Allows you to monitor the amount of electricity used by home devices. This way you can easily identify which pieces of hardware keep on bumping up your bills. You can also program the system to help you make the most of the savings.



DREAM COME TRUE

Treat yourself to an easier and more comfortable life. Discover how it feels to finally have time for the things that matter most.

25 YEARS EXPERIENCE PROPERTY MANAGEMENT

HOPETREE

Japanese Property Management Dedicated Service Innovator - Hopetree is one of the well-known property management groups in Japan. It has rich experience in operating multi-purpose residential projects and building brands. It has successfully operated more than 20 well-known property projects around the world and provided professional and meticulous quality services for 1433 enterprise customers. 25 years of new services to create a better life scene.

Guest Experience Review

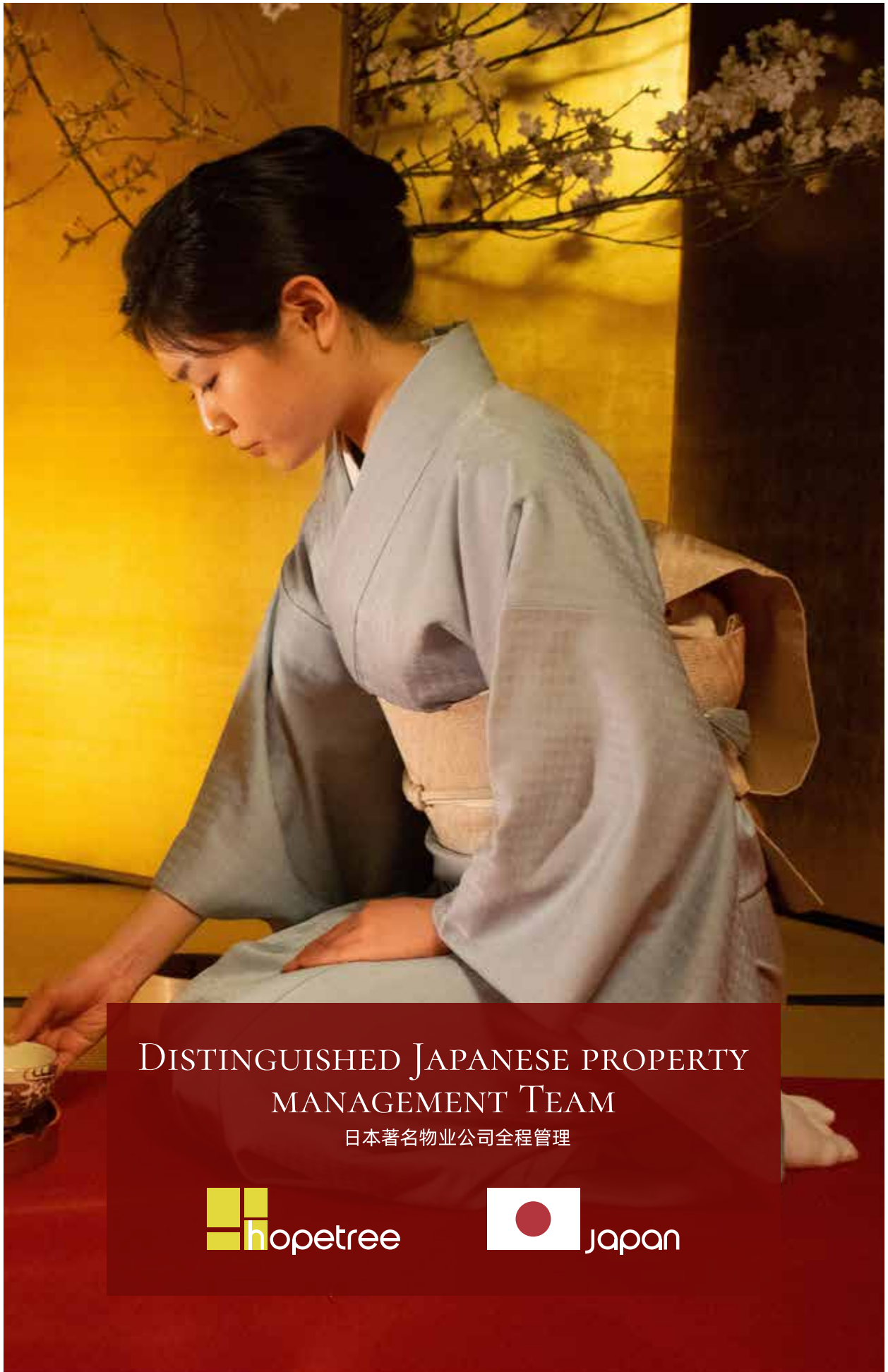
Booking.com 9.3

Booking.com

9.3

Superb





DISTINGUISHED JAPANESE PROPERTY
MANAGEMENT TEAM

日本著名物业公司全程管理



CAMBODIA PROPERTY AWARDS 2020

THE REGION'S MOST PRESTIGIOUS PROPERTY AWARDS

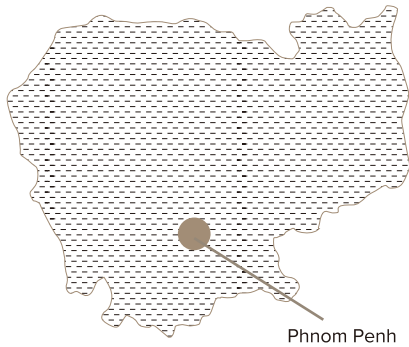
Le Condé BKK1 took its rightful place among Asia's finest real estate players as it scored a major win at the prestigious PropertyGuru Asia Property Awards 2020 held in Phnom Penh. The PropertyGuru Asia Property Awards is a highly-regarded accolade, recognizing excellence in real estate, development, design, and innovation.

The event saw the property developer secure the title of **Winner Best Serviced Apartment Interior Design, Best Serviced Apartment Architectural Design, Best Serviced Apartment Development**. The distinction serves as a testament to how the property developer has cemented itself as one of the region's most progressive real estate companies.



H.R.H PRINCESS NORODOM
ROYAL BRAND AMBASSADOR

<p>HITACHI presents PropertyGuru CAMBODIA PROPERTY AWARDS</p> <p>HIGHLY COMMENDED</p> <p>BEST SERVICED APARTMENT ARCHITECTURAL DESIGN</p> <p>Le Condé BKK1 by WANG FU GUO JI PROPERTY DEVELOPMENT CO.,LTD.</p> <p>2020</p>	<p>HITACHI presents PropertyGuru CAMBODIA PROPERTY AWARDS</p> <p>WINNER</p> <p>BEST SERVICED APARTMENT INTERIOR DESIGN</p> <p>Le Condé BKK1 by WANG FU GUO JI PROPERTY DEVELOPMENT CO.,LTD.</p> <p>2020</p>	<p>HITACHI presents PropertyGuru CAMBODIA PROPERTY AWARDS</p> <p>HIGHLY COMMENDED</p> <p>BEST SERVICED APARTMENT DEVELOPMENT</p> <p>Le Condé BKK1 by WANG FU GUO JI PROPERTY DEVELOPMENT CO.,LTD.</p> <p>2020</p>
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CAMBODIA THE WORLD'S NEW TIGER ECONOMY



The highest and stable GDP growth in Southeast Asia.

7%

DOLLARIZATION



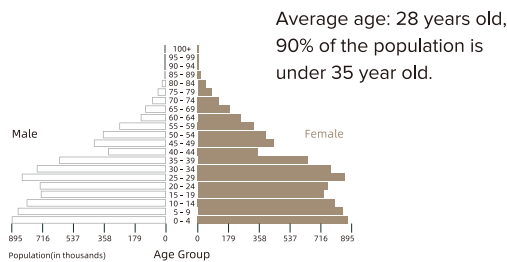
High dollarization rate

URBANIZATION



Fastest urbanization. Phnom Penh city size increased by 55.6% in the last 10 years.

POPULATION



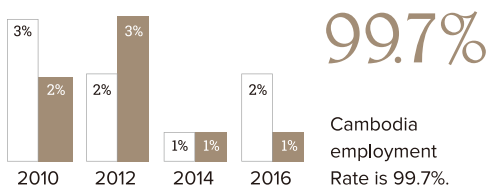
>400,000

FOREIGN RESIDENTS



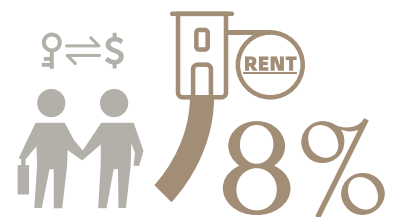
With 400,000 foreign residents, the rental market continues to bloom.

EMPLOYMENT



RENT

The average rental return for residential market is 8%.





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