

Time Square 7

Phnom Penh, Cambodia



IPS 



PROJECT INFORMATION

Location: St 335, Boeung Kak 1,
Toul Kork, Phnom Penh

Developer: Megakim World Corporation

No. of Floors: 47 Floors / 2 Basement Level

Total Units: 700 Units

Land Size: 1,734 sqm

Ownership: Strata / Freehold

**Handover
Condition:** Finished, Kitchen, bathroom,
lighting, flooring, AC

**Estimated
Completion Date:** Q3 2028

DEVELOPER

TS6

BKK1

TS5

BKK1

TS2

TOUL KORK

TS3

TOUL KORK

TS1

BKK1

TS4

BOREY AIRPORT



Time Square 3
Street 317, Toul Kork



Time Square 2
Street 317, Toul Kork



Time Square 1
Street 278, BKK1



Time Square 5
Street 306, BKK1



Time Square 6
Street 302, BKK1



Time Square 7
Boeung Kak 1, Toul Kork

TIME SQUARE 3

TIME SQUARE 2

Time Square 7

Toul Kork.
Phnom Penh

ST 335





Time Square 7

49 Floors

49F
High Ground Sky Lounge

48F
**Infinity Pool, Sky Gym,
Sky Theatre**

34F
Time Square Club
Bowling, Game Lounge,
Cigar Lounge, Poker Room,
KTV Room, Cinema Room,
Banquet Zone

7F
**Lap Pool, Kid's Area,
Jogging Track, BBQ Yard Pavilion**

GF
**Lobby
Commercial Retail**

35F - 47F
Duplex Floors

8F - 33F
Classic Flat Floors

2F - 6F
Car Parking

B1 - B2
Car Parking



Time Square 7

Facilities and Amenities













UNIT TYPES

FLATS

1-Bedroom:	40 sqm	2-Bedroom:	76 sqm
	47 sqm	3-Bedroom:	100 sqm
	60 sqm		

LOFT/DUPLEX

1-Bedroom Loft:	60 sqm
	70 sqm
2-Bedroom Duplex:	100 sqm
3-Bedroom Duplex:	130 sqm
4-Bedroom Duplex:	160 sqm



FLAT UNITS

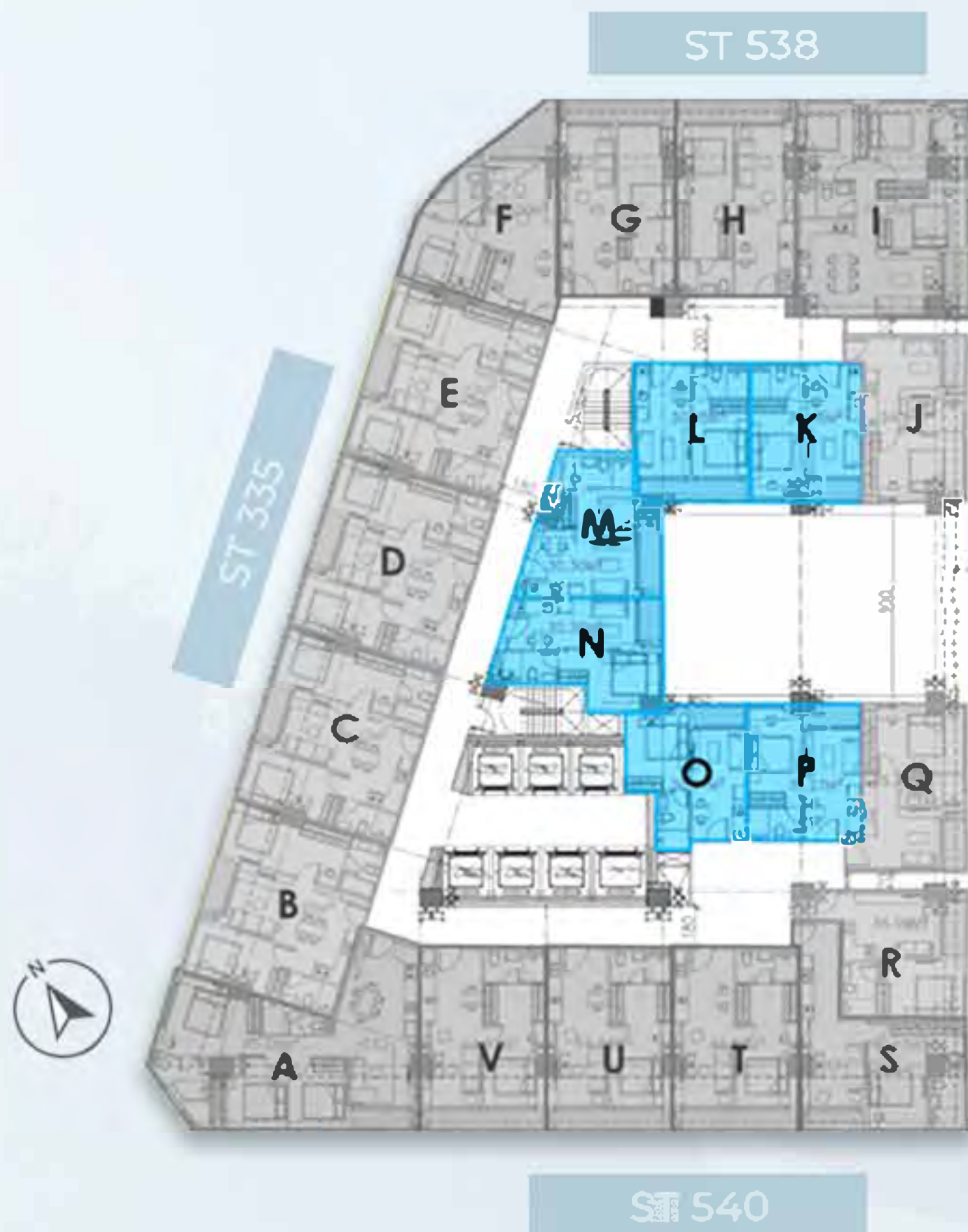
Type	Area	Discount	Early Bird	Total
1 Bed	40/47 sqm	\$2000	\$1000	\$3000
1 Bed	60 sqm	\$4000	\$1000	\$5000
2 Bed	76 sqm	\$5000	\$1000	\$6000
3 Bed	100 sqm	\$6000	\$1000	\$7000

Buy 2 Units : Each Unit 1000USD Discount More

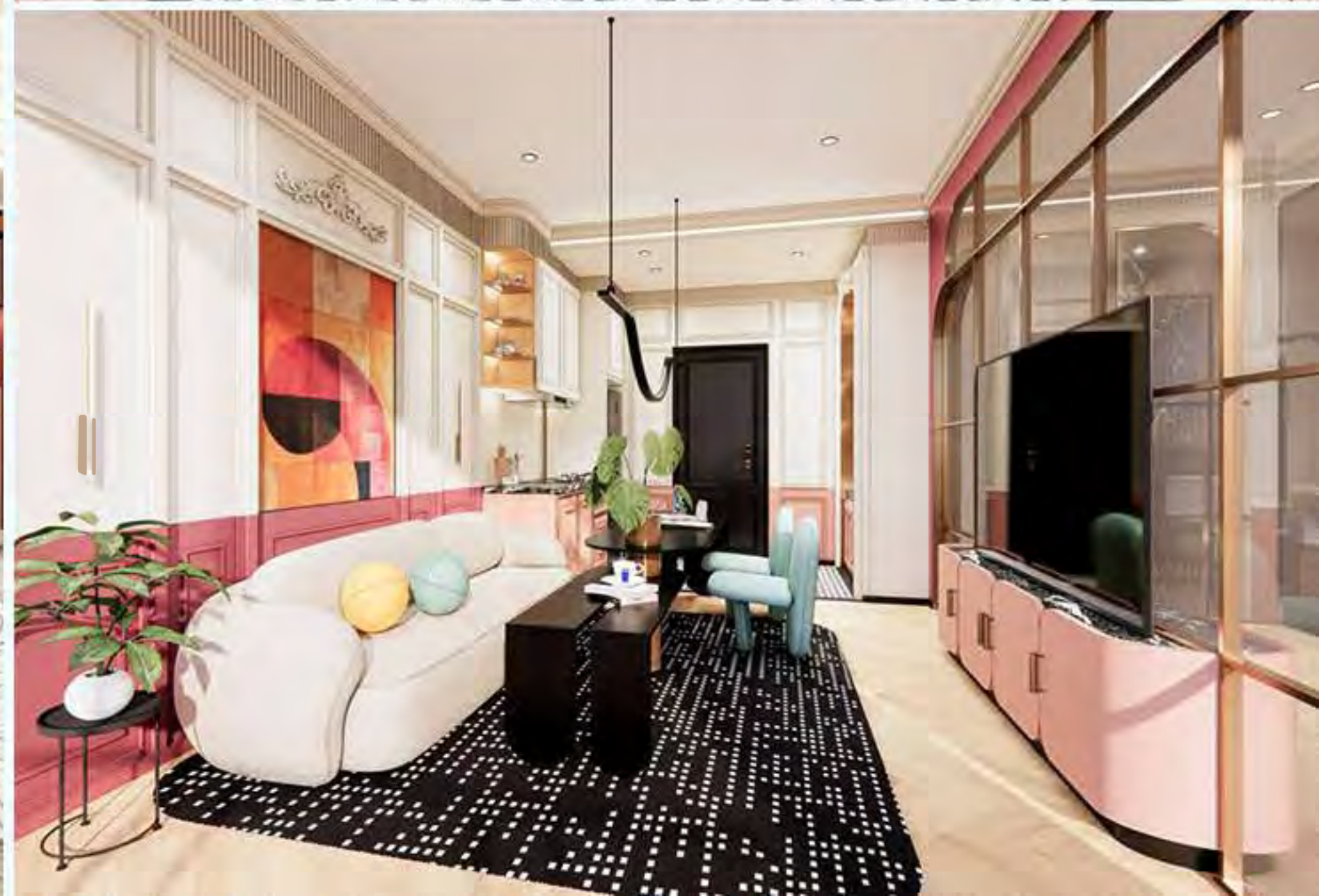


STYLISH 1-BED | Type K,L,M,N,O,P

Net: 30m² | Cross: 40m²



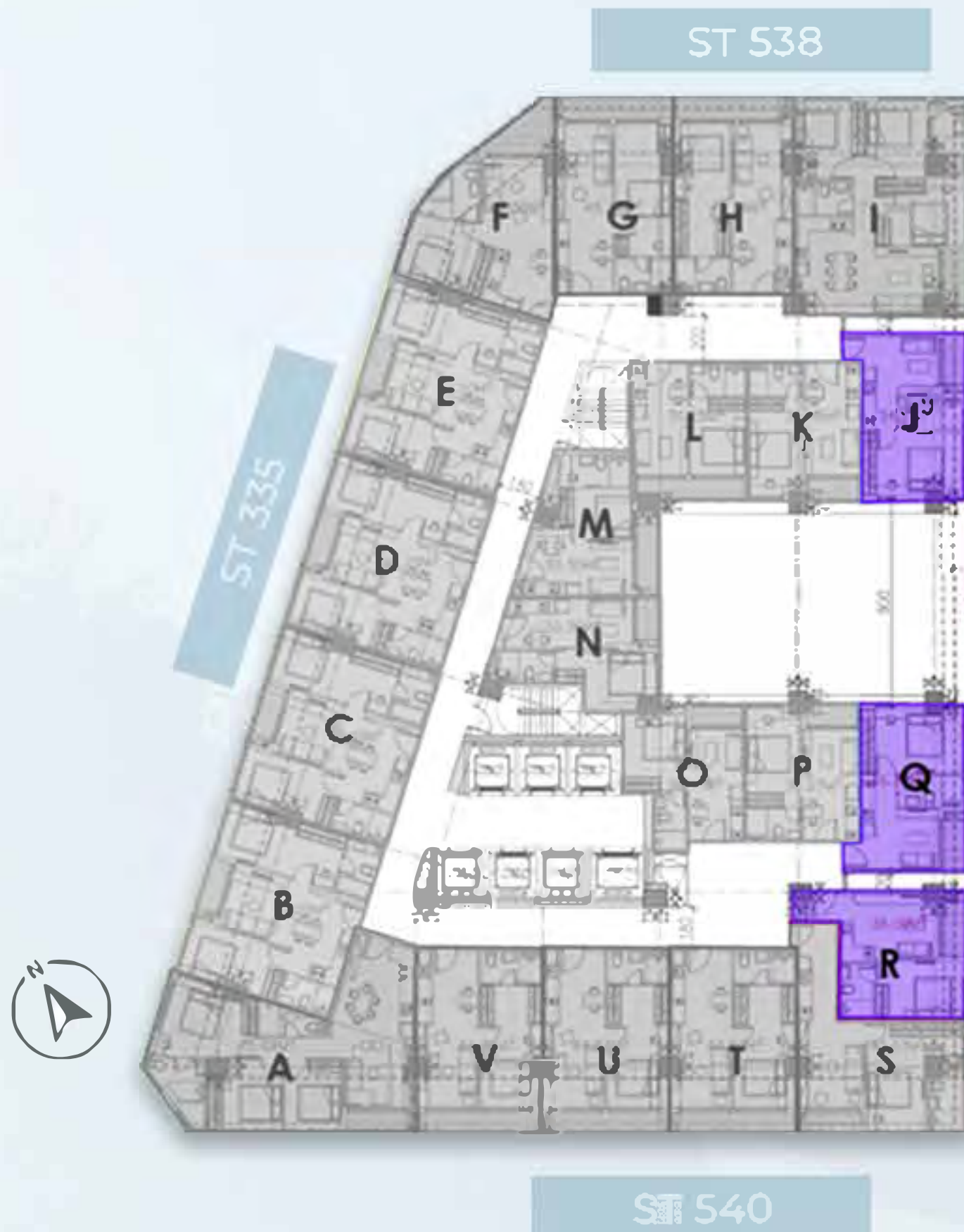
1-Bedroom | Type K,L,M,N,O,P





MODERN 1- BED | Type J,Q,R

Net: 35m² | Cross: 47m²



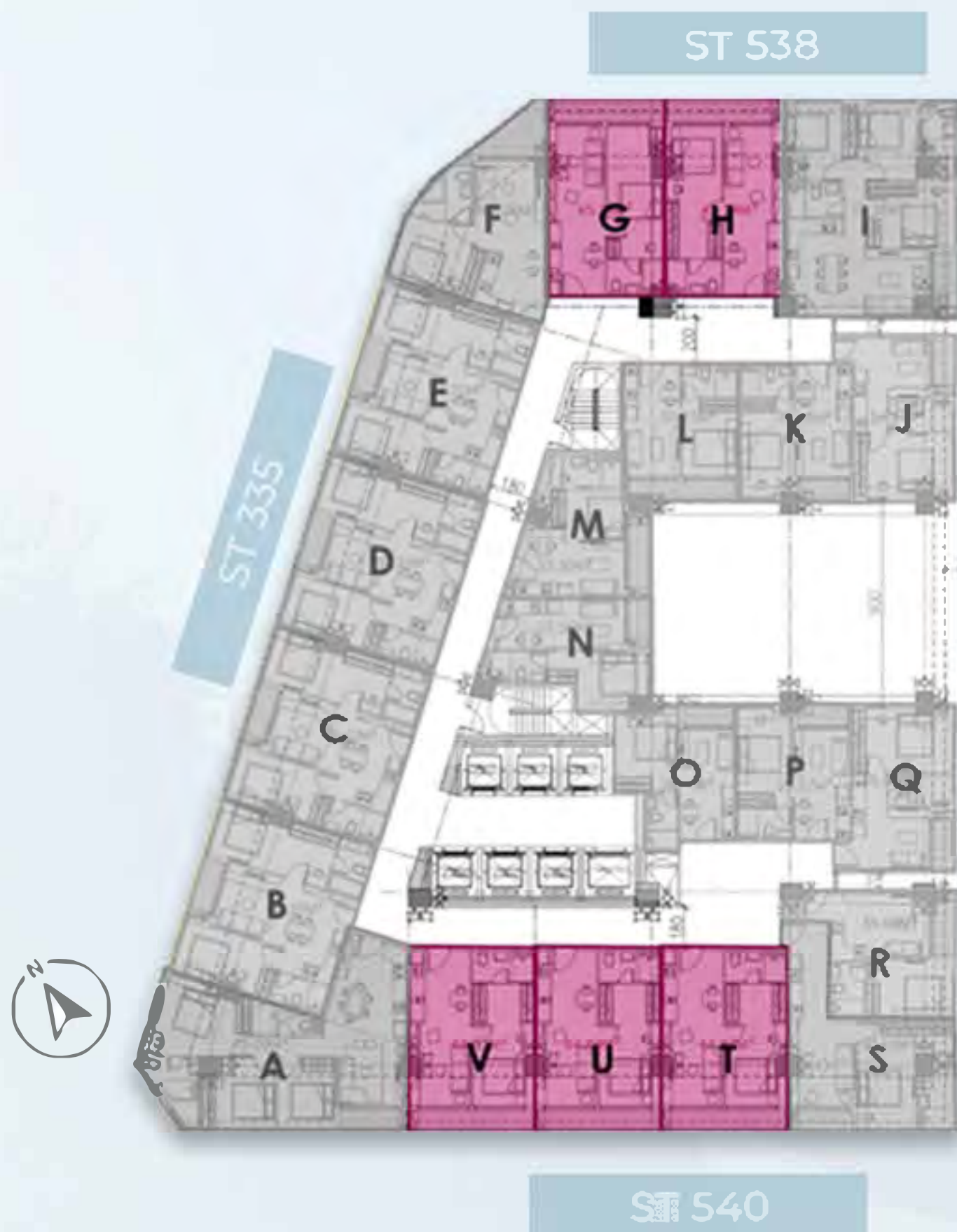
1-Bedroom | Type J,Q,R





CRYSTAL 1-BED | Type G,H,T,U,V

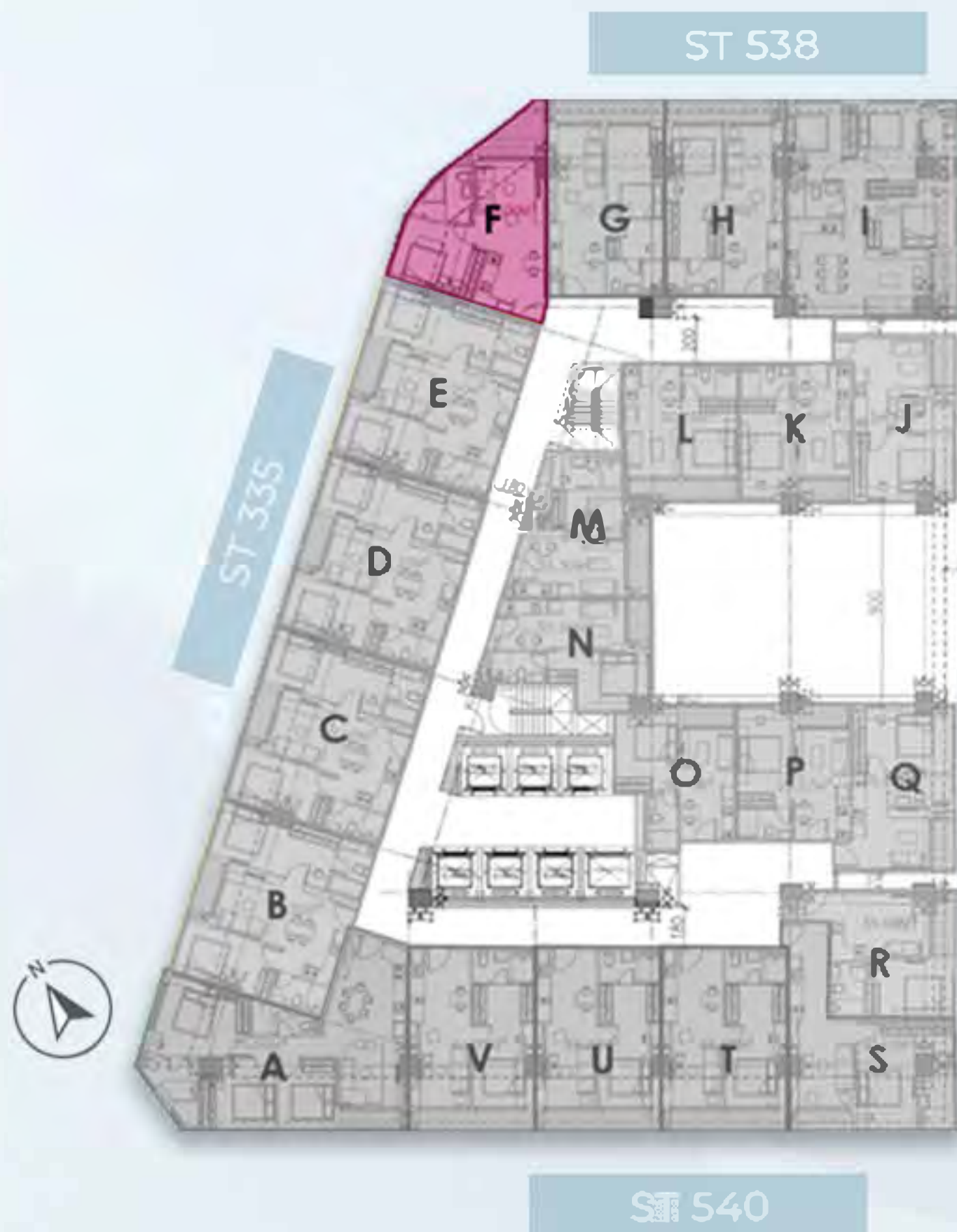
Net: 45m² | Cross: 60m²





TIFFANY 1-BED | Type F

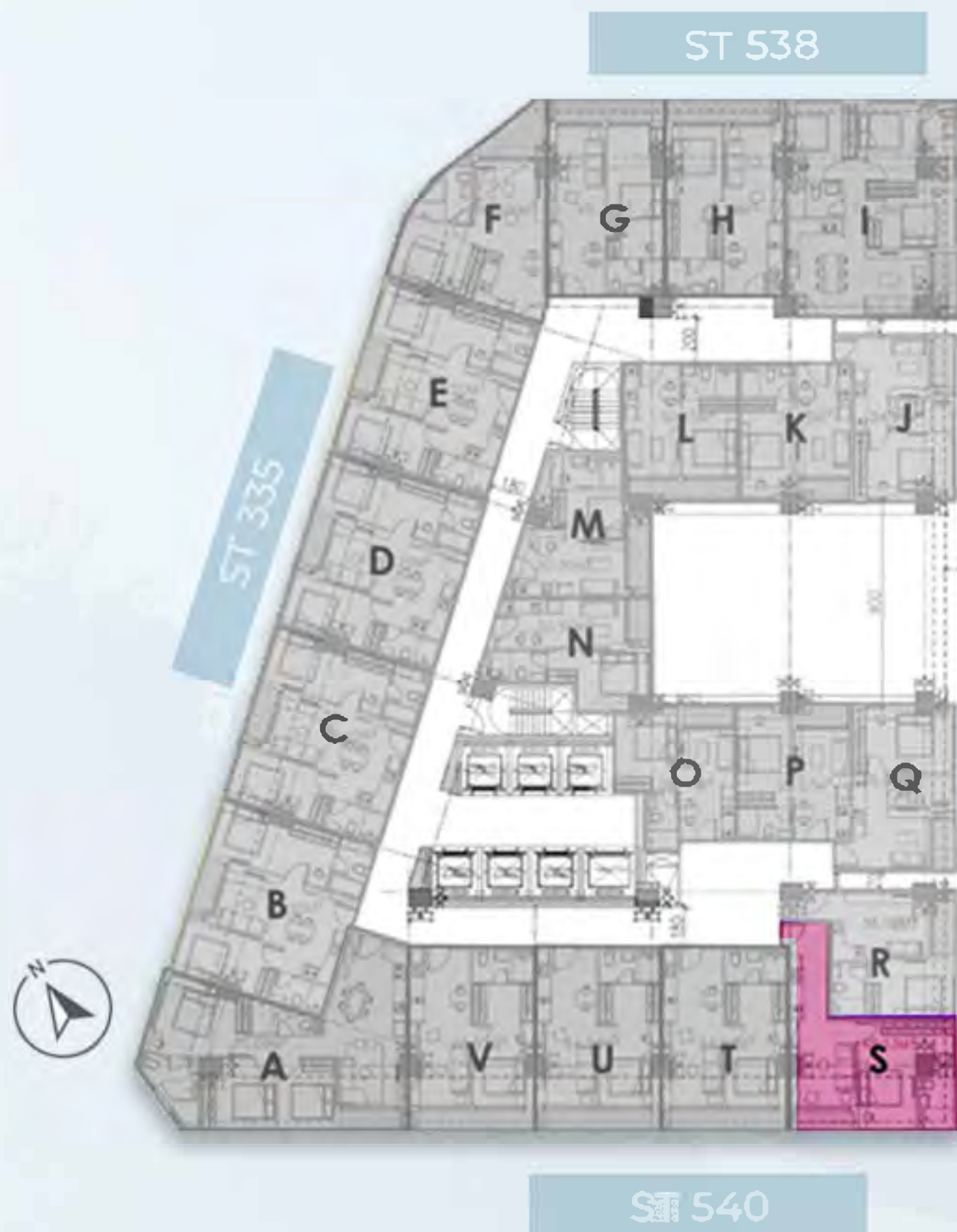
Net: 45m² | Cross: 60m²





TIFFANY 1-BED | Type S

Net: 45m² | Cross: 60m²



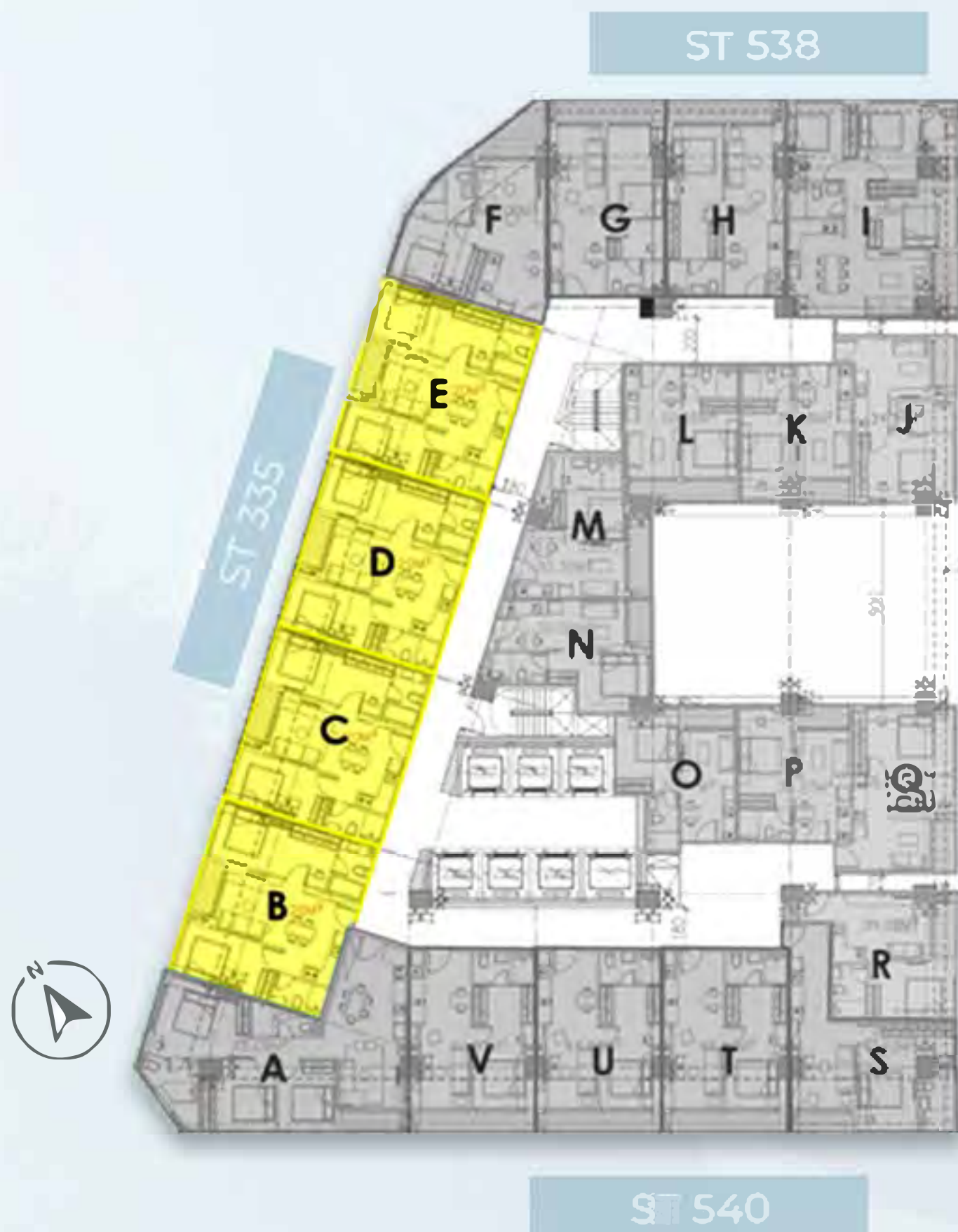
1-Bedroom | Type F,C,H,S,T,U,V





DIAMOND 2-BED | Type B,C,D,E

Net: 57m² | Cross: 76m²



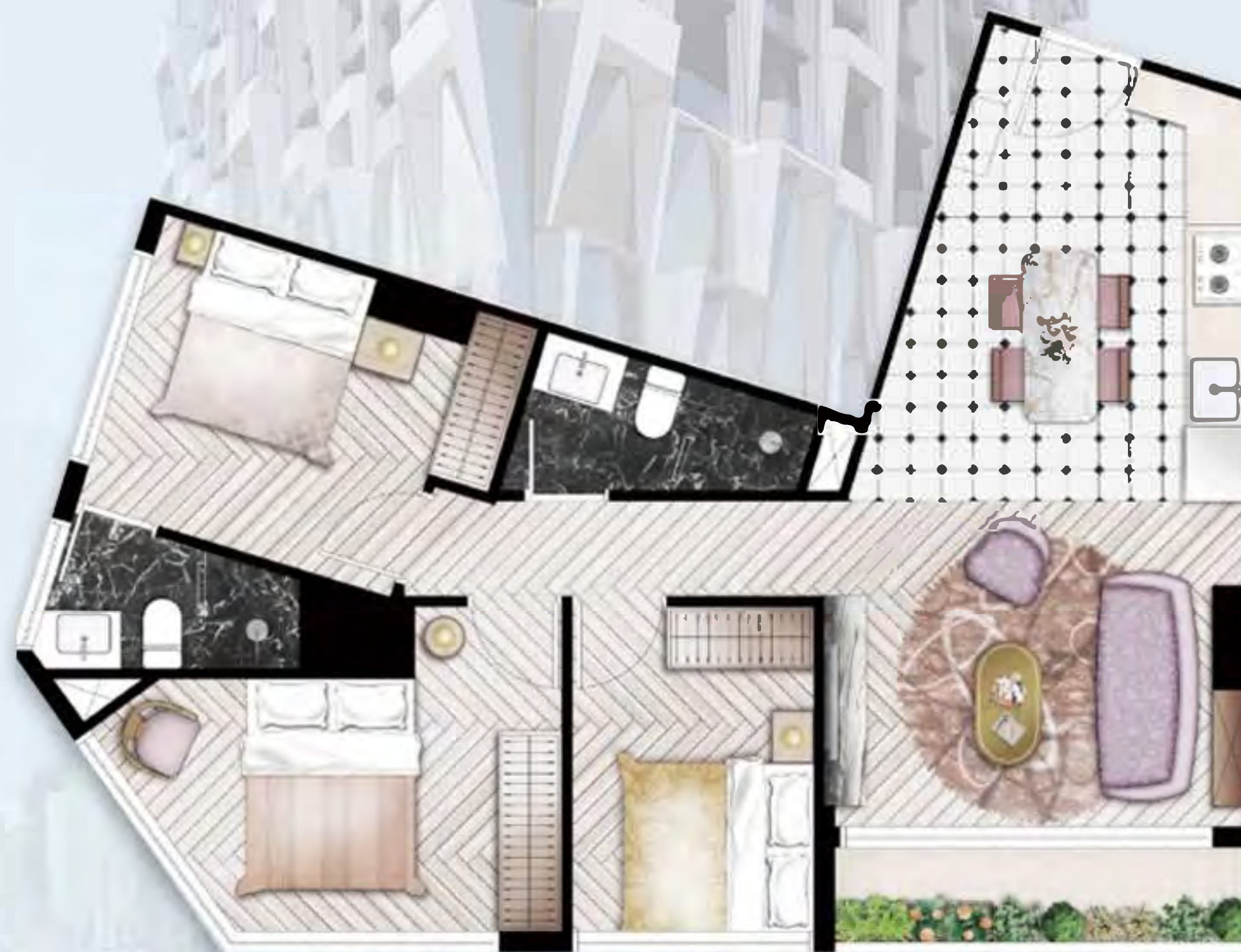
2-Bedroom | Type B,C,D,E





GOLDEN 3-BED | Type A

Net: 75m² | Cross: 100m²





LUXURY 3-BED | Type I

Net: 75m² | Cross: 100m²



3-Bedroom | Type A,I



DUPLEX UNITS

Type	Gross Area	Discount	Early Bird	Total
1Bed	60/70 sqm	\$5000	\$1000	\$6000
2Bed	100 sqm	\$7000	\$1000	\$8000
3Bed	130 sqm	\$11,000	\$1000	\$12,000
4Bed	160 sqm	\$13,000	\$1000	\$14,000

Buy 2 Units : Each Unit 1000USD Discount More



LOFT 1-BED | Type K,L,M,N,O,P

Net: 45m² | Cross: 60m²

ST 538



ST 540



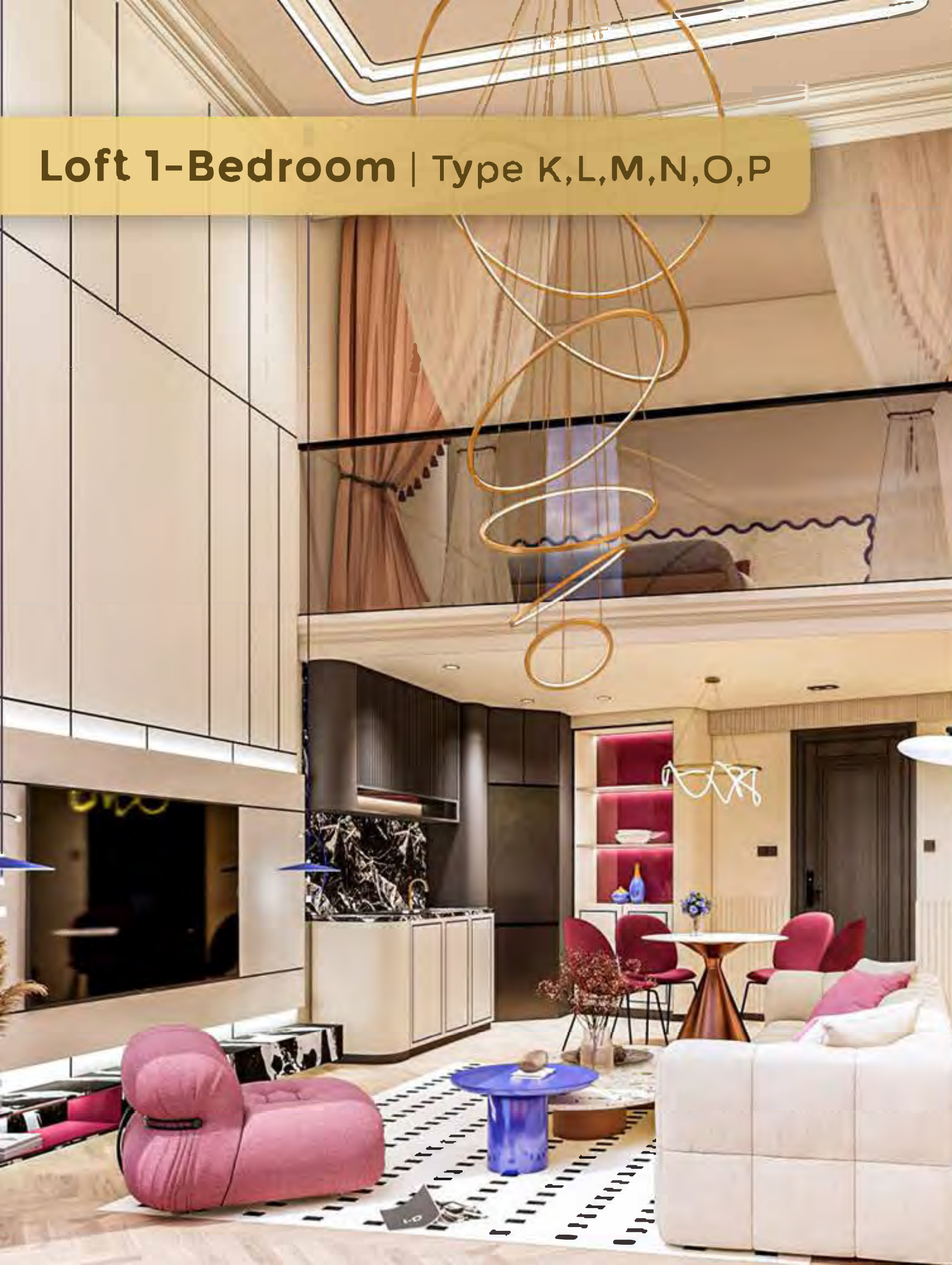
1ST LEVEL



2ND LEVEL



Loft 1-Bedroom | Type K,L,M,N,O,P





LOFT 1-BED | Type J,Q

Net: 55m² | Cross: 70m²

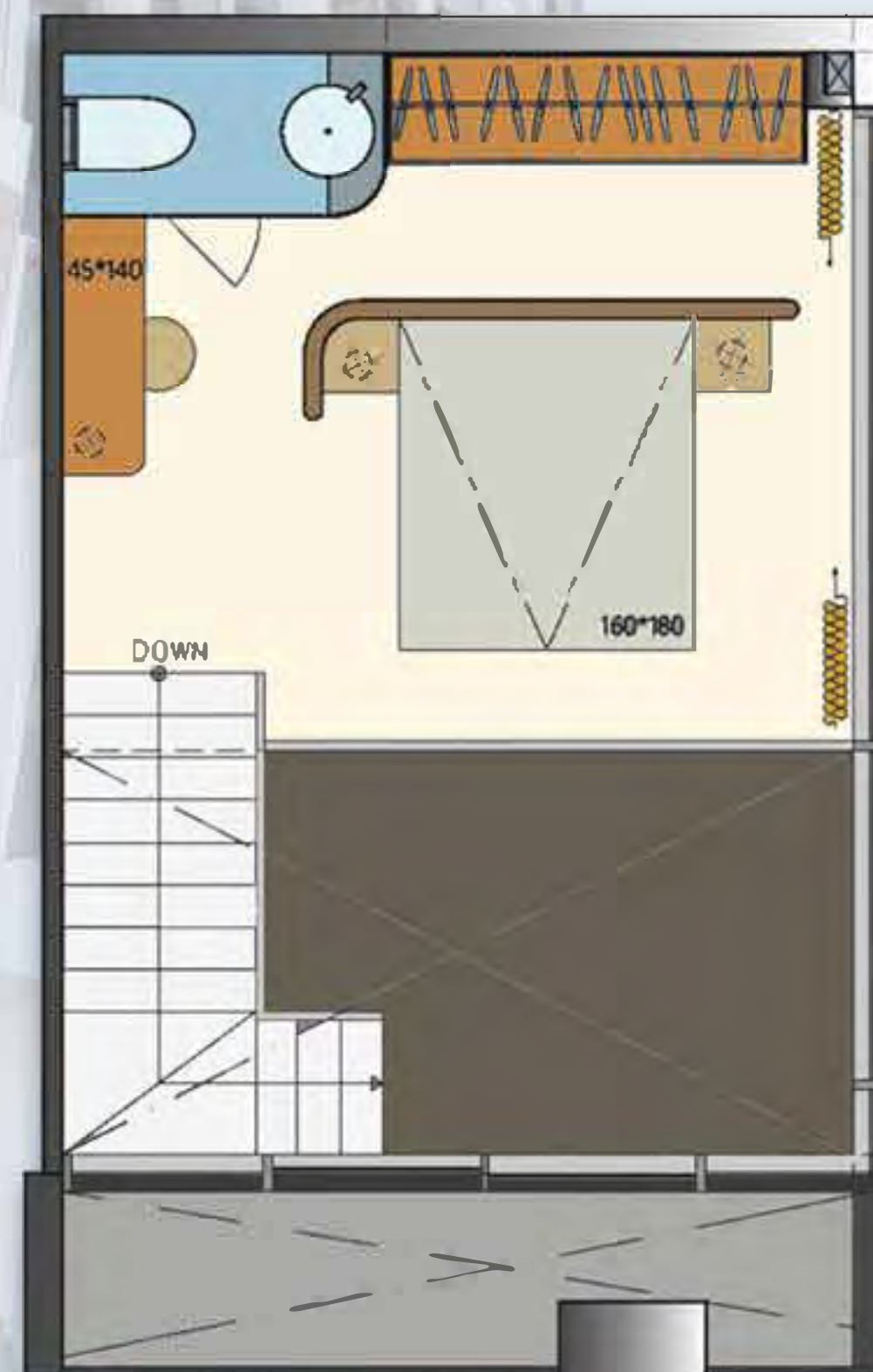
ST 538

ST 335

ST 540



1ST LEVEL



2ND LEVEL



Loft 1-Bedroom | Type J,Q





DUPLEX 2-BEDROOM | Type F,G,H,V,U,T

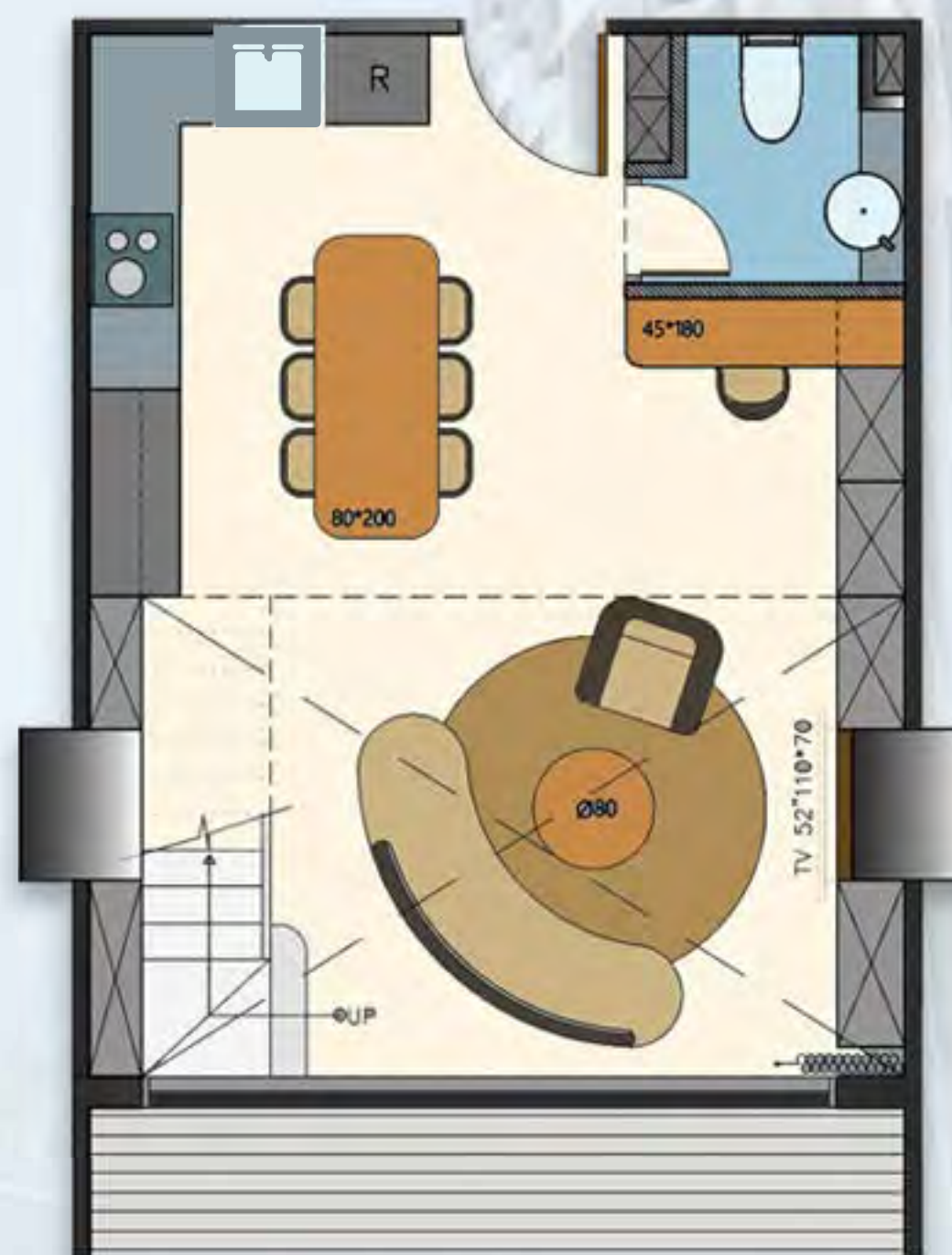
Net: 75m² | Cross: 100m²



ST 538

ST 335

ST 540



1ST LEVEL



2ND LEVEL

Duplex 2-Bedroom | Type F,C,H,T,U,V





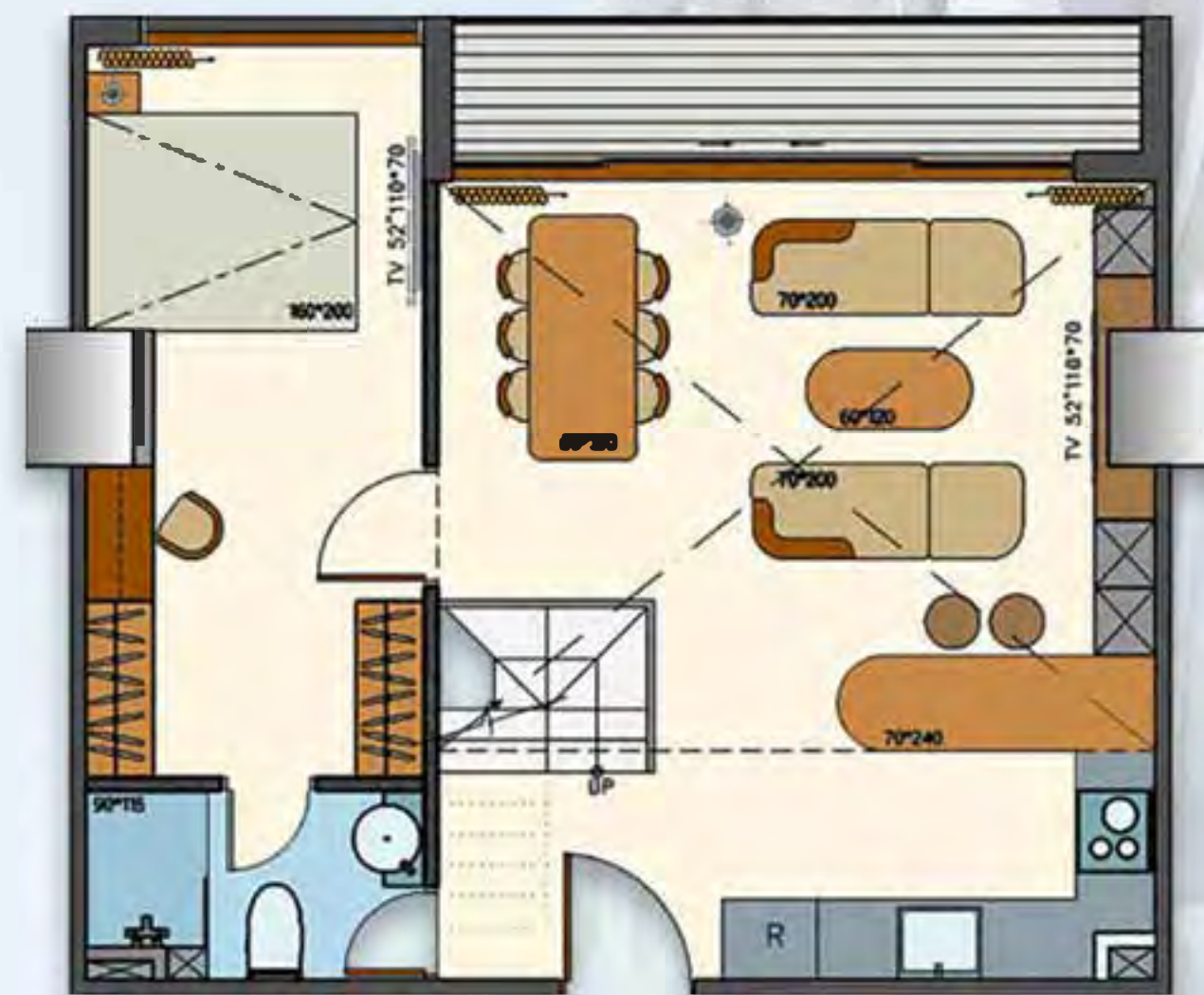
DUPLEX 3-BEDROOM | Type B,C,D,E

Net: 100m² | Cross: 130m²

ST 538



ST 540



1ST LEVEL



2ND LEVEL



Duplex 3-Bedroom | Type B,C,D,E





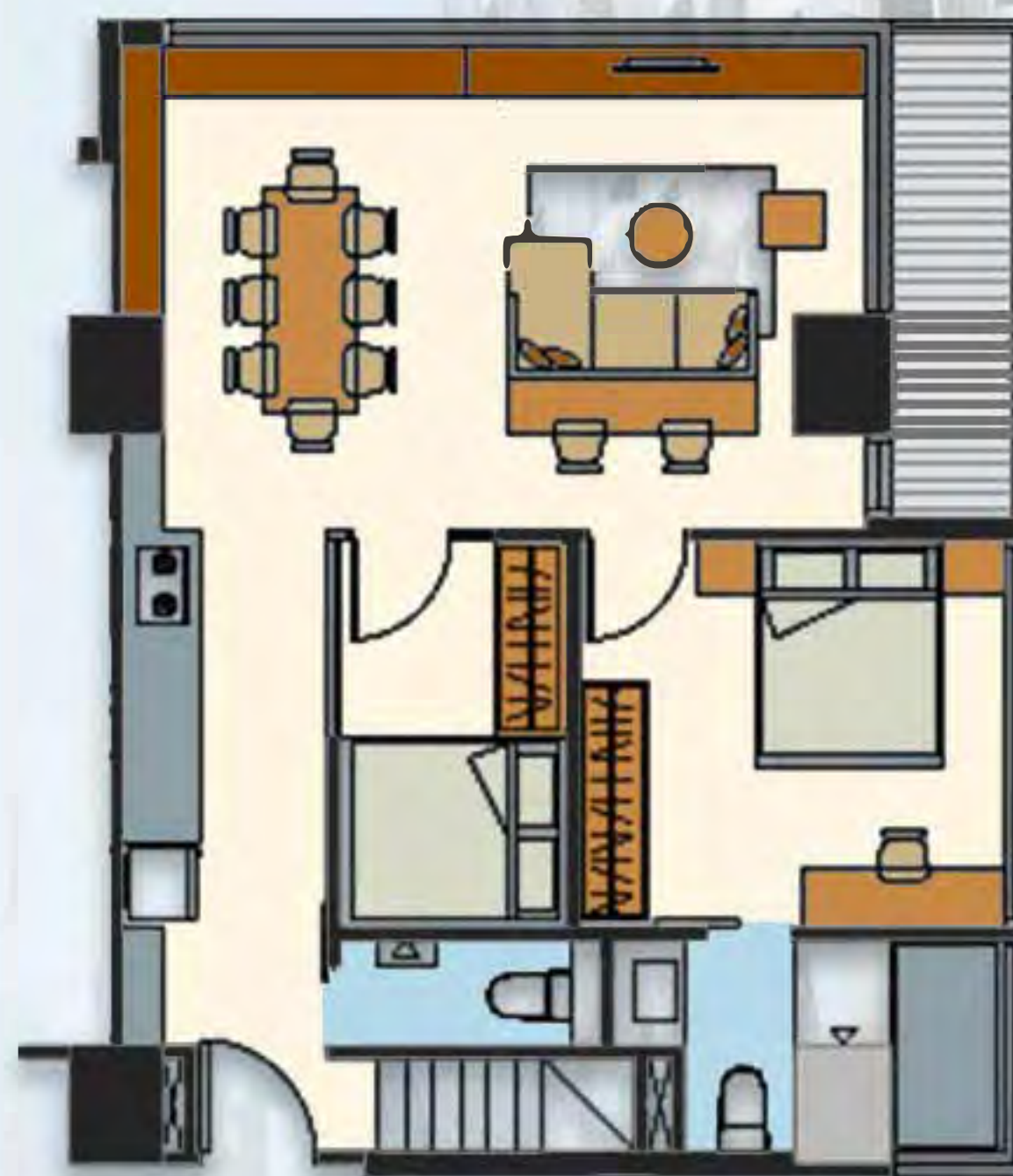
DUPLEX 4-BEDROOM | Type I,Z

Net: 120m² | Cross: 160m²

ST 538

ST 335

ST 540



1ST LEVEL



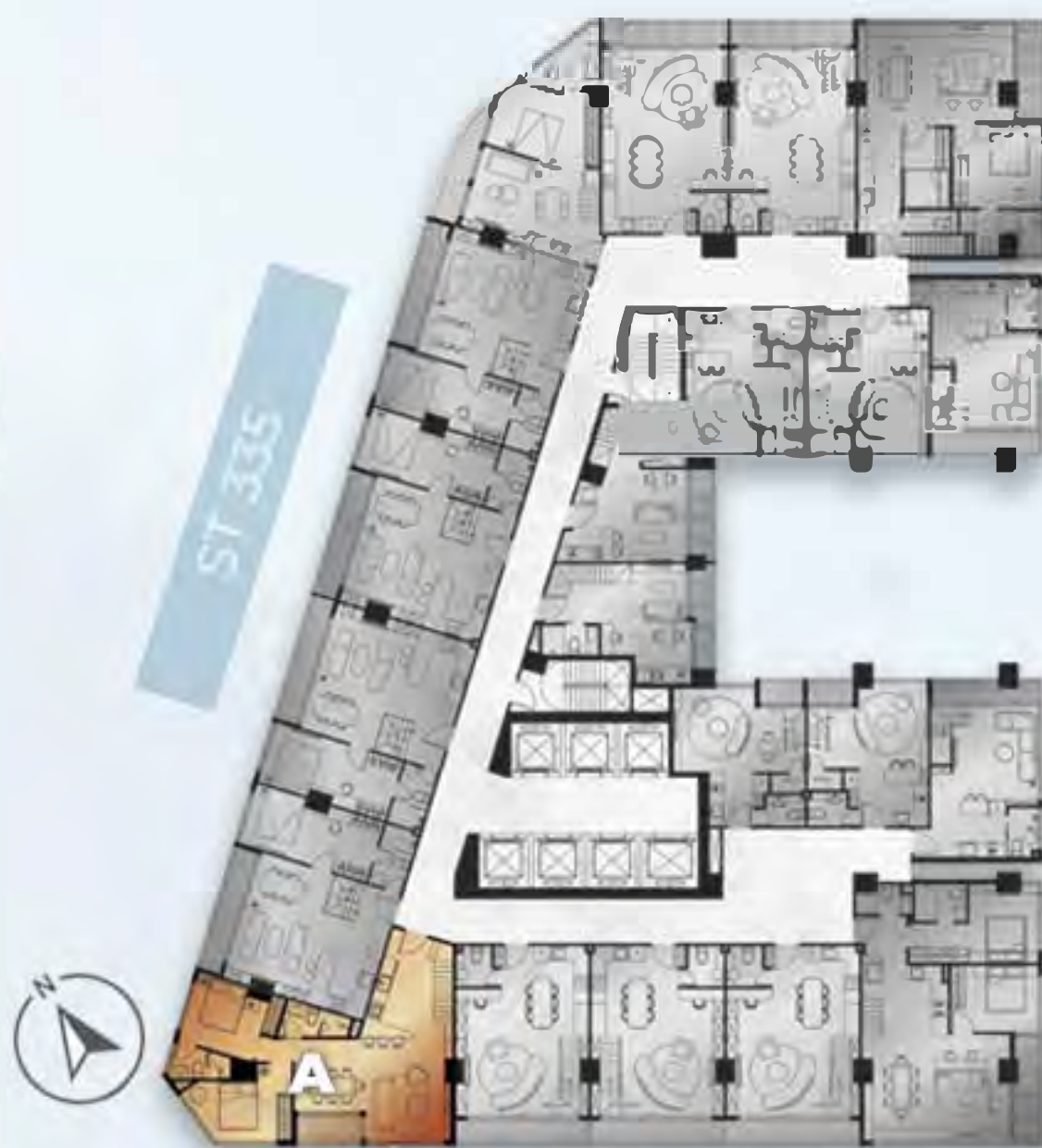
2ND LEVEL



DUPLEX 4-BEDROOM | Type A

Net: 120m² | Cross: 160m²

ST 538



ST 540

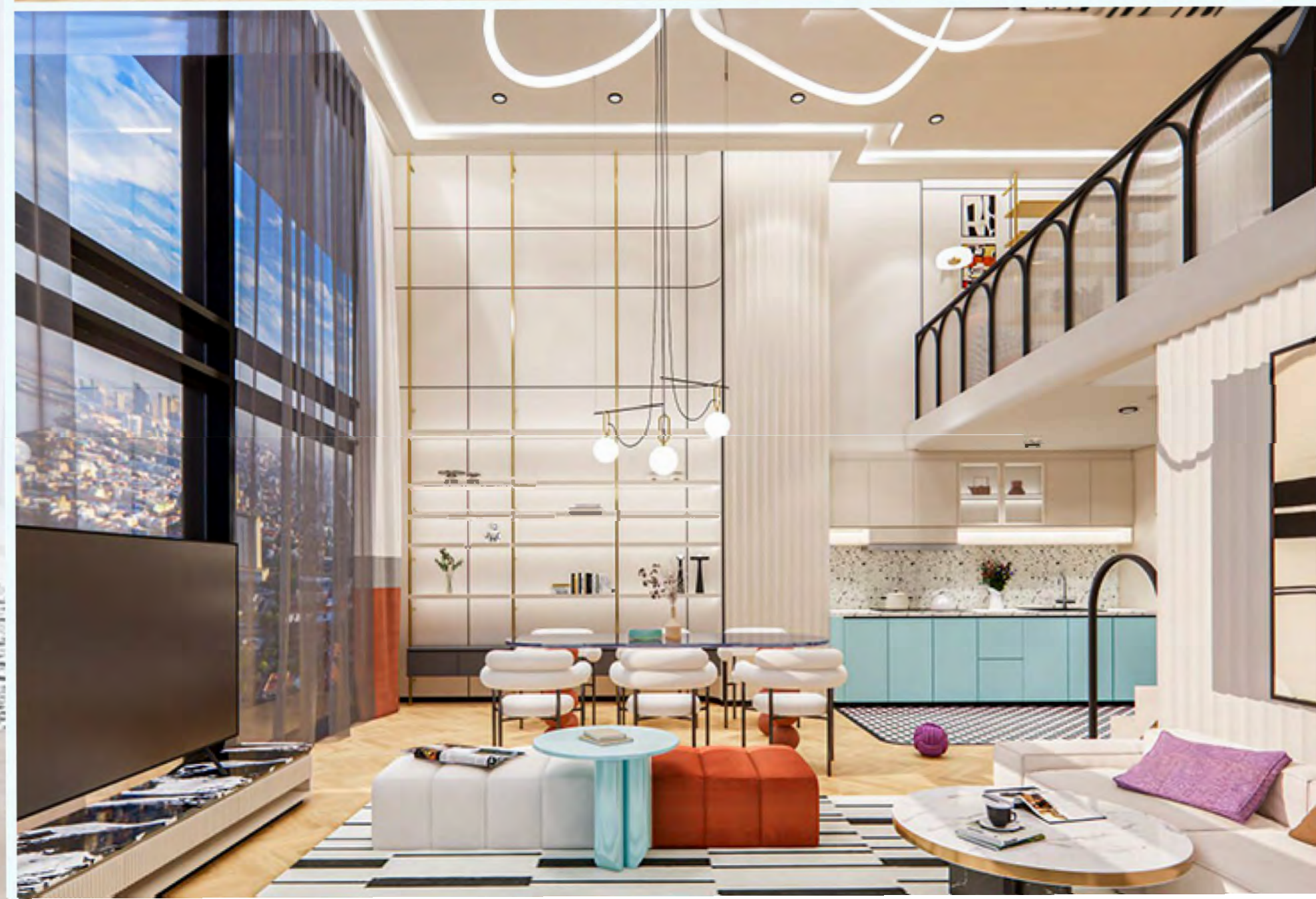


1ST LEVEL



2ND LEVEL

Duplex 4-Bedroom | Type A,I,Z



The background is a dark, blue-tinted architectural rendering of a modern urban scene. On the left, a tall building with a complex, angular facade of concrete or stone elements rises. The ground floor features large glass windows. In the foreground, a dark-colored SUV is parked on the left, and a few stylized human figures are walking on the sidewalk. To the right, a row of lush green trees lines a street. The overall atmosphere is professional and contemporary.

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