



TIME SQUARE 8

EXCLUSIVE DESIGNS BY IPS—CRAFTED
FOR VALUE AND STYLE

An exclusive opportunity to own a standout residence in one of Phnom Penh's fastest-growing neighborhoods—enhanced by IPS's bespoke interior designs

www.ips-cambodia.com





Table of Contents

- 01 Introduction
- 02 Developer's Core Design
- 03 IPS Exclusive Design Option
- 04 Why Choose the IPS Design?
- 05 Pricing & Customization



Time Square 8

Modern Living in Toul Tom Pong near Russian Market

Time Square 8 redefines modern living in Toul Tom Pong—one of Phnom Penh's fastest-growing neighborhoods. Here, design isn't just about aesthetics—it's about creating homes that stand out and offer lasting value.

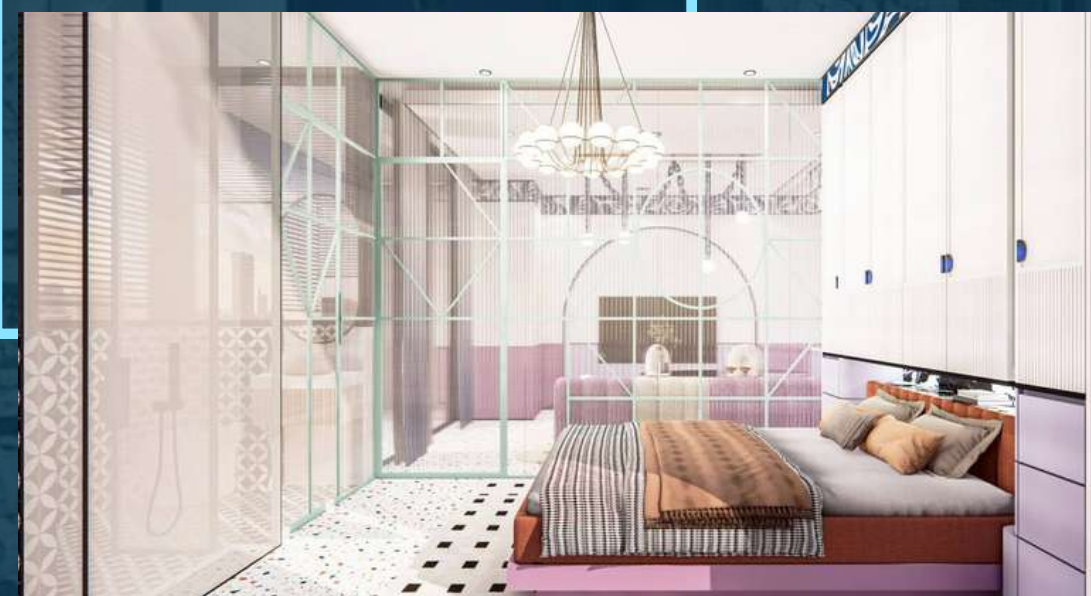
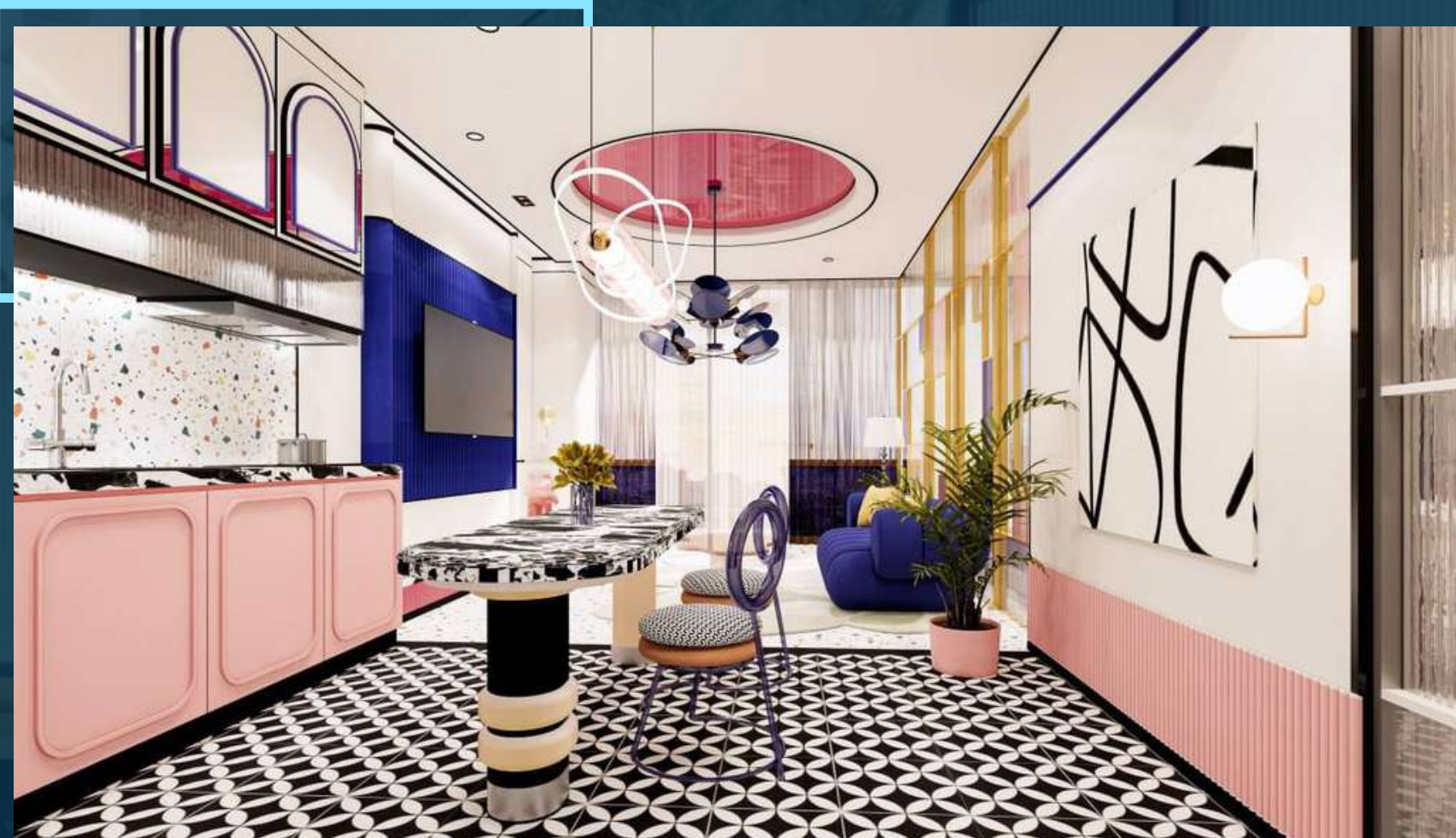
As Toul Tom Pong continues to grow, this development presents an opportunity to invest in both lifestyle and long-term value.





Developer's Core Design

The core design at Time Square 8 offers a functional, modern approach suited for urban living. The open-plan layout and clean lines reflect a commitment to maximizing space and creating an environment that is both practical and comfortable.





Exclusive Design Option

For those seeking something beyond the core offering, IPS Cambodia presents an exclusive interior design option—crafted with a modern, Western aesthetic. These designs elevate the living experience, tailored to attract premium tenants and ensure faster rental uptake. Available in multiple color palettes, the clean, minimalist white design serves as the base, complemented by customizable options including blue, green, and charcoal tones.



Exclusive & Limited

Only a select number of units will feature this design.



Higher Rental Potential

Modern, customizable designs attract high-end tenants.



Market Differentiation

Stand out in a competitive rental market with a unique design.



Personalization Options

Choose from blue, green, or charcoal tones for a tailored aesthetic.



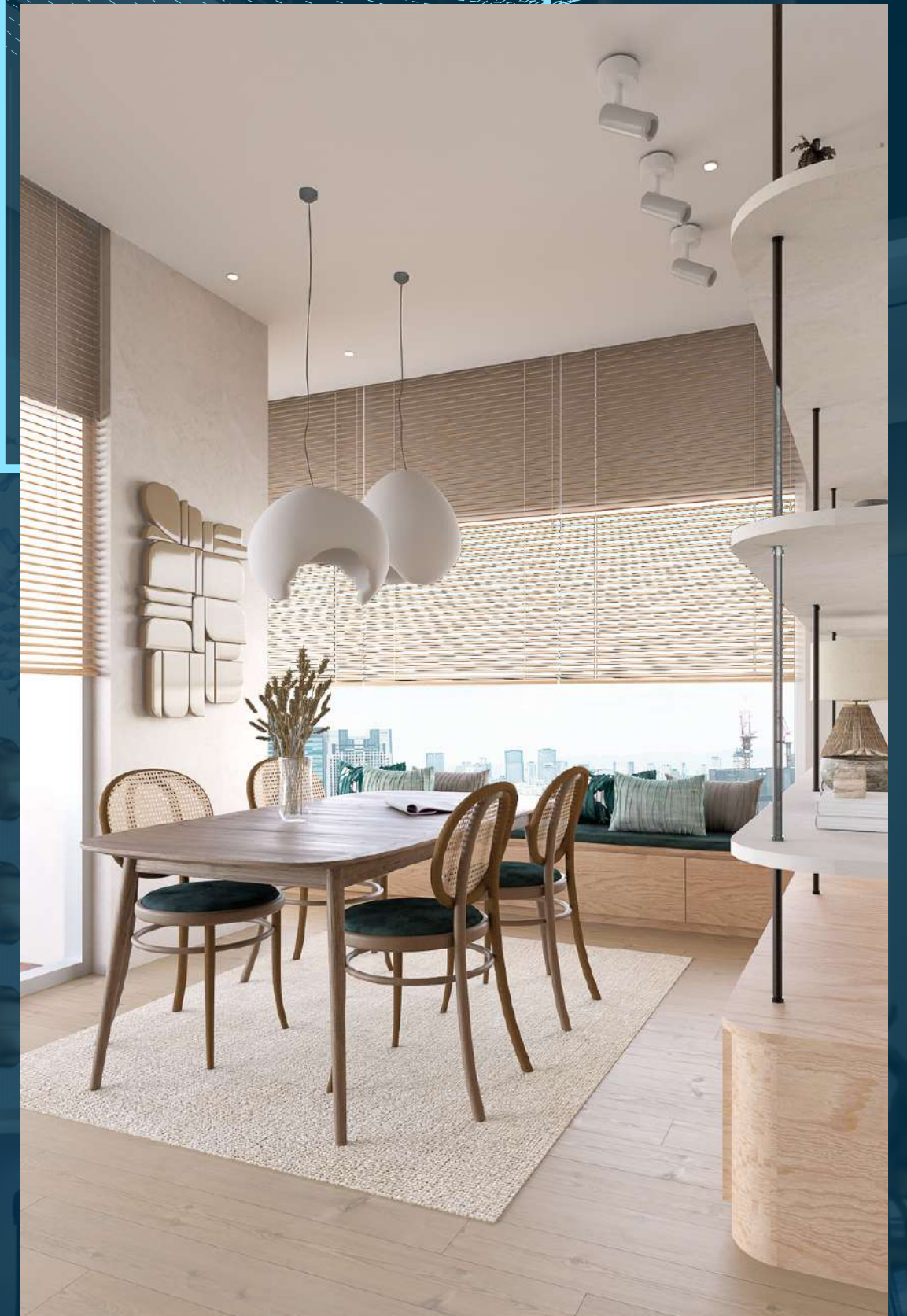
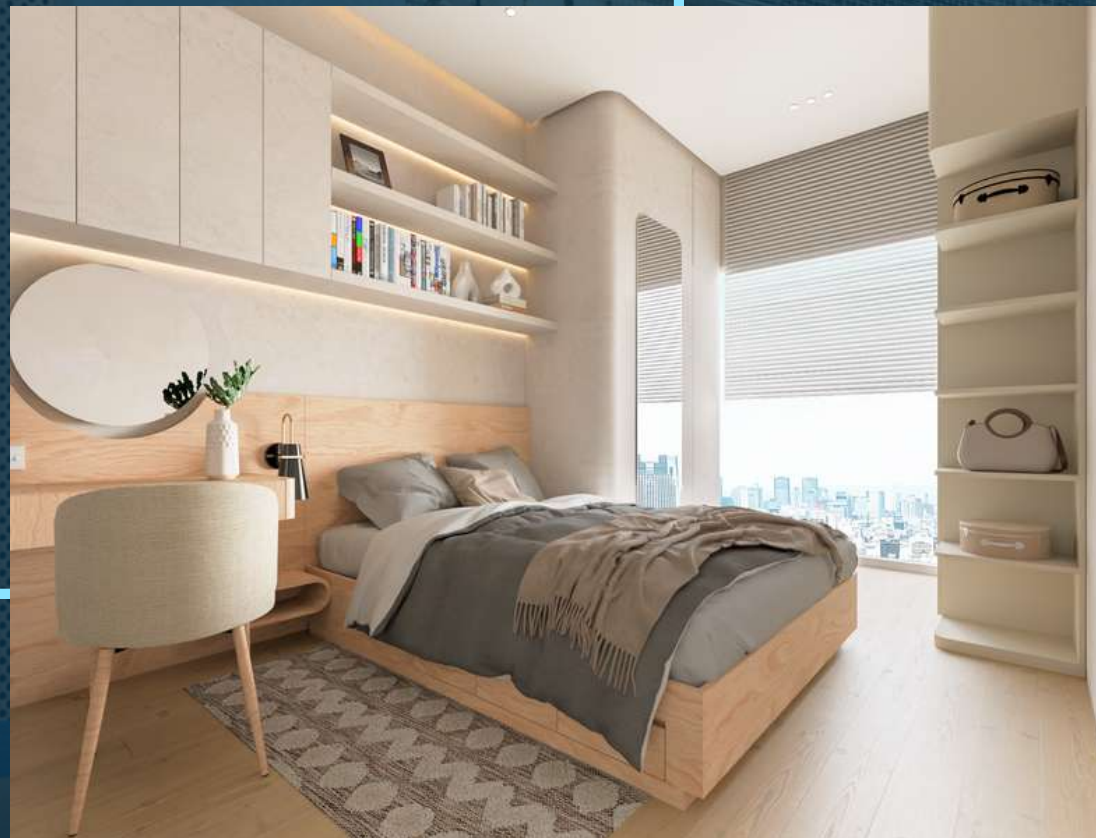
Visual Appeal

Each color option enhances the design's modern, minimalist feel.

IPS[^]

Exclusive Design

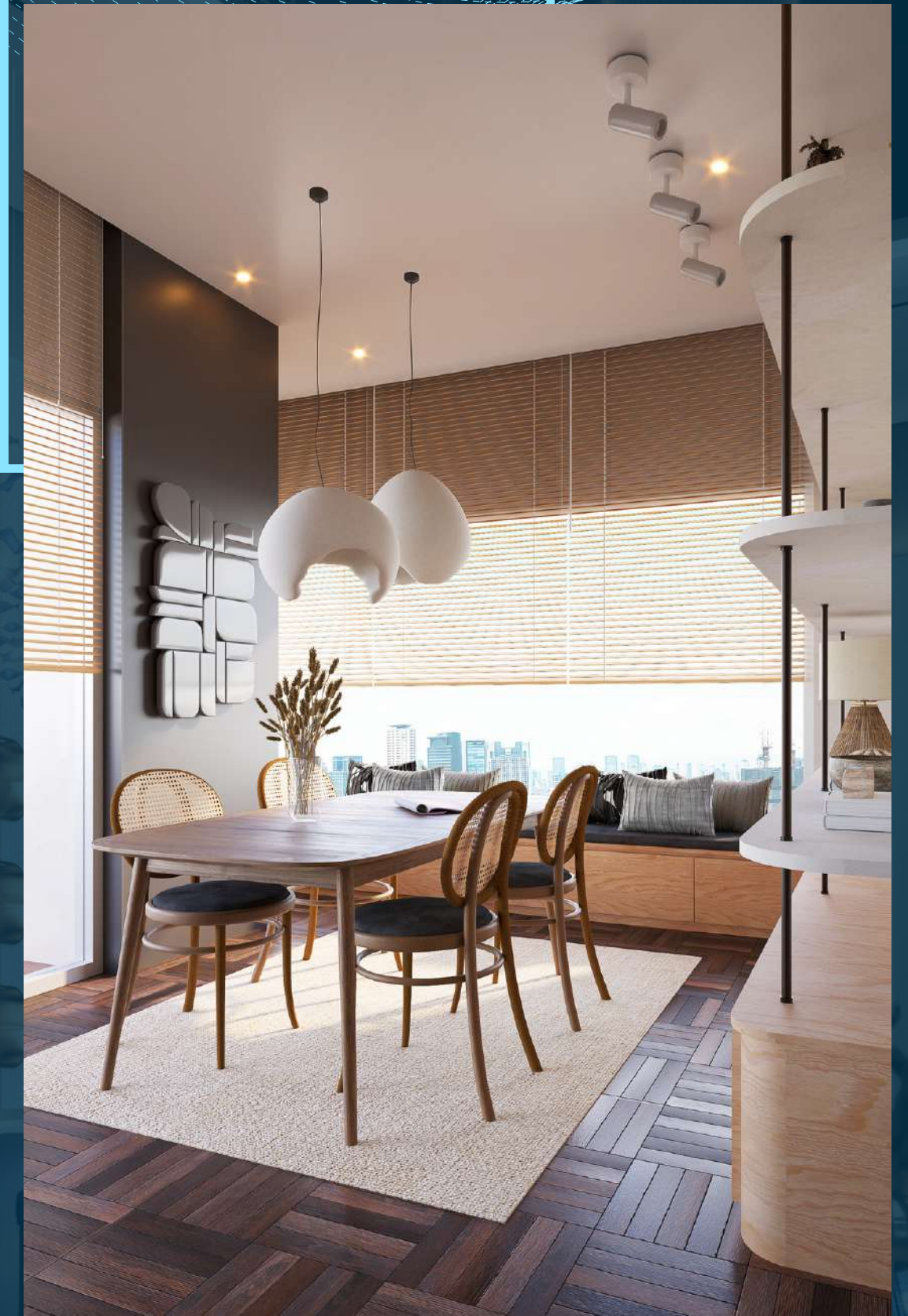
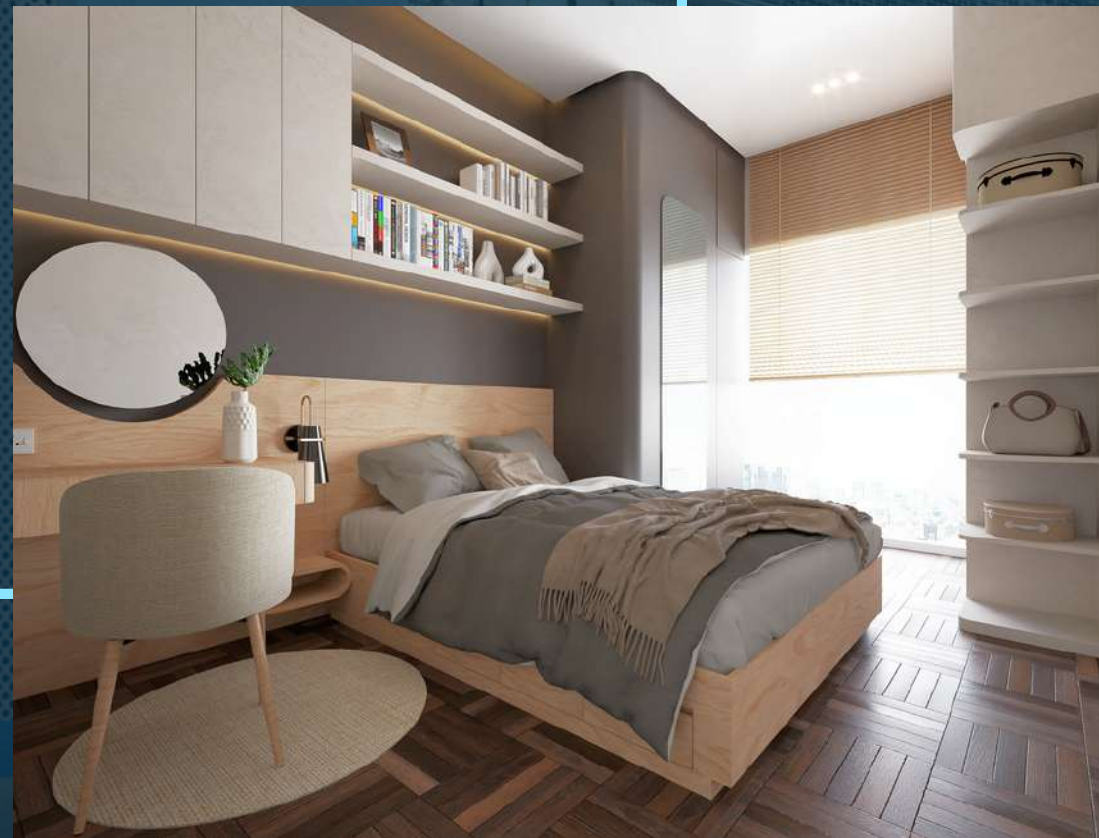
White Color Renderings - Unit A



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Exclusive Design

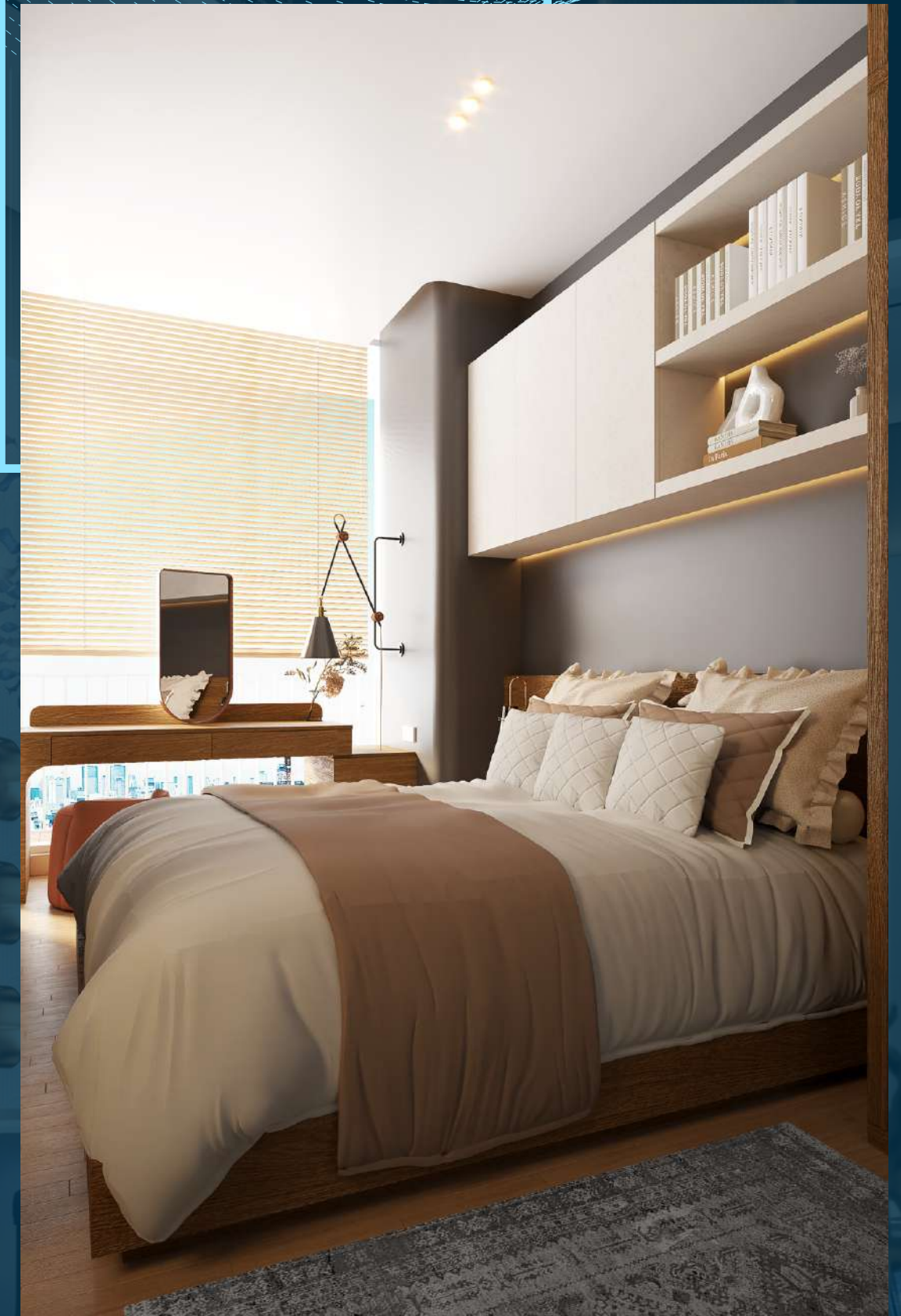
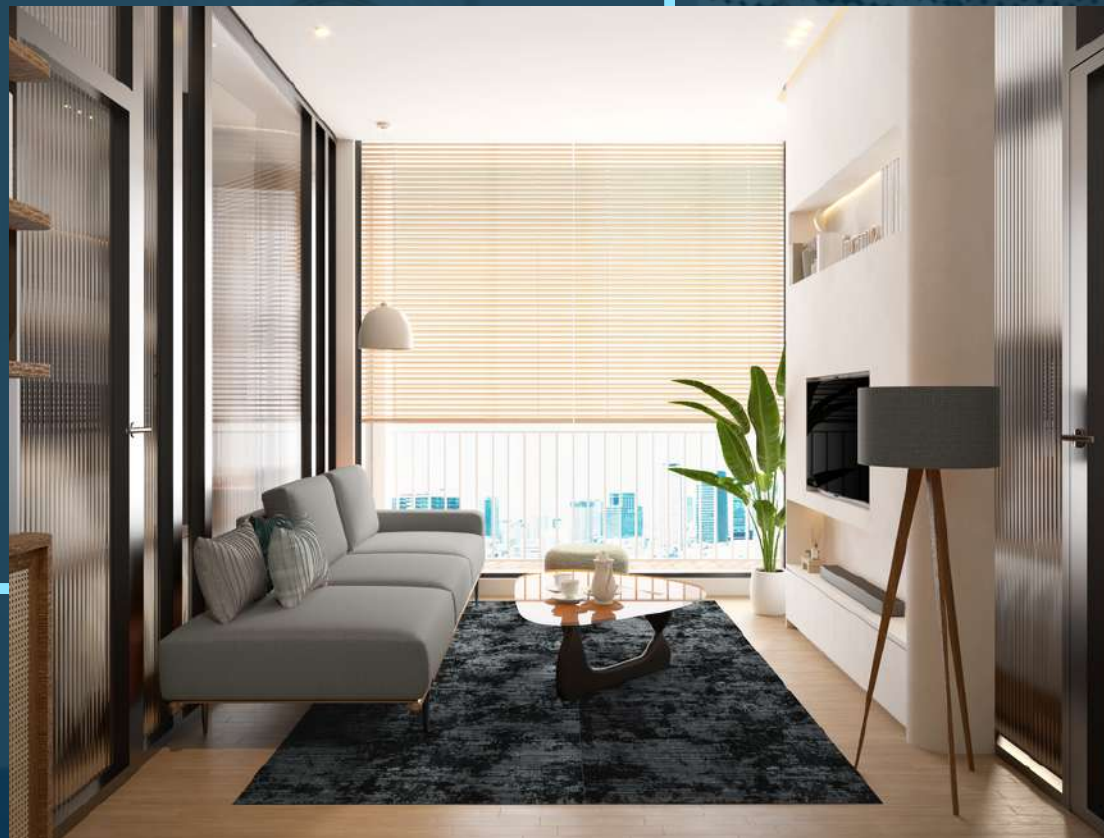
Charcoal Color Renderings - Unit A



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Exclusive Design

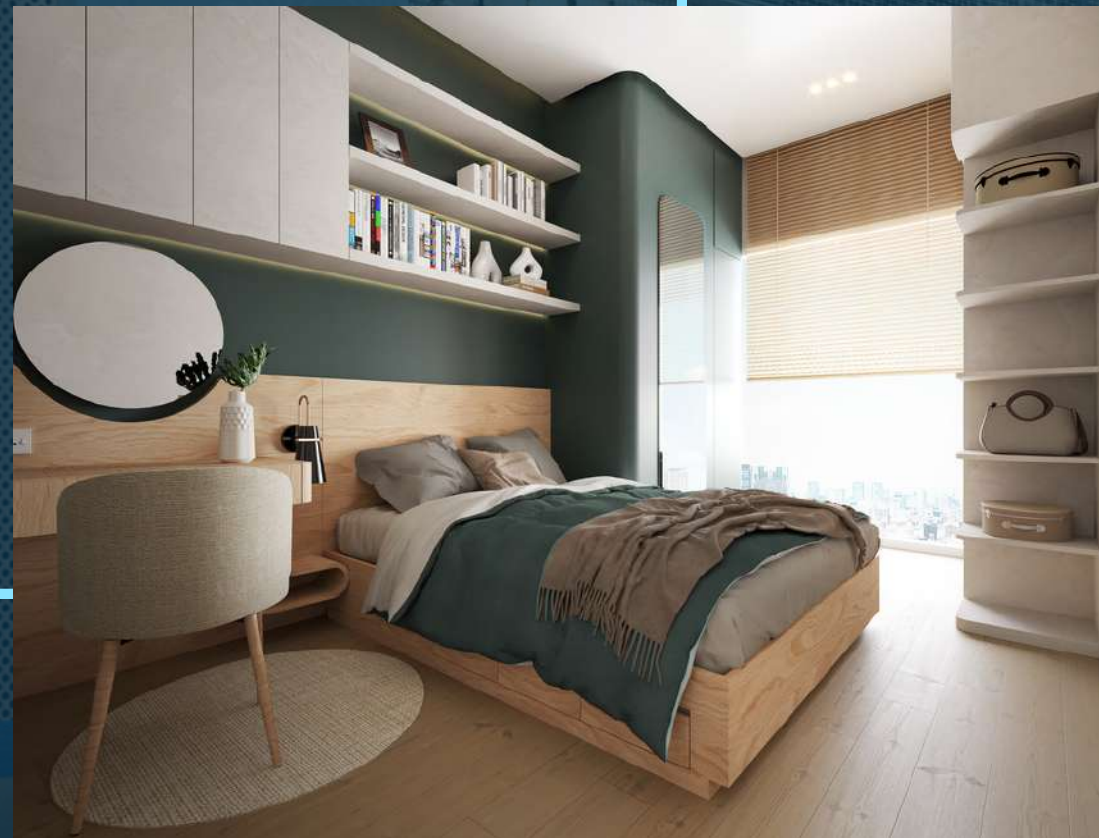
Charcoal Color Renderings - Unit B



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Exclusive Design

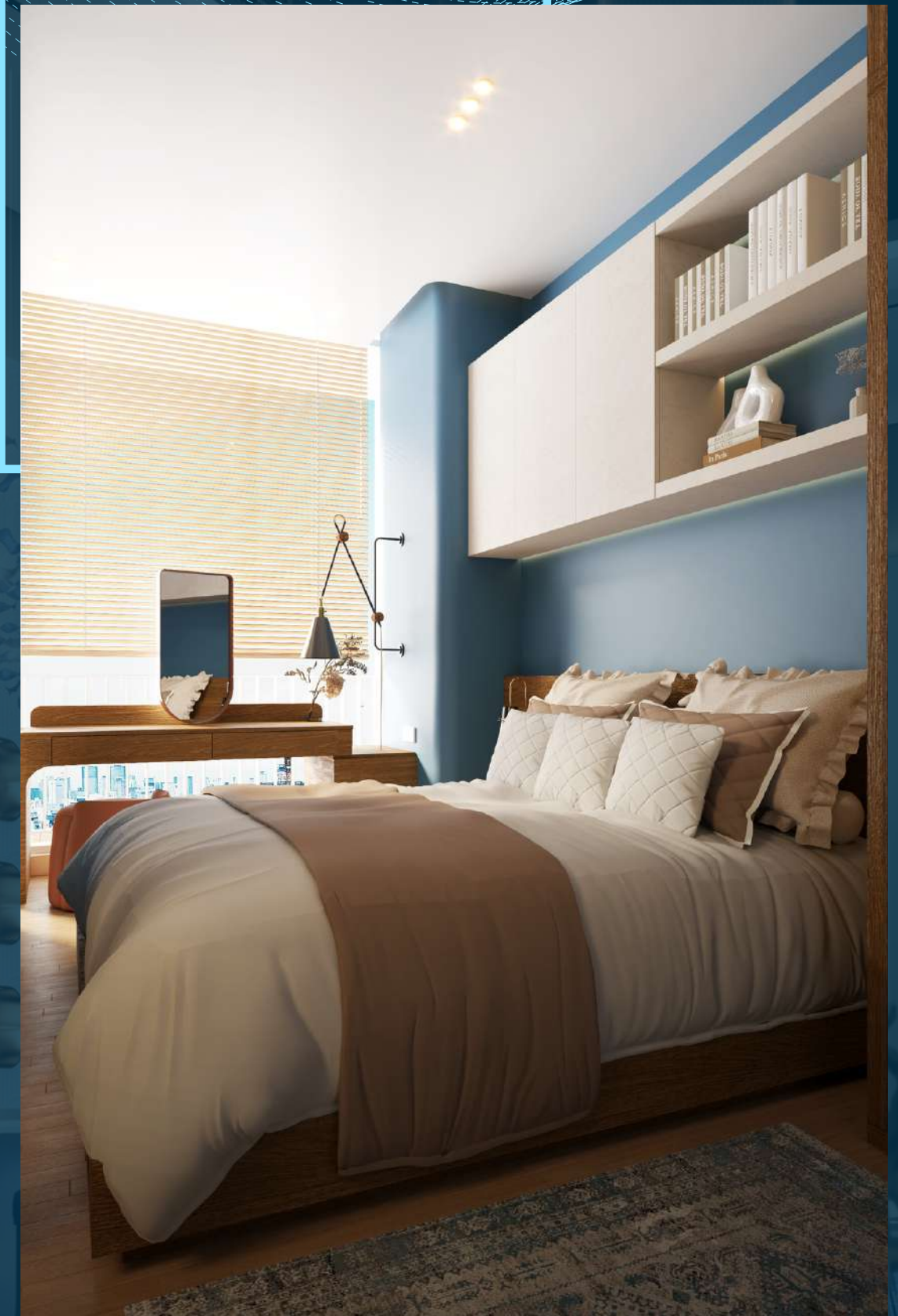
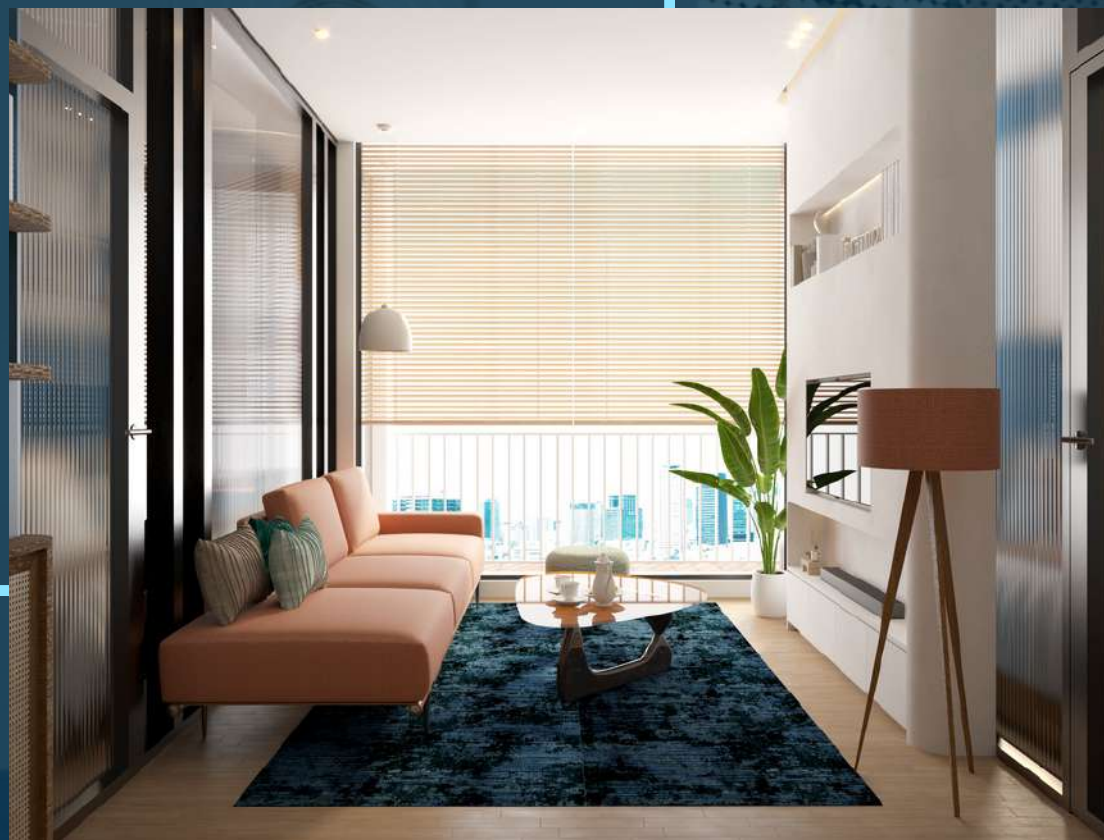
Blue & Green Color Renderings - Unit A



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Exclusive Design

Blue & Green Color Renderings - Unit B





Why Choose the IPS Design?

In Phnom Penh's competitive rental market, first impressions matter. An upgraded, exclusive interior makes your unit stand out—attracting quality tenants faster and delivering better long-term value.

With IPS's bespoke design options, you can maximize your rental returns and ensure your unit stays in demand.

IPS Design



Vs



Core Design



Pricing & Customization

Exclusive design packages are available by request—giving you flexibility and control over your investment. With IPS's expert design team, you can craft a space that truly reflects your style and appeal to a high-end market.

Contact Us

Contact your favorite IPS Agent for tailored pricing and more information about the upgrade options.

TIME SQUARE 8

FOCUS UNITS & BEST BUYS

These selected units represent the best opportunities for value and long-term rental potential. Each unit is chosen for its unique features—whether it's a prime corner location, optimal sunlight, or proximity to local landmarks.

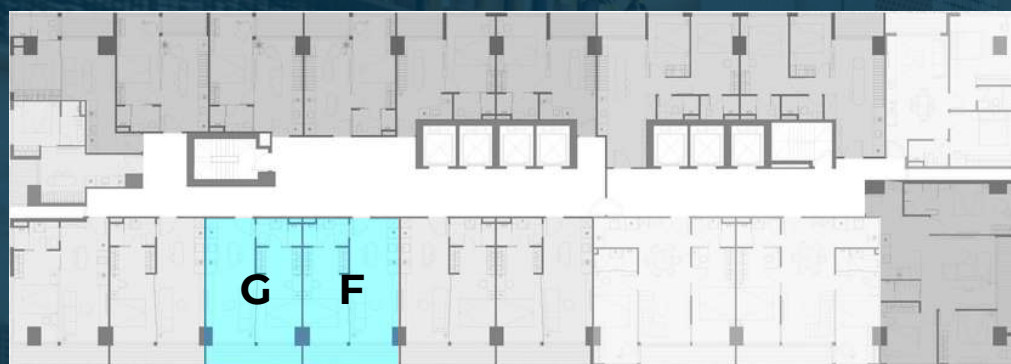


5 Units - GF Layout (21F, 22F, 22G, 24F, 24H)

60sqm 1-Bedroom | Starting at \$71,000

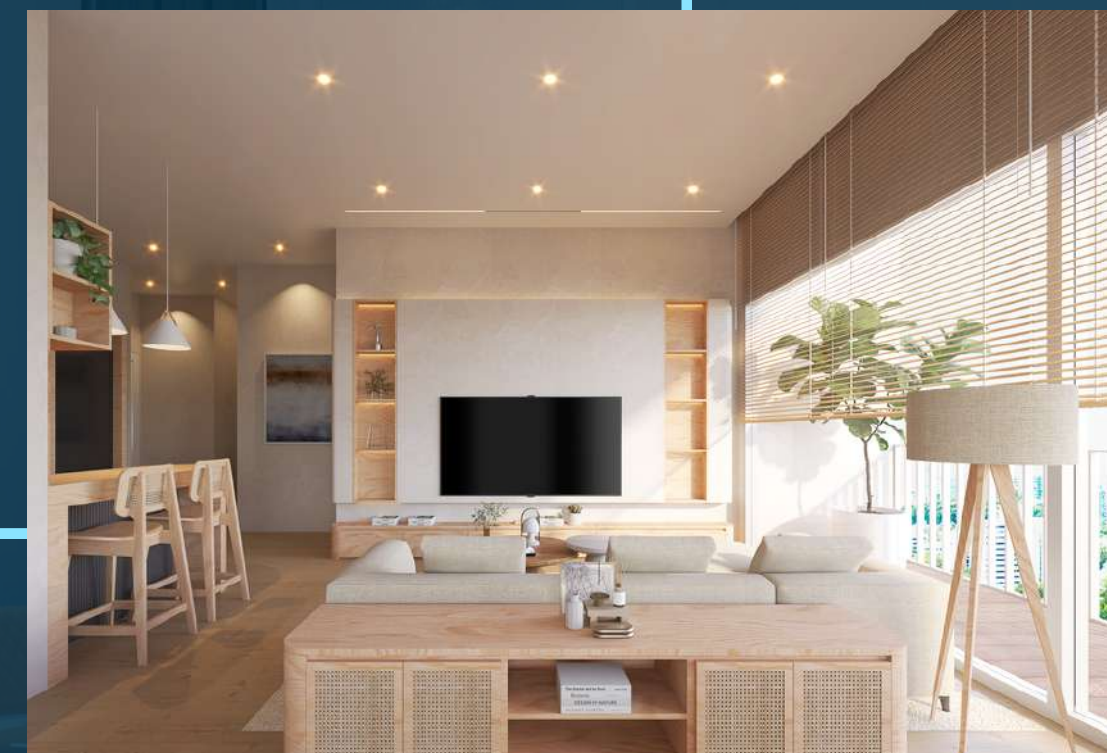
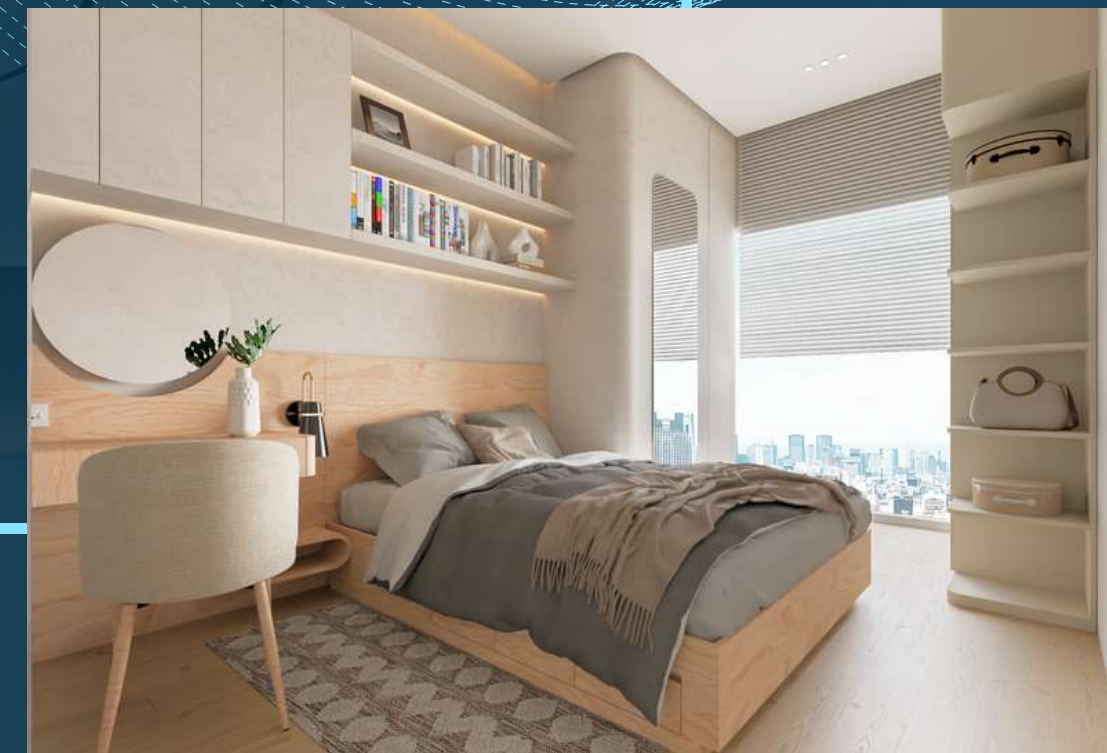
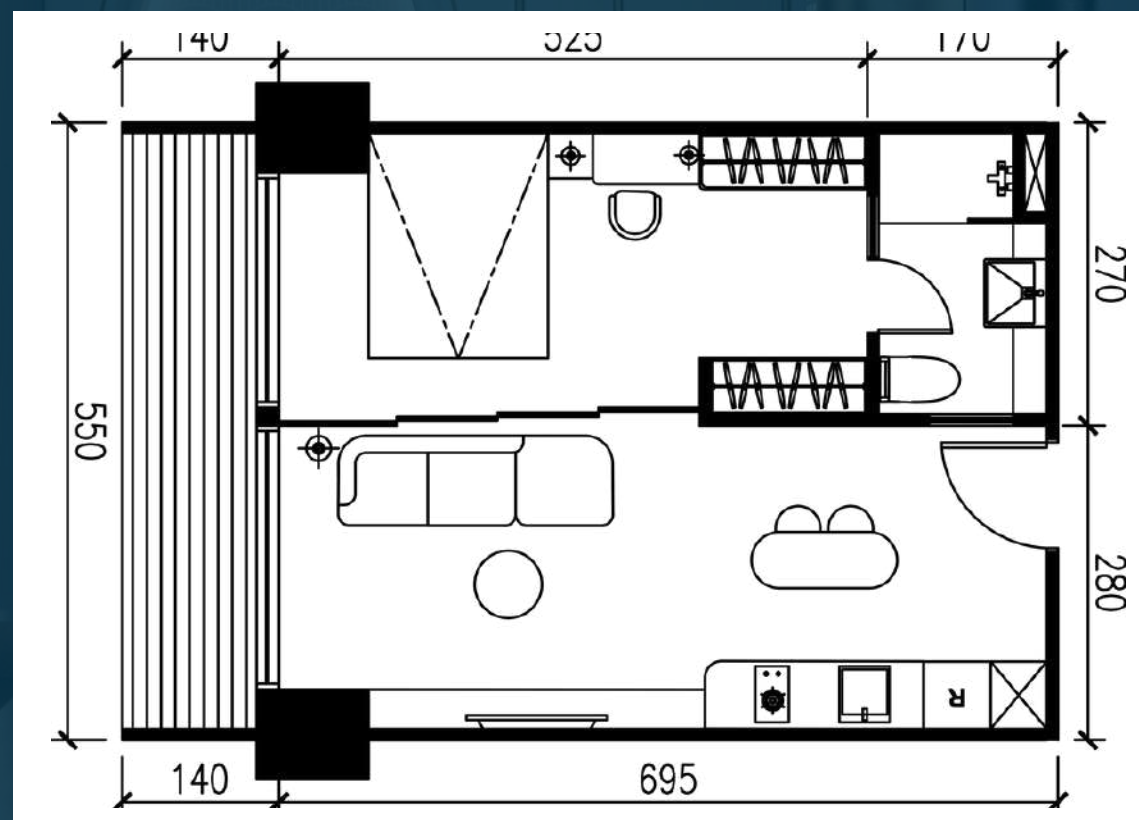
South-facing, overlooking the Russian Market. Not opposite elevator.

Mao Tse Toung Blvd



Street 410

60sqm 1 Bedroom	Core Design	IPS Design
Price after Discount	81,000	71,000
Fit Out	6000	8000
Total Price	87,000	79,000
Rent	500	750
Net Yield	7%	11%





6 Units - BC Layout (22B, 23B, 23C, 24B, 24C, 25C)

88sqm 2-Bedroom | Starting at \$106,000

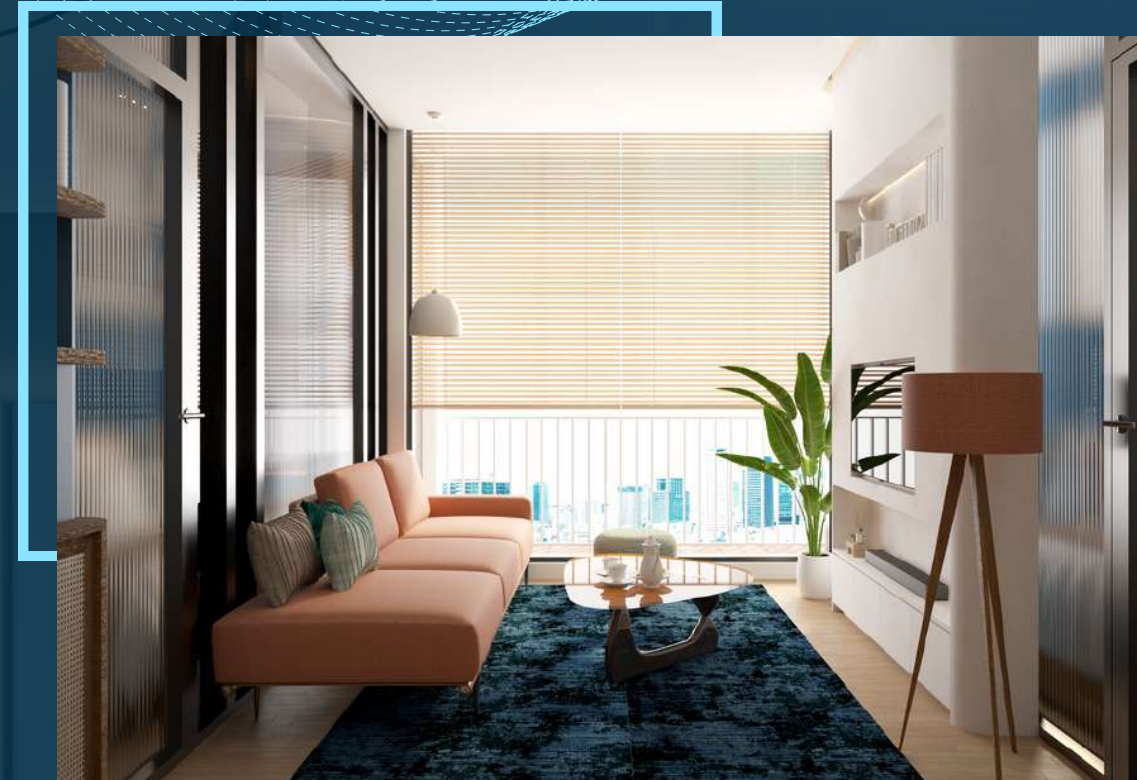
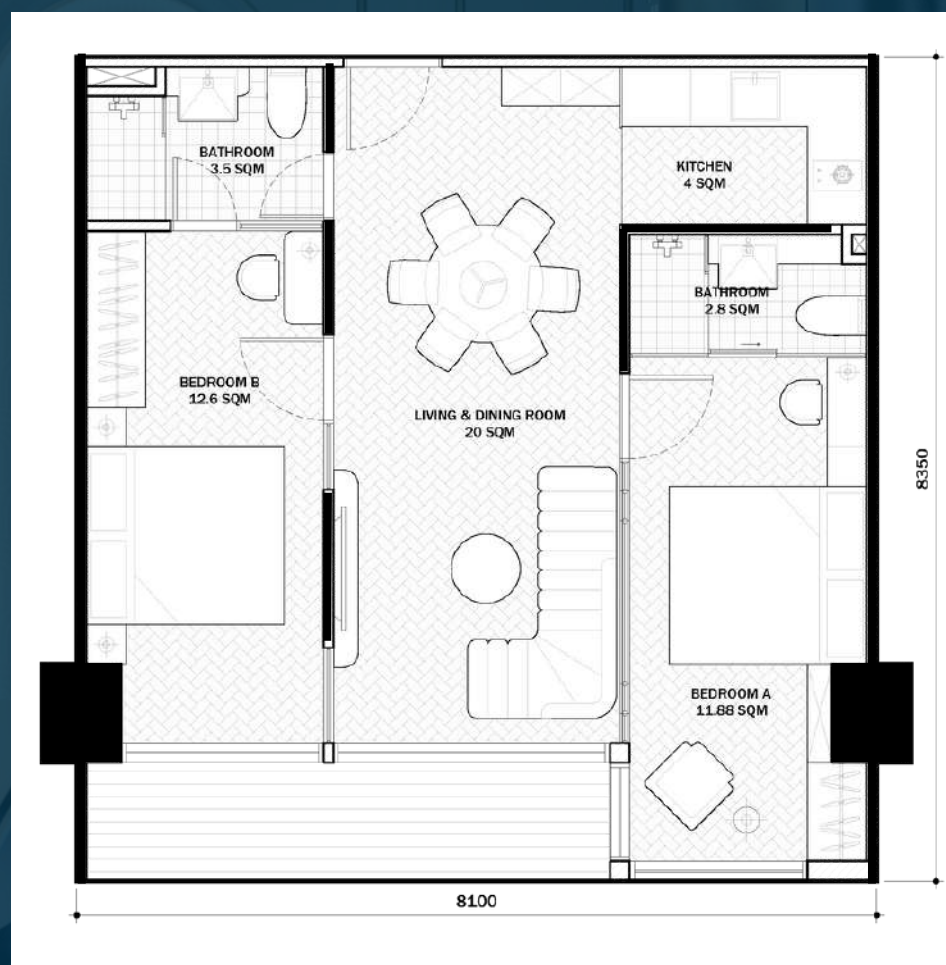
Middle units, south-facing to market. Best layouts for rental potential.

Mao Tse Toung Blvd



Street 410

88sqm 2 Bedroom	Core Design	IPS Design
Price after Discount	123,000	106,000
Fit Out	8000	10000
Total Price	131,000	116,000
Rent	850	1100
Net Yield	5%	11%



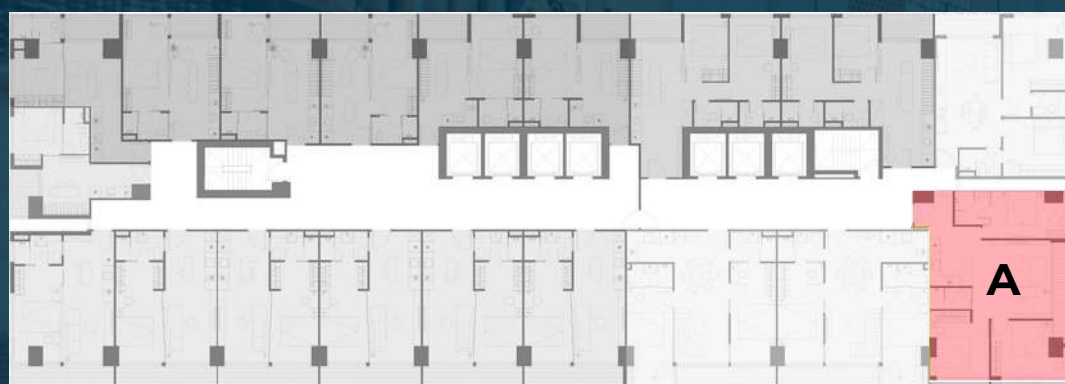


3 Units - A Layout (28A, 29A, 37A)

111sqm 2-Bedroom | Starting at \$148,775

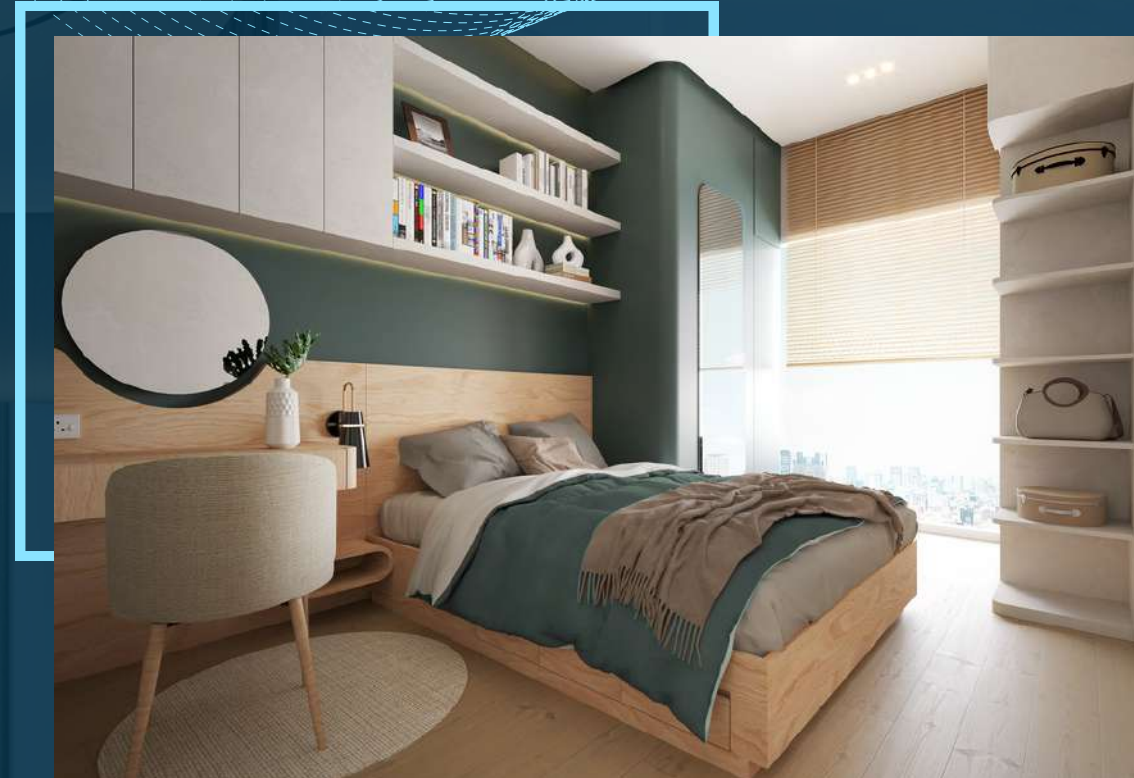
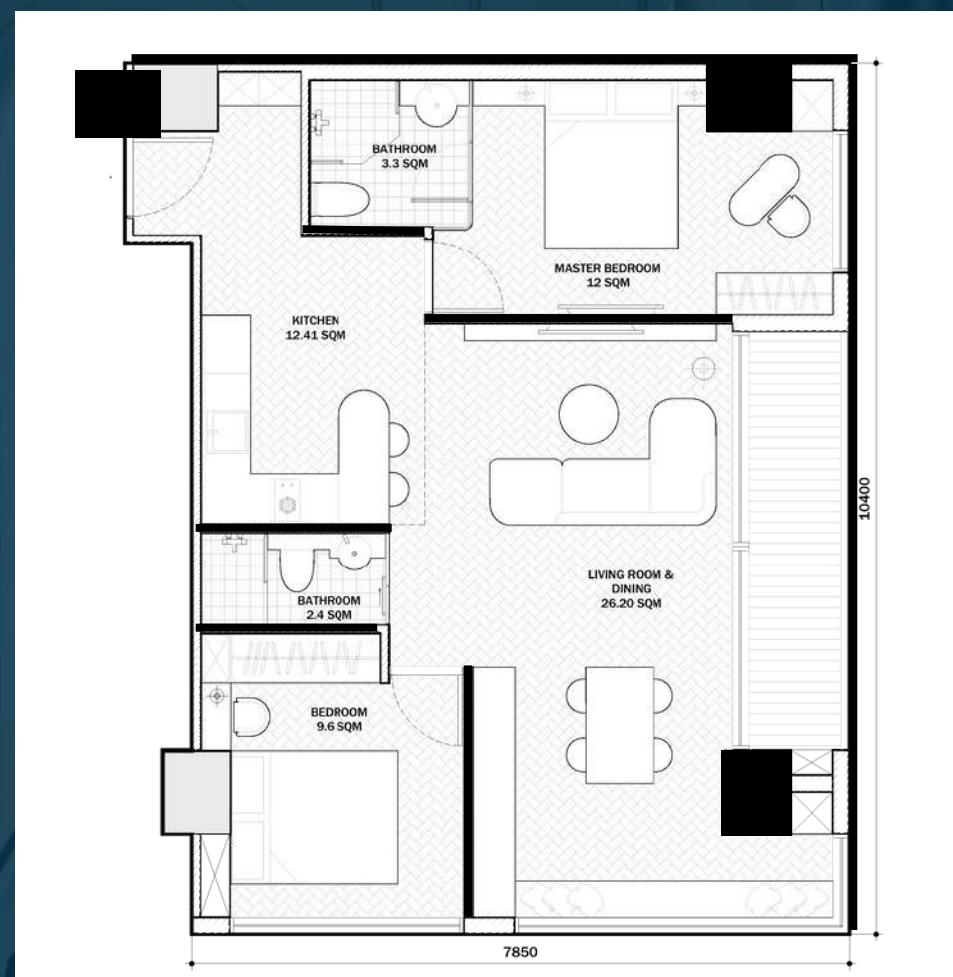
Luxury corner unit, SE facing (low sun) with river views and a large balcony.

Mao Tse Toung Blvd



Street 410

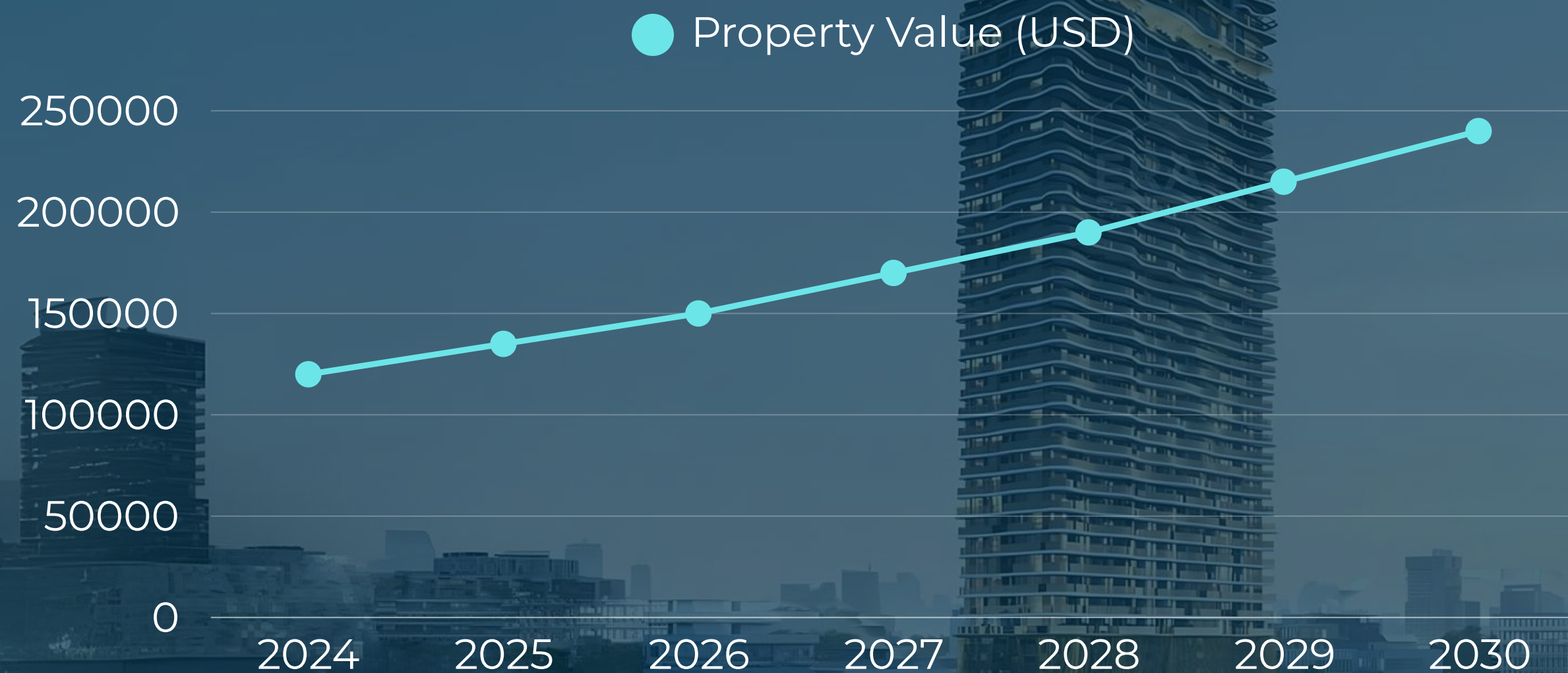
111sqm 2/3 Bedroom	Core Design	IPS Design
Price after Discount	148,775	148,775
Fit Out	10000	12000
Total Price	158,775	160,775
Rent	1000	1500
Net Yield	4%	11%





Growth & Appreciation Potential

Projected value of \$2,000 psm upon completion



- The IPS exclusive layout will attract higher-value tenants or resale buyers within a few years.
- Located in a high-growth area near the new airport.

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Ready to Stand Out?

Be one of the few to own a standout unit at Time Square 8. Contact IPS Cambodia today to explore exclusive design options and maximize your property's potential. Limited units available—secure yours now!

Scarcity

Only a limited number of units can feature this exclusive design—secure yours today. Only 14 units exclusively with IPS Designs

ips-cambodia.com



Investment Appeal

Faster rentals, higher tenant satisfaction, and better resale potential—invest in interiors that work as hard as you do.

Lifestyle-Driven

Design isn't just about looks—it's about creating spaces that feel like home for the right tenant.

Page 16



Thank You!



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