



# ODOM

A NEW LANDMARK  
FOR PHNOM PENH





# THE BASICS

5,825 SQM Lot Size

## Gross Floor Area (GFA)

126,000 SQM Total

77,000 SQM Odom Tower

25,000 SQM Odom Living

24,000 SQM Odom Square



25,000 SQM GFA  
30 FLOORS



77,000 SQM GFA  
45 FLOORS



24,000 SQM GFA  
5 FLOORS



# LOCATION

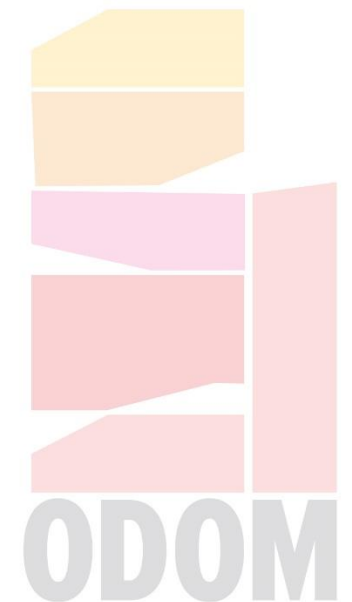
## 160B Norodom Boulevard

The heart of Phnom Penh and the most prestigious street in the city.

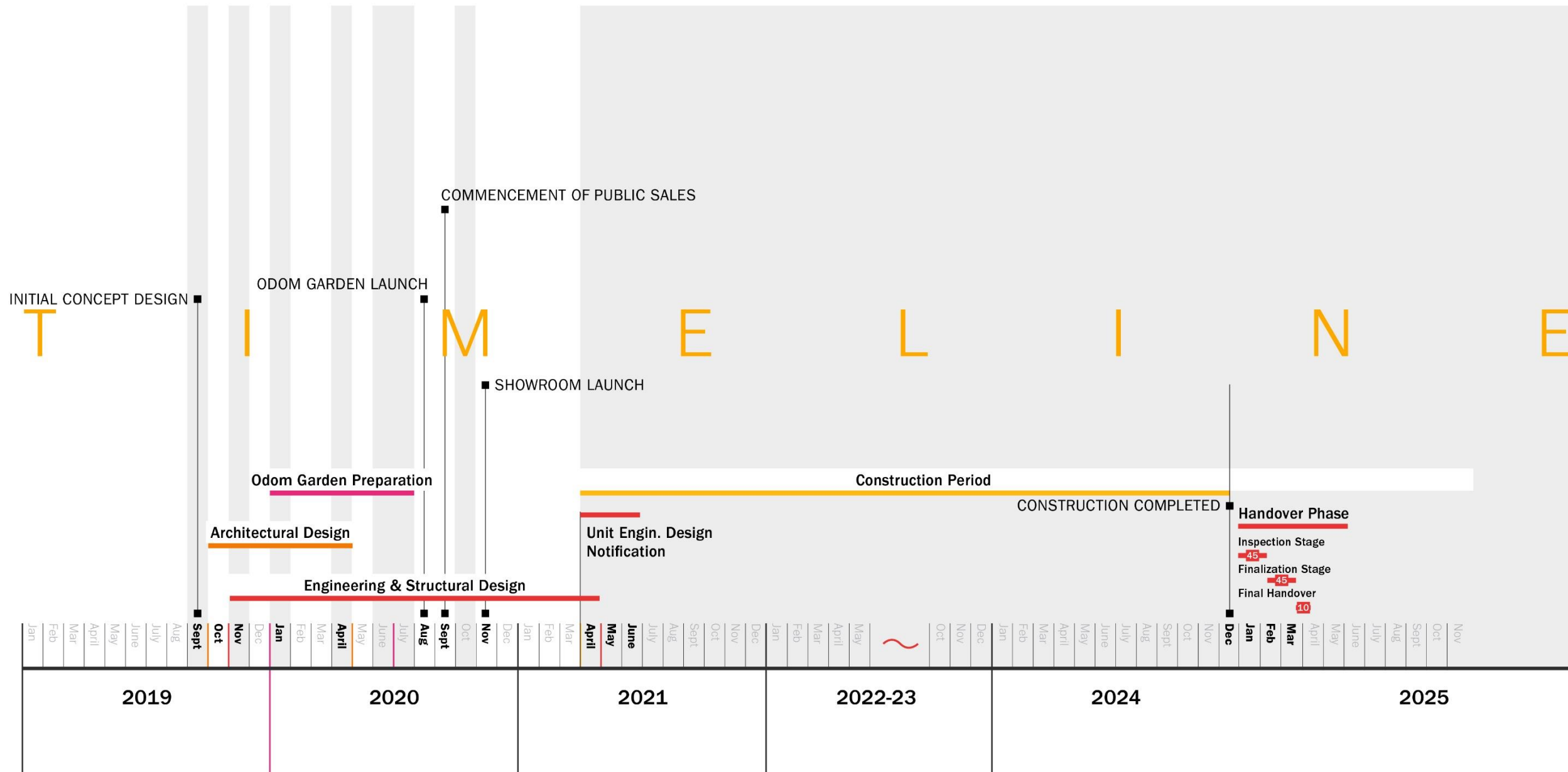
**800 meters**  
from Independence Monument

**11.5 kilometers**  
from Airport

**8 min**  
to Aeon Mall 1



# TIMELINE







# DESIGN

From Singaporean

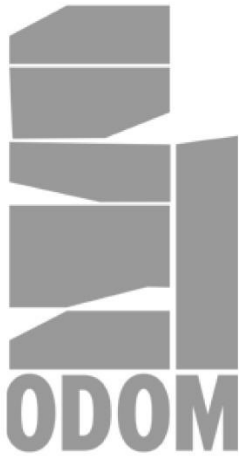
## Architecture

kite  
studio  
architecture



## Engineering

WEINHARDT



# ODOM LIVING



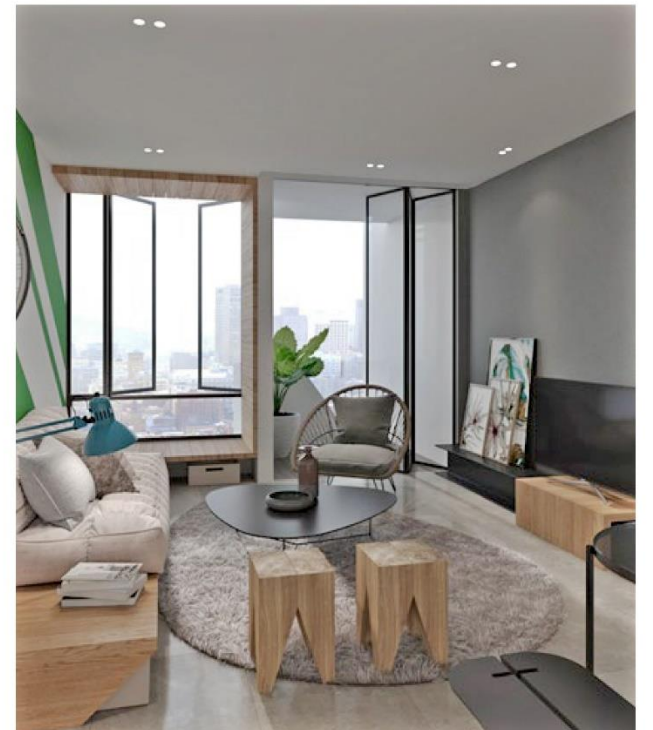








Designed for contemporary urban families & young professionals.



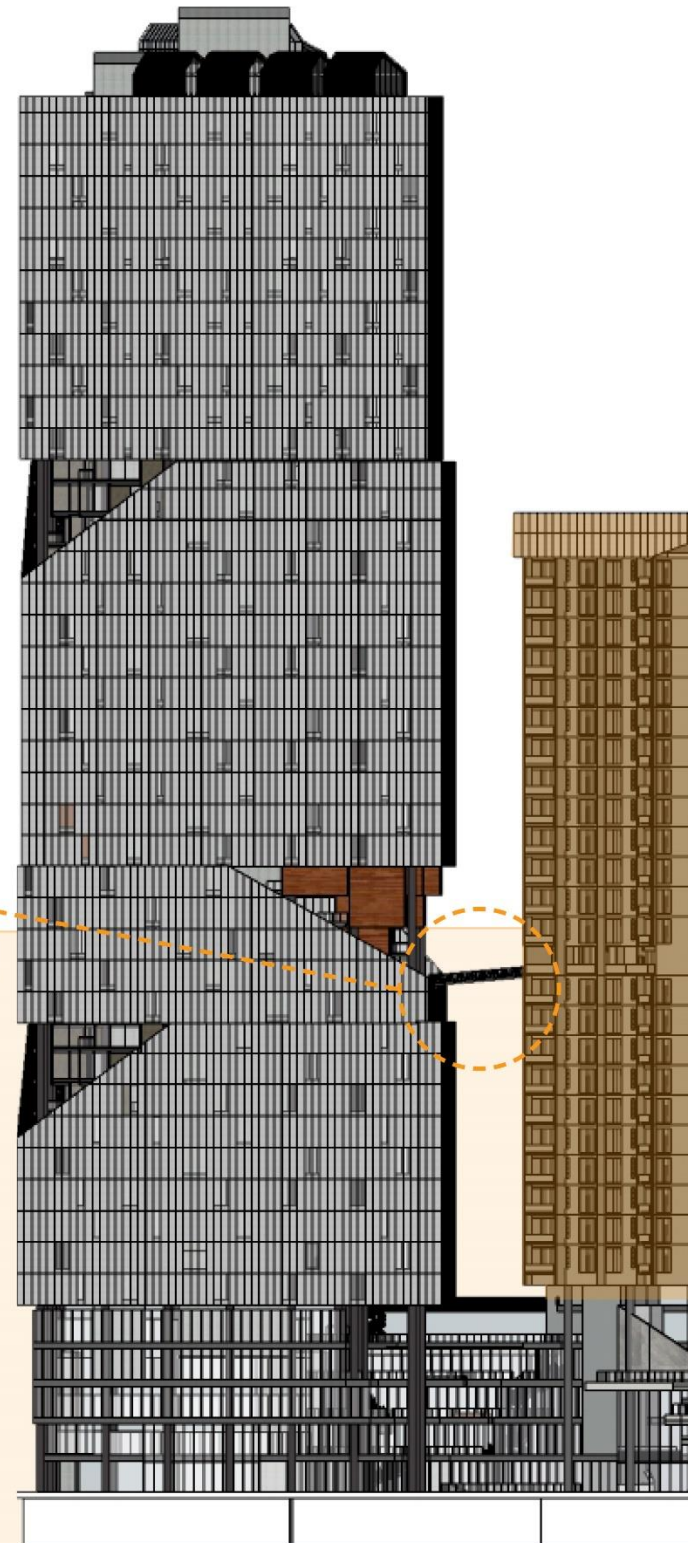




# BUILDING FEATURES

## Sky Bridge

Linking the business Tower from the 15th floor and Odom Living on the 16th.



30 FLOORS  
25,000 SQM GFA

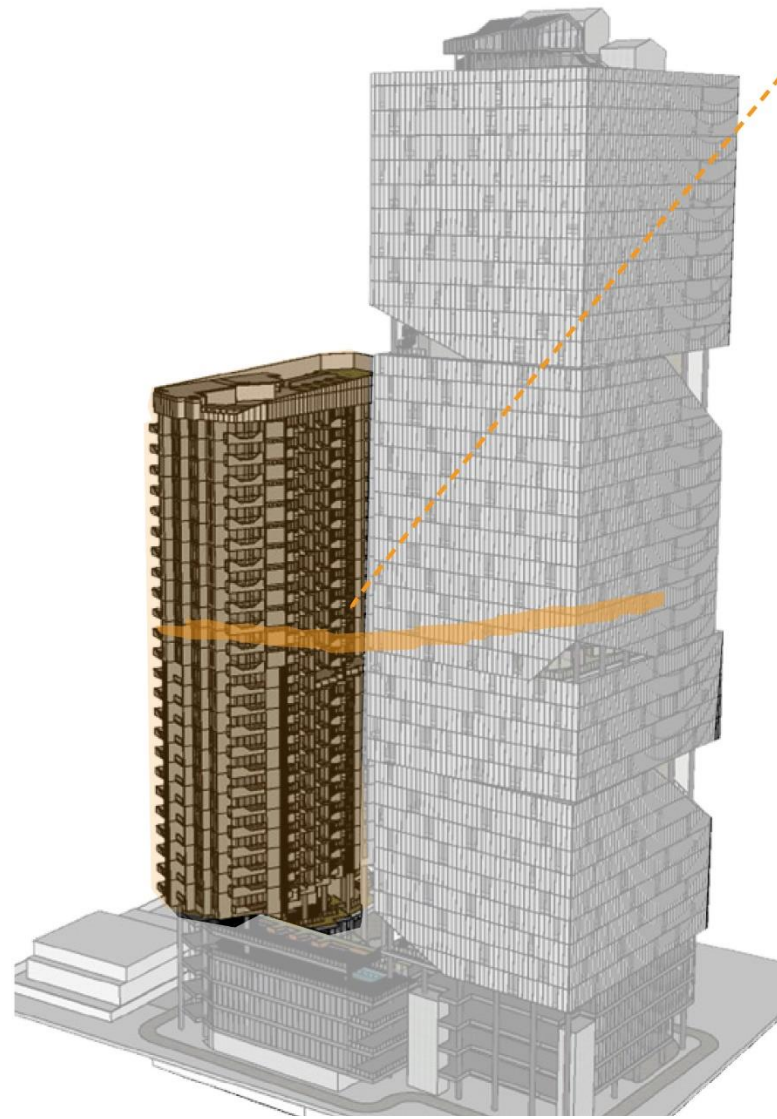
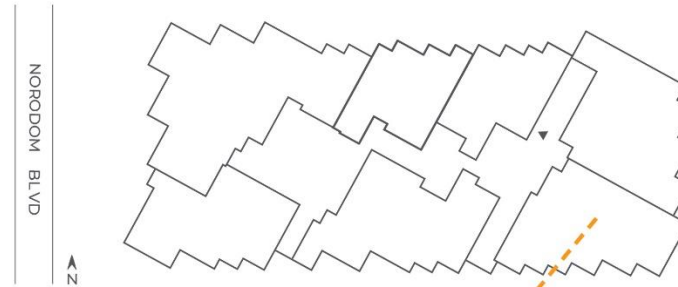


LEED Gold  
Pre-Certified

For the entire Odom  
project.

# CONDO FEATURES

## Floor Layout



### All units feature

#### Fully equipped kitchen:

- 4-plate electric stove
- Electric hood
- Oven
- High-quality sink

*(refrigerator not included)*

#### Design Focused bathrooms

- Glass-doored shower
- Sink
- Cupboard
- Toilet
- Privacy window and sunlight in every bathroom

#### Comforts throughout the home

- Bedroom with en-suite balcony
- Bay window in the living area
- Beautifully tiled floors
- Storage space
- Energy-efficient AC units (living area and bedrooms)

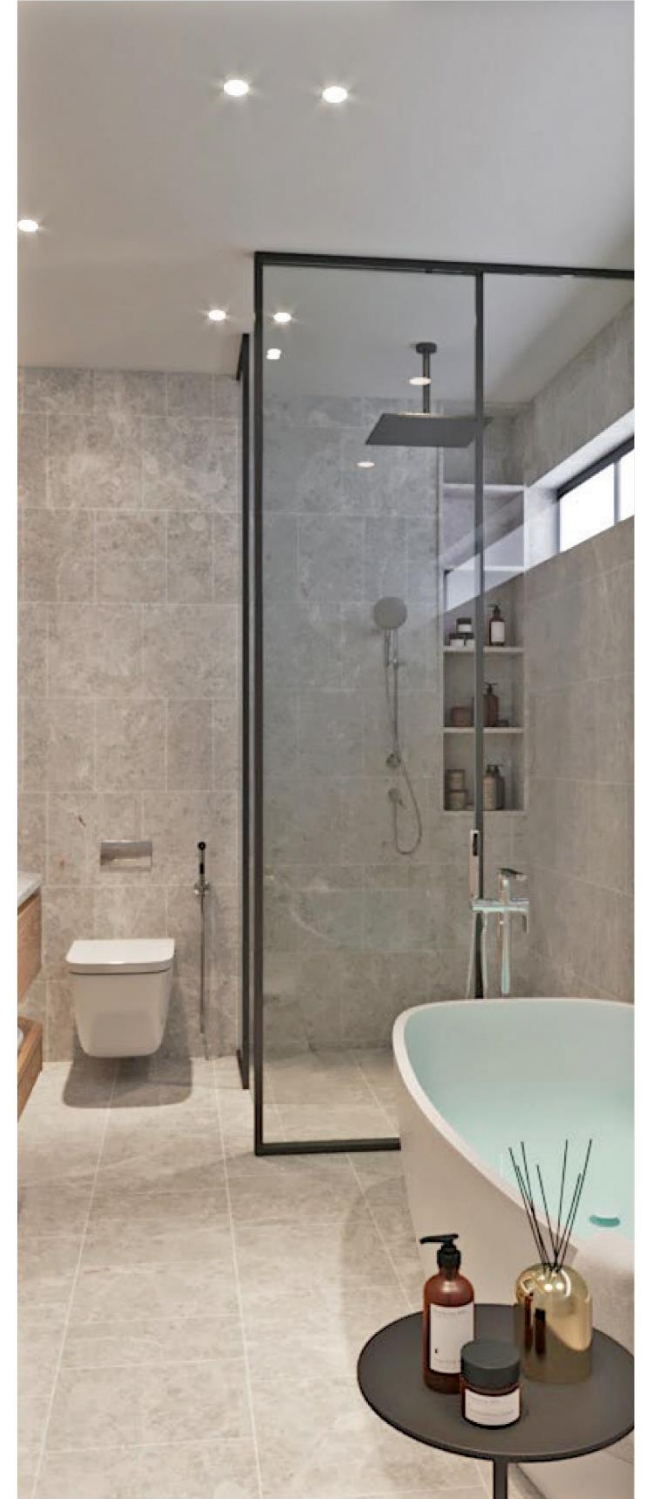
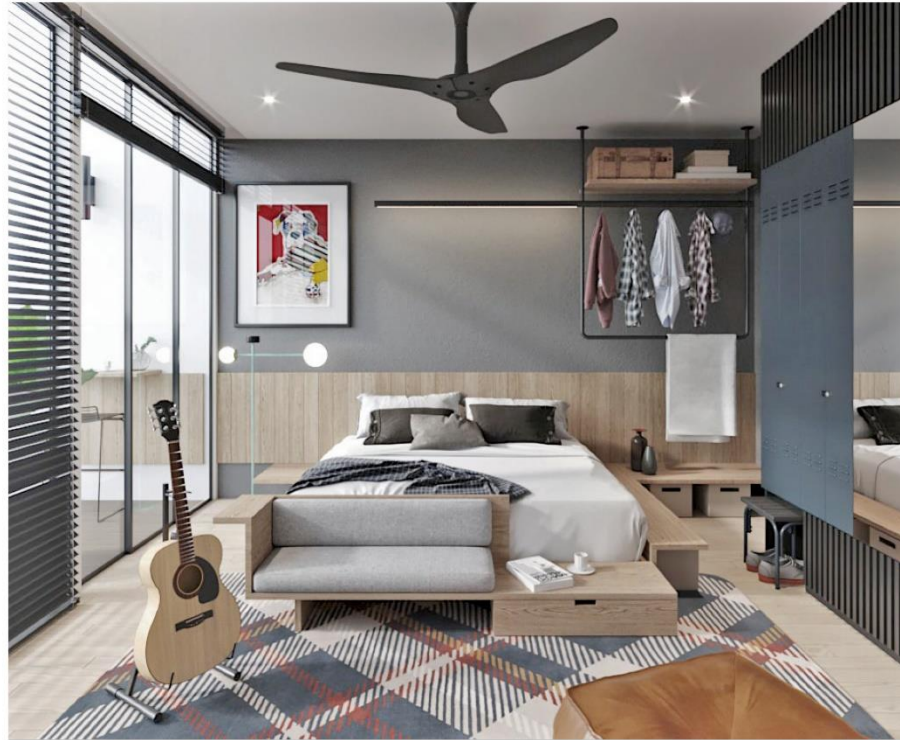




# MARKET COMPARISON

STRATA-TITLED RESIDENCE	The Peak	Agile Sky Residence	Le Conde	Mesong	Prince Huan Yu Center	Odom Living
Gross Floor Area (Sqm)	21,200	34,829	21,780	21,600	52,430	25,000
1 Bedroom size	59	41	42	68	46	78
Selling Price per Sqm	\$3,572	\$3,582	\$3,414	\$3,363	\$3,642	\$3,200

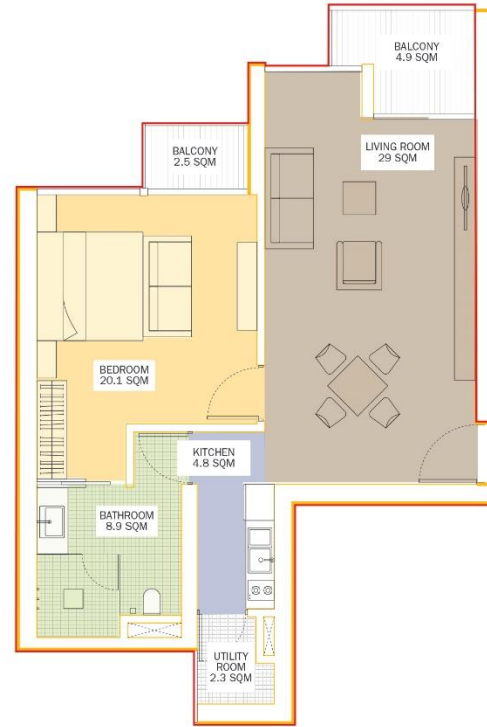




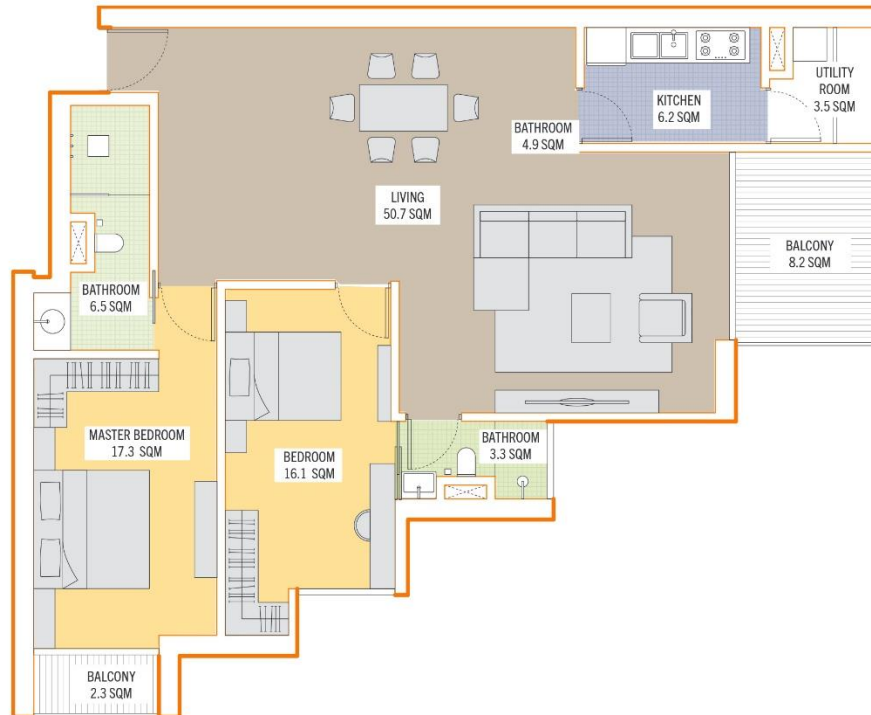


# LAYOUTS

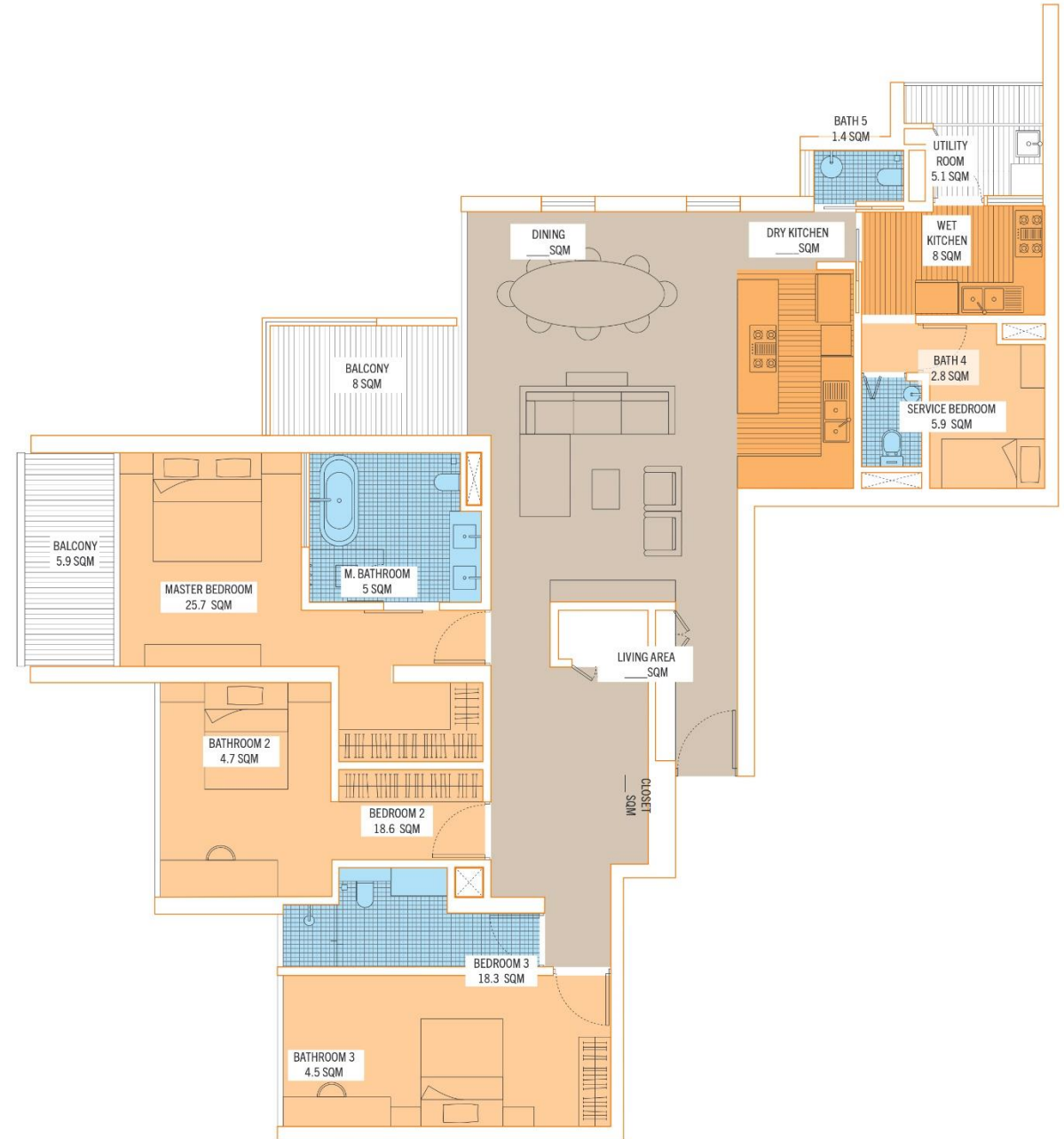
1 Bedroom (multiple options)



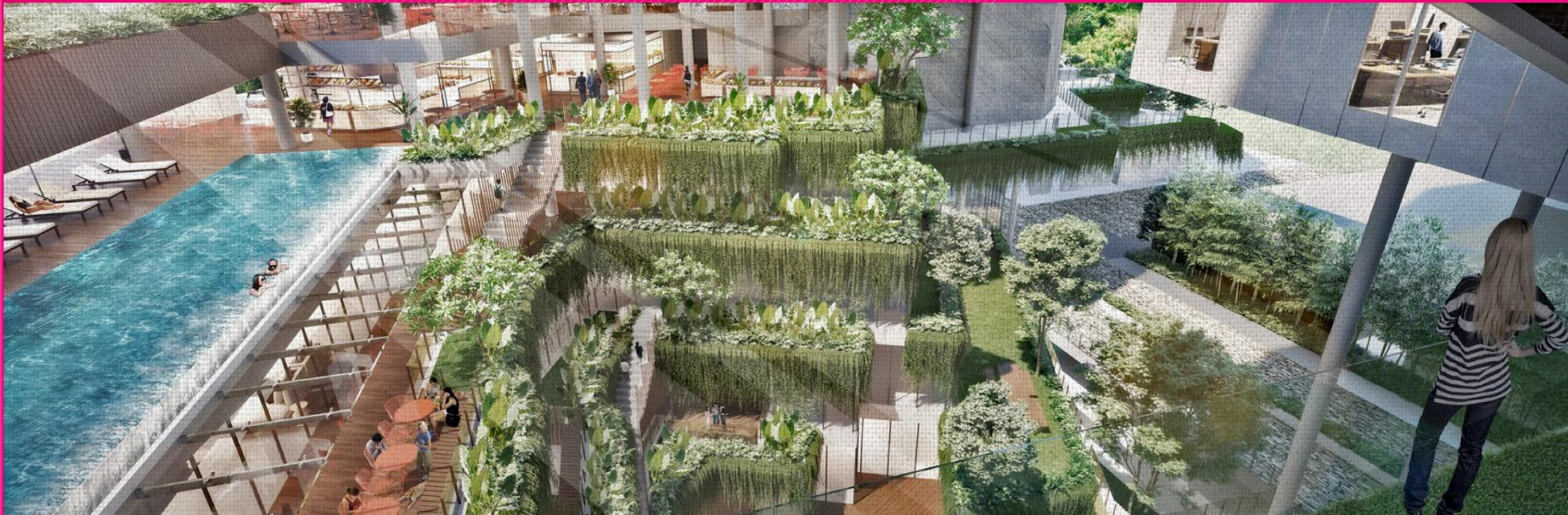
2 Bedroom (multiple options)



3 Bedroom (4 bedrooms also available)





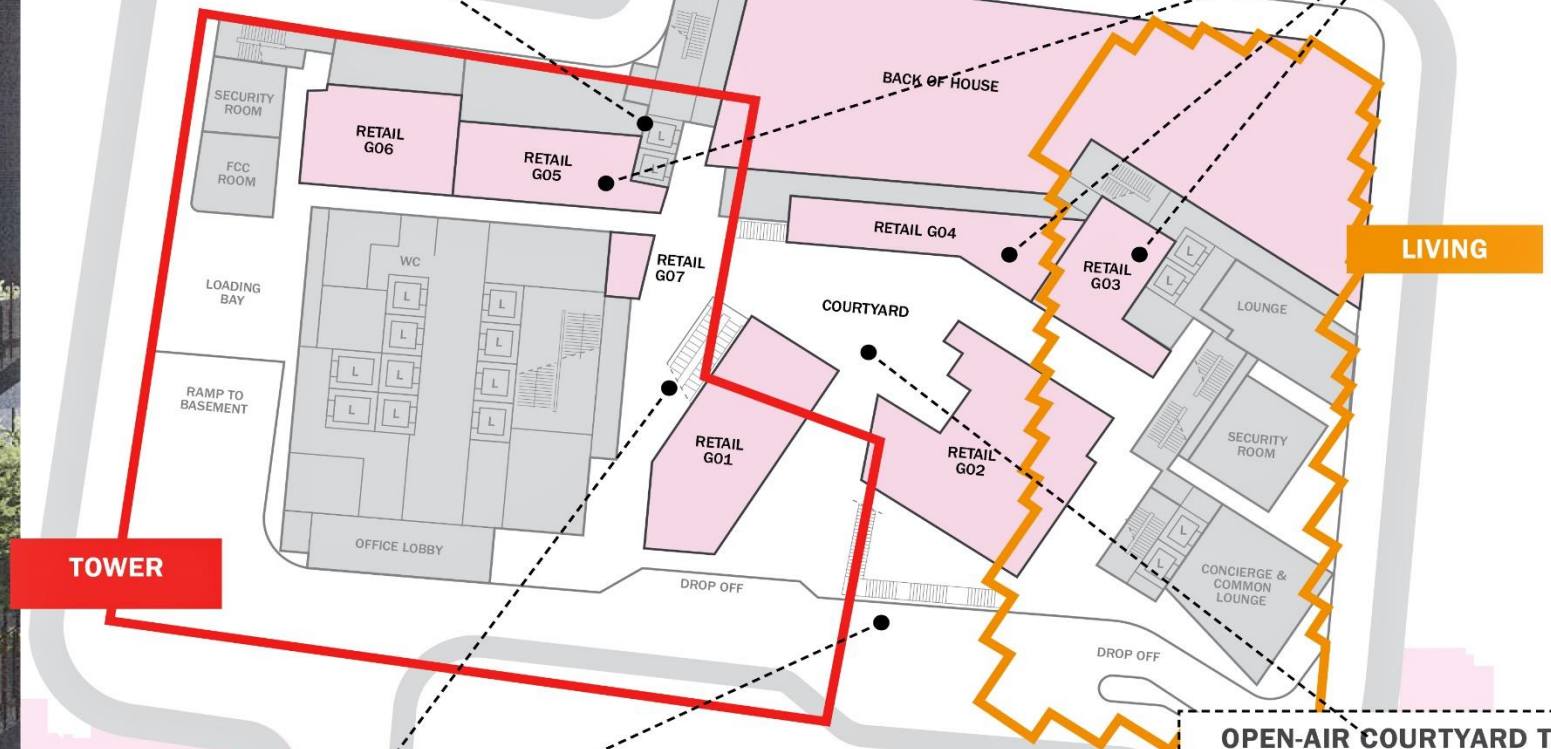




# FEATURES

DEDICATED LIFTS CONNECTING  
GARAGE TO THE SQUARE

A VARIETY OF DIFFERENT-SIZED RETAIL SPACES TO  
SUIT YOUR NEEDS, MANY F&B-READY



TOWER

LIVING

THE ENTIRE 5-FLOOR SQUARE  
IS ACCESSIBLE THROUGH 2  
STAIRCASES AND 1 SET OF  
ESCALATORS

50 METERS OFFSET FROM  
NORODOM FOR A BIT OF QUIET

OPEN-AIR COURTYARD THAT  
WILL MAKE YOU FEEL LIKE YOU  
ARE IN A PARK, NOT IN A MALL

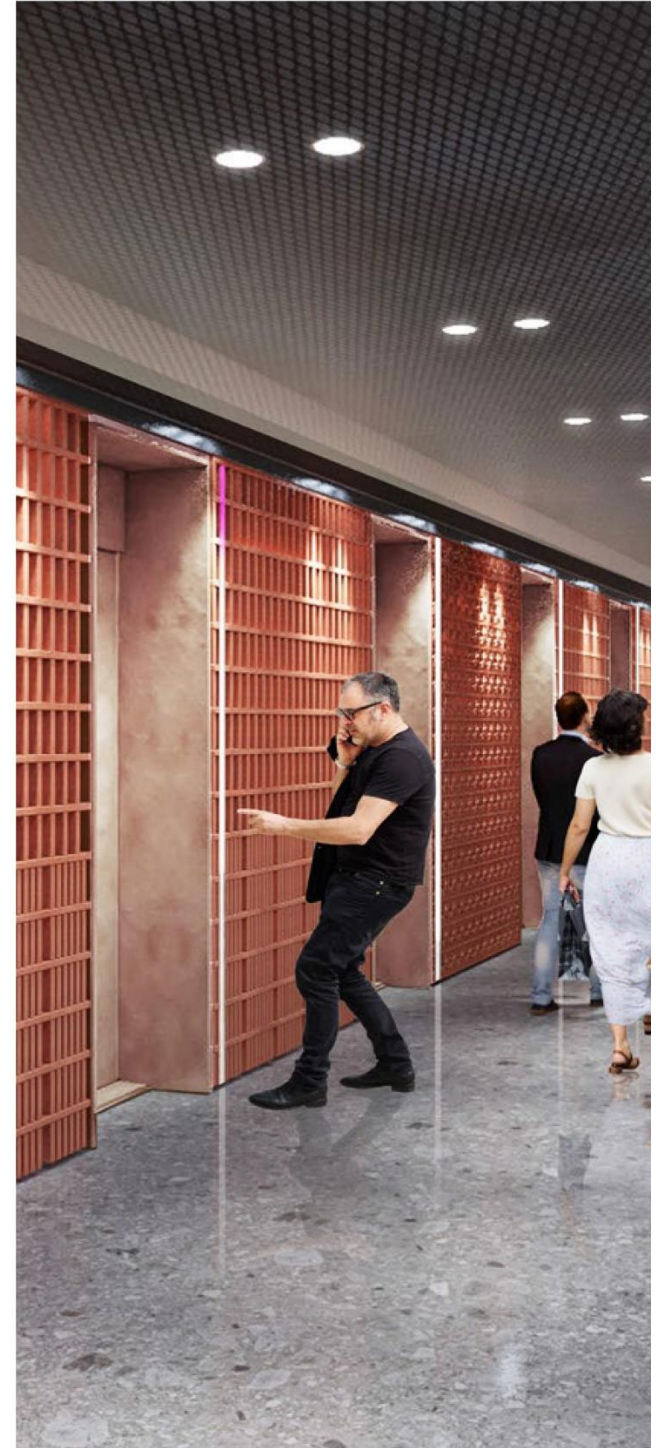






ODOM TOWER

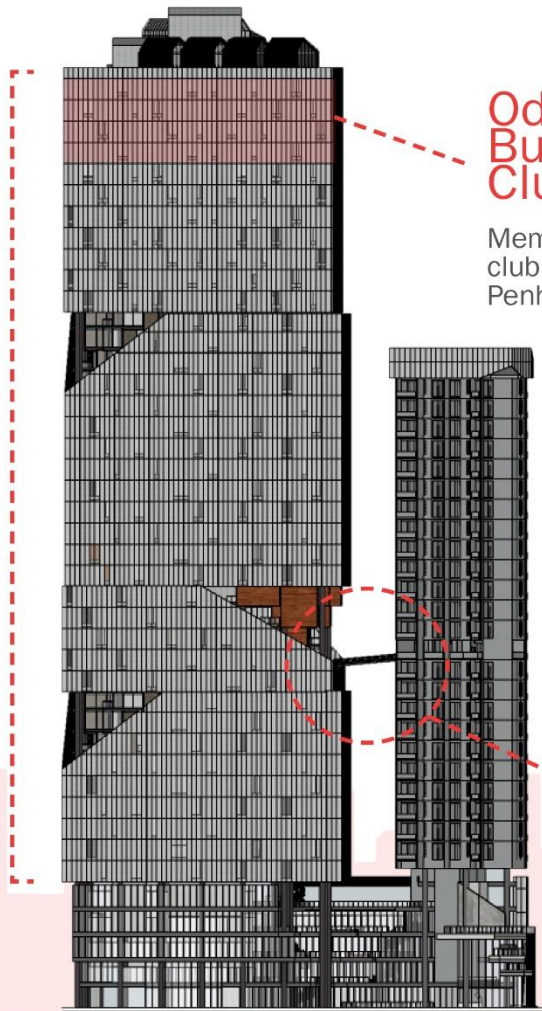






# FEATURES

77,000 SQM GFA  
45 FLOORS

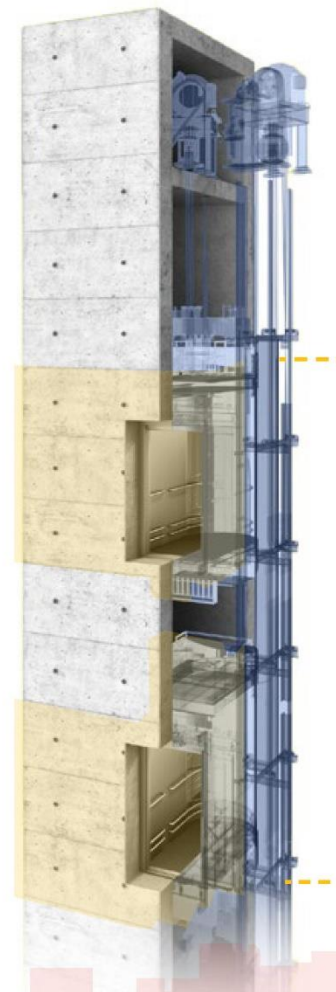
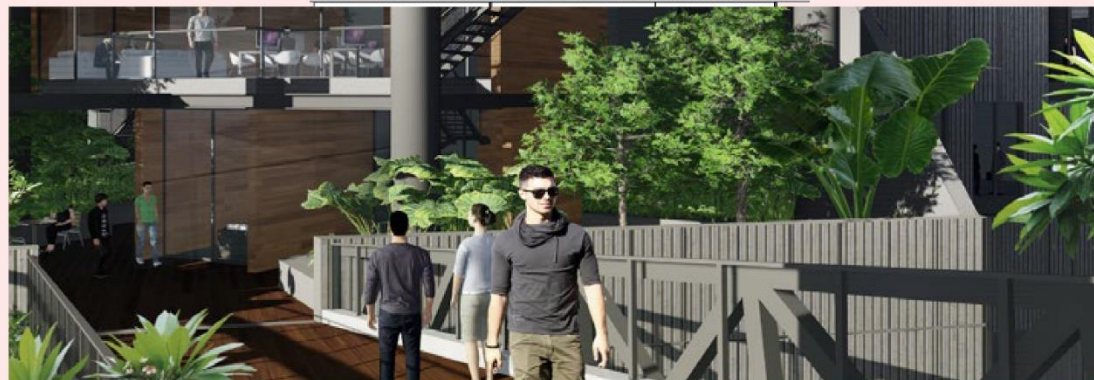


## Odom Business Club (OBC)

Members only business club catering to Phnom Penh's industry leaders.

## Sky Bridge

Linking the business Tower from the 15th floor and Odom Living on the 16th.



## First Twin Elevator System in Cambodia

Most wait times under 65 seconds or less.



LEED Gold  
Pre-Certified

For the entire Odom project.

## In Addition

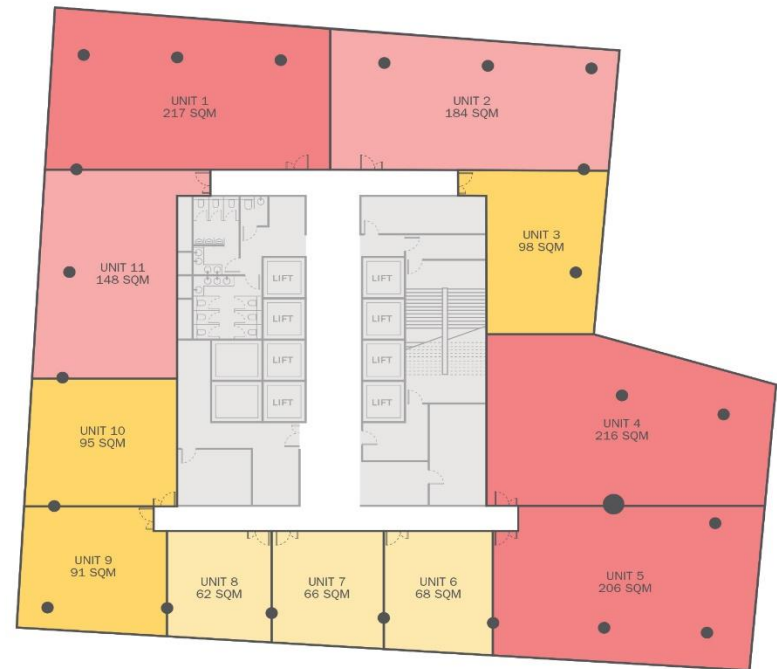
- 24 Hour Access
- 100% Power Backup
- Raised Floors for services underneath
- Shared Pantry
- Wifi in Lobby & Public Spaces
- Dedicated Bicycle Parking & Showers



# SAMPLE FLOOR LAYOUTS

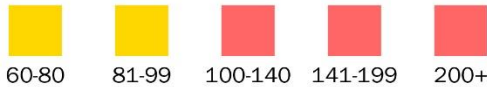


29th Floor

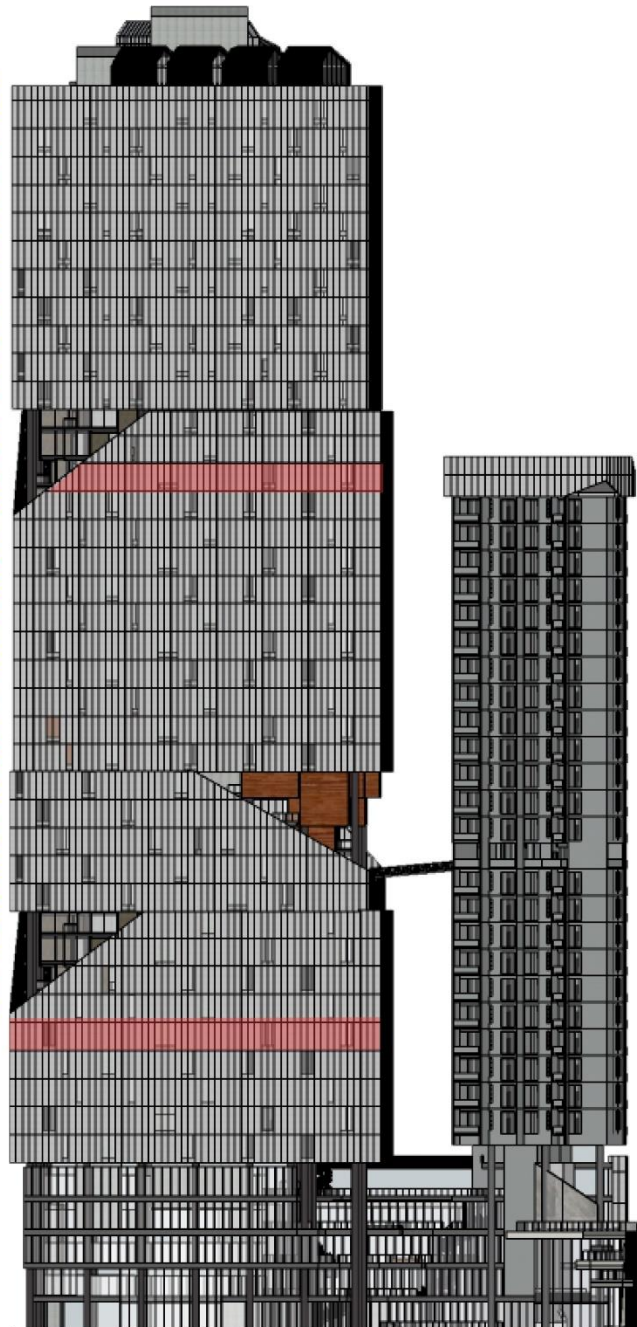


9th Floor

SIZE SQM



43  
42  
41  
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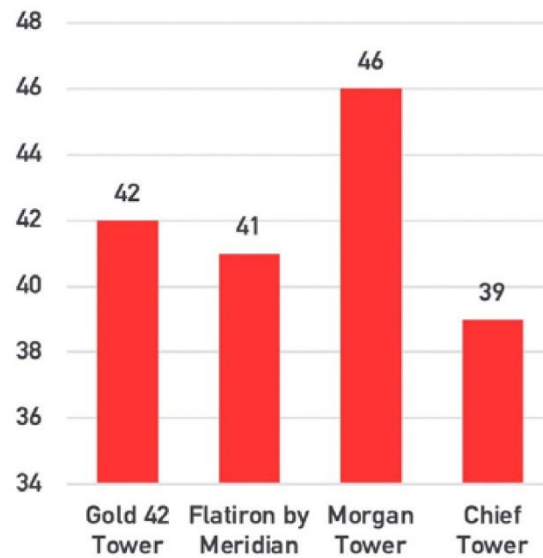
# MARKET COMPARISON

STRATA-TITLED OFFICE	Gold 42 Tower	Flatiron by Meridian	Morgan Tower	Chief Tower	Odom Tower
Gross Floor Area (Sqm)	unknown	34,829	52,430	11,730	77,000
Number of Floors	42	41	46	39	45
Expected Completion	unknown	2021	2021	2022	2025
Grading	A	A	A	A	A
Average Selling Price per Sqm	\$3,400	\$4,350	\$3,650	\$4,800	\$3,000

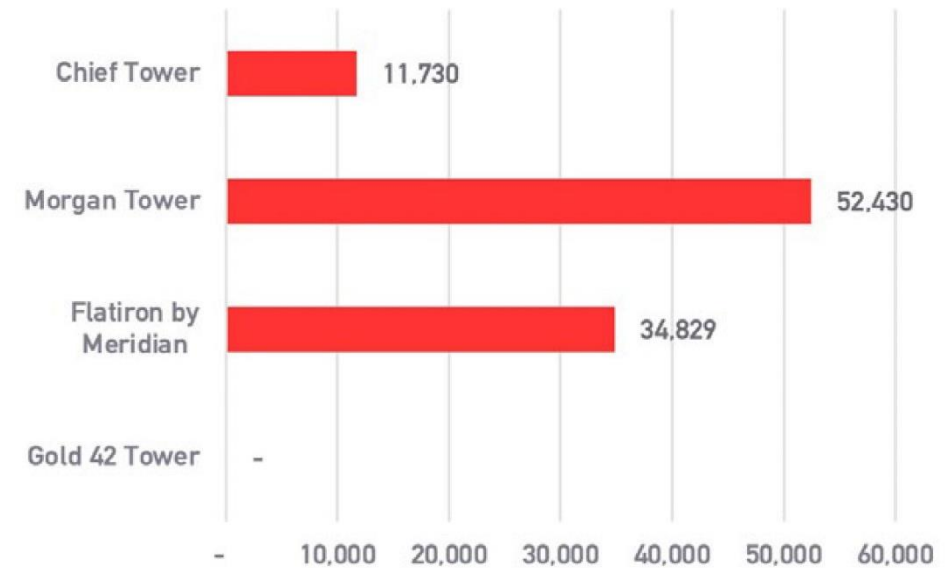
AVERAGE SELLING PRICE



Number of Floors



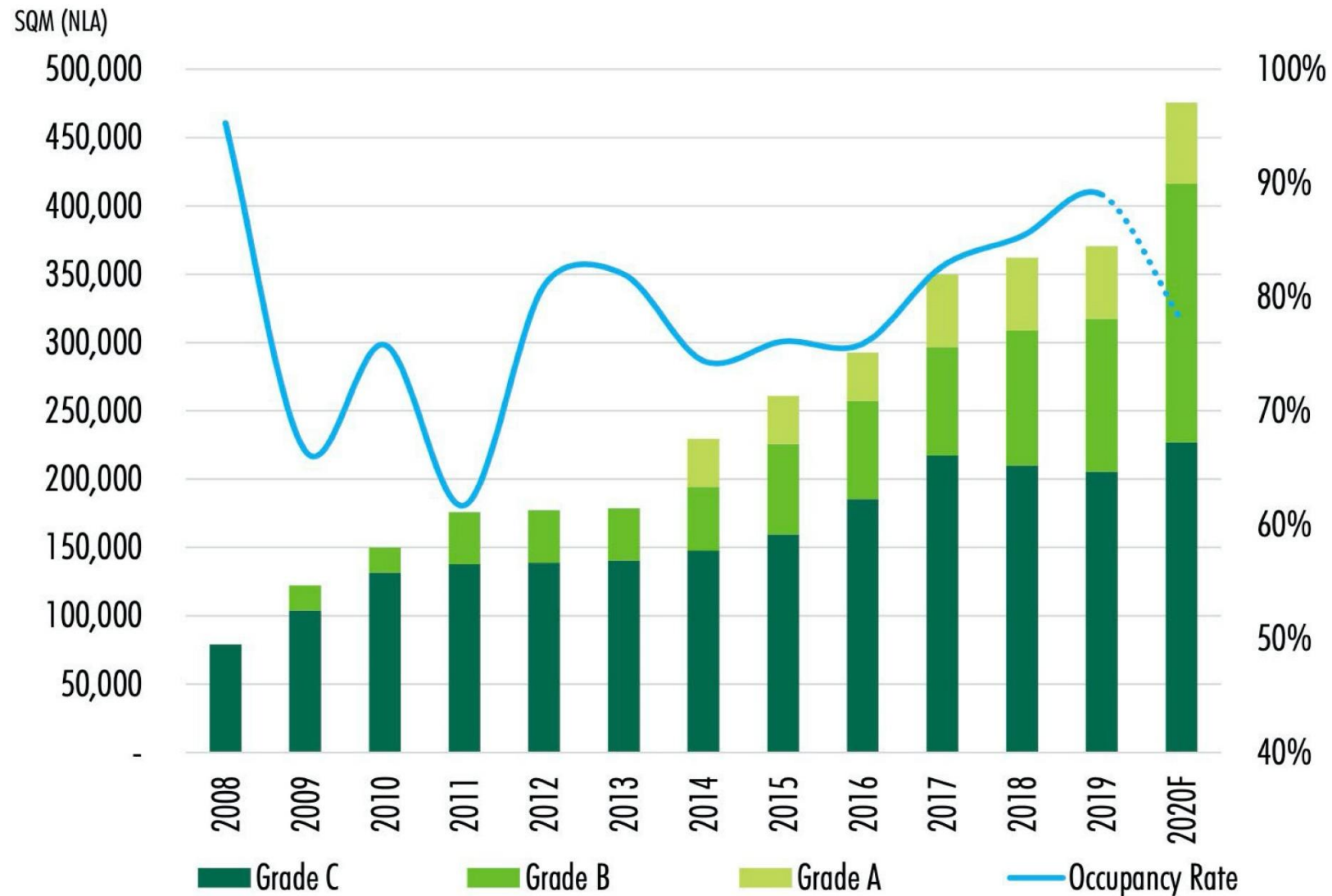
Gross Floor Area





# OCCUPANCY RATES

## Supply & Occupancy | 2008 – 2020F

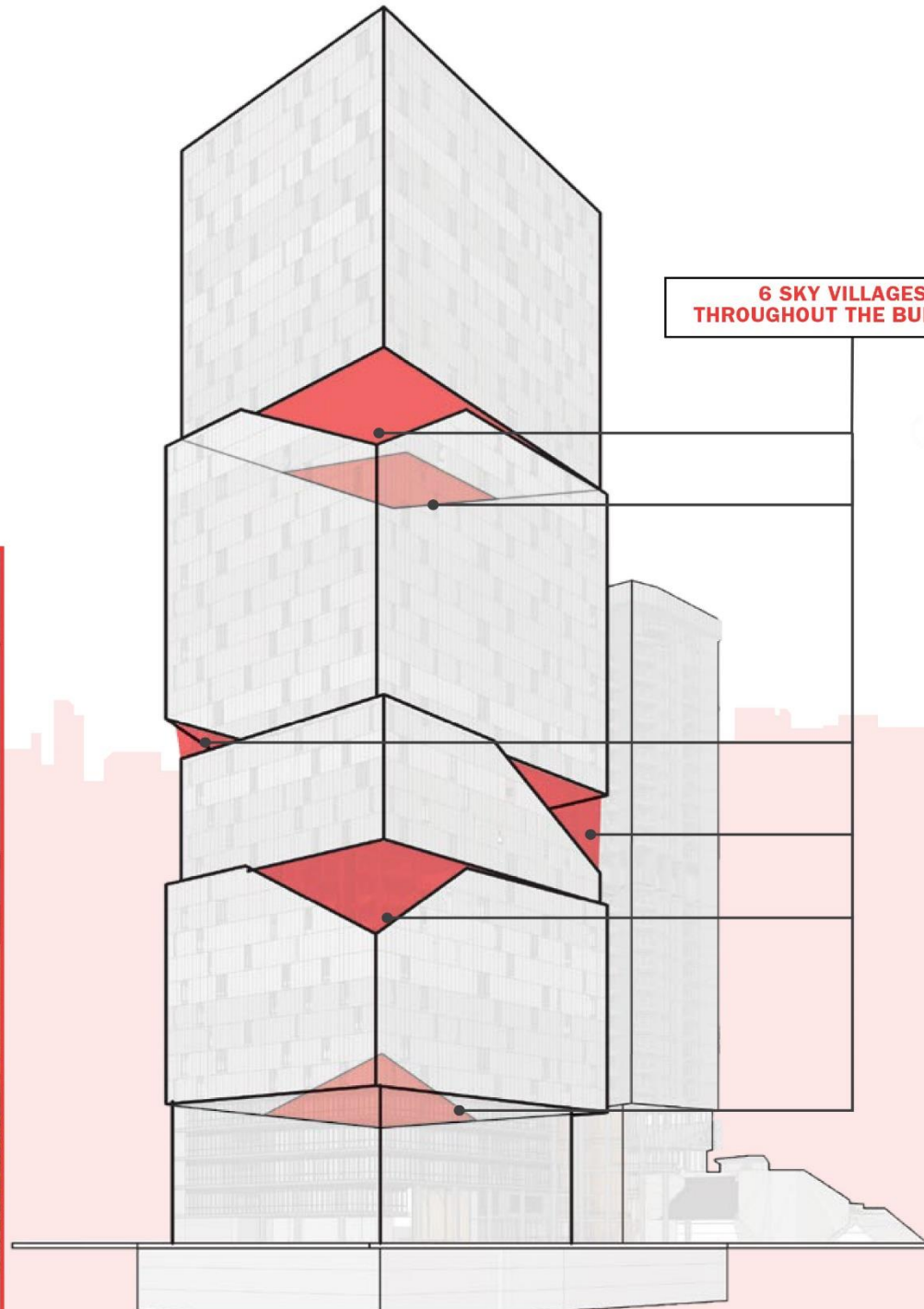


Source: CBRE Research, Q2 2020



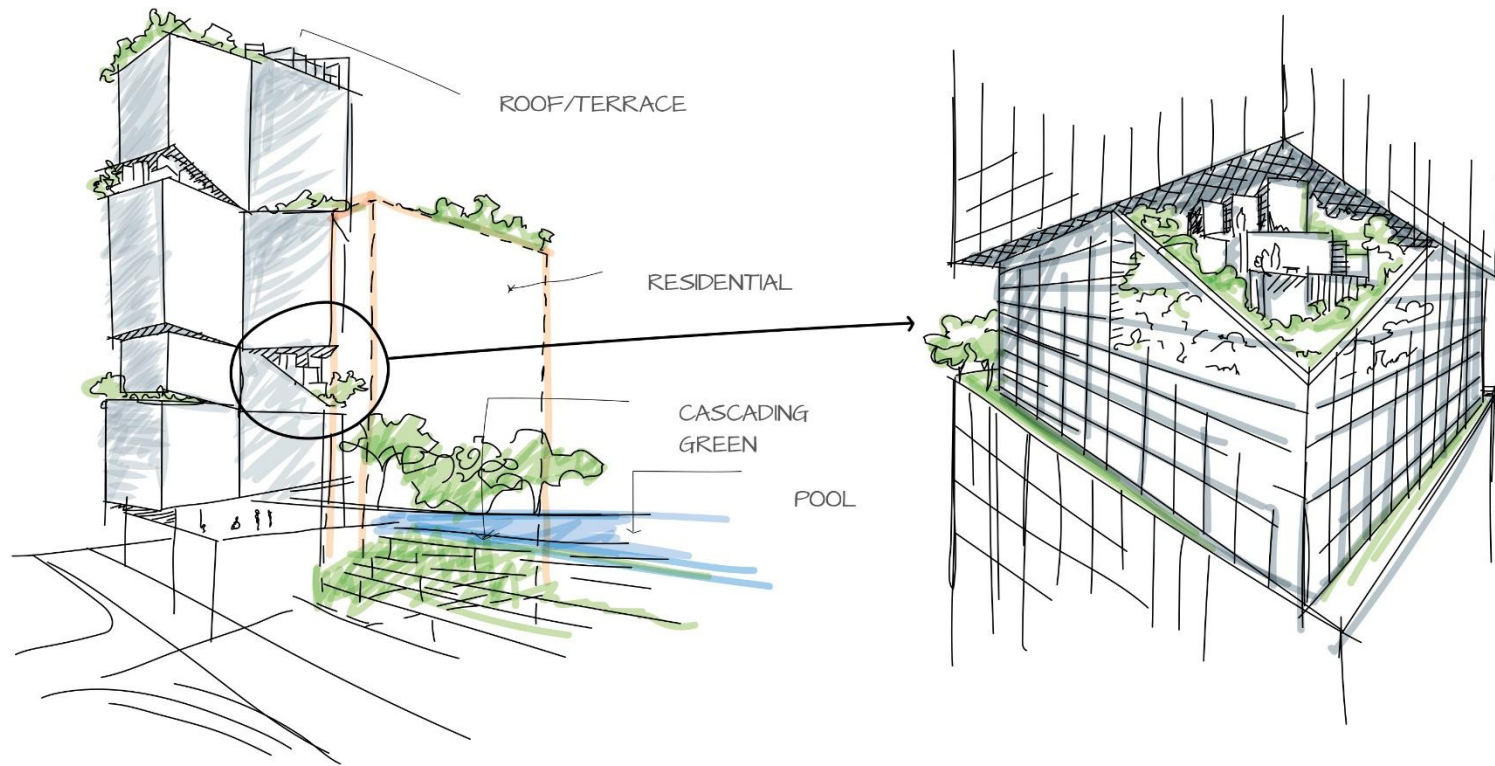
# SKY VILLAGES

EACH VILLAGE WILL FEATURE ITS OWN IDENTITY WITH UNIQUE RETAIL, RELAXATION OR OUTDOOR FACILITIES.

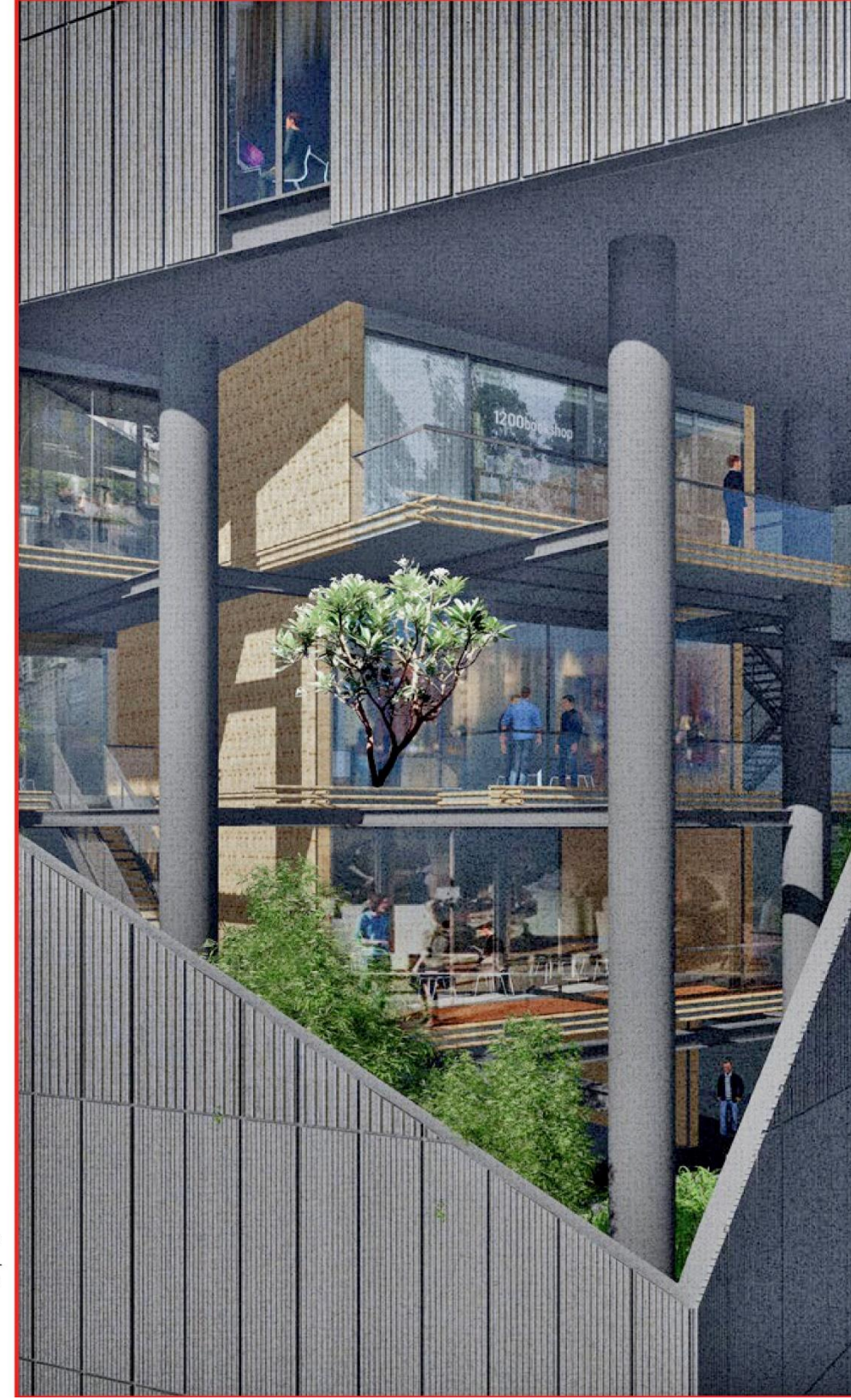




We wanted to create an office building where residents get to know their neighbors, not just their coworkers.



FACING ALL DIRECTIONS OF THE CITY AT VARIOUS HEIGHTS, ENJOY MORNING YOGA IN VILLAGE TWO AND END THE DAY WITH A GLASS OF WINE.









## Transparent Pricing

At Urban Living Solutions, we do things differently. We don't want you to think you could be getting a "better" deal from another agent or worried we're offering someone else an advantage. **One price for all.** Our company is built on honesty. So, we are being completely transparent in our pricing. Both our in-house sales team and 3rd party agents have the same unit price. Yes, prices will increase as the project sells. This happens everywhere, but we're going to tell you this from the beginning. For both Office and Residences, properties will be released over several phases.

### Can I get a discount?

**Yes, there are three discounts. Just 3. That's all.**

Ask our Sales Team or our Managing Director, they will all tell you the same thing.

**Discounts are available only in the following situations:**

5%

#### VOLUME BUY DISCOUNT

We have a select amount of Space available for large purchase. The minimum is 1 floor (or equivalent) for both the commercial Tower and the Residence building. This is eligible for a **5%** discount. Other terms apply, please speak with our sales staff for more information.

5%

#### PAYMENT PLAN DISCOUNTS

##### 1. Full Cash

If full amount is paid at time of sale, **5%** is deducted from the sale price.

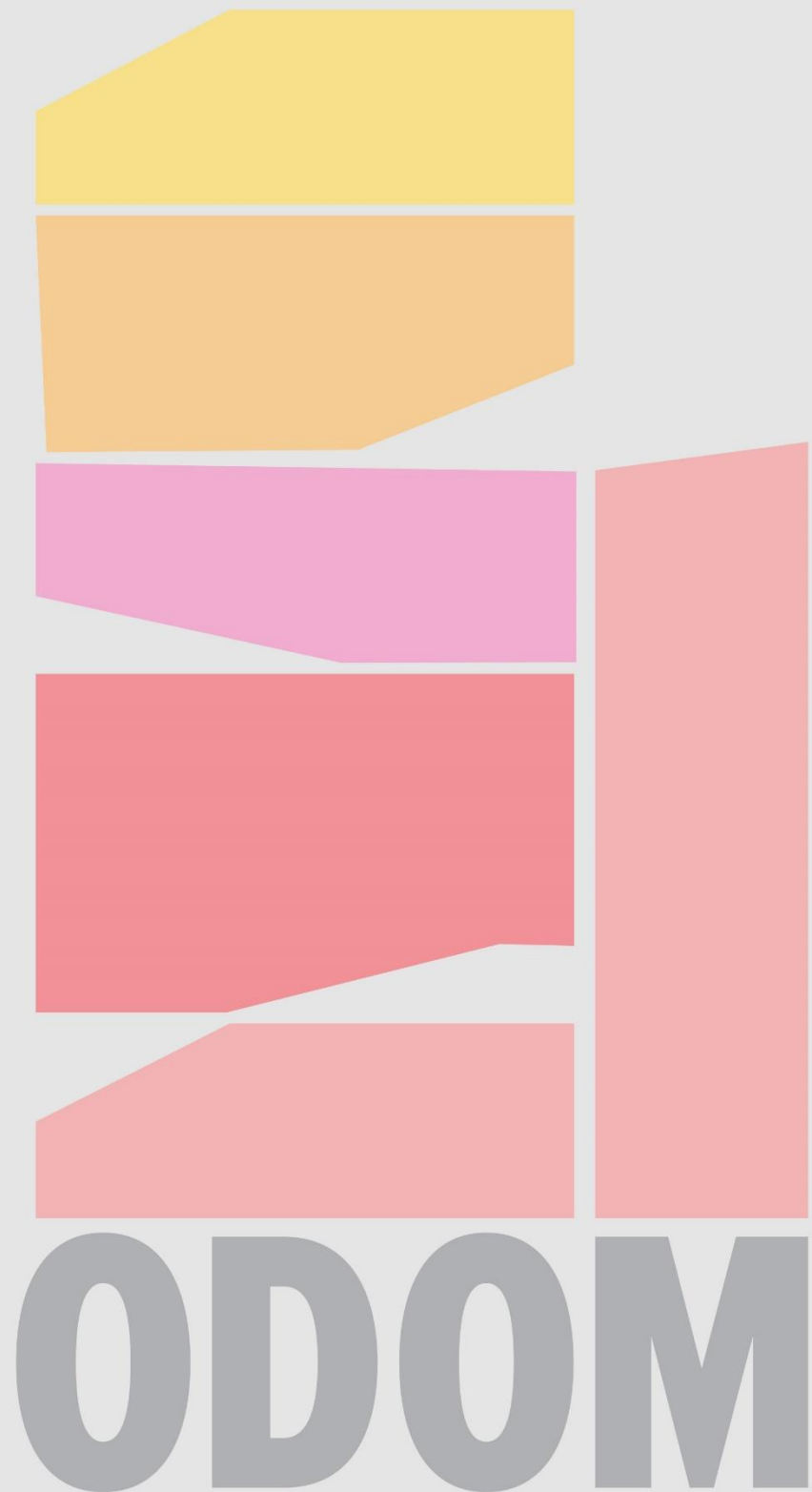
2.5%

##### 2. Half Upfront

If you are able to pay 50% at the time of sale, we will take **2.5%** off the price.

**And yes,** these offers can be combined, which means there is up to a **9%\*** potential saving.





*Thank You*

**Contact Us**

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**IPS** 

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