



TIME SQUARE 10

OTRES BEACH | SIHANOUKVILLE

A new landmark at Otres Beach, Sihanoukville — Time Square 10 offers resort-style beachfront living just two hours from Phnom Penh. With units starting from \$1,000/sqm, 100% foreign ownership, and flexible payment plans, this is your chance to invest in Cambodia's next coastal hotspot.

www.ips-cambodia.com



IPS

TS8
Russian Market

TIME SQUARE 10
OCEAN VIEW

TS7
Toul Kork

TS6
BKK1

TS2
Toul Kork

TS5
BKK1

TS1
BKK1

TS3
Toul Kork





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

Phnom Penh Projects



Project Information

Location

Otres Beach (In front of Brown Coffee)

Developer

Megakim World Corporation

Land Size

5629 SQM

3 Towers, 1300 Units

- Ocean Diamond 6 to 30 Floor Flat Unit), 32F to 37 F (Duplex Unit), 310 Units, Front Building
- Ocean Gold 6 to 30 Floor (Flat Unit Only), 450 Units, Middle Building
- Ocean Crystal 6 to 30 Floor (Flat Unit Only) 525 Units, Rear Building

Types

OCEAN DIAMOND - (2|3|4Bed)
OCEAN GOLD - (1|2|3Bed)
OCEAN CRYSTAL - (1-Bed)

Ownership

Freehold, Strata Title

Construction Start Date

March 2026

Expected Completion Date

June 2029

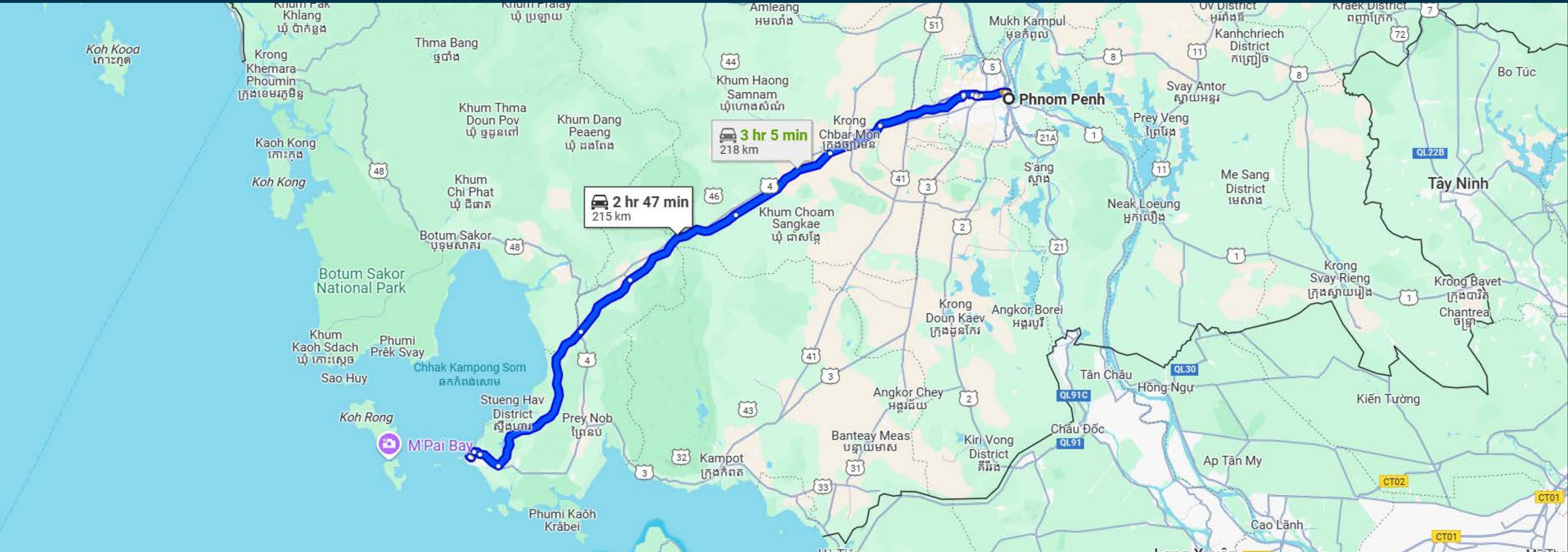
Prime Location Otres Beach

Next to Queen Hill Resort, enjoying the Seaview of Otres Beach and Sihanouk City. Walking distance to Brown Coffee, the land is at the front line of Otres Beach, between the Ochhen Teal Beach and Ream Beach.



Phnom Penh- Sihanoukville Expressway Only 2 hours Drive...

The expressway starts at Phnom Penh connecting with the ring road of the city, and goes through Kandal, Kampong Speu, and Koh Kong provinces and finally to Sihanoukville. The project cost 1,897 million USD to complete. Total length of the expressway is 187km, which is also the first expressway in operation in Cambodia.





Handover Condition

- Standard Handover = Flooring, Light, Ceiling, Set of Kitchen including up and down cabinet, hood and stovetop, Set of bathroom)
- No air conditioners is provided & No Wardrobe
- Parking \$30 to \$40 per month
- Electricity \$0.25 per kwh, Water \$0.25 per kwh
- Sale Price inclusive VAT exclusive transfer fee & tax

Payment Plan

- 20% Down Payment
- 1% for 45 Months Without Interest
- 35% Handover The Unit

Building Level

39F	Sky Bar
38F	TS Clubhouse
32F-37F	Duplex Floor
31F	Sky Lounge
6F-30F	Classic Floor
2F-5F	Carparking
GF	Beach Club, Lobby, Green Park



TIME SQUARE 10
OCEAN VIEW

IPS

39F SKY BAR

38F TS CLUBHOUSE

Sky Infinity Pool
Sky Lounge VIP
Cinema
Meeting Room
Poker Lounge
Cigar Lounge

31F SKY LOUNGE

Running Track 235m
Sky Pool
Fitness & Gym
Yoga & Meditation
Indoor Lounge
Outdoor Lounge
Kid's Pool
Kid's Club
Green Park 500 sqm

GF LOBBY

Beach Club, Green Park

32-37F

DUPLEX FLOORS

6-30F

CLASSIC FLOOR
RESIDENCES

2-5F

CAR PARKING

DIAMOND
TOWER

GOLD
TOWER

CRYSTAL
TOWER





Time Square 10 Facilities


TIME SQUARE 10
OCEAN VIEW

| IPS 



Bar
Lounge

TIME SQUARE 10
OCEAN VIEW

IPS



Club
House

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OCEAN VIEW

IPS



Indoor Lounge

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OCEAN VIEW

IPS



Kids
Club

TIME SQUARE 10
OCEAN VIEW

IPS



Kids
Pool

TIME SQUARE 10
OCEAN VIEW

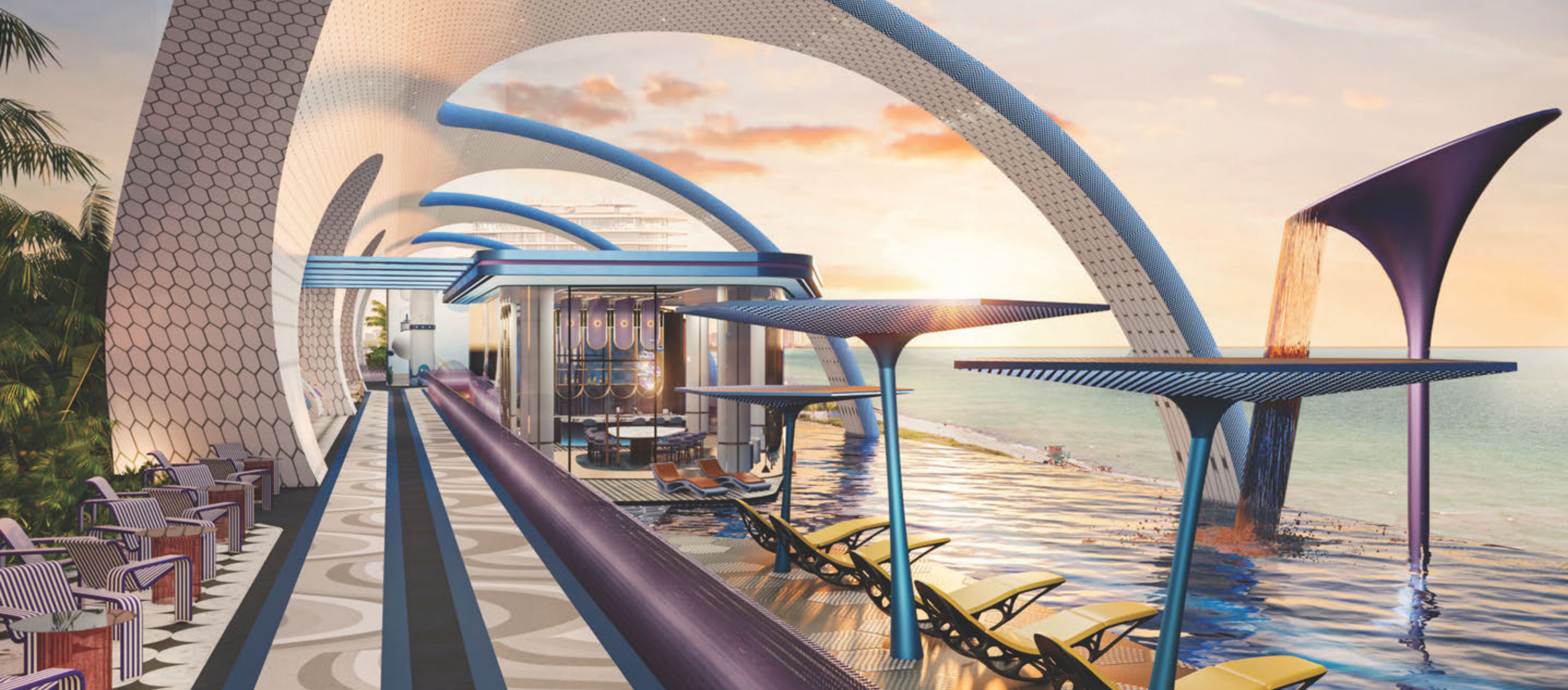
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Outdoor Lounge


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OCEAN VIEW

| IPS 



Running
Track

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OCEAN VIEW

IPS



Sky
Gym

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OCEAN VIEW

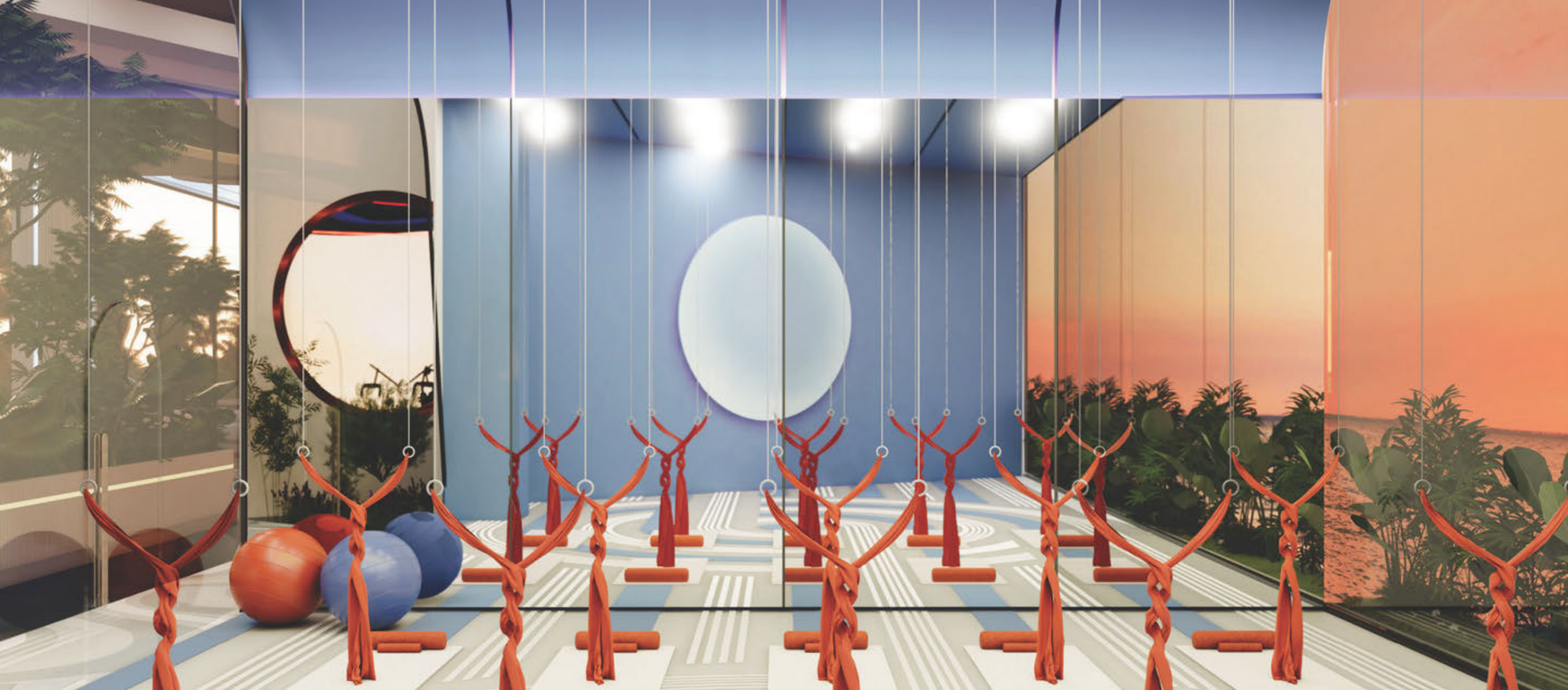
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Sky Infinity Pool

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OCEAN VIEW

IPS



Yoga &
Meditation

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OCEAN VIEW

IPS



Meeting Room

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IPS



Poker & Cigar Lounge

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OCEAN VIEW

IPS



Sky
Cinema

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OCEAN VIEW

IPS



Sky Lounge

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OCEAN VIEW

IPS

Unit Types



Ocean Crystal

1-Bedroom	Type T	36sqm	Tiffany 1 Bed
	Type R	40sqm	Stylish 1 Bed
	Type Q	47sqm	Crystal 1 Bed
	Type S	53sqm	Superior 1 Bed

Ocean Gold

1-Bedroom	Type P	50sqm	Modern 1 Bed
2-Bedroom	Type O	73sqm	Golden 2 Bed
	Type L	78sqm	Golden 2 Bed
	Type K	90sqm	Golden 2 Bed
3-Bedroom	Type J	113sqm	Luxury 3 Bed

Ocean Diamond

2-Bedroom	Type C	100sqm	Luxury 2 Bed
3-Bedroom	Type B	140sqm	Prestigious 3 Bed
4-Bedroom	Type A	200-215sqm	Diamond 4 Bed

3 Ocean View Towers

OCEAN DIAMOND



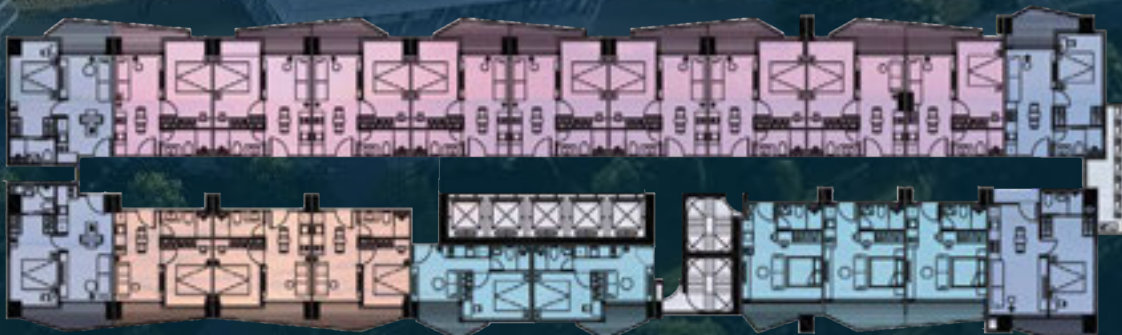
2-BED | 3-BED | 4-BED

OCEAN GOLD



1-BED | 2-BED | 3-BED

OCEAN CRYSTAL

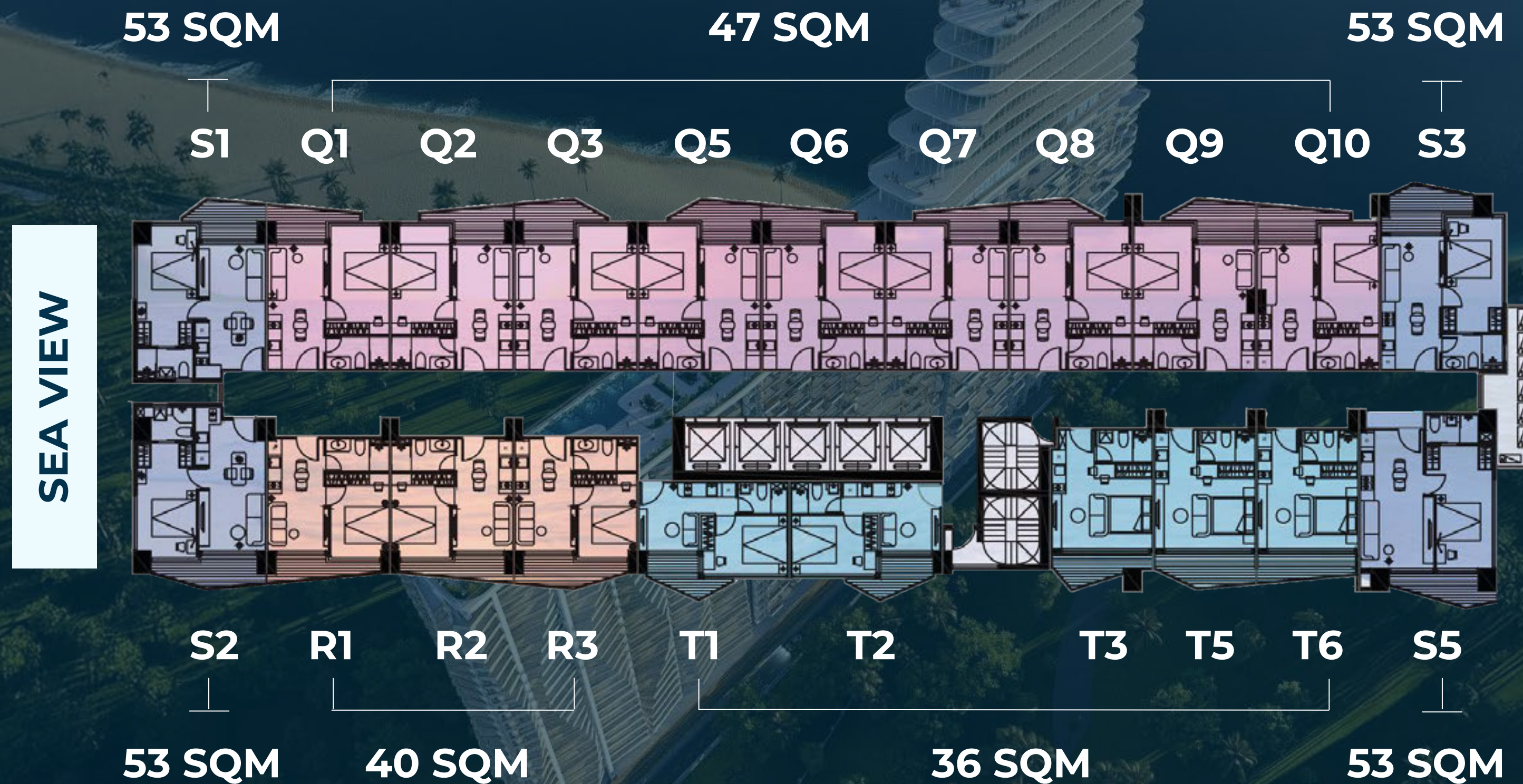


1-BED

Ocean Crystal 6F-30F



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OCEAN VIEW



TIME SQUARE 10
OCEAN VIEW

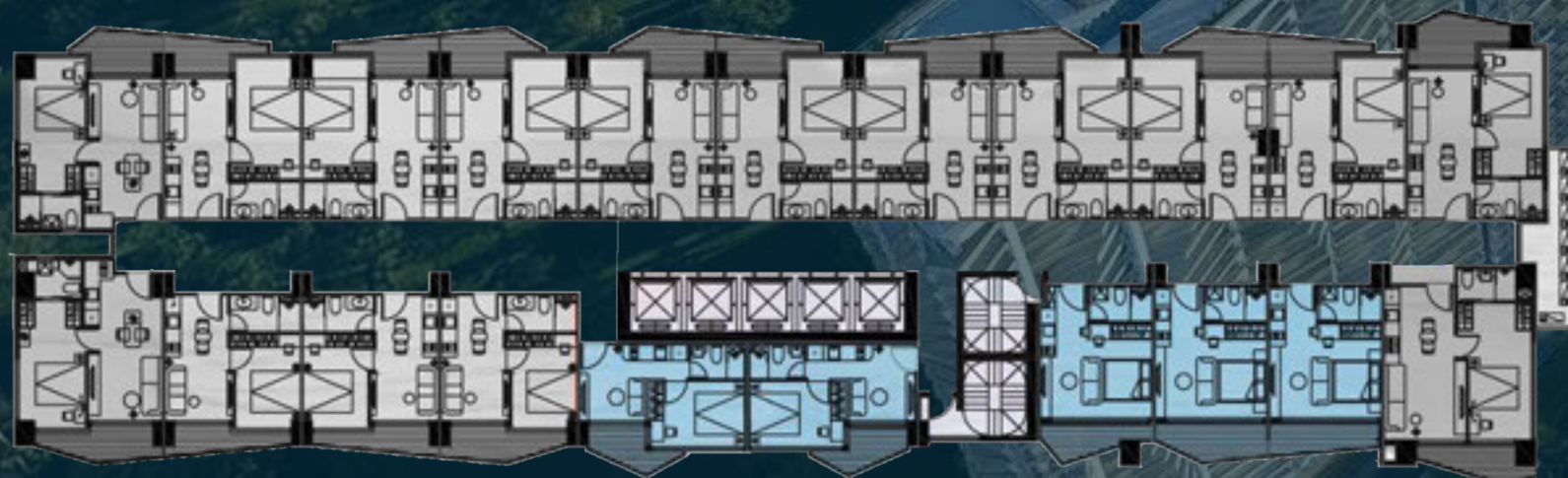
IPS

OCEAN CRYSTAL

TIFFANY 1-BEDROOM

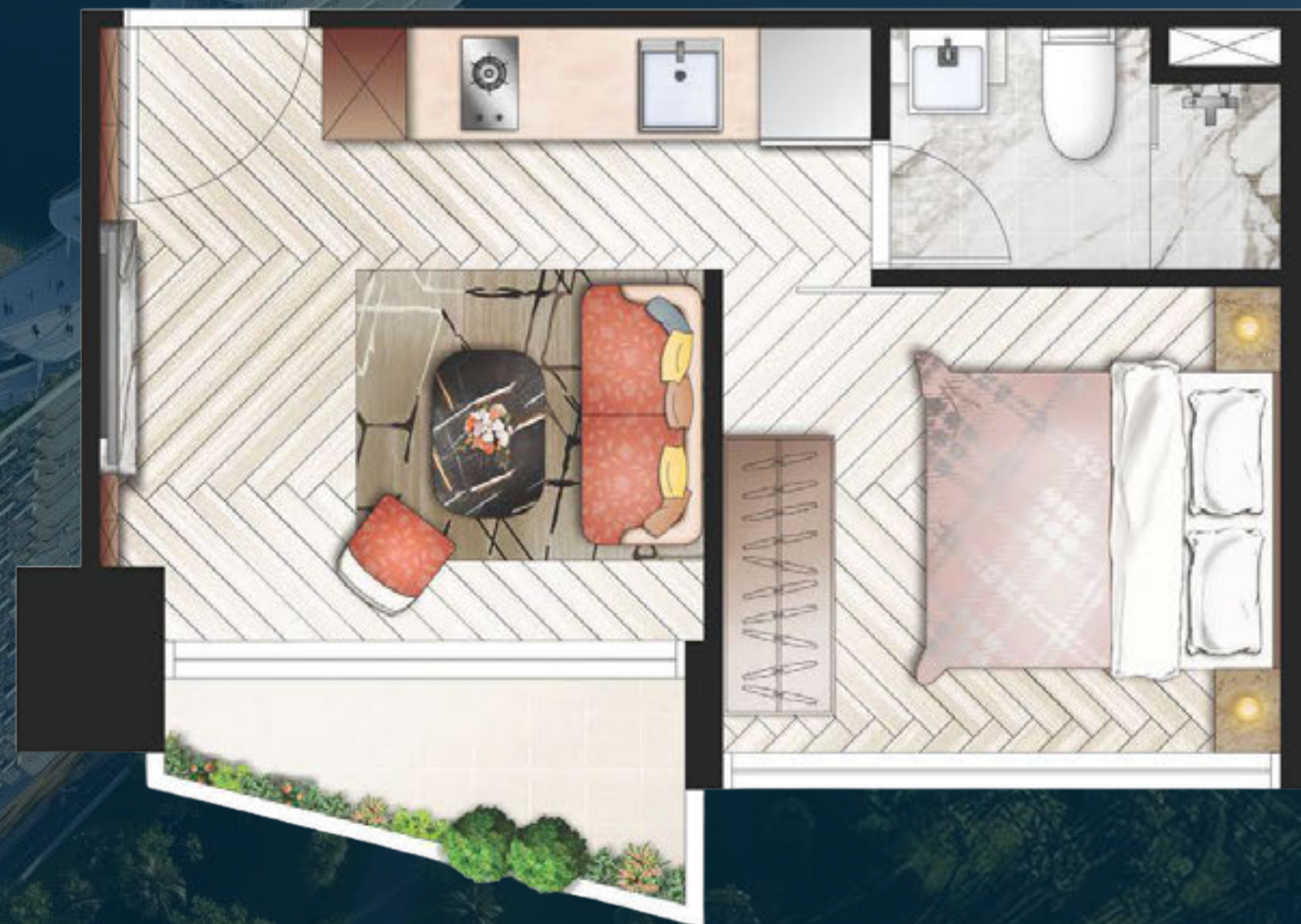
T1, T2 | Gross 36 SQM | Net 27 SQM

SEA VIEW



T1

T2



OCEAN CRYSTAL

TIFFANY 1-BEDROOM

T1, T2 | Gross 36 SQM | Net 27 SQM



TIME SQUARE 10
OCEAN VIEW

IPS

TIME SQUARE 10
OCEAN VIEW

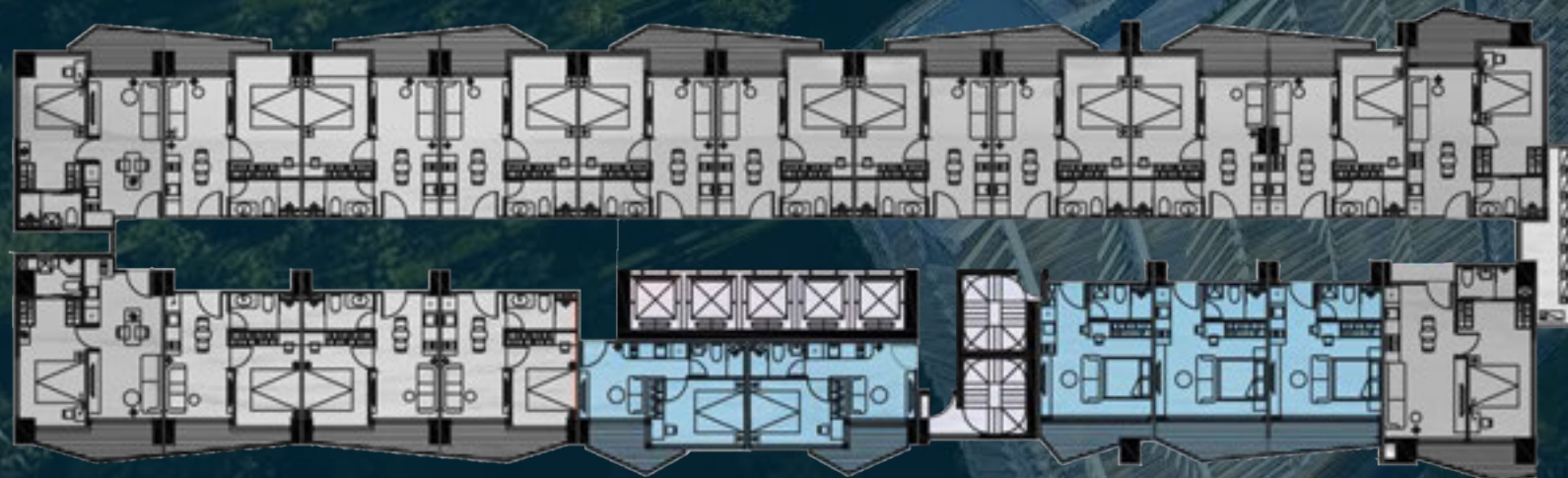
IPS

OCEAN CRYSTAL

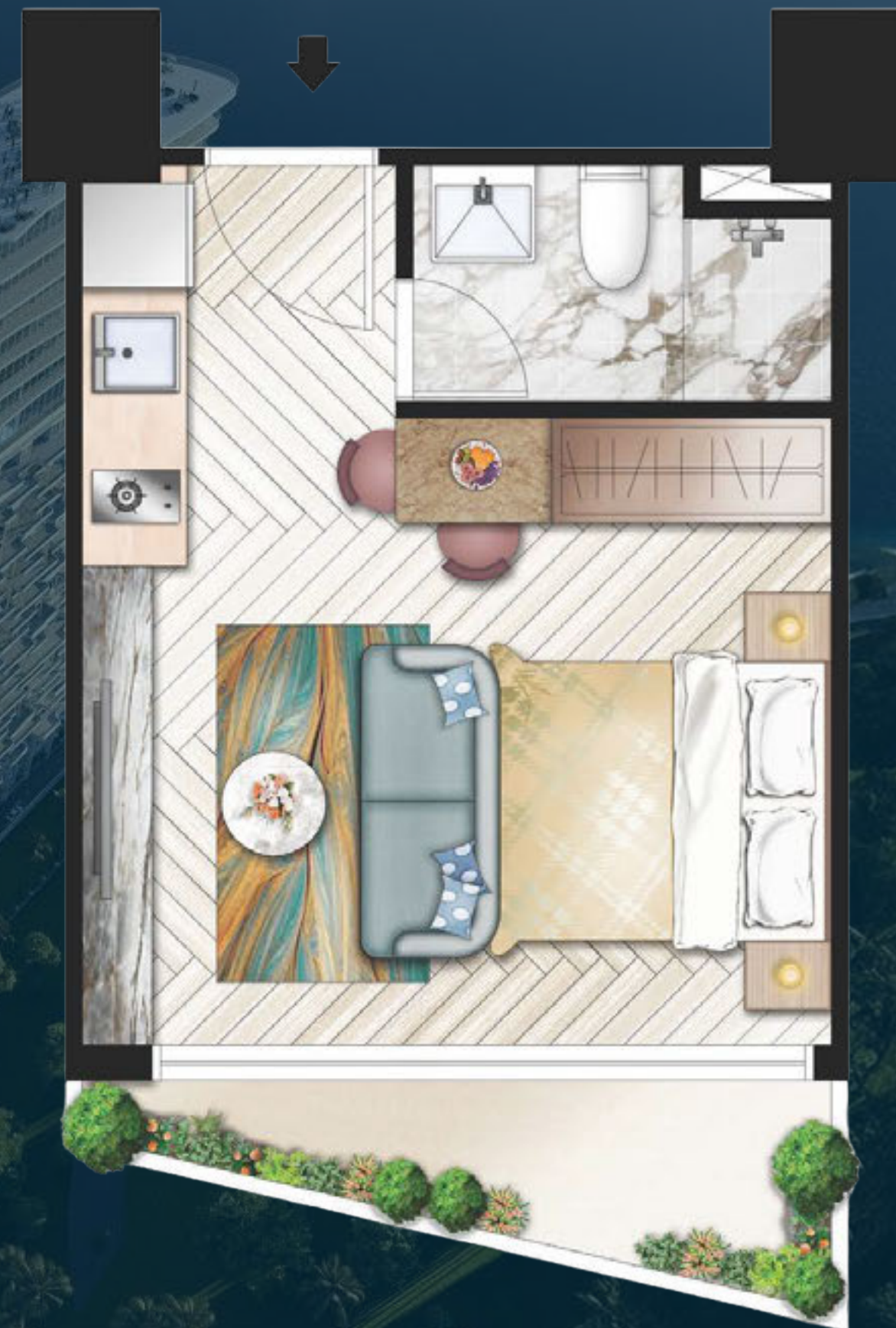
TIFFANY 1-BEDROOM

T3, T5, T6 | Gross 36 SQM | Net 27 SQM

SEA VIEW



T3 T5 T6



OCEAN CRYSTAL

TIFFANY 1-BEDROOM

T3, T5, T6 | Gross 36 SQM | Net 27 SQM



TIME SQUARE 10
OCEAN VIEW

IPS

TIME SQUARE 10
OCEAN VIEW

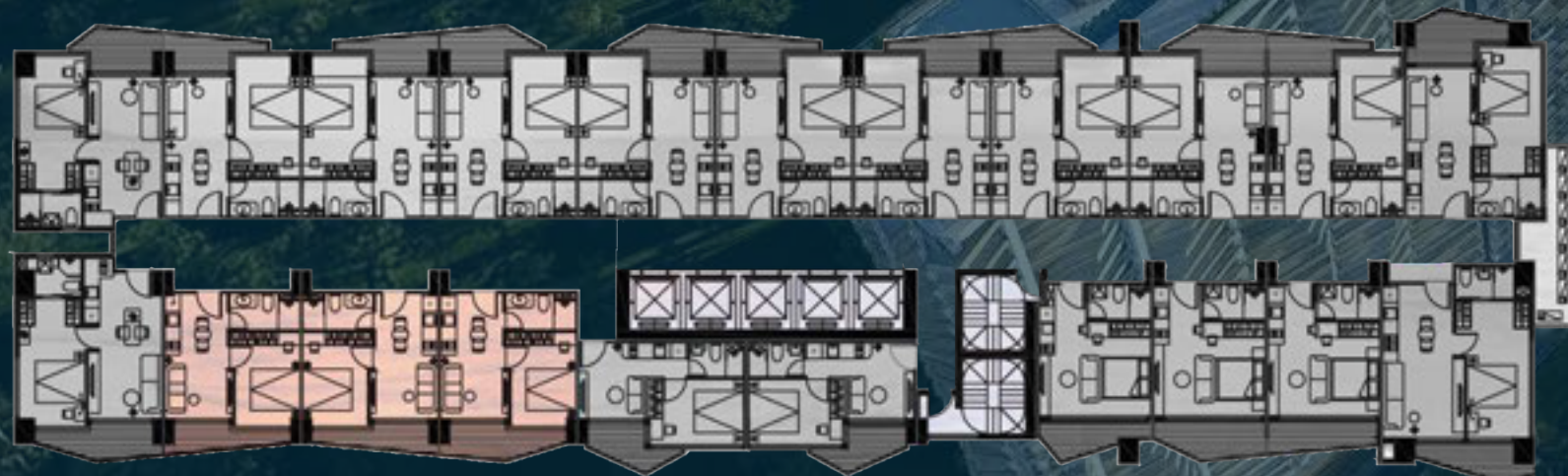
IPS

OCEAN CRYSTAL

STYLISH 1-BEDROOM

R1, R2, R3 | Gross 40 SQM | Net 30 SQM

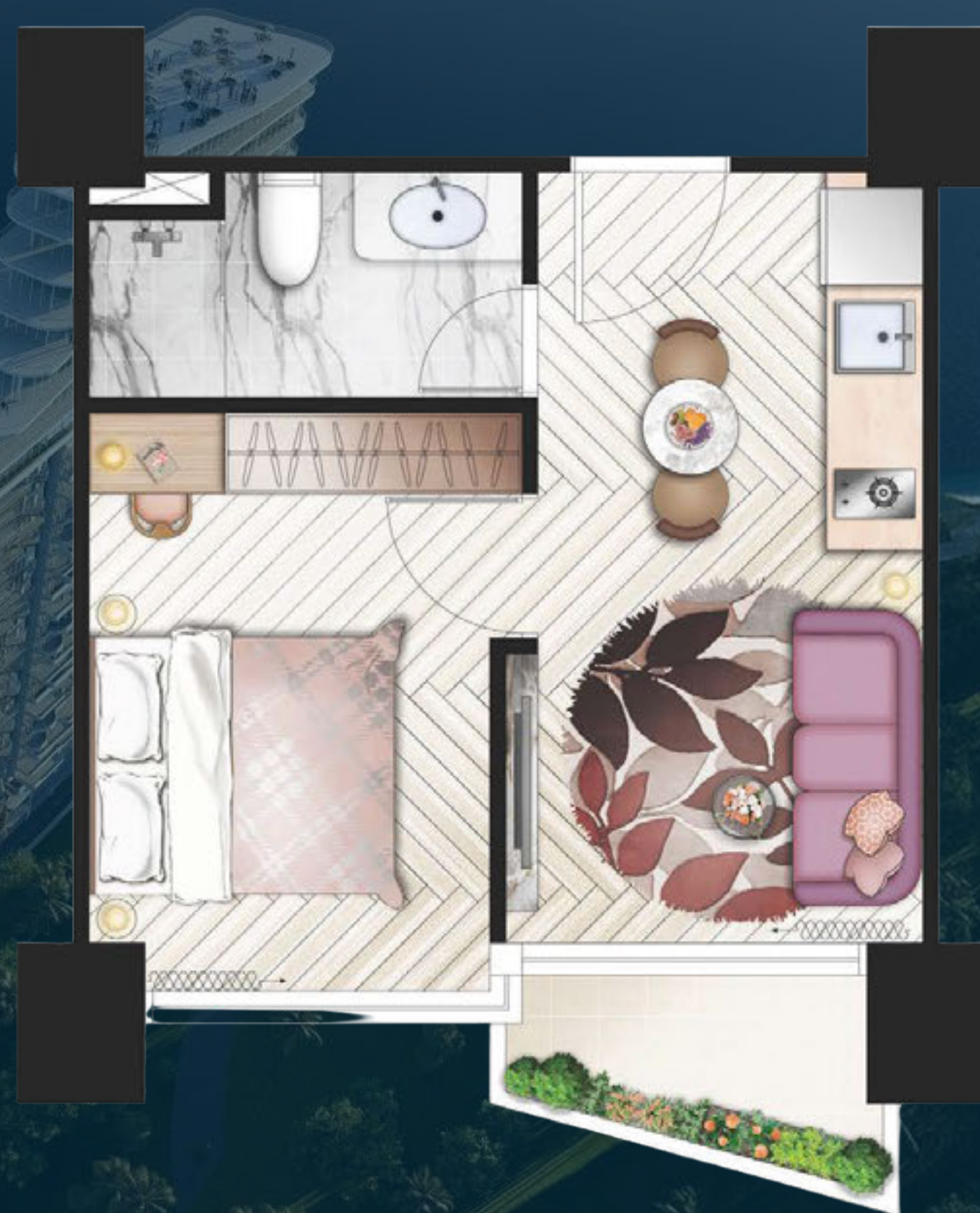
SEA VIEW



R1

R2

R3



OCEAN CRYSTAL

STYLISH 1-BEDROOM

R1, R2, R3 | Gross 40 SQM | Net 30 SQM



TIME SQUARE 10
OCEAN VIEW

IPS

TIME SQUARE 10
OCEAN VIEW

IPS

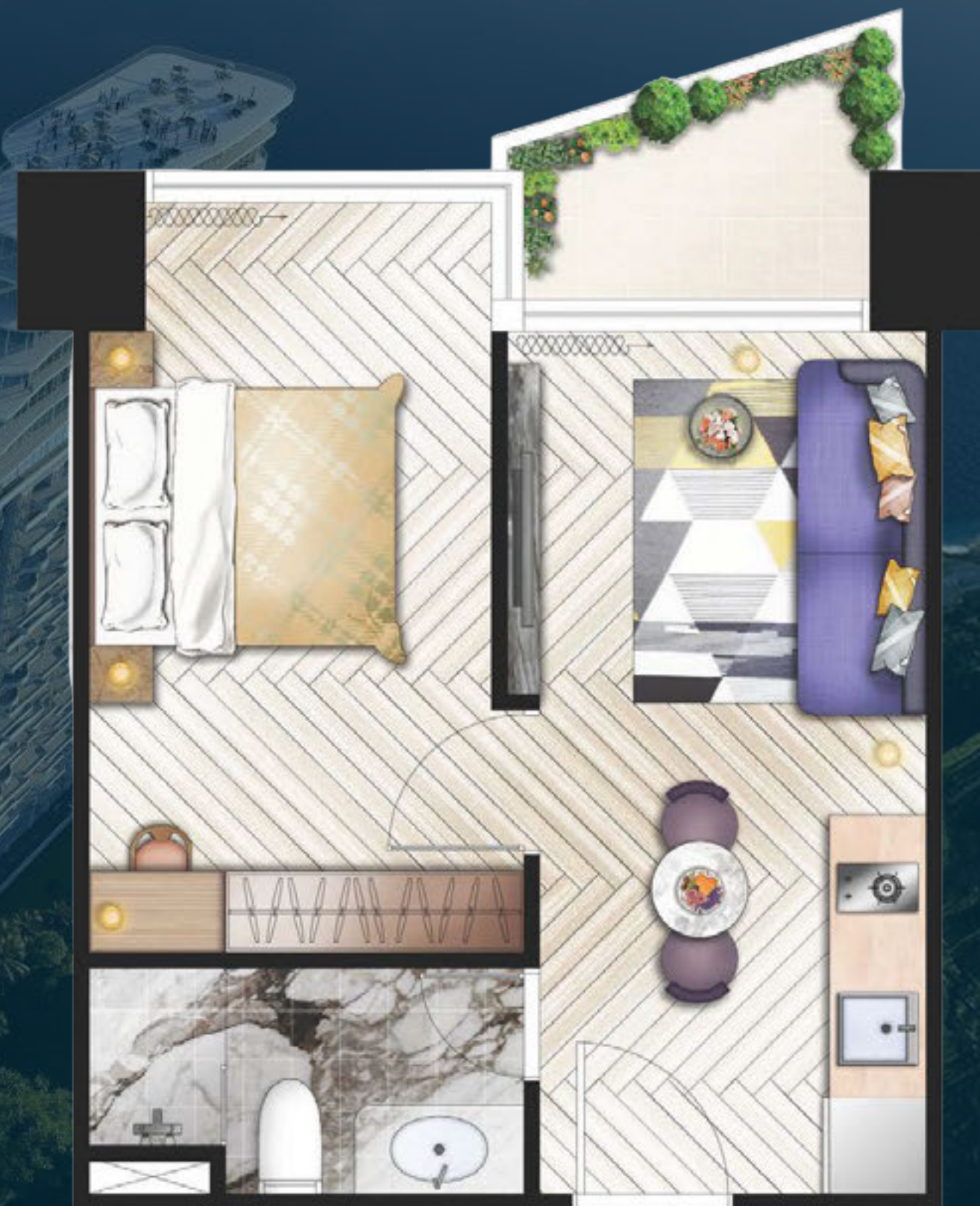
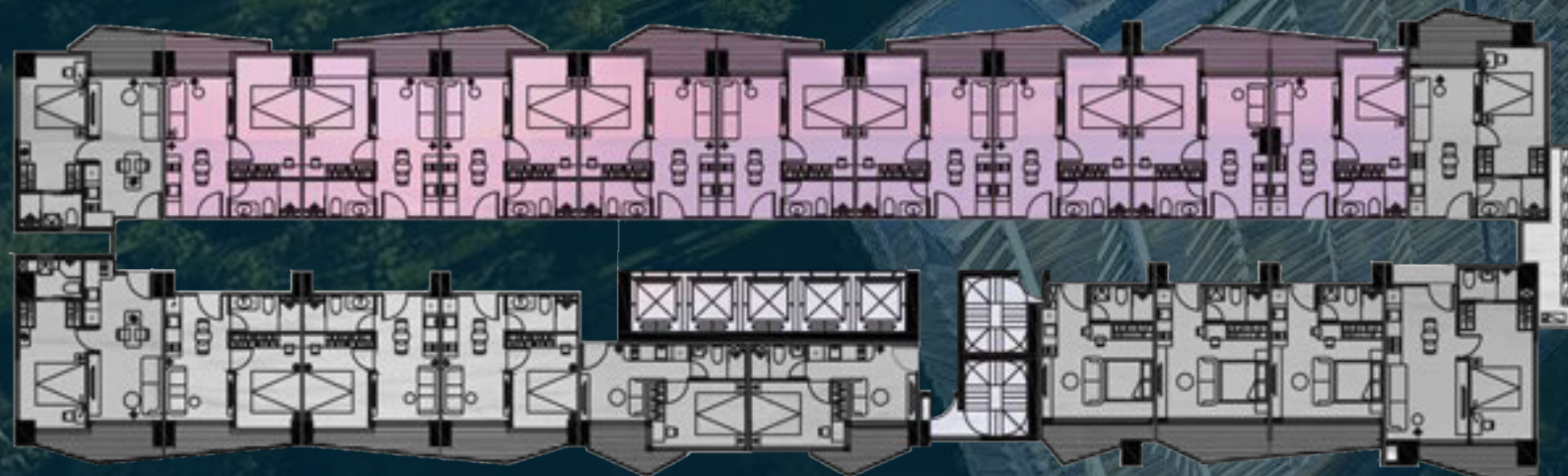
OCEAN CRYSTAL

CRYSTAL 1-BEDROOM

Q1~Q10 | Gross 47 SQM | Net 35 SQM

Q1 Q2 Q3 Q5 Q6 Q7 Q8 Q9 Q10

SEA VIEW



OCEAN CRYSTAL

CRYSTAL 1-BEDROOM

Q1~Q10 | Gross 47 SQM | Net 35 SQM



TIME SQUARE 10
OCEAN VIEW

IPS

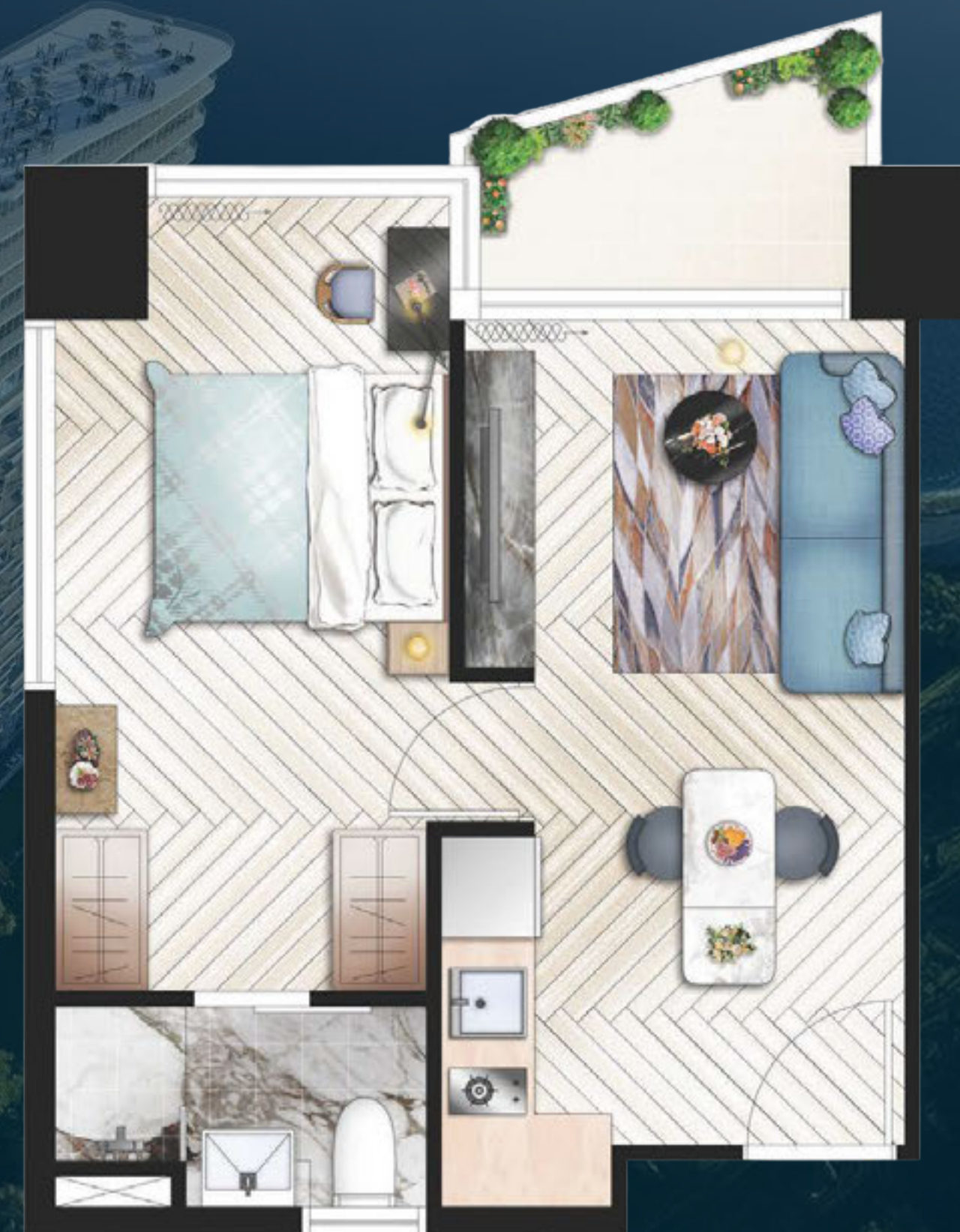
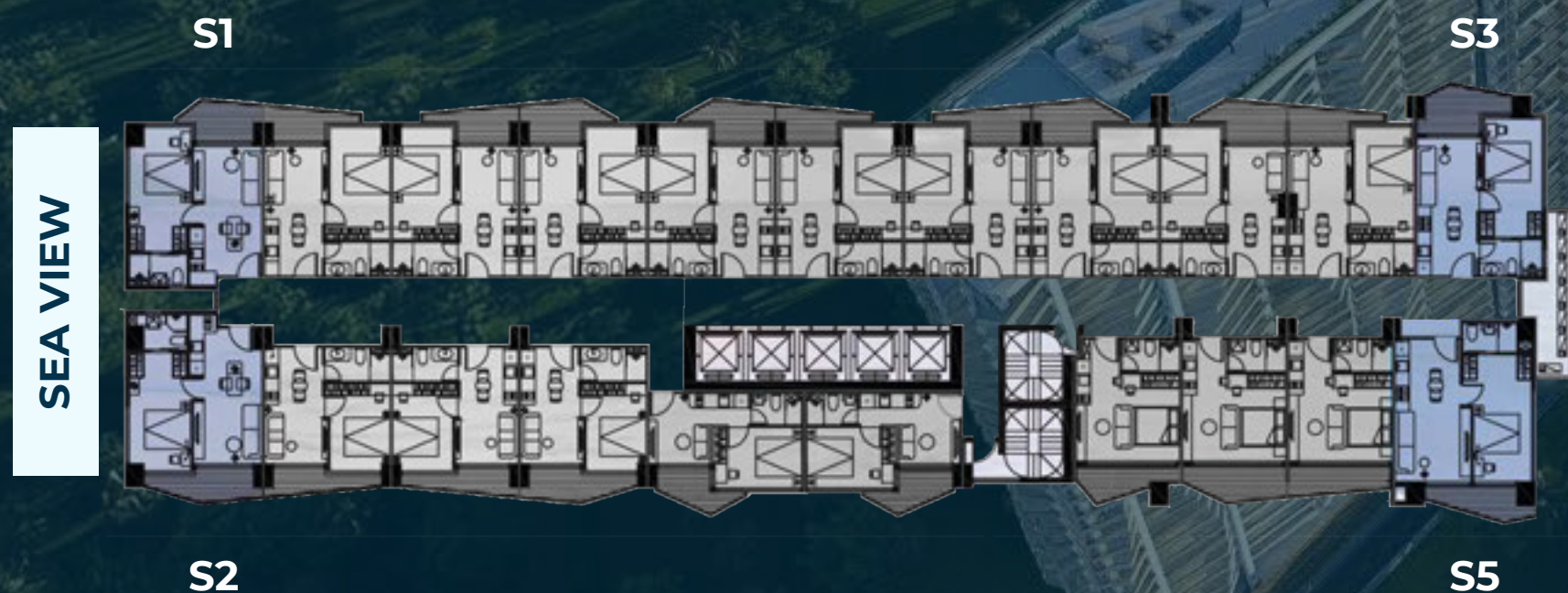
TIME SQUARE 10
OCEAN VIEW

IPS

OCEAN CRYSTAL

SUPERIOR 1-BEDROOM

S1, S2, S3, S5 | Gross 53 SQM | Net 40 SQM



OCEAN CRYSTAL

SUPERIOR 1-BEDROOM

S1, S2, S3, S5 | Gross 53 SQM | Net 40 SQM



TIME SQUARE 10
OCEAN VIEW

IPS

Ocean Gold
6F-30F

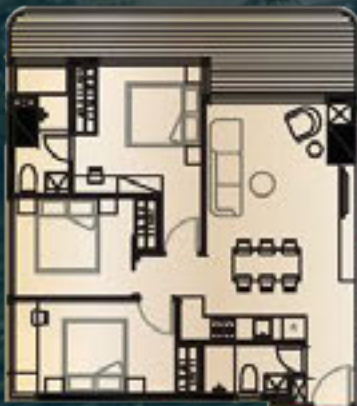
TIME SQUARE 10
OCEAN VIEW

IPS

SEA VIEW

3-BED
113 SQM

J1



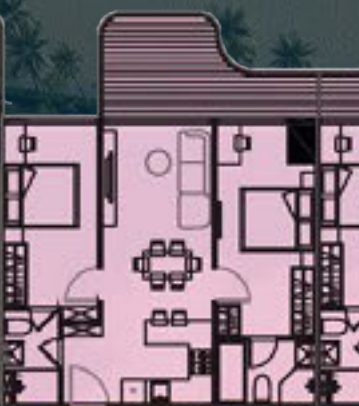
J2

113 SQM
3-BED



2-BED
90 SQM

K1

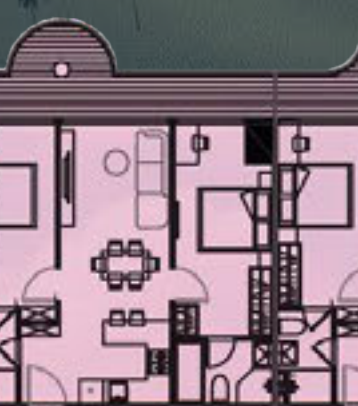


L1

78 SQM
2-BED



K2



L2

K3

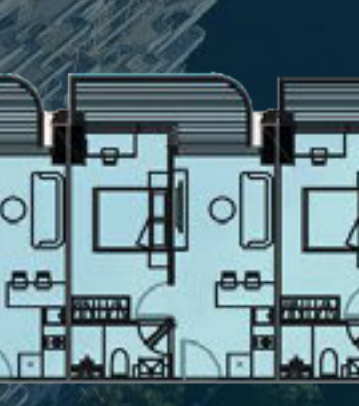


L3

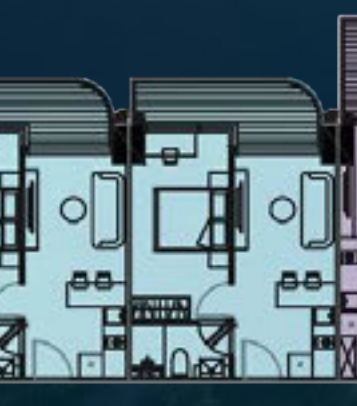
P1



P2



P3



P5



P6

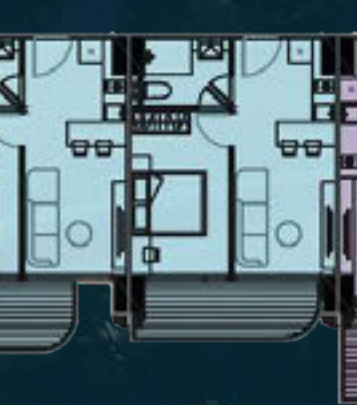
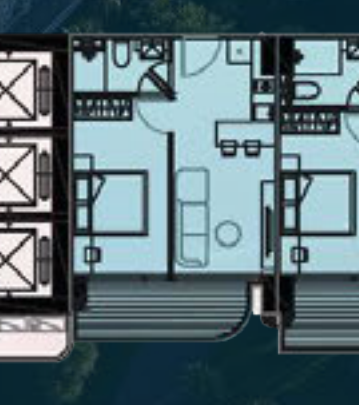


P7

P8

P9

50SQM
1-BED



O1

2-BED
73 SQM



O2

73 SQM
2-BED



TIME SQUARE 10
OCEAN VIEW

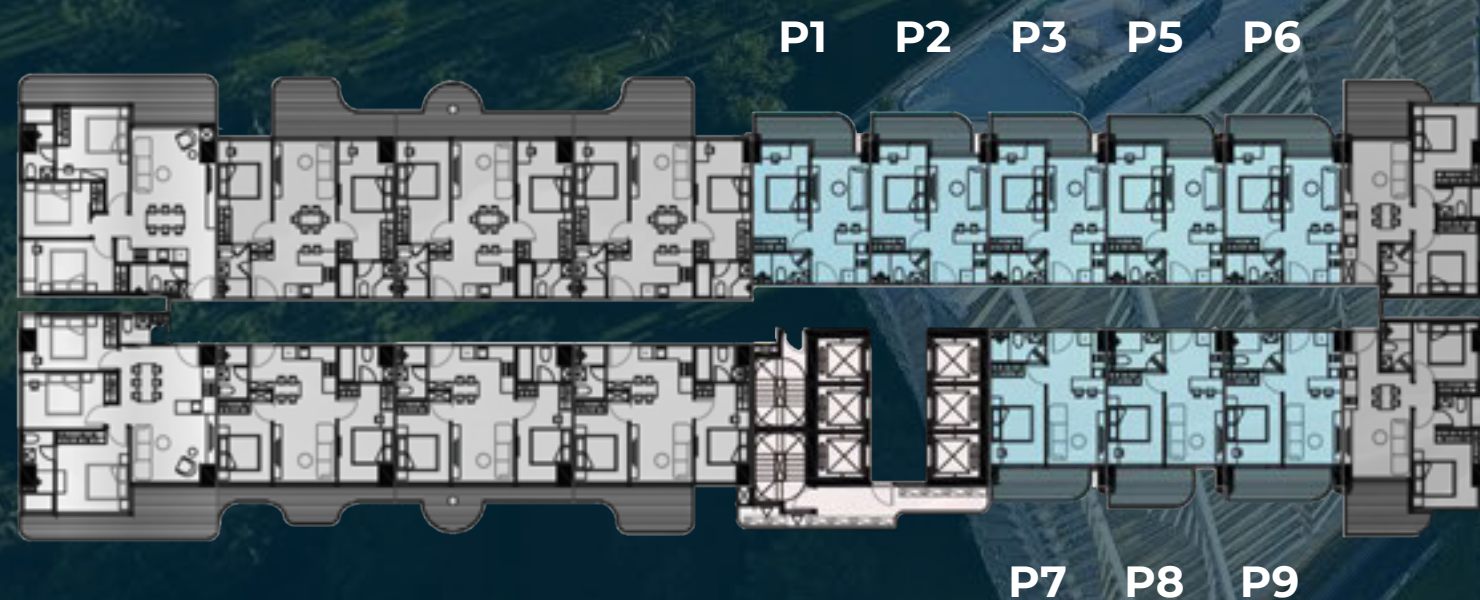
IPS

OCEAN GOLD

MODERN 1-BEDROOM

P1-P9 | Gross 50 SQM

SEA VIEW



TIME SQUARE 10
OCEAN VIEW

IPS

OCEAN GOLD

STYLISH 2-BEDROOM

O1-O2 | Gross 73 SQM

SEA VIEW



O1

O2



TIME SQUARE 10
OCEAN VIEW

IPS

OCEAN GOLD

SPACIOUS 2-BEDROOM

L1-L2-L3 | Gross 78 SQM

SEA VIEW



TIME SQUARE 10
OCEAN VIEW

IPS

OCEAN GOLD

GOLDEN 2-BEDROOM

K1-K2-K3 | Gross 90 SQM

SEA VIEW



TIME SQUARE 10
OCEAN VIEW

IPS

OCEAN GOLD

GOLDEN 2-BEDROOM

J1-J2 | Gross 113 SQM

SEA VIEW



Ocean Diamond

6F-30F

TIME SQUARE 10
OCEAN VIEW

IPS





IPS

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