



# ANGKOR GRACE

RESIDENCE & WELLNESS RESORT

*Happiness is where you Live...*

The background of the entire page is a dark, atmospheric photograph of the Angkor Wat temple in Siem Reap, Cambodia. The temple's iconic three-tiered towers are silhouetted against a twilight sky filled with soft, scattered clouds. The lighting is dim, with the primary light source being the fading sun, which creates a serene and historical mood. The text is overlaid on this image, with the title in a white script font and the descriptive paragraph in a white sans-serif font.

## *Your Gateway to Luxurious Country Living*

In honour of our Khmer ancestors, Angkor Grace is our humble offering for you to experience the beauty of Khmer heritage in your own residence. With 7 years of innovational planning, its beginnings are anchored on the progress of Siem Reap city. Having seen the potential in a large, uncharted 2.2 hectare of land near the famous Angkor Wat, **Angkor Grace Residence & Wellness Resort** is created with a unique concept and a vision to become the first and the only residential wellness resort in Siem Reap city.





## ANGKOR GRACE

RESIDENCE & WELLNESS RESORT

Let nature nurture you and your family. Offering you first taste of modern living surrounded by all the greenery sought after in Siem Reap city!



## FACTS

PROJECT NAME	: Angkor Grace Residence & Wellness Resort
PROPERTY DEVELOPER	: Ms. Elain Younn
LOCATION	: Svay Dangkum, Siem Reap City, Cambodia
ACCESSIBILITY	: 10 mins to Angkor Wat Temple
LAND AREA	: 22,670 sqm
PLOT RATIO	: 53.7% Structures; 46.3% Landscape & Greenery
LIFESTYLE	: Health & Wellness, Nature-Centric
PROJECT SCALE	: 263 Modern Units, Resort-Style Amenities
TENURE OF LAND	: Freehold Strata Title

## FEATURES

- ❖ 1-Bedroom, 2-Bedroom, and 4-Bedroom Apartment Units
- ❖ Spacious design with 6.2 m unit width
- ❖ Contemporary design suites fully-fitted with high-quality appliances
- ❖ **World-class Amenities:**
  - Semi-open reception area
  - Multi-purpose clubhouse
  - Spa & Wellness Center
  - Gym & Yoga Center
  - Restaurants with Healthy Options
  - 33 m Swimming Pool
  - Children's Pool with Pavilion
  - Garden
  - Car Park





## AN OASIS IN A 5-STAR NEIGHBOURHOOD

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Angkor Grace Residence & Wellness Resort combines luxury, convenience, privacy, comfort and security in a single development, a few minutes away from the world's most famous and largest religious monument - ANGKOR WAT TEMPLE.

It is a full-service community with world-class amenities including multi-purpose recreation hall, 33m swimming pool connected to the resort bar, children's pool with pavilion, geometric gardens, in-house restaurants that offers healthy options, health & wellness center, and medical room. You will be welcomed by the signature grand entrance to the property and greeted by internationally trained staff at the iconic semi-open reception area.

Angkor Grace advocates a new way to relax the body and mind by introducing an all-suite resort with staycation spirit. Nestled inside the complex is an array of lush foliage and greenery that serve as a private retreat where you can relax and recover from the busy work week. Angkor Grace is truly the perfect holiday home for you and your family!



## CLOSE PROXIMITY TO THE HEART OF THE CITY

Angkor Grace Residence & Wellness Resort is a 2.2 hectare property along Charles De Gaulle Rd in Svay Dangkm just 10 minutes away from the world's largest religious monument - **Angkor Wat Temple**. Surrounded by multiple 5-star hotels, this mid-rise exclusive community aims to be the premier holiday home destination that redefines Siem Reap city lifestyle.

Angkor Grace is an upscale contemporary family-friendly haven in the vibrant city center. Retreat into its spacious premium units, modern amenities with beautiful Asian culture-inspired elements. With its unparalleled location, Angkor Grace sets the stage for unforgettable experiences in Siem Reap.

### NEAREST LANDMARKS

Siem Reap International Airport (15 minutes)  
 Pub Street/Old Market (7 minutes)  
 Angkor Wat Temple (10 minutes)  
 Angkor National Museum (3 minutes)  
 Cambodian Cultural Village (10 minutes)

### CLOSE ACCESS TO MAIN ROADS

National Road 6  
 Street 60 / 63  
 Sivutha Boulevard  
 Apsara Rd  
 Wat Bo

### DID YOU KNOW?

Charles De Gaulle Road is also known as "The Road to the Temples" for it connects the center of Siem Reap to the temples of Angkor Wat.







## EXPERIENCE A LIFETIME OF VACATION IN ANGKOR GRACE

Revel in the refreshing countryside views matched with modern architecture where everyday feels like a holiday. Angkor Grace draws design from nature's own architecture. The design elements stimulate forest landscapes, providing a calm and refreshing ambiance that lets you forget about the rush and hassle of urban life.





From the developer and owner of **240 Phnom Penh Luxury Condo**, together with the designers from **Bloom Architecture**, Angkor Grace Residence & Wellness Resort is created with a unique masterplan integrating residences, green spaces, lifestyle amenities, and commercial establishments in one development. Enjoy intimate getaways as you unwind with the stunning views of the sprawling garden. Relish moments to recharge - a peaceful stroll, a refreshing jog or a restful moment under a tree.

*Truly a place to replenish your soul.*

Within the development are areas where one can find peace and solace from the urban hustle and bustle. With myriad of activities for all individuals, whether a sports enthusiast or health buff, these amenities lets you enjoy life as you please.

## FACILITIES & AMENITIES

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- ❖ Semi-open reception area
- ❖ Multi-purpose clubhouse
- ❖ Spa & Wellness Center
- ❖ Gym & Yoga Center
- ❖ Restaurants with Healthy Options
- ❖ 33 m Swimming Pool
- ❖ Children's Pool with Pavilion
- ❖ Garden Park
- ❖ Shuttle Service
- ❖ Car Park



## INSPIRING. REFINED. AUTHENTIC.

Bloom Architecture made the owner's vision come to life by creating inspirational design that seamlessly merges indoor and outdoor spaces together. Making Angkor Grace a place you can call home is manifested through the interior design of **iChing Living Decor**. Modern contemporary is the concept for every fully-fitted suite, providing a balance between modern living and laidback feel of the suburb.

### LIVE THE STAYCATION EXPERIENCE

Whether you decide to entertain your friends or your cocooning unit as a vacation home, you will be entitled to a large panel of resort services and establishments. Aiming to redefine the quality of life in Siem Reap, Angkor Grace Residence & Wellness Resort is surrounded by modern conveniences

- ❖ ENSO CAFÉ
- ❖ LUNA ITALIAN
- ❖ MAMA WONG'S
- ❖ TAPAS 240
- ❖ BLISS SPA
- ❖ ENSO HEALING

Designed to be an urban haven, unwind with comfort and ease at these well-appointed amenities and thoughtfully designed spaces that encourage balance and well-being.





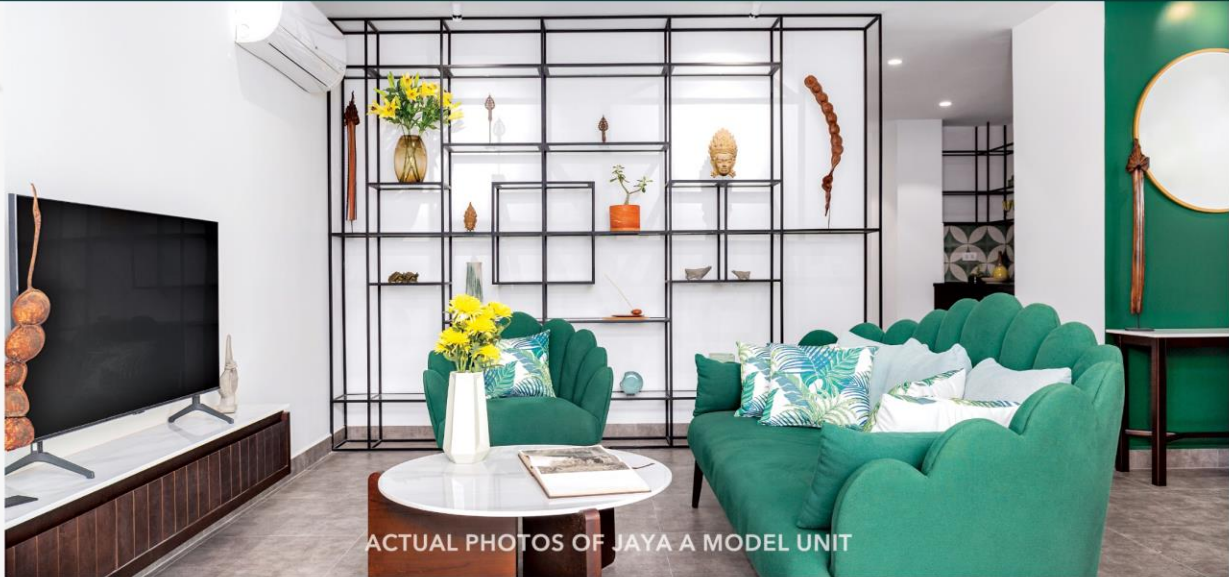
# A TROPICAL PARADISE

Inspired by the majestic temples and legacy passed down from our ancestors, Angkor Grace is designed to be a place of wonder and awe. A place that is welcoming from the moment you step inside the complex.

Nestled inside the complex is an array of lush foliage and greenery that serve as a private retreat where you can relax and recover from the busy work week. The perfect place for a breathtaking vacation suited to the whole family, pets included!

Explore a vast wealth of shops, restaurants and cafés in and around the community. Angkor Grace Residence & Wellness Resort is truly a home worthy of the most remarkable individuals, couples and families, pets included!





# JAYA A

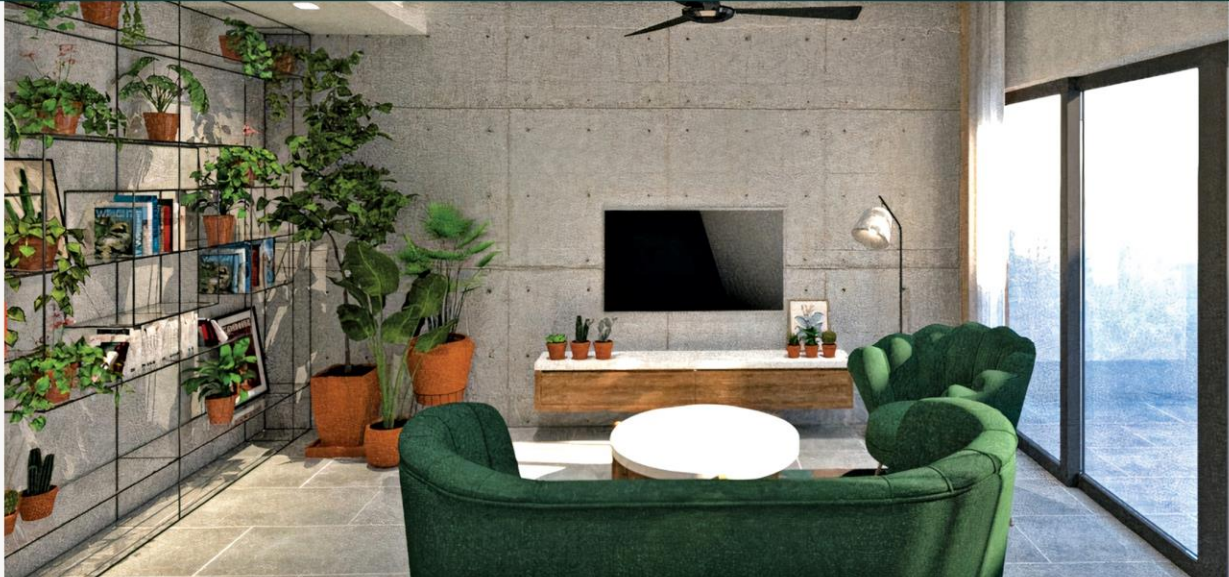
**Floor:** Ground Floor  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Gross Size:** 112 sqm  
**Net Area:** 94.2 sqm





# JAYA 1A

Floor: 1st Floor  
Bedrooms: 2  
Bathrooms: 2  
Gross Size: 106.8 sqm  
Net Area: 80.3 sqm





# JAYA 2A

**Floor:** 2st Floor  
Rooftop

**Bedrooms:** 2

**Bathrooms:** 2

**Gross Size:** 201.4 sqm

**Net Area:** 170.9 sqm







# JAYA B

<b>Floor:</b>	Ground Floor
<b>Bedrooms:</b>	1
<b>Bathrooms:</b>	2
<b>Gross Size:</b>	112 sqm
<b>Net Area:</b>	94.2 sqm





# JAYA B Duplex

<b>Floor:</b>	1st, 2st Floor Rooftop
<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4
<b>Gross Size:</b>	294.5 sqm
<b>Net Area:</b>	254.3 sqm



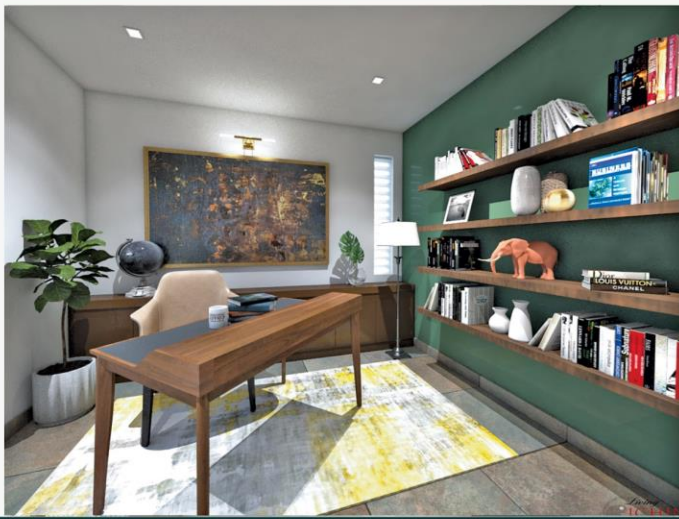
1ST FLOOR



2ND FLOOR



ROOFTOP







## UNIQUE INVESTMENT OPPORTUNITY

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Angkor Grace Residence & Wellness Resort is the first unique home investment product in Cambodia that allows buyers to invest in a 10-year long-term leaseback program with a 7% guaranteed rental return for the first 5 years and goes up to 8% from 6th year onwards.

### ANGKOR GRACE AS AN INVESTMENT

For buyers who are buying as an investment, the developer will manage all rentals of the property.

At the time of purchase, the developer will pay the first 3 years' rental in advance cash payment to the buyer. From this amount, the developer will deduct an amount to fully furnish the apartment to a luxury level, ready for renting (this cost will not exceed \$10,000).

In addition to this, you will also be entitled for a 14-day complimentary stay to the apartments every year, making it the perfect investment and holiday accommodation!





[www.ips-cambodia.com](http://www.ips-cambodia.com)

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