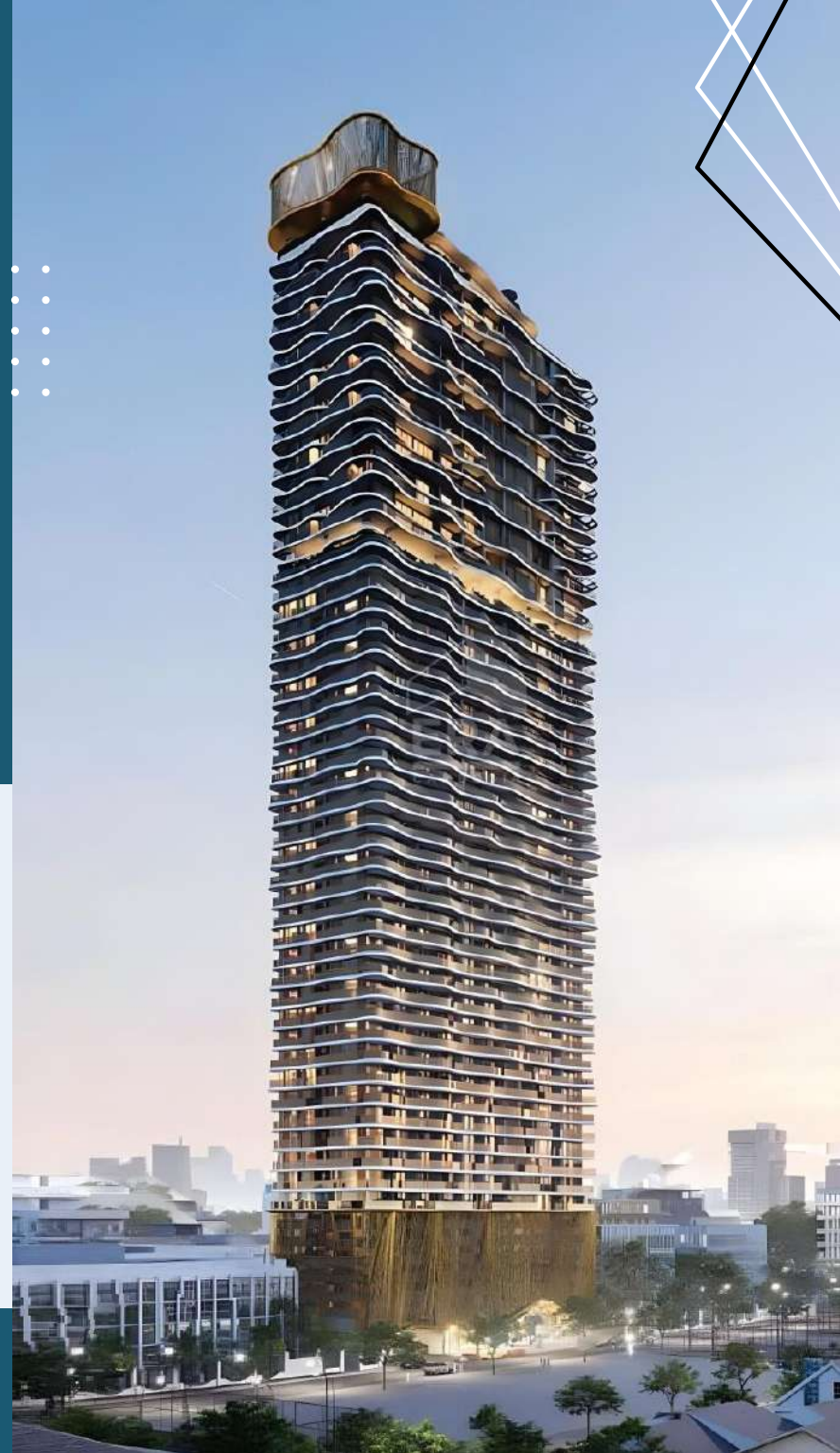




A Signature in the Russian Market

TIME SQUARE 8

www.ips-cambodia.com





Project Information

Location

Street 410, Russian Market Area

Developer

Megakim World Corporation

Land Size

1494 SQM

Floors

Total 49 Floors

Classic Flat Floors 8F - 38F

Duplex Floors 40F - 47F

Basement Parking

2F-7F Car Parking

No. of Units

700 Unit

Types

Classic Flats 1 - 3 Bedroom

Duplex 1 - 4 Bedroom

Ownership

Freehold, Strata Title

Expected Completion Date

December 2028

Building Level

50F	High Ground
49F	Gym & Tennis Court
48F	Infinity Pool
40F-47F	Duplex Floor
39F	TS Sky Lounge
8F-38F	Classic Floor
2F-7F	Car Parking
GF	Lobby / Balcony Cafe'
B1-B2	Basement Parking



DEVELOPER

TS8

Russian Market

Q4 2028

TS7

Toul Kork

Q3 2028

TS6

BKK1

Q4 2026

TS2

Toul Kork

Q4 2021

TS1

BKK1

Q4 2017

TS5

BKK1

Q4 2025

TS3

Toul Kork

Q1 2023



Oknha Mong Reithy St. (1928)

Street 355
St (289)

Street 273

5

Preah Sisowath Quay
Preah Norodom Blvd (41)

Keo Chenda St

Tonle Sap St

Mekong River Street

Street 298

Street 19

Time Square 7

Boeung Kak 1, Toul Kork



Time Square 2

Street 317, Toul Kork



Time Square 3

Street 317, Toul Kork



Time Square 5

Street 306, BKK1



Time Square 1

Street 278, BKK1



Time Square 6

Street 302, BKK1



Time Square 8

Mao Tse Toung Blvd, TTP

St 163

Mao Tse Toung Blvd (245)

St 163

Street 2004

Tung Morn St

Samdech Monireth Blvd (217)

Preah Trasak-Paem St (63)

Preah Norodom Blvd (41)









TIME SQUARE 8

FACILITIES & AMENITIES











Unit Types

Flats

1-Bedrooms : 40sqm
47sqm
60sqm

2-Bedrooms : 73sqm
88sqm

3-Bedrooms : 111sqm

Duplex

1-Bedrooms : 73sqm
79sqm
85sqm

2-Bedrooms : 112sqm
104sqm
96sqm

3-Bedrooms : 140sqm
124sqm

4-Bedrooms : 167sqm
173sqm



CLASSIC UNITS

8F-38F FLOOR

Floor Plan

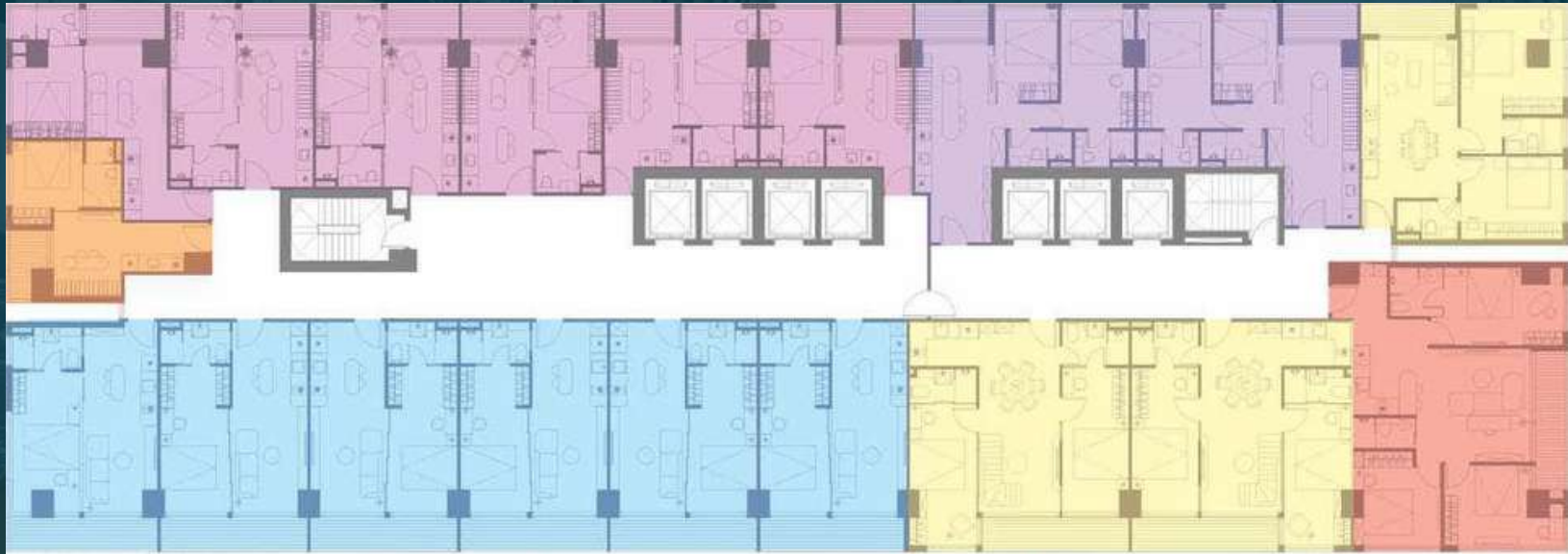
8F-38F



Mao Tse Toung Blvd

K	L	M	N	O	P	Q	R	S
47SQM	47SQM	47SQM	47SQM	47SQM	47SQM	73SQM	73SQM	88SQM

J
40SQM



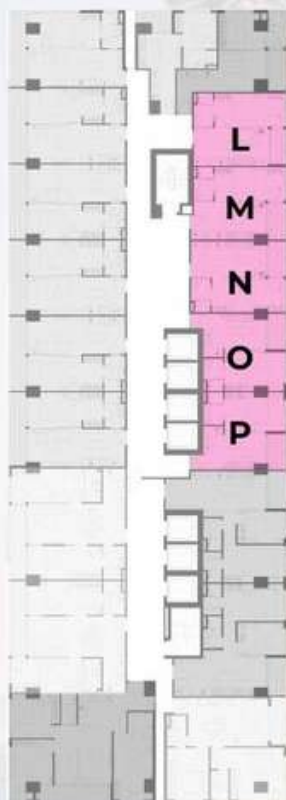
I	H	G	F	E	D	C	B	A
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Street 410

Time
Square



Street 410



Mao Tse Toung Blvd



TIFFANY 1-BEDROOM

L.M.N.O.P

Net: 35 SQM

Gross: 47 SQM



Time Square



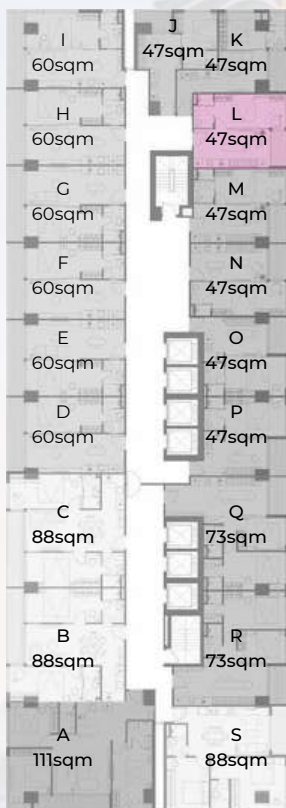
CLASSIC 1-BEDROOM

Unit-L

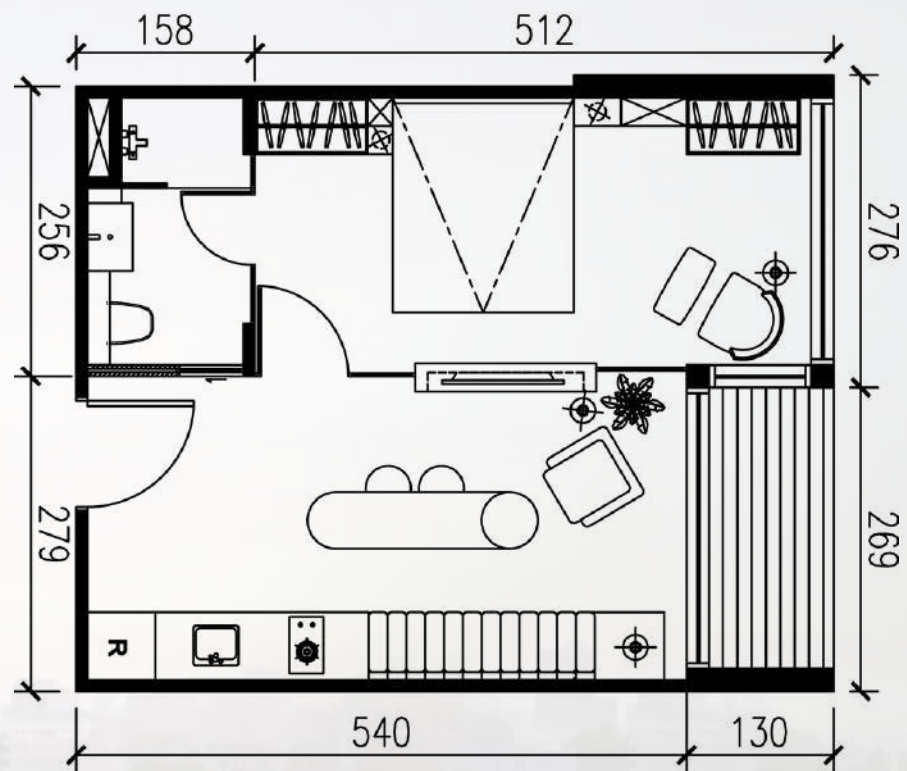
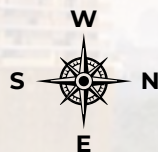
Net: 35 SQM

Gross: 47 SQM

Street 410



Mao Tse Toung Blvd



Time Square



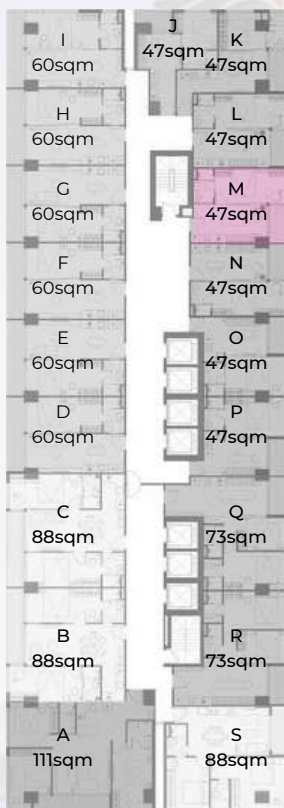
CLASSIC 1-BEDROOM

Unit-M

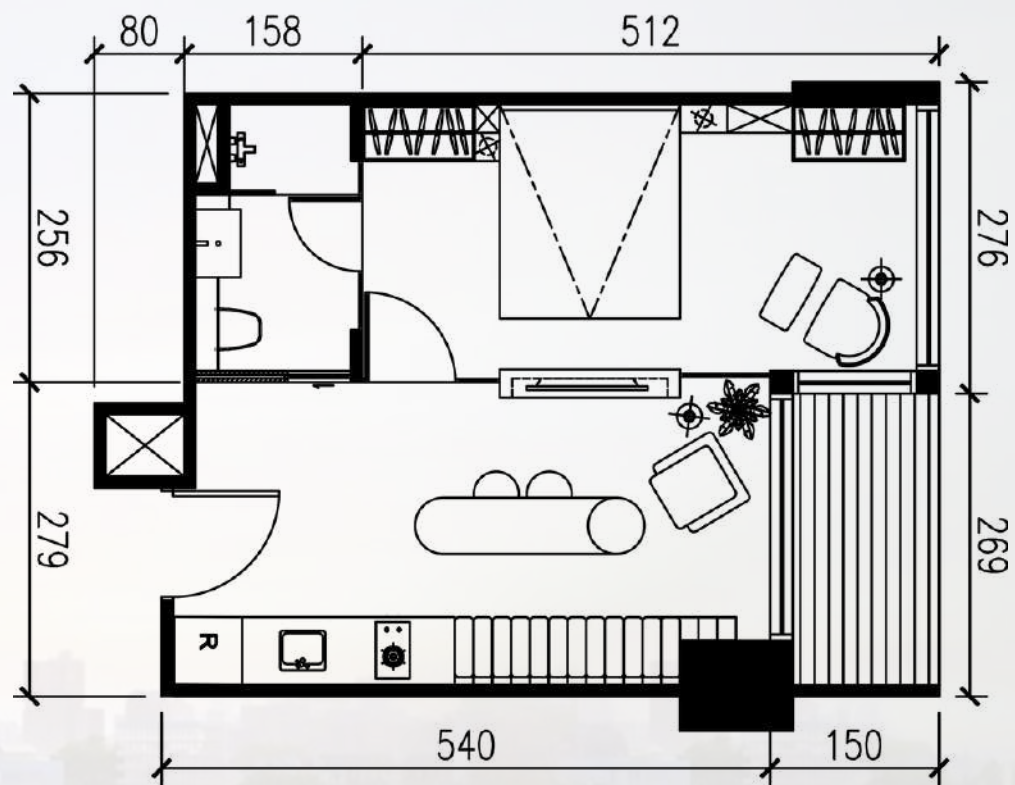
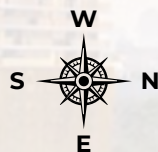
Net: 35 SQM

Gross: 47 SQM

Street 410



Mao Tse Toung Blvd



Time Square



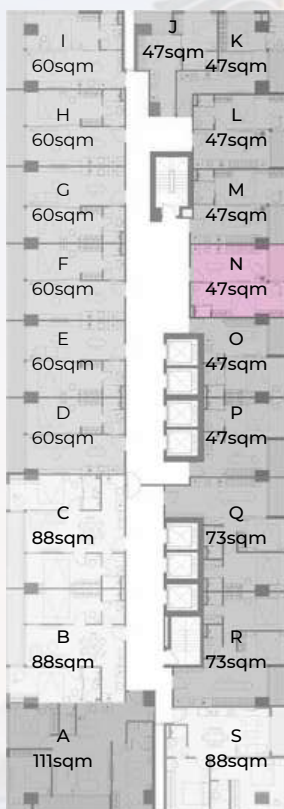
CLASSIC 1-BEDROOM

Unit-N

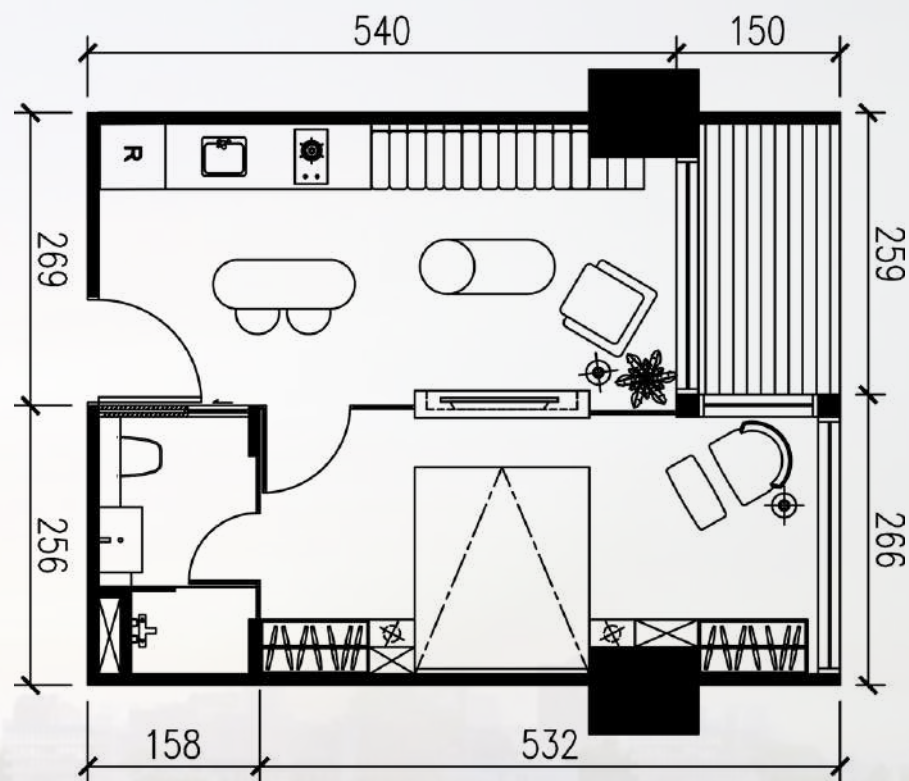
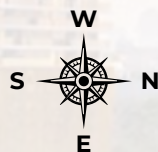
Net: 35 SQM

Gross: 47 SQM

Street 410



Mao Tse Toung Blvd



Time Square



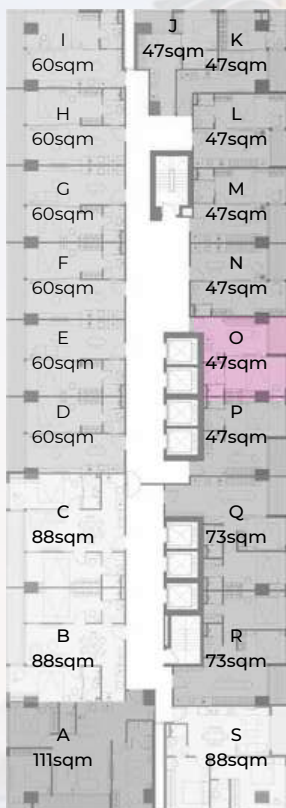
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Unit-O

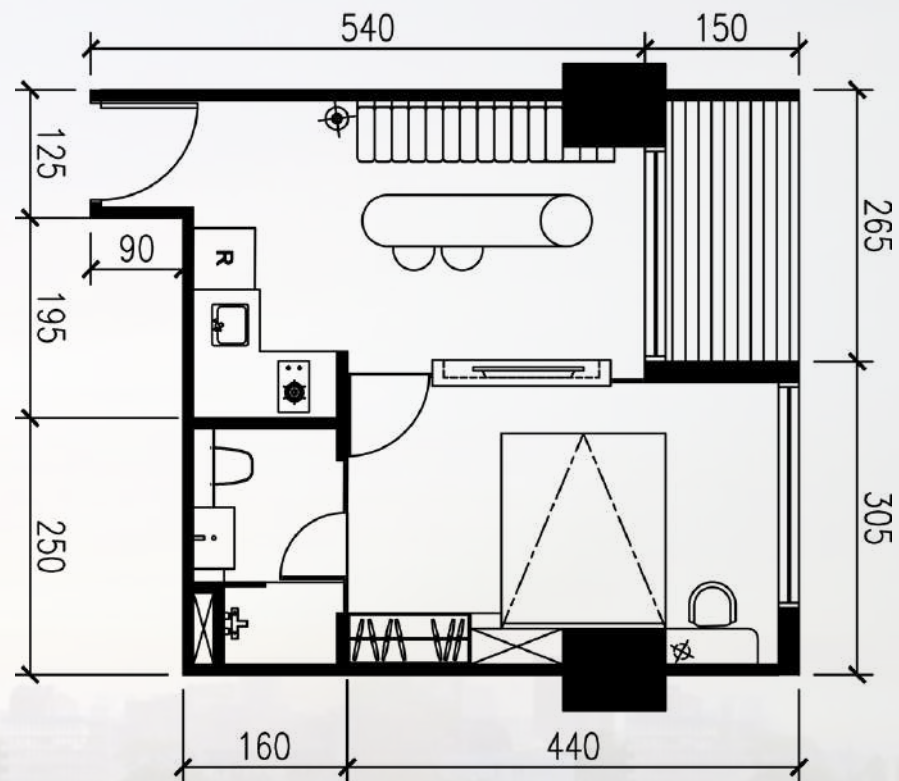
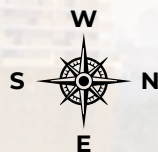
Net: 35 SQM

Gross: 47 SQM

Street 410



Mao Tse Toung Blvd



Time Square



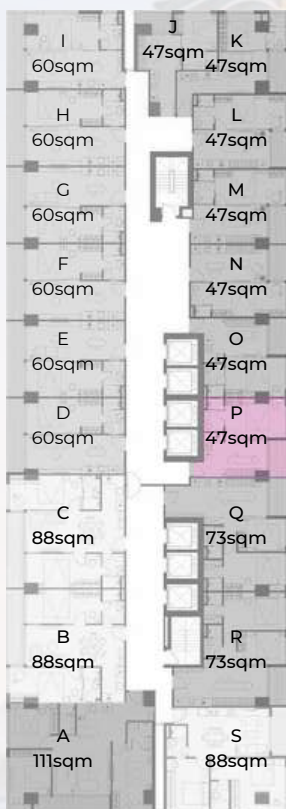
CLASSIC 1-BEDROOM

Unit-P

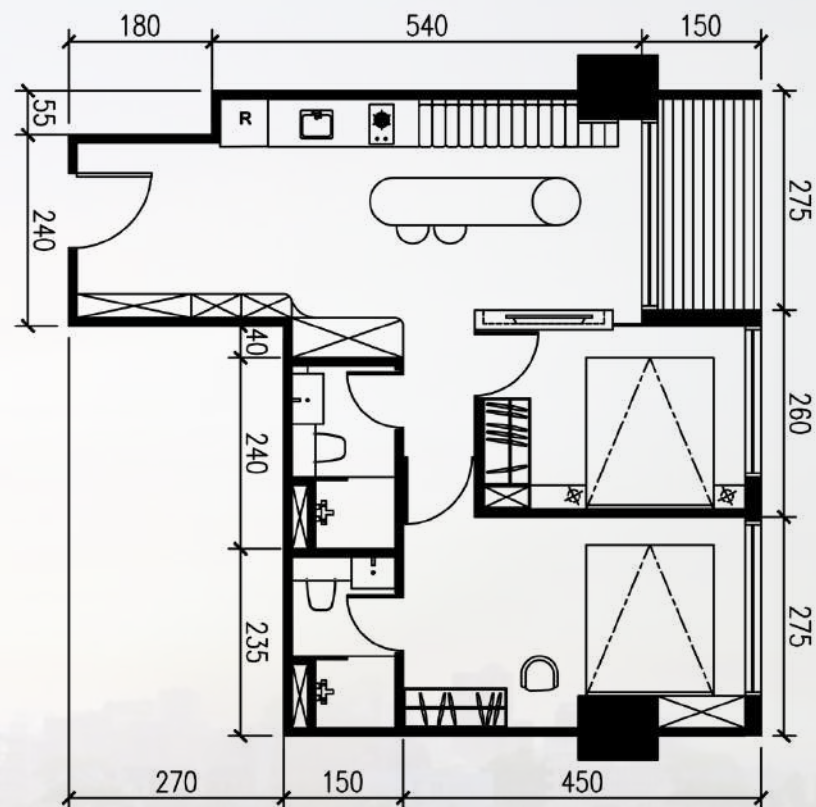
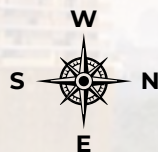
Net: 35 SQM

Gross: 47 SQM

Street 10



Mao Tse Toung Blvd



Time
Square

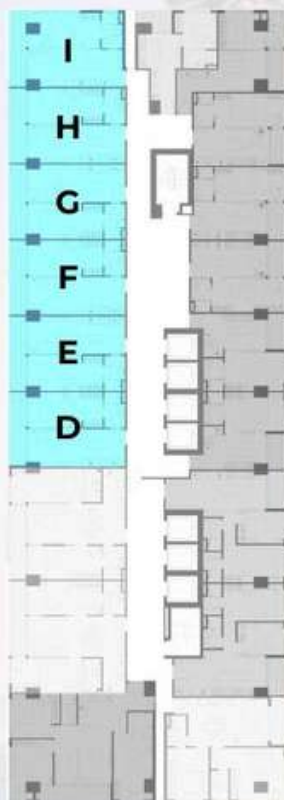


MODERN 1-BEDROOM | D.E.F.G.H.I

Net: 45 SQM | Gross: 60 SQM

Street 410

Mao Tse Toung Blvd



Time Square



CLASSIC 1-BEDROOM

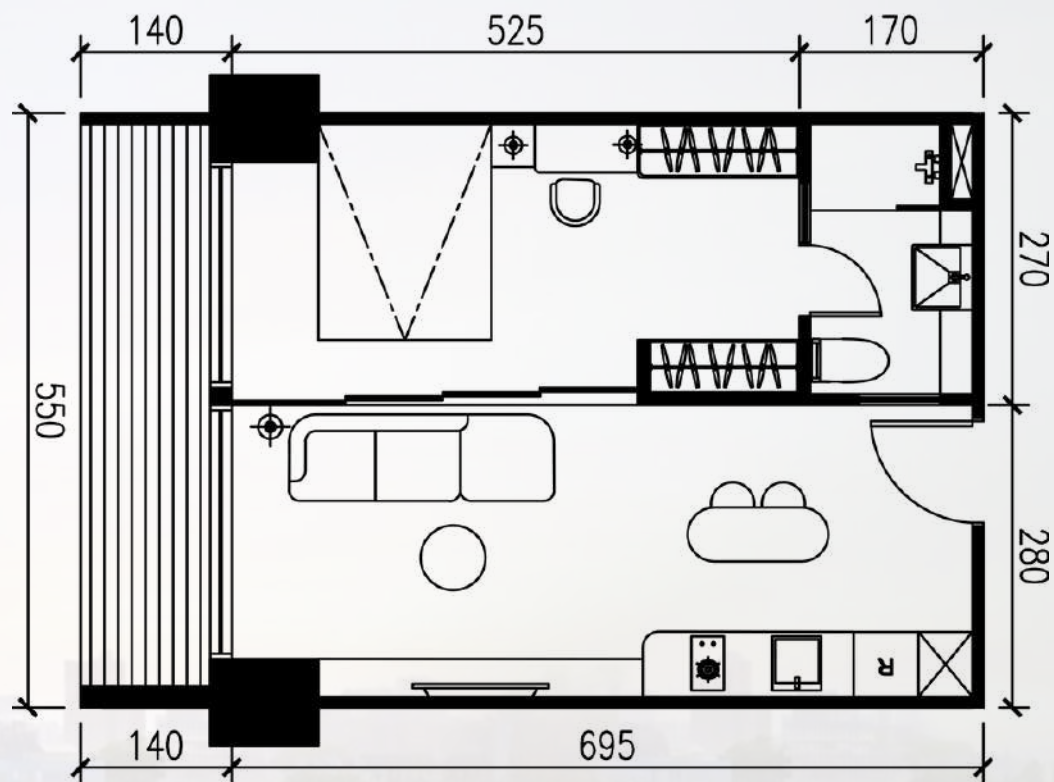
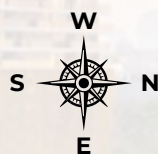
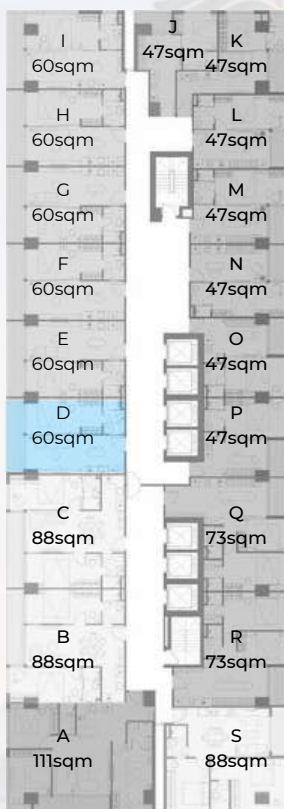
Unit-D

Net: 45 SQM

Gross: 60 SQM

Street 410

Mao Tse Toung Blvd



Time Square



CLASSIC 1-BEDROOM

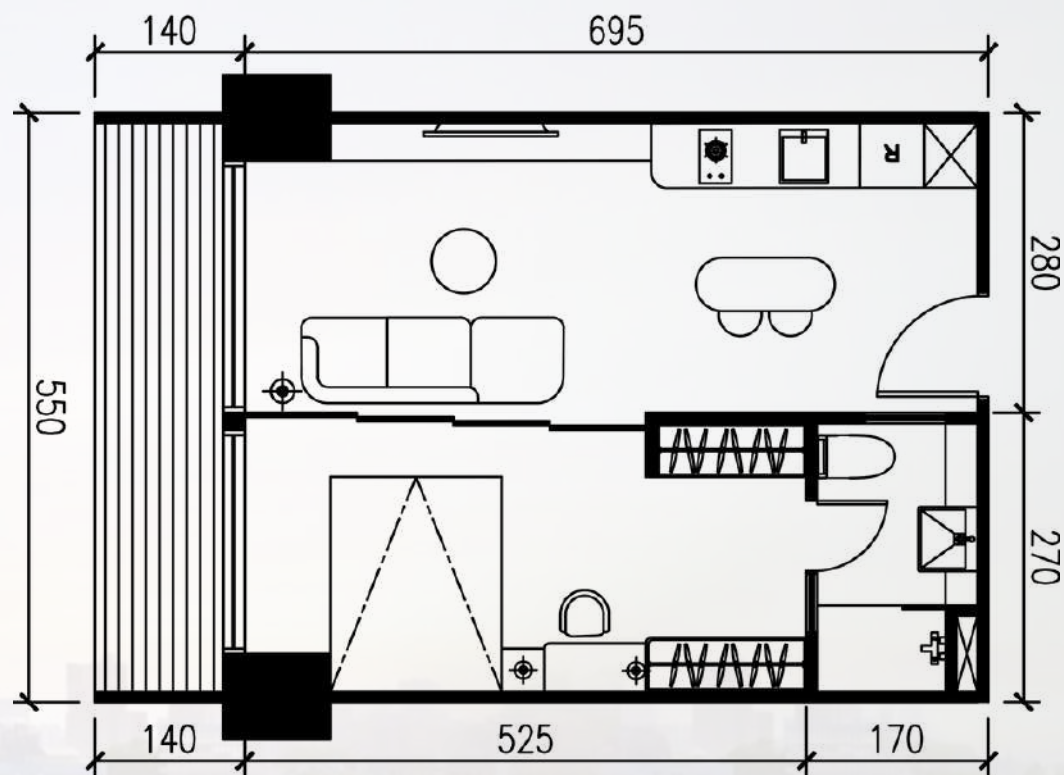
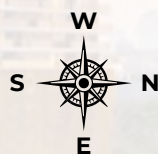
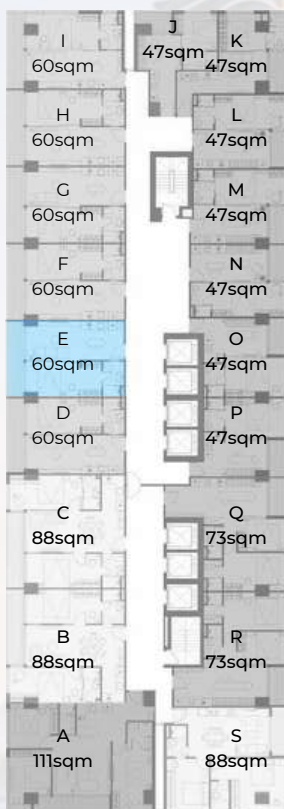
Unit-E

Net: 45 SQM

Gross: 60 SQM

Street 410

Mao Tse Toung Blvd



Time Square



CLASSIC 1-BEDROOM

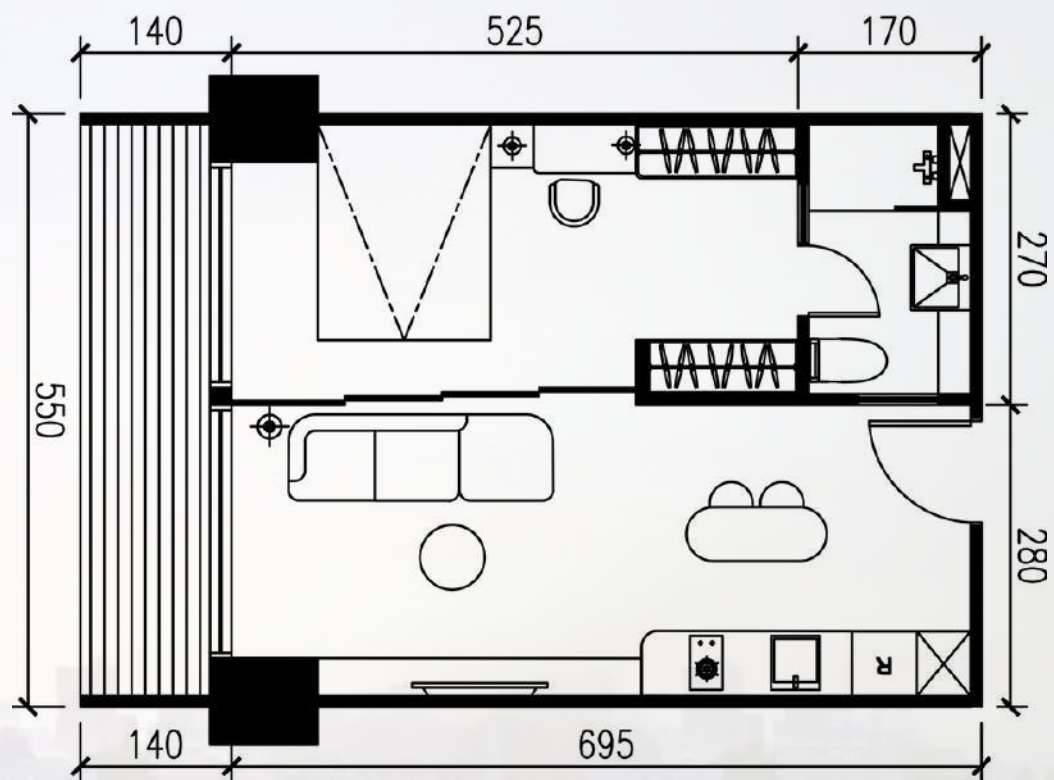
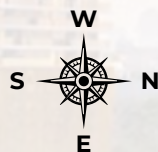
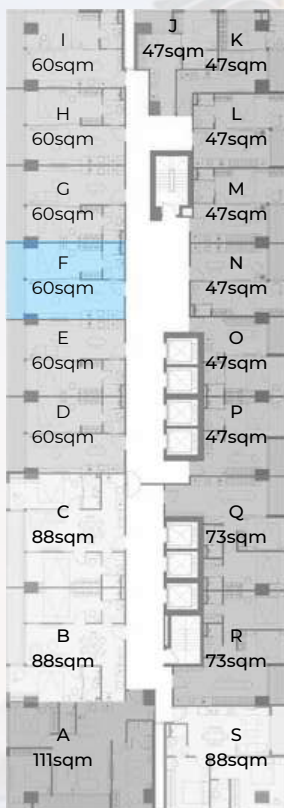
Unit-F

Net: 45 SQM

Gross: 60 SQM

Street 410

Mao Tse Toung Blvd



Time Square



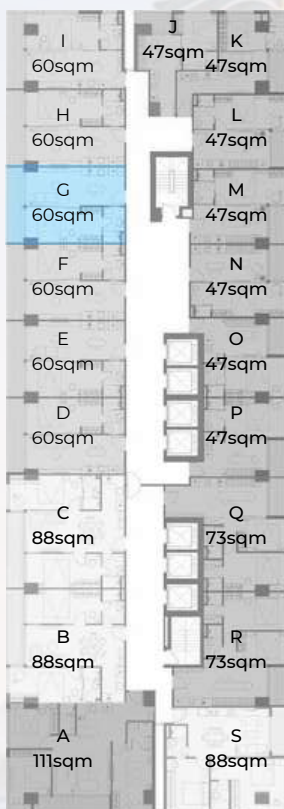
CLASSIC 1-BEDROOM

Unit-G

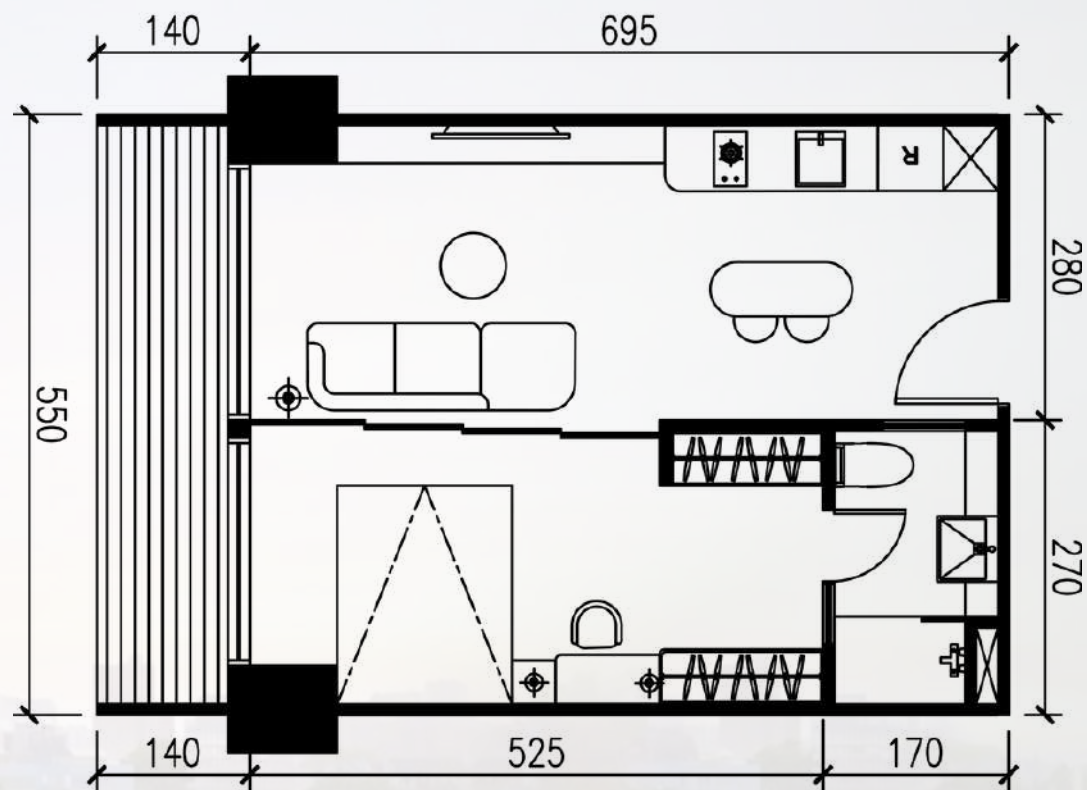
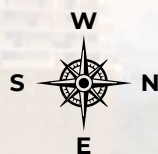
Net: 45 SQM

Gross: 60 SQM

Street 410



Mao Tse Toung Blvd



Time Square



CLASSIC 1-BEDROOM

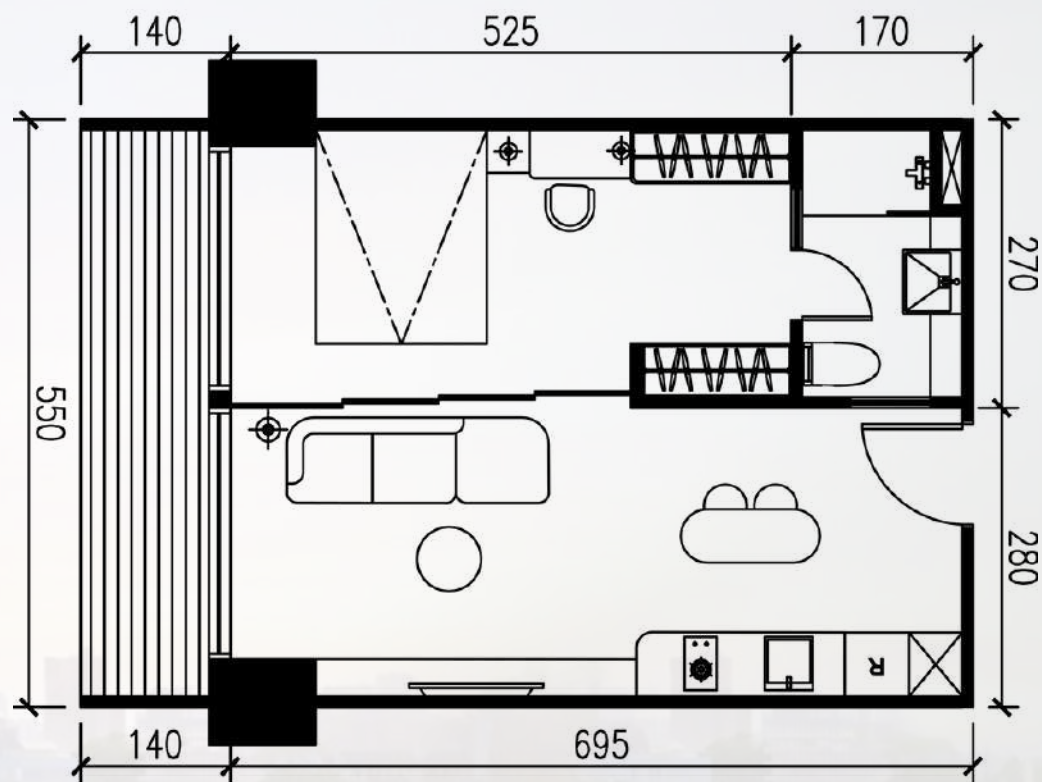
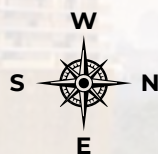
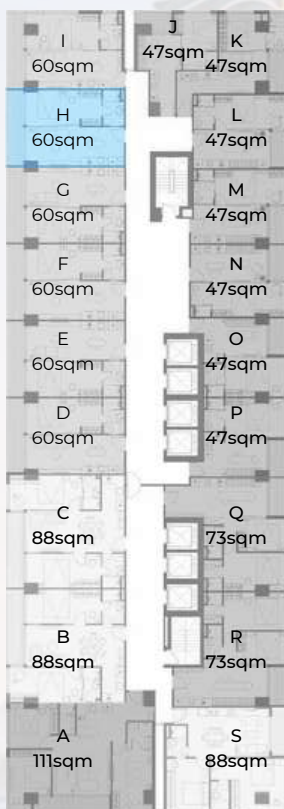
| Unit-H

Net: 45 SQM

| Gross: 60 SQM

Street 410

Mao Tse Toung Blvd



Time Square



CLASSIC 1-BEDROOM

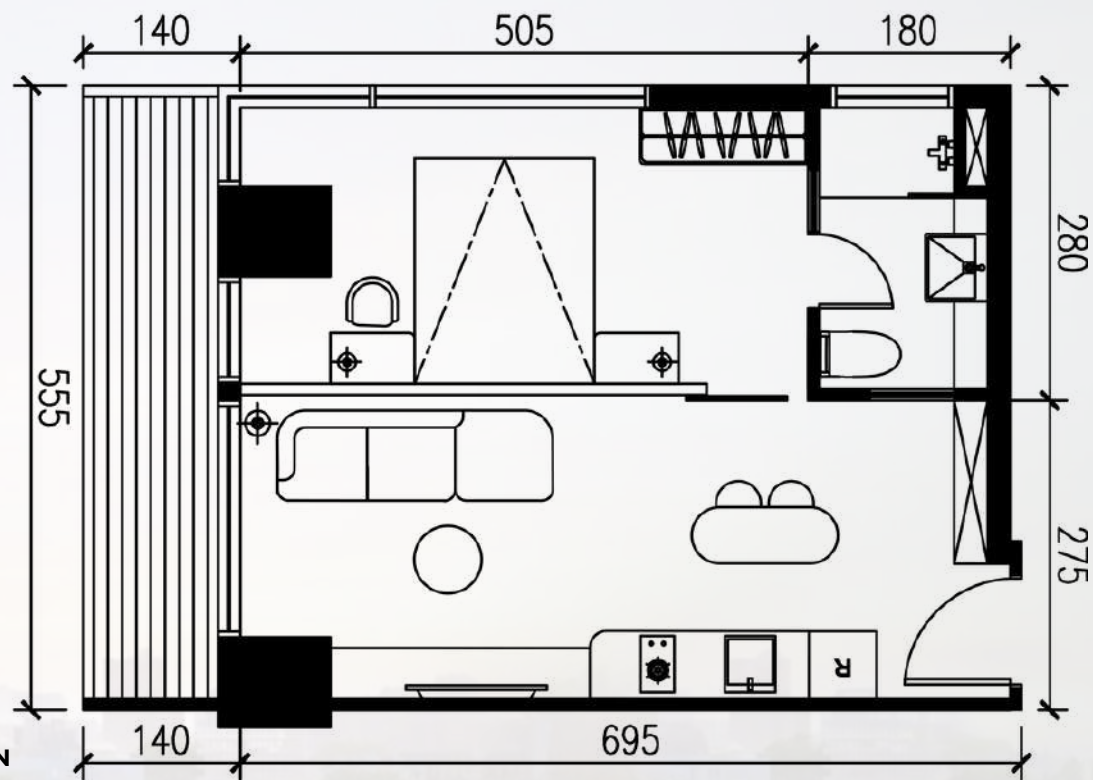
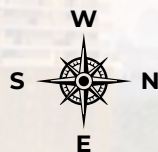
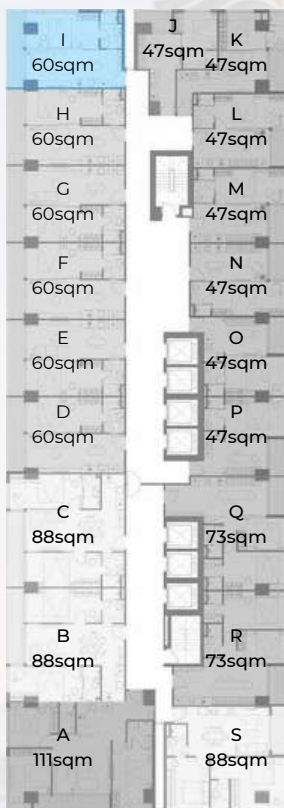
Unit-I

Net: 520 SQM

Gross: 60 SQM

Street 410

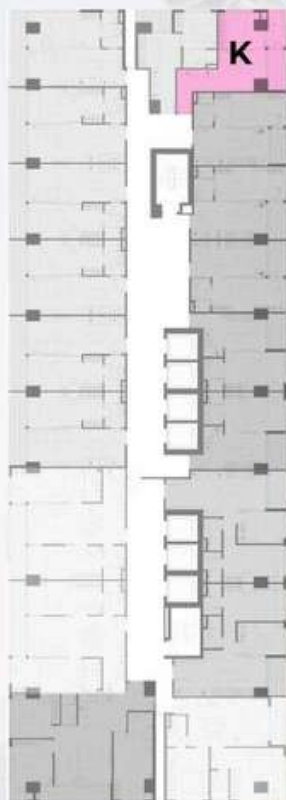
Mao Tse Toung Blvd



Time
Square



Street 410



Mao Tse Toung Blvd



CORNER 1-BEDROOM

K

Net: 35 SQM

Gross: 47 SQM



Time Square



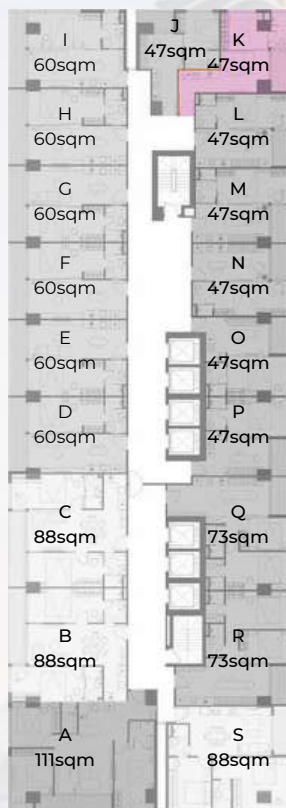
CLASSIC 1-BEDROOM

| Unit-K

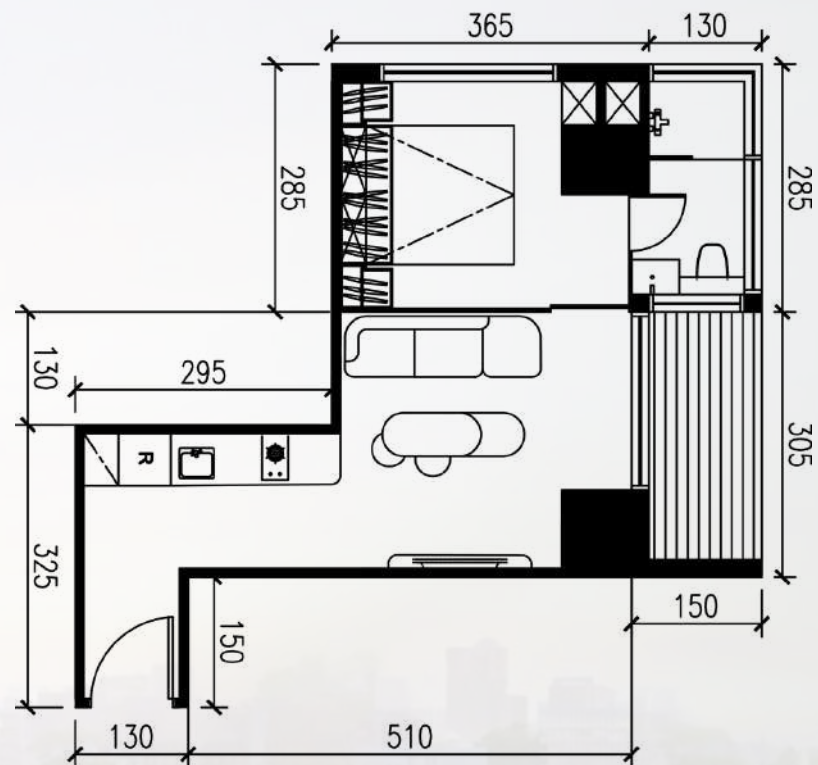
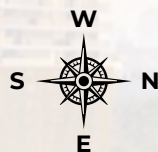
Net: 35 SQM

| Gross: 47 SQM

Street 410



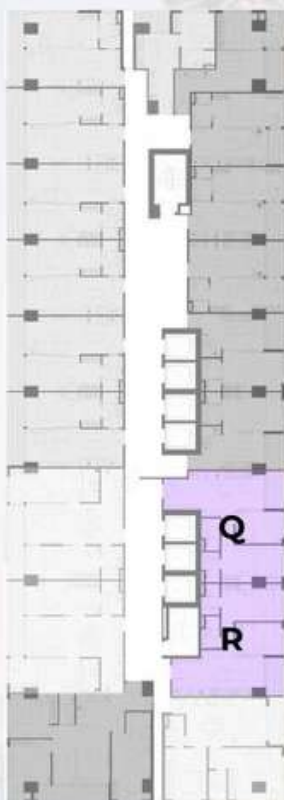
Mao Tse Toung Blvd



Time
Square



Street 410



Mao Tse Toung Blvd



CRYSTAL 2-BEDROOM | Q.R

Net: 55 SQM | Gross: 73 SQM



Time Square



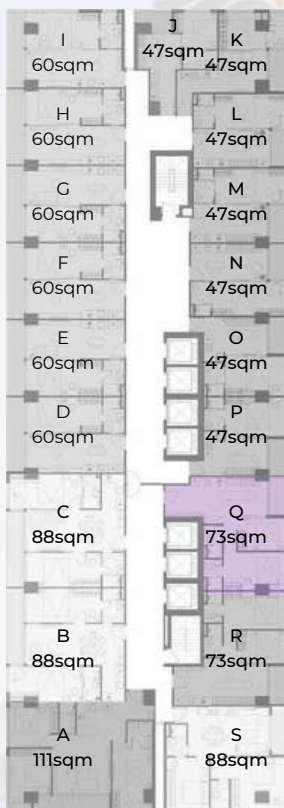
CLASSIC 2-BEDROOM

Unit-Q

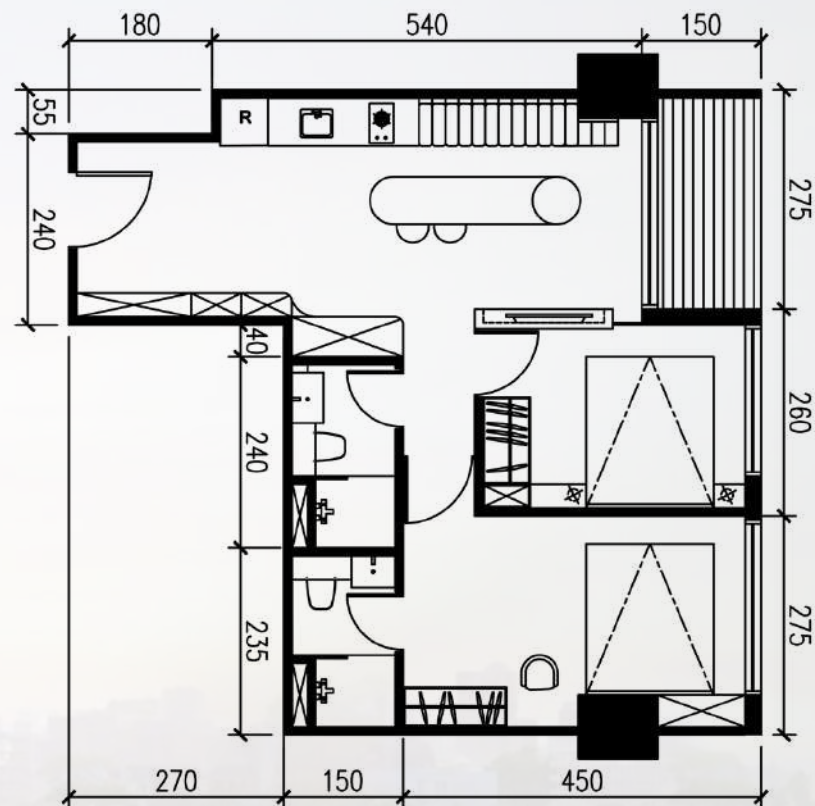
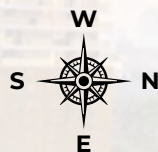
Net: 55 SQM

Gross: 73 SQM

Street 10



Mao Tse Toung Blvd



Time Square



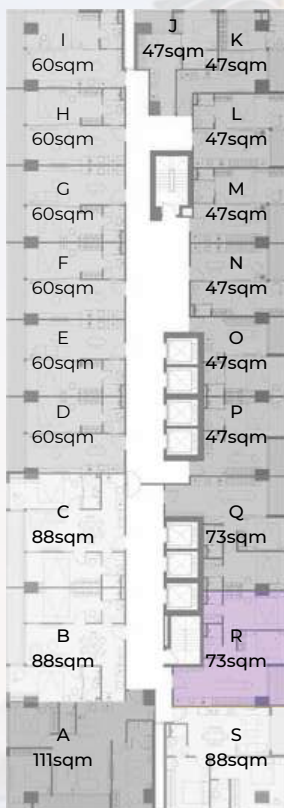
CLASSIC 2-BEDROOM

Unit-R

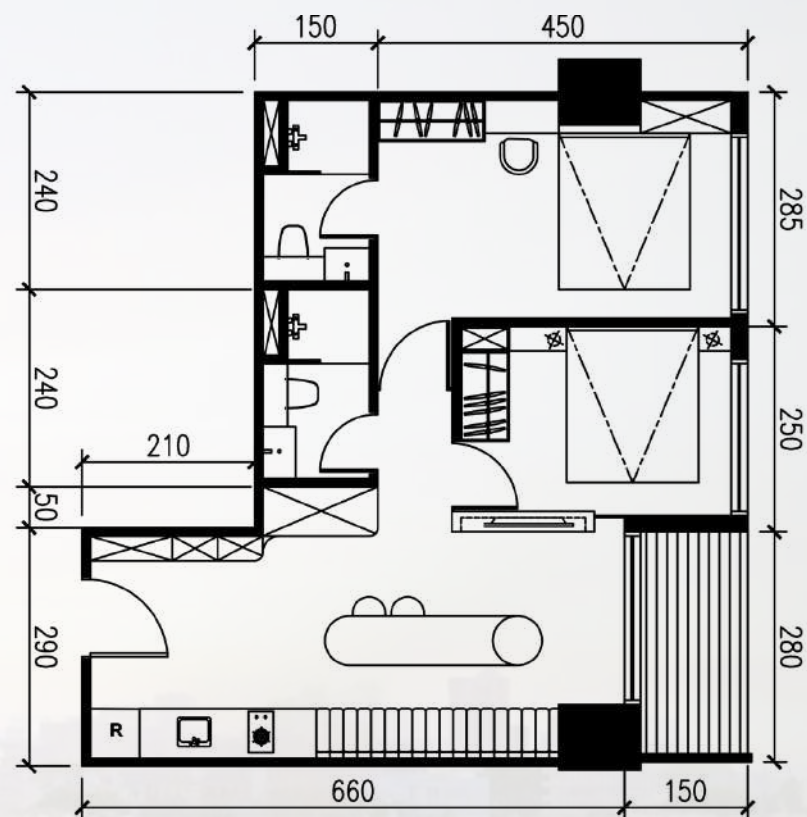
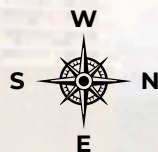
Net: 55 SQM

Gross: 73 SQM

Street 410



Mao Tse Toung Blvd



Time
Square



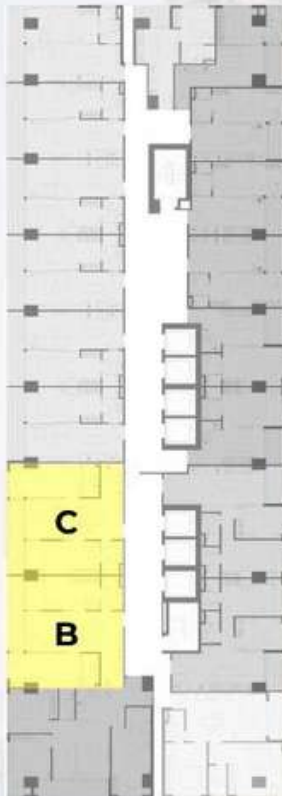
CONTEMPORARY 2-BED

| B.C

Net: 65 SQM

| Gross: 88 SQM

Street 410



Mao Tse Toung Blvd



Time Square



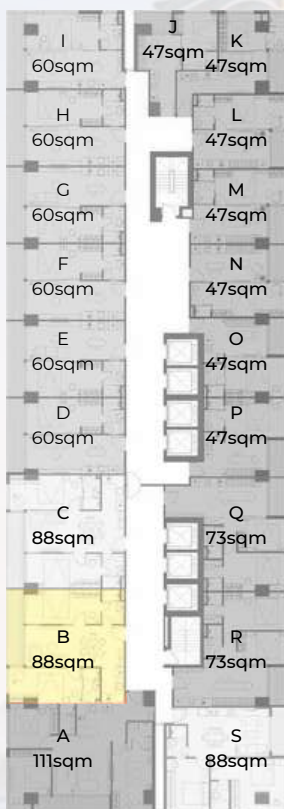
CLASSIC 2-BEDROOM

Unit-B

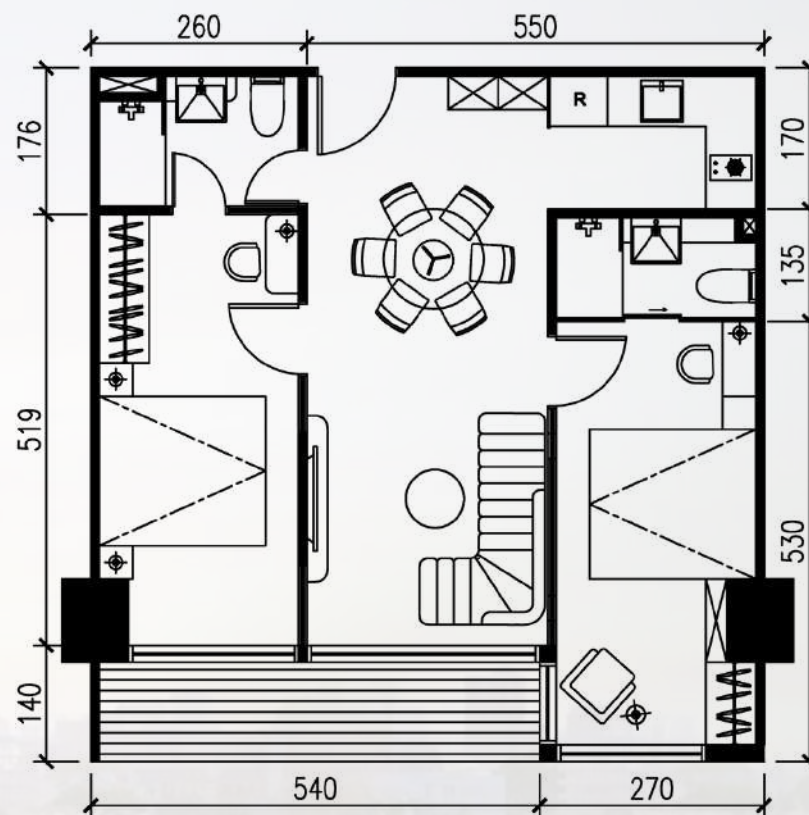
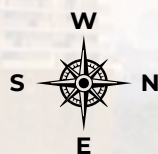
Net: 65 SQM

Gross: 88 SQM

Street 410



Mao Tse Toung Blvd



Time Square



CLASSIC 2-BEDROOM

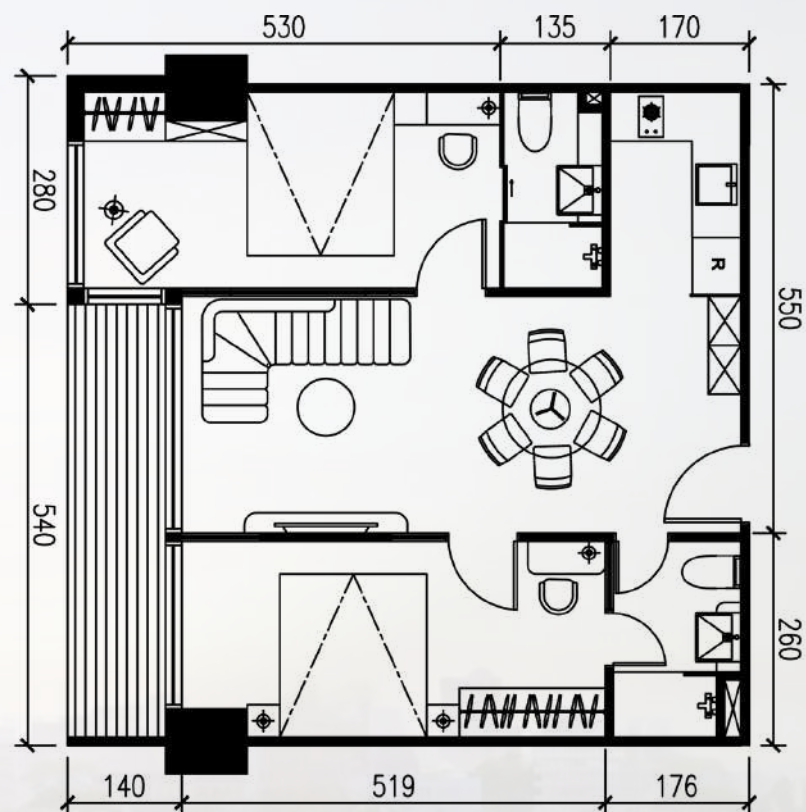
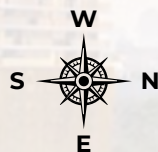
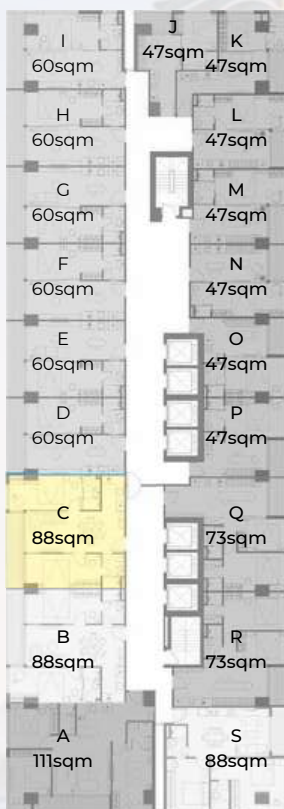
Unit-C

Net: 65 SQM

Gross: 88 SQM

Street 410

Mao Tse Toung Blvd



Time
Square



CONTEMPORARY 2-BED

| S

Net: 65 SQM

| Gross: 88 SQM

Street 410

Mao Tse Toung Blvd

S



Time Square



CLASSIC 2-BEDROOM

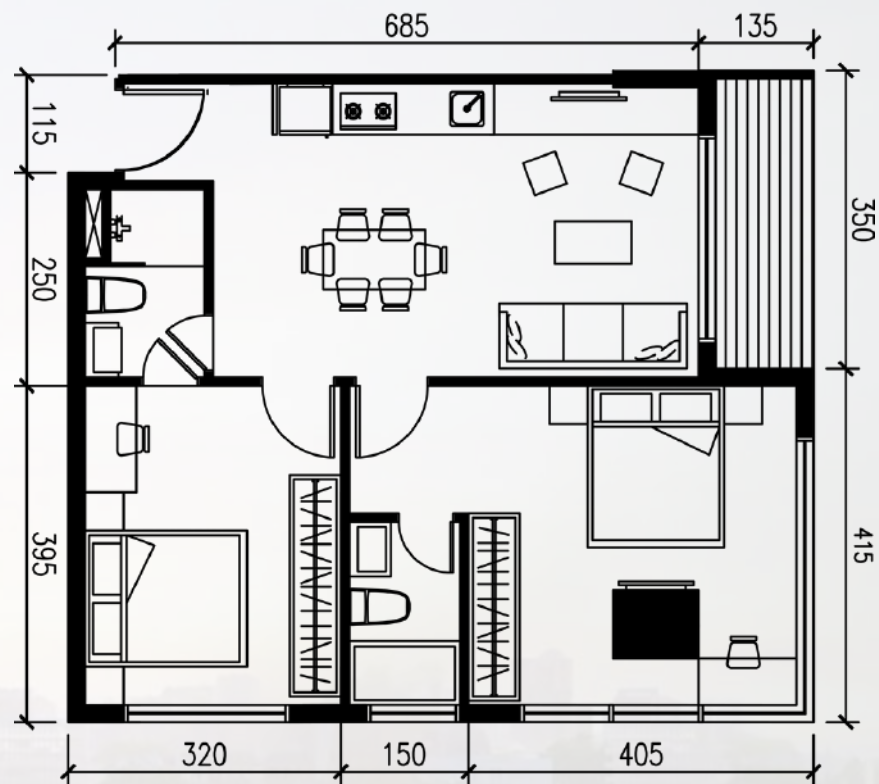
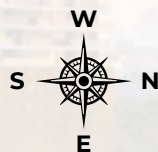
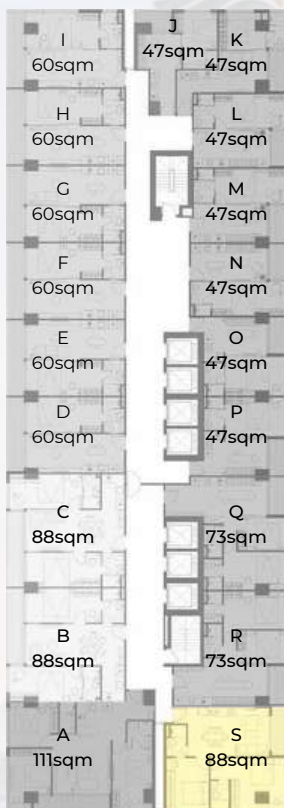
Unit-S

Net: 65 SQM

Gross: 88 SQM

Street 10

Mao Tse Toung Blvd

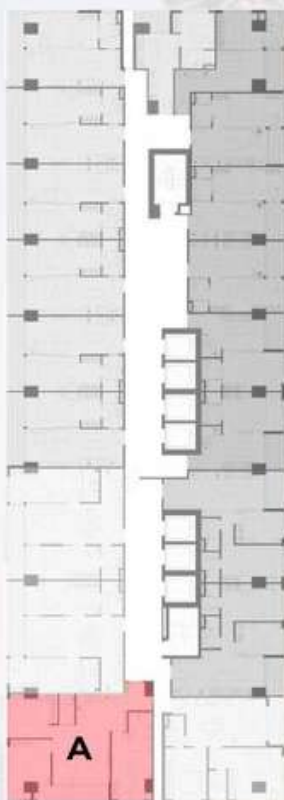


Time
Square



Street 410

Mao Tse Toung Blvd



DIAMOND 3-BEDROOM | A

Net: 85 SQM | Gross: 111 SQM

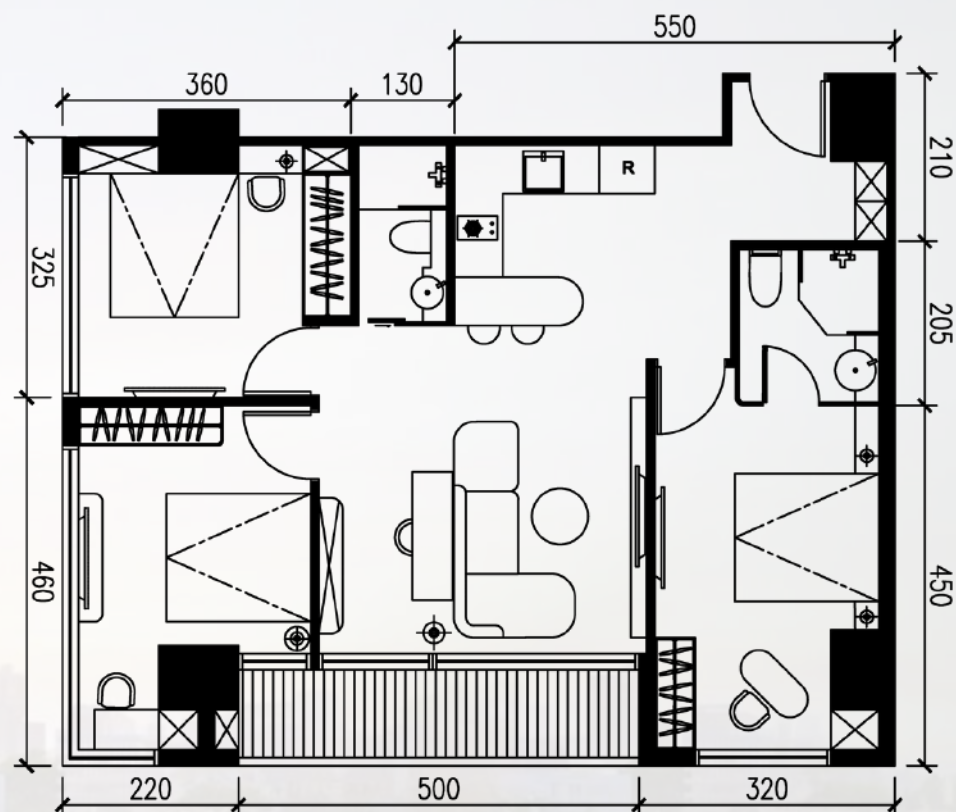
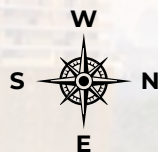
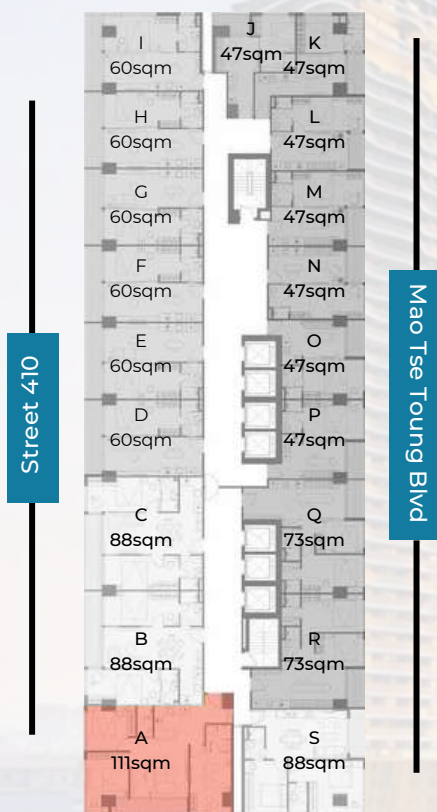


Time Square



DIAMOND 3-BEDROOM | Unit-A

Net: 85 SQM | Gross: 111 SQM



A modern duplex unit interior featuring a large living area with a white sofa, a red ottoman, and a black and white checkered rug. A dining area with a round table and white chairs is visible in the background. A kitchen with light blue cabinets and a speckled backsplash is also shown. A staircase with a black metal railing leads to an upper level. Large windows on the left provide a view of the city.

DUPLEX UNITS

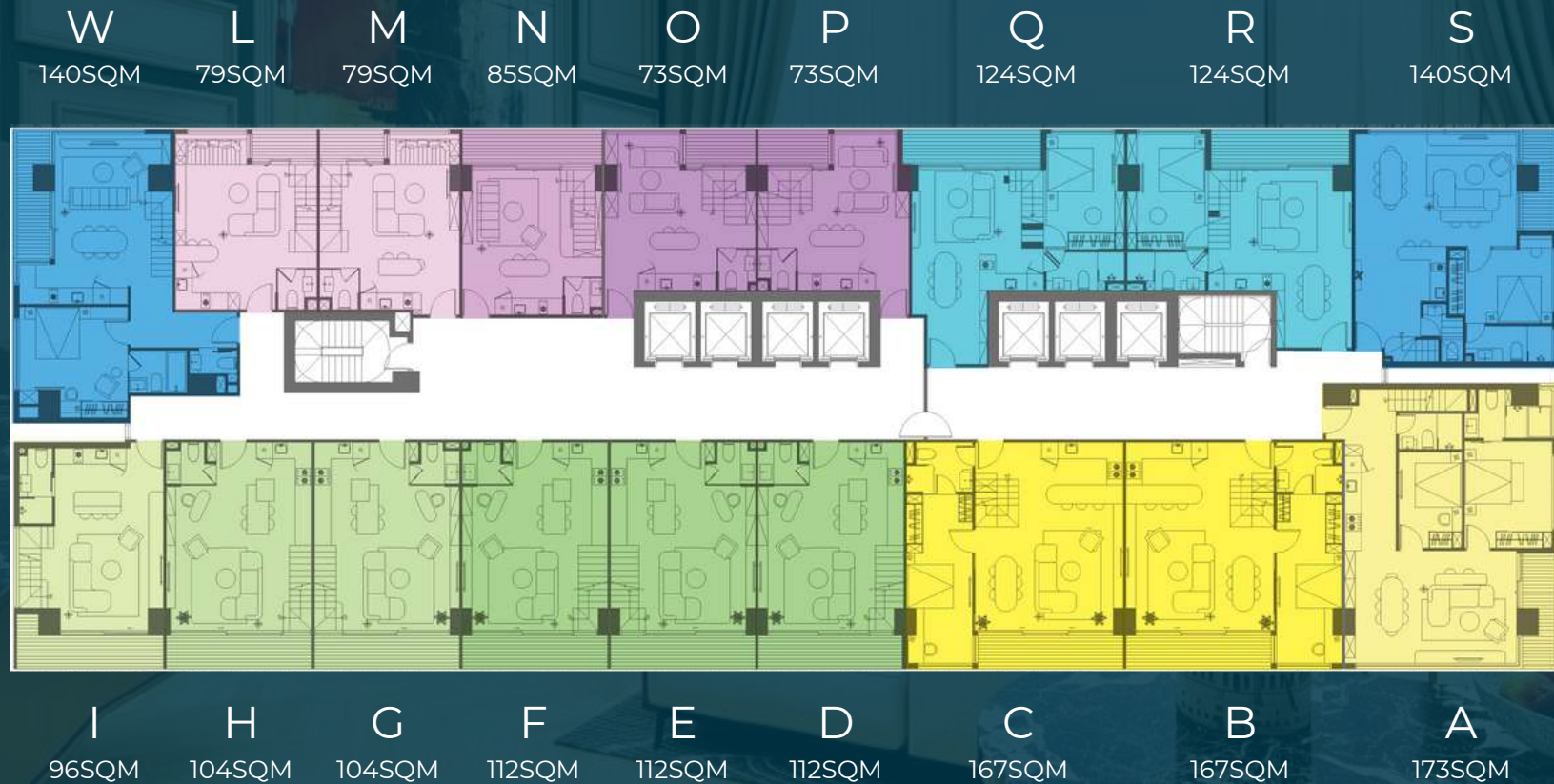
40F-47F FLOOR

Floor Plan

40F-47F (1st Floor)



Mao Tse Toung Blvd



Street 410

Floor Plan

40F-47F (2nd Floor)



Mao Tse Toung Blvd

W	L	M	N	O	P	Q	R	S
140SQM	79SQM	79SQM	85SQM	73SQM	73SQM	124SQM	124SQM	140SQM



I	H	G	F	E	D	C	B	A
96SQM	104SQM	104SQM	112SQM	112SQM	112SQM	167SQM	167SQM	173SQM

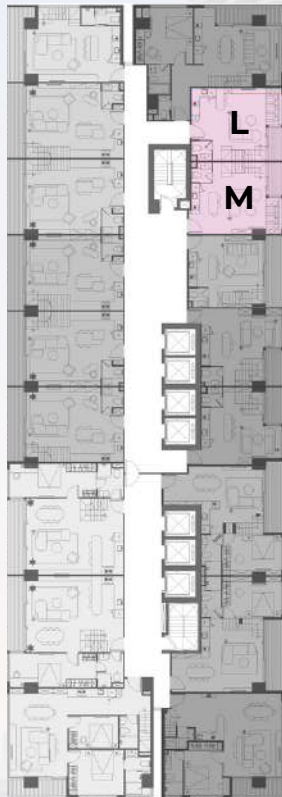
Street 410



STYLISH DUPLEX 1-BED | L.M

Net: 59 SQM | Gross: 79 SQM

Street 410



Mao Tse Toung Blvd





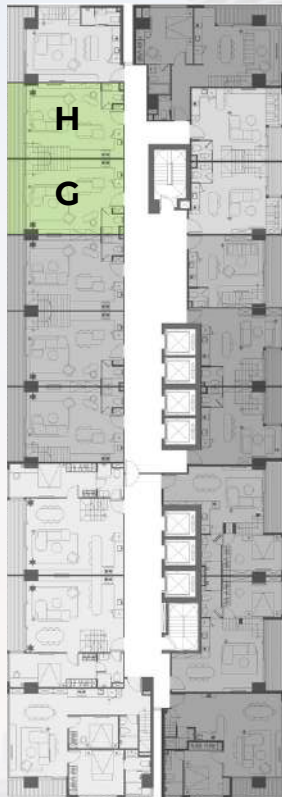
MODERN DUPLEX 2-BED

G.H

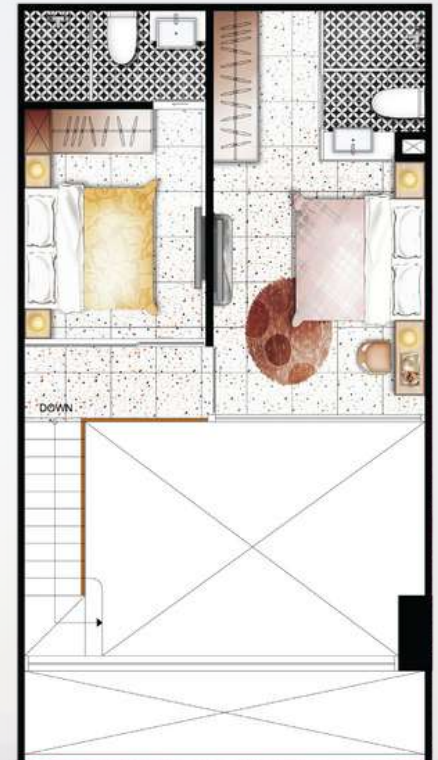
Net: 78 SQM

Gross: 104 SQM

Street 410



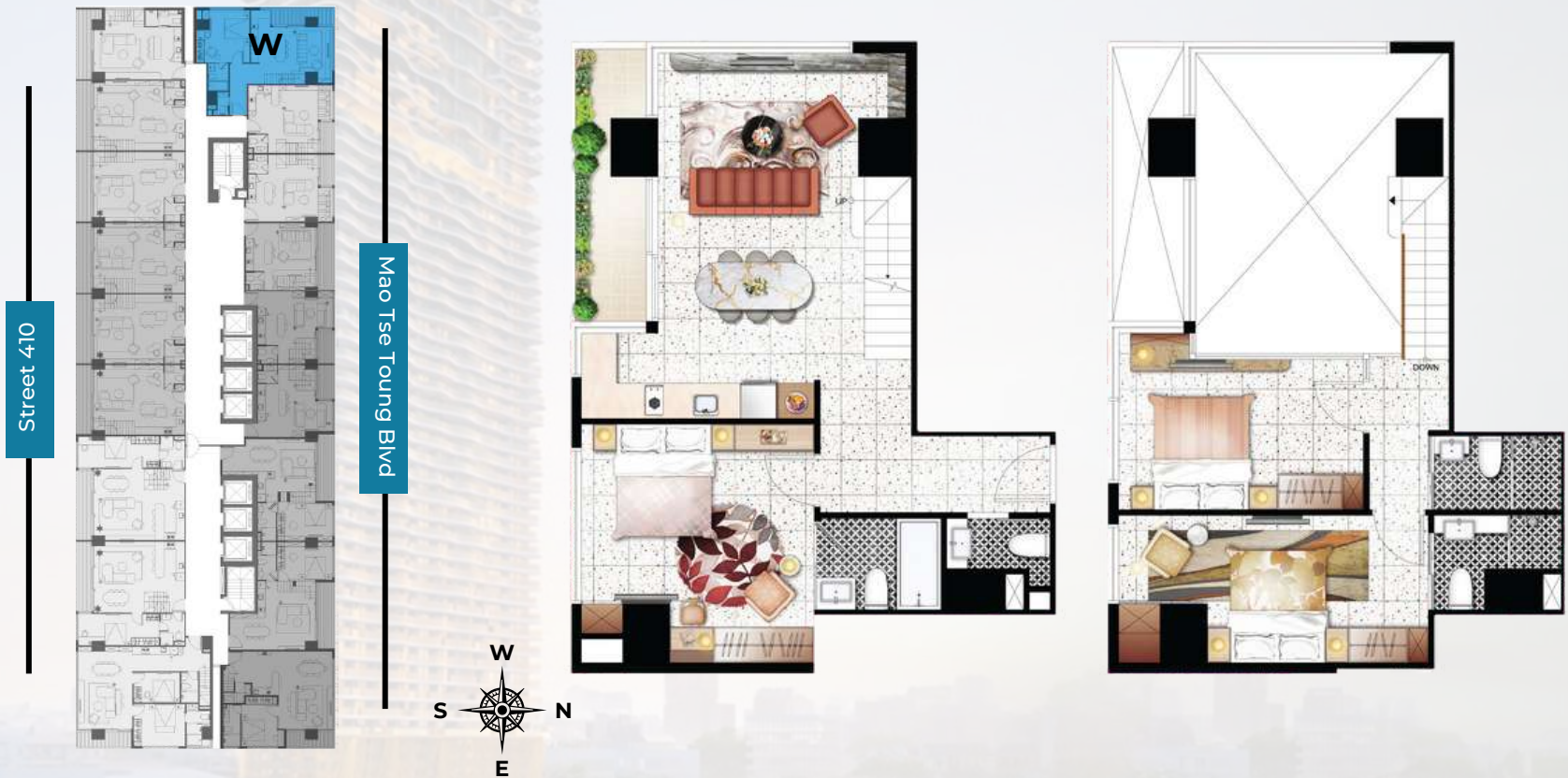
Mao Tse Toung Blvd





DIAMOND DUPLEX 3-BED | W

Net: 105 SQM | Gross: 140 SQM





DIAMOND DUPLEX 3-BED | Q.R

Net: 93 SQM

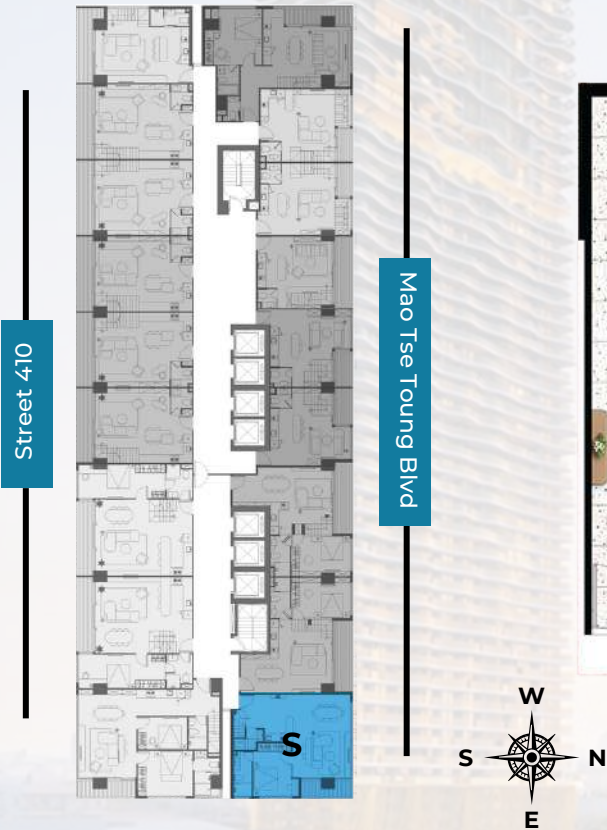
Gross: 124 SQM





DIAMOND DUPLEX 3-BED | S

Net: 105 SQM | Gross: 140 SQM





DIAMOND DUPLEX 3-BED | B.C

Net: 125 SQM | Gross: 167 SQM





SKY PALACE DUPLEX 4-BED | A

Net: 125 SQM | Gross: 173 SQM





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