

S  
V

S K Y  
V I L L A

裕楼雅居

经典人生

A MOST  
LUXURIOUS  
WAY OF LIVING

SKY  
VILLA



YOU  
APPRECIATE  
THE **EXPANSE** OF AN  
**EXCLUSIVE**

**ABODE**  
遥享天际  
玩赏尊寓

**LIVING LARGE  
AT ITS FINEST**

Sky Villa comprises two 35-storey towers of luxury residential apartments in the prime district of central Phnom Penh. The property features 256 units ideal for personal or multi-generational family living. With generous residential spaces that range from 272sqm to 509sqm, this is living large at its finest. Beyond expansive spaces, each unit is thoughtfully designed to ensure that you get to enjoy expansive views of the city and its stunning surroundings.

**气派、宽敞、  
舒适**

Sky Villa坐落于金边中央的繁华地段，由两栋35层高的奢华公寓组成，共有256套单位，居住面积从272平方米到509平方米不等，是个人或几代同堂的理想家居。除了宽敞的居住区域，每套公寓均经过精心设计，以确保您饱览城市景观和迷人的周边景色。



## UNIQUE DESIGN

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Sky Villa is designed by internationally renowned Taiwanese architect Chu-Yuan Lee (C.Y. Lee). After graduating from Princeton University, C.Y. Lee joined Pei Partnership Architects and assisted acclaimed architect I.M. Pei in the design of the Republic of China (Taiwan) Pavilion at the Osaka World Expo in 1970. He returned to Taiwan a decade later, where his first creation was the Breeze Center (then known as Asiaworld Building).

Since then, C.Y. Lee has made a mark for himself with an extensive portfolio that includes other eminent buildings such as Taipei 101, Kaohsiung 85 Sky Tower and the Chung Tai Chan Monastery. He was also the chief architect for the Taiwan Pavilion at the Shanghai World Expo in 2010, creating the multimedia masterpiece "Mountain, Water & Lantern of the Heart", a building inspired by the sky lantern that Taiwan is known for.

For Sky Villa, C.Y. Lee tapped on his talent and expertise to design a residential building poised to soar to new heights as a pinnacle of luxury living in Phnom Penh. Dubbed a "green residence in the capital", Sky Villa is a vista of serenity with lush landscapes filling the condominium grounds. Large outdoor living areas also allow homeowners who appreciate gardening and greenery to welcome nature into the home.



YOU  
**SAVOUR** THE MOST LUXURIOUS LIFESTYLE  
AND KNOW HOW TO **LIVE IT** 奢华不凡 精致生活

A NEW LEVEL OF SPLENDOUR

Elevate the way you live with a lifestyle unlike any other. Enrich everyday experiences with a multitude of recreation facilities, wellness hotspots and dining options. With so much available right at your doorstep, you will certainly feel right at home on top of the world.

富丽堂皇的居所，活出新的层次

提升您的生活层次，让您与众不同。多种娱乐设施、健身场所和餐饮供选择，让每日的生活更多姿多彩。周边配套成熟，多种生活选择近在咫尺，足不出户，即可获得无比幸福的感觉。

## MAKE A GRAND ENTRANCE

The luxe life begins the moment you step into Sky Villa. A grand double staircase takes pride of place at the entrance, welcoming you home in style. With a ceiling height that extends up to 10m, the lobby is bathed in natural light during the day, providing you with majestic views of the sprawling estate.

### 气派的大厅

当您踏入Sky Villa，即展开了奢华的生活。入口富丽堂皇的双楼梯欢迎您回家，尽显气派。天花板高度达10米，门厅全天沐浴在自然采光下，建筑物的高贵与气派一览无遗。



Artist's Impression  
效果图

◀ Grand Lobby  
大堂

## GRAND BALLROOM

A short walk to the mezzanine level takes you to the Grand Ballroom, an event space that can be configured to host intimate gatherings or opened up to hold a lavish celebration accommodating up to 10 tables. From a private wedding solemnisation to epic birthday banquets, there is always room for every occasion.

## 宏伟的宴会厅

数步到达夹层后，您将来到宏伟的宴会厅，这里适合举办大型活动，可容纳10张桌子，邀请亲朋好友聚会，或者举办大型的庆祝活动，从婚礼到史诗般的生日宴会，空间足够大。



## REACH FOR THE SKY

Discover infinite possibilities when it comes to rest and recreation at Sky Villa. Situated at Level 34 of the tower, take a dip in the Infinity Sky Pool before taking in the surrounding cityscape at the water's edge. Fitness buffs who prefer to sweat it out can make their way to the Wellness Gym furnished with top-of-the-line equipment. Residents can also take it easy with a walk among the clouds at the Panoramic Sky Garden, which offers unobstructed 360° views that will inspire daydreams and more.



▲ Infinity Sky Pool  
空中泳池

## 天空一步之遥

到达顶层发现无限的可能，Sky Villa是休憩、放松、娱乐的最佳之所。在别墅的34层，置身于无边际空中泳池，尽享无尽的城市景观。健身馆拥有顶尖的健身设施，健身爱好者可以前往享受大汗淋漓的感觉。住户也可在360度无视觉死角的全景空中公园散步，活跃思想，激发灵感。



▲ Wellness Gym  
健身房



YOUR STATUS  
DEFINED BY  
A PLETHORA OF **SPECIAL**  
**PRIVILEGES**

住户特权  
尊享地位

ENJOY THE  
HIGH LIFE

The ultimate benefit of living at the Sky Villa lies in the use of its multiple amenities, including a club and restaurant. Located on the highest floor, the Sky Villa Club's contemporary layout features spacious settings for personal downtime in the Reading Area or hosting intimate dinners in Private Dining Rooms. Next to the club is the gourmet restaurant, which serves up a delectable spread of international cuisine. Let the festivities continue at the Entertainment Room, which is installed with a cinema and karaoke system for you to relax and enjoy life to the fullest.

享受  
高端生活

居住在Sky Villa的最大好处是可以尽情享受包括俱乐部和餐厅等多种设施。Sky Villa俱乐部位于公寓最顶层，现代化的设计、宽敞的空间，让您在阅读区度过惬意的休闲时光，在私人包房或酒窖招待宾客。俱乐部旁是餐厅，提供世界各地的美味珍馐，娱乐室拥有电影院和卡拉OK设施，在此您可尽情的放松身心，享受如节日般快乐的生活。



## JUST FOR YOU

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Open the doors to a world of privileges. Sky Villa allows you to enjoy a new level of exclusivity and the exceptional benefits that accompany it.

## 为您而设

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这里打开了通往世界荣耀之门, Sky Villa 让您尽享尊贵的特权, 并拥有卓越的体验。



Artist's Impression  
效果图

▲ Entertainment Room  
娱乐室



Artist's Impression  
效果图

◀ Reading Area  
阅览室



◀ Celebration Room  
庆典室

YOUR  
**FORESIGHT**  
IS **REFLECTIVE**  
OF THE  
INVESTMENTS  
YOU MAKE 高瞻远瞩  
收获奠基

INVEST IN  
YOUR FUTURE

Sky Villa's value is poised to grow alongside Phnom Penh's significant development, making it a prime investment for the future. As Cambodia progresses further with global integration and continues its transformation into a digital economy, this will bring in greater investors and various organisations targeting the new growth potential of the country and its thriving capital.

投资  
您的未来

Sky Villa的价值在于首都金边的大力发展，是您投资未来的首选。随着柬埔寨不断融入全球化，以及在数字经济上的持续转型，柬埔寨的经济得以快速发展，这将吸引更多的投资者和不同组织，以求在高增长潜力的柬埔寨及其繁荣发展的首都把握商机，获得丰厚回报。



# LEVERAGE ON A GOLDEN INVESTMENT

## 黄金般的投资良机

10%–20%  
CAPITAL APPRECIATION  
IN CAMBODIA'S PROPERTY  
SECTOR

柬埔寨地产行业  
的资本增值

TOP 10  
FASTEST GROWING  
COUNTRIES  
IN THE WORLD

全球经济发展最  
快的前十个国家

7%  
GDP  
GROWTH  
RATE

国内生产总  
值增长率

Cambodia's economy has been flourishing in recent years. It is projected to stay on track for greater growth, as recent economic outlook indicated that Cambodia's GDP grew by 7%, one of the highest in the region. The country's improved infrastructure, strong economic outlook and positive infusion of foreign capital has enabled Cambodia's property sector to grow, especially in Phnom Penh. It is evident in the increase in high-rise residential and commercial buildings developed or undergoing construction currently.

Capital appreciation in Cambodia's property sector is slated to grow 10% to 20%, year on year. Real estate transactions are intensifying, riding on the back of Chinese investments. The amount of buying and selling has led to the increase in prices of land and real estate, which makes property a sound investment in the city.

China's "Belt and Road Initiative" will also contribute to Cambodia's growth. Strengthening economic ties will enable Cambodia to augment its infrastructure and in turn pave the way forward for greater progress.

Cambodia's push for globalisation is set to create value and benefit investors contributing to the country's dynamic transformation. Sky Villa's unique selling proposition, which offers exclusive and expansive luxury living at attractive prices, makes it a worthy investment in more ways than one.

近年来,柬埔寨经济腾飞,国内生产总值增长率为7%,是该地区经济增长最快的国家,预计其经济将持续增长。柬埔寨基础设施不断完善,强劲的经济展望和外国资本的积极注入,推动了柬埔寨,特别是金边房地产行业的快速发展。近期推出的或正在建造的高层公寓和商业大厦恰恰印证了当地房地产发展的强劲势头。

柬埔寨房地产行业的资本价值正在以每年10%~20%的速度递增。在中国投资的带动下,房地产交易激增。买卖的成交量抬高了地皮和房产的价格,使得房地产成为该市耀眼的投资领域。

中国的一带一路倡议也推动了柬埔寨的发展。中国与柬埔寨加强经贸往来与柬埔寨推动基础设施建设之间起到相辅相成的作用。

柬埔寨加快进入全球化的速度,为该极具活力的转型创造了价值,惠及投资者。Sky Villa独特的销售提案独一无二和宽敞奢华的居住空间,结合极具吸引力的价格,汇聚众多优势,是投资者的首选。

# CONNECTED TO THE FUTURE

## 一带一路,连接未来

The Pan-Asia Railway Network is a proposed network of railways that will connect China, Singapore and all the countries of mainland South East Asia. This network will form part of China's "Belt and Road Initiative", which is the Chinese government's development strategy to build ties along the overland Silk Road Economic Belt and the naval trading route known as the 21st Century Maritime Silk Road. It is poised to promote economic cooperation among countries linked by these routes. As the Eastern route of the Pan-Asia railway Network will be linked via Phnom Penh, Cambodia, it makes the country a prime potential for investments and future economic growth.

泛亚铁路是连接中国、新加坡和东南亚主要国家的铁路网络,也是中国一带一路倡议的一部分,一带一路是中国政府的发展战略,包含丝绸之路经济带和21世纪海上丝绸之路,目的是为了与一带一路沿线国家建立和加强经济合作纽带。泛亚铁路网络的东线连接了柬埔寨金边,使金边具备了投资和未来经济增长的巨大潜力。



# IT'S ALL ABOUT THE LOCATION

## 地段决定一切

Sky Villa is situated at Poland Republic Boulevard, Khan 7 Makara, South of Olympic Stadium Phnom Penh, Cambodia. The property's coveted address offers respite from the hustle of the city, yet is minutes away from lifestyle hotspots in the BKK shopping district.

The sky's the limit when it comes to amenities near home. Shopping malls, international schools, government embassies and financial institutions are a stone's throw away from home. The property is also supported by an excellent transport network and readily accessible via major roads and highways, connecting you to all that you need in moments.

Sky Villa位于柬埔寨首都金边奥林匹克体育场南部，波兰共和大道，第七马卡拉区。别墅地段优越，闹中带静，周边配套成熟，离BKK购物区仅几分钟的路程。生活的便利与无尽的天空形成鲜明对比。购物商场、优质学区、政府使馆和金融组织近在咫尺。而且，别墅周边交通便利，邻近主要大道和高速公路，为您的出行提供了极大的便利。

### ATTRACTIONS 景点

- Royal Palace 金边皇宫
- National Museum of Cambodia 柬埔寨国家博物馆
- Wat Ounalom 乌那隆寺
- Wat Phnom 塔山寺
- Independence Monument 独立纪念碑

- Exchange Square 交易广场
- City Market 城市超市
- Titanic Restaurant 铁达尼餐厅
- Thmor Da Restaurant 红宝石餐厅

### EMBASSIES & CONSULATES 大使馆和领事馆

- China 中国
- Singapore 新加坡
- Germany 德国
- France 法国
- United States of America 美国
- United Kingdom 英国
- Australia 澳大利亚
- Japan 日本

### RETAIL & ENTERTAINMENT 零售商店和娱乐

- Naga World Hotel & Casino 金边金界酒店和娱乐中心
- Aeon Mall 永旺购物中心
- Olympia City 奥林匹克商城
- Central Market 中央市场
- Russian Market 俄罗斯市场
- Vattanac Capital Tower 安达大都汇大厦





YOUR  
STYLE  
IS EVIDENT

IN YOUR PURSUIT

OF PERFECTION 琼楼玉宇  
经典家居

DESIGNED FOR  
URBAN LIVING

A thoughtfully designed layout allows you to plan for everything that you want in a home. Light up your life with unmatched views of the city. Discover how living spaces and outdoor areas come to life with natural light in the morning, and how the home becomes an irresistible place of comfort that invites you to unwind as the sun sets in the evening.

专为城市生活  
设计

精心打造的设计风格满足您居家的一切需求。无与伦比的城市景观照亮您的生活。寻找晨曦的自然光是如何唤醒起居室和室外空间，探寻日落后的夜晚，温馨之家是如何吸引您走进如此舒适之所。

WHERE LUXURY  
MEETS COMFORT

It is the details that place you  
a cut above the rest. Fine  
craftsmanship and quality  
furnishings create a sense of  
luxury and comfort, making  
home an enchanting place to  
live and play.

奢华与舒适  
融为一体

细节尽显住所的精致之处。精湛  
的建筑艺术，优质的装潢将奢华  
与舒适融为一体，让公寓成为充  
满魅力的居家之所。





YOU  
DESERVE  
THE MOST ATTENTIVE SERVICE

ONLY WE  
CAN PROVIDE 细致周到  
以您为尊

RAISING  
THE BAR

Our dedicated concierge services are an extension of your lifestyle. Armed with inside knowledge of the area, they are on hand to connect you to all that you need. Be it arranging transport, recommending dining hotspots or assisting with delivery collection/returns, our team is here to make life that much sweeter for you.

更高的服务  
标准

我们尽职的管家服务是您优越生活的延伸。管家服务人员熟悉别墅的所有设施，当您需要的时候，为您提供专业的服务。从安排交通、推荐用餐地点到协助收/还物件，我们的团队随时候命，为您提供贴心的服务。



**EVERYTHING YOU COULD  
EVER WANT, RIGHT AT YOUR  
DOORSTEP.**

Our concierge services include:

- Transport bookings
- City tours
- Housekeeping and laundry services
- Grocery shopping
- Events planning
- Secretarial services
- Courier pick-ups
- Temporary deposit of items

足不出户，  
即可满足您的一切需求。

我们的管家服务包括：

- 预定交通
- 城市导游
- 打扫和洗衣服务
- 日常购物
- 活动策划
- 秘书服务
- 接收快递
- 物品暂时存放



**ENJOY GREATER  
PEACE OF MIND**

Sky Villa's security is overseen by a security team, whose experience and expertise are further supported by CCTVs that run round the clock. The development is built with four sub-floors of vehicle parking, which provides safer access to home. Each unit is also outfitted with a digital lockset to enhance home security and give you greater peace of mind.



**享受  
更安宁的环境**

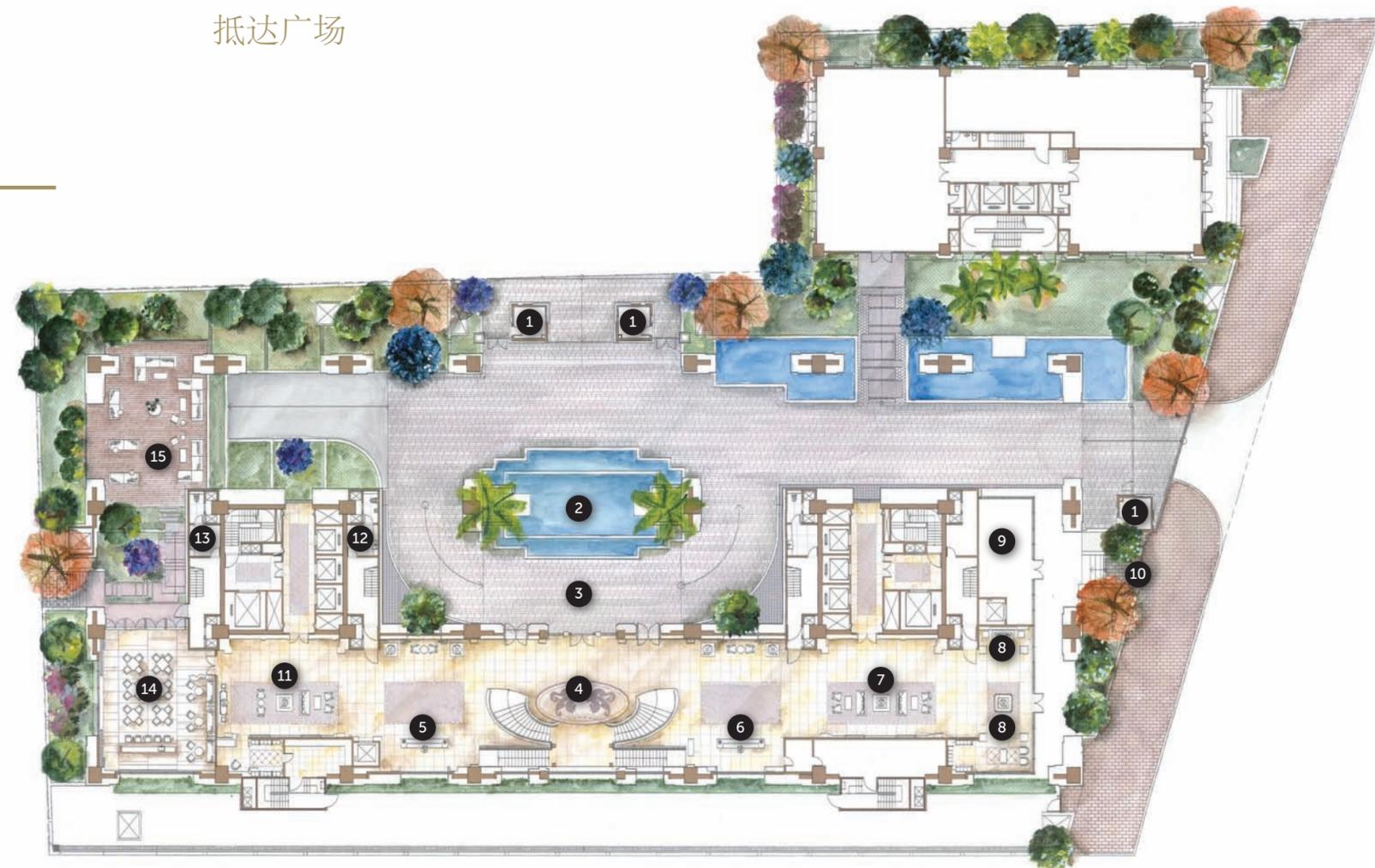
Sky Villa的安保团队富有经验和专业知识，加上24小时全天候的监控设备，保证别墅的安全。别墅建有四个地下停车场，提供更加安全的通道进入家中。每套公寓配备电子门禁系统，增强了公寓安全性，让您享受更安宁的环境。



# LEVEL 1

## ARRIVAL PLAZA

抵达广场

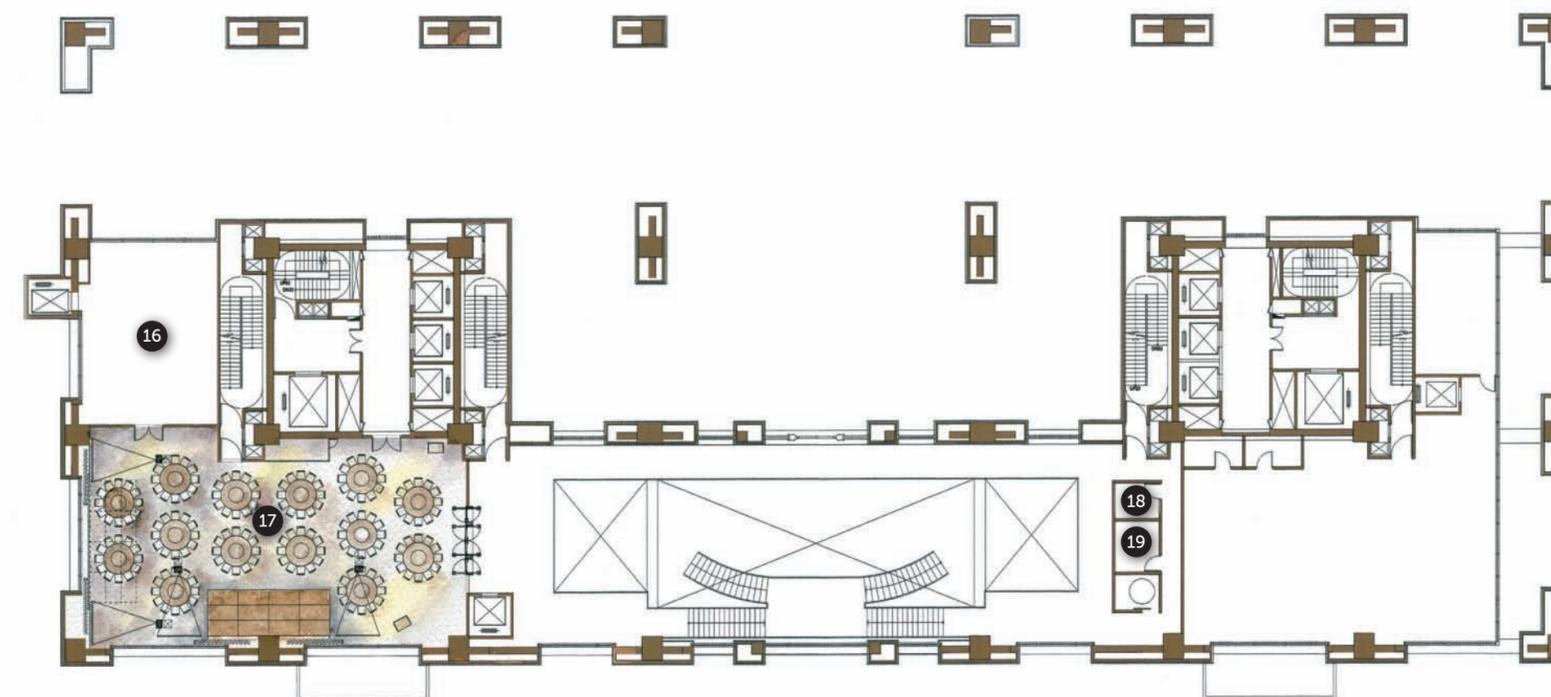


- 1 Security Guardhouse 警卫室
- 2 Water Feature 水景
- 3 Arrival Dropoff 抵达区
- 4 Grand Lobby 大堂
- 5 Concierge Reception 礼宾接待
- 6 Reception 接待处
- 7 Lounge Area 休息区
- 8 Lounge Cozy Corners 休息角落
- 9 Business/Retail Centre 商业中心
- 10 Side Gate 侧门
- 11 Foyer Area 门厅区
- 12 Male Restroom 男洗手间
- 13 Female Restroom 女洗手间
- 14 Activity Café 活动咖啡区
- 15 The Courtyard 庭院

## MEZZANINE LEVEL

夹层

# LEVEL M

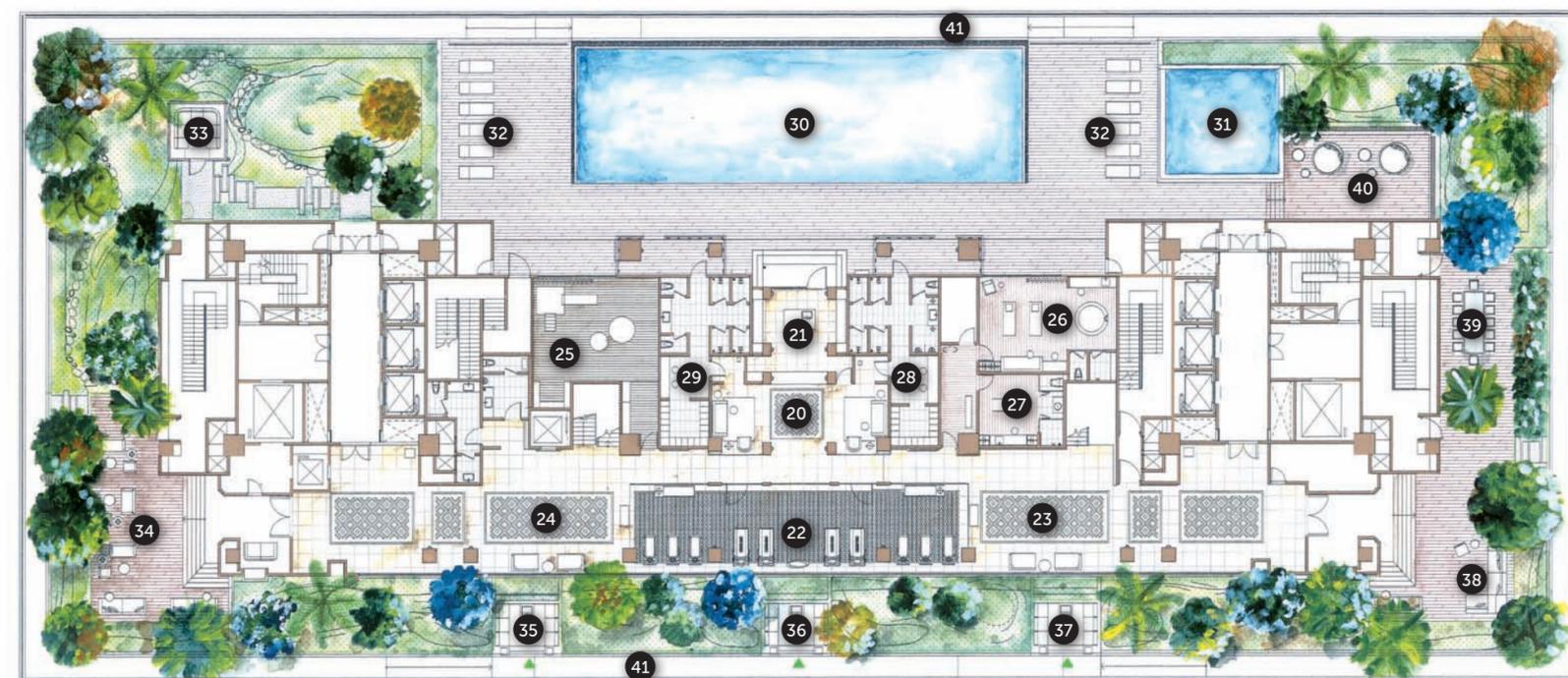


- 16 Meal Preparation Area 备餐区
- 17 Grand Ballroom 大宴会厅
- 18 Male Restroom 男洗手间
- 19 Female Restroom 女洗手间

# LEVEL 34

## LIFESTYLE FACILITIES

生活设施



- 20 Reception Area 接待区
- 21 Snack Bar 小吃吧
- 22 Wellness Gym 健身房
- 23 Waiting Lounge 等候休息区
- 24 Relax Lounge 休闲室
- 25 Kid's Play 游乐区
- 26 Couple Spa 双人水疗
- 27 Massage Room 按摩室
- 28 Male Restroom / Steam Room 男洗手间及蒸汽房
- 29 Female Restroom / Steam Room 女洗手间及蒸汽房
- 30 Infinity Sky Pool 空中泳池
- 31 Splash Pool 儿童游乐池
- 32 Sun Decks 太阳椅
- 33 Cloud Pavilion 云亭
- 34 Peony Corner 牡丹园
- 35 Rose Outdoor Deck 玫瑰庭
- 36 Tulip Outdoor Deck 郁金香庭
- 37 Lavender Outdoor Deck 薰衣草庭
- 38 Orchid Corner 胡姬花园
- 39 Alfresco Dining 露天用餐区
- 40 Lily Sun Deck 百合外区
- 41 Panoramic Sky Garden & Trail 空中花园道

## SKY VILLA CLUB

Sky Villa俱乐部

# LEVEL 35



- 42 Reception Lounge 接待处
- 43 Entertainment Room 娱乐室
- 44 Club & Restaurant 会所及餐馆
- 45 Private Dining Room 私人餐室
- 46 Celebration Room 庆典室
- 47 Foyer Lounge 休息室
- 48 Male Restroom 男洗手间
- 49 Female Restroom 女洗手间
- 50 Reading Area 阅览室

# TYPE 类型 A1(a)

3 ENSUITE BEDROOMS + FAMILY  
3 间带浴室套房 + 家庭房

NETT AREA 室内面积: 320m<sup>2</sup>

GROSS AREA 总面积: 417m<sup>2</sup>

2F | 32F

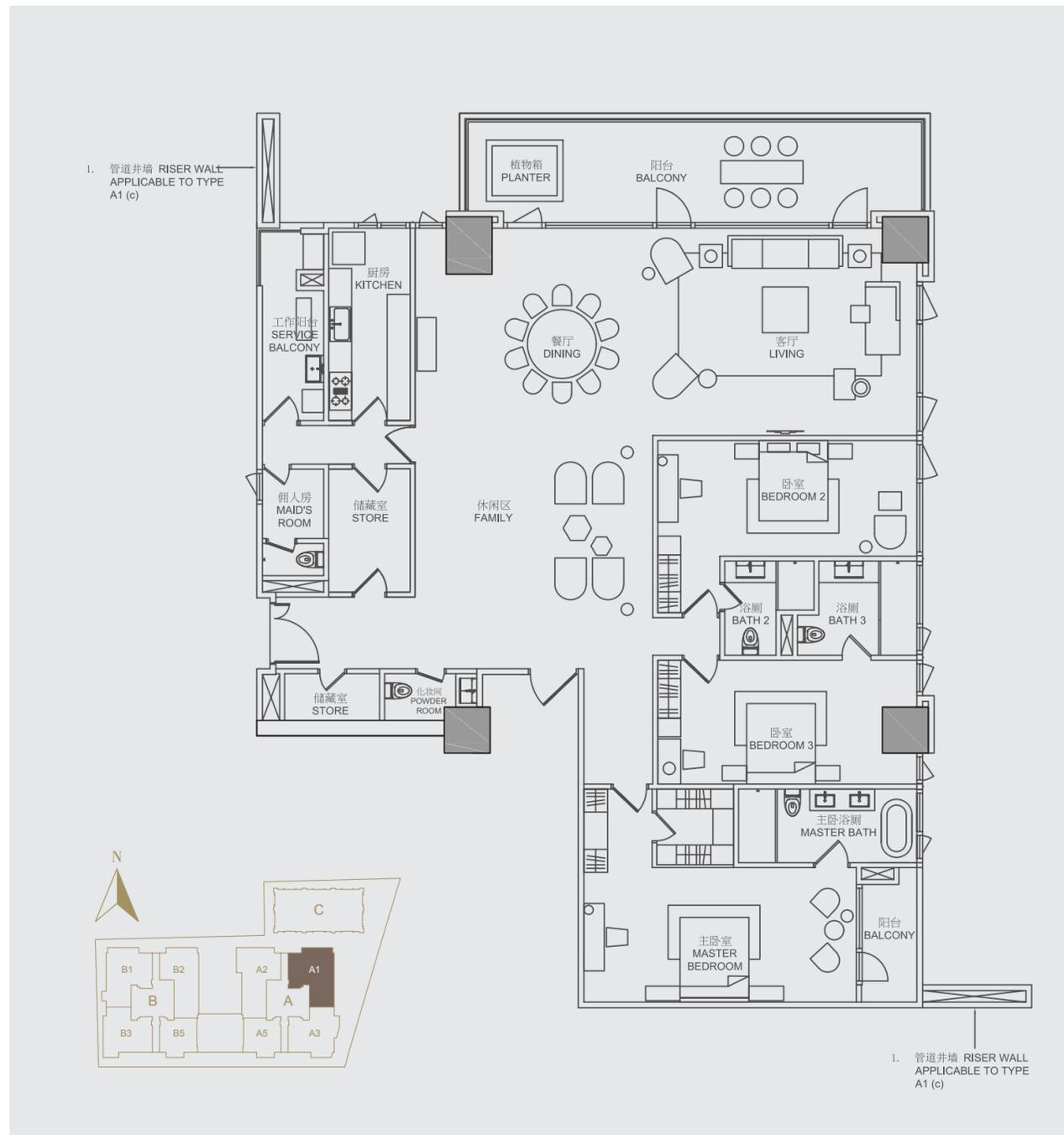
# TYPE 类型 A1(c)

3 ENSUITE BEDROOMS + FAMILY  
3 间带浴室套房 + 家庭房

NETT AREA 室内面积: 320m<sup>2</sup>

GROSS AREA 总面积: 417m<sup>2</sup>

4F | 6F | 8F | 10F | 14F | 16F | 18F  
20F | 24F | 26F | 28F | 30F



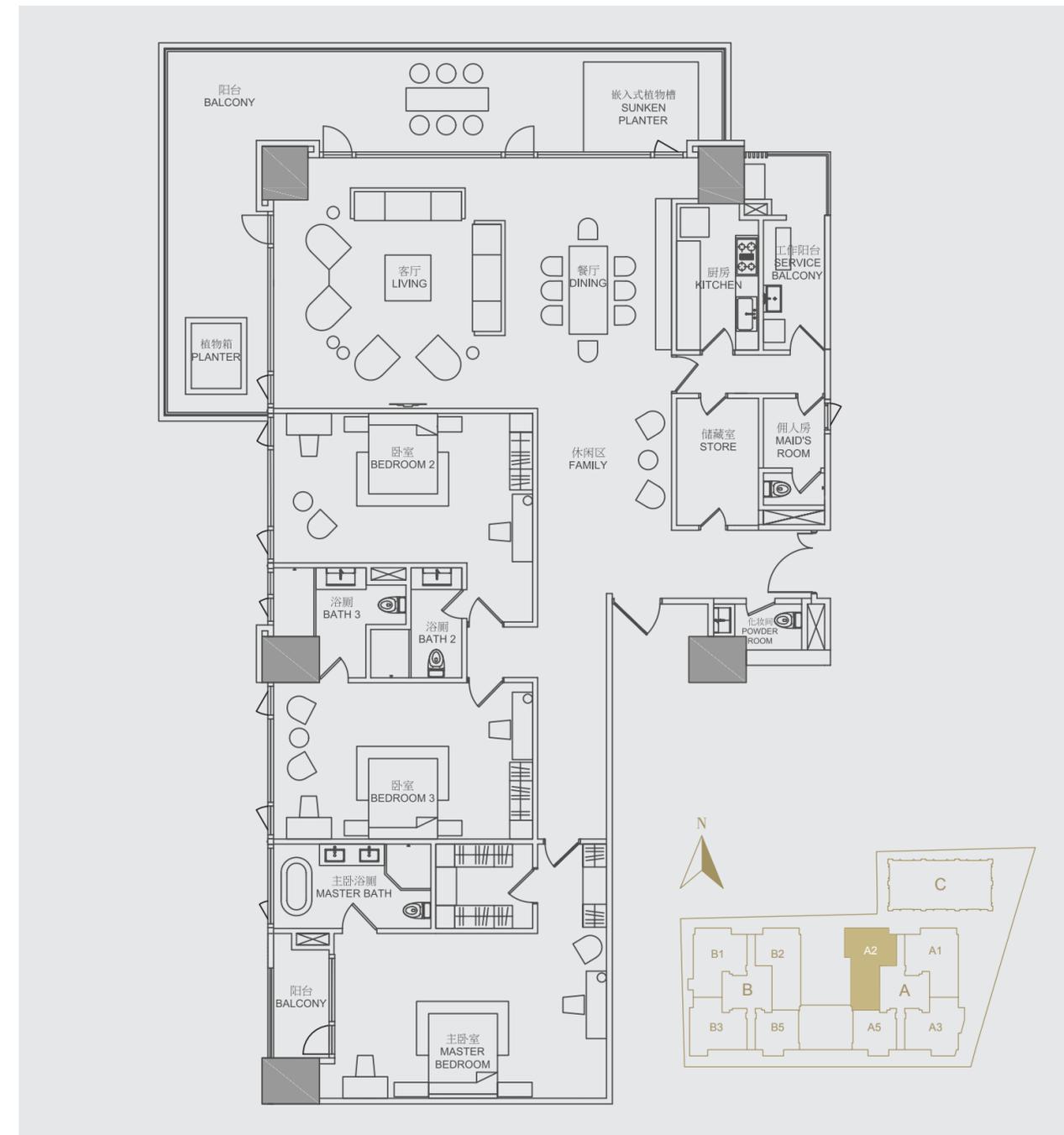
# TYPE 类型 A2(a)

3 ENSUITE BEDROOMS + FAMILY  
3 间带浴室套房 + 家庭房

NETT AREA 室内面积: 349m<sup>2</sup>

GROSS AREA 总面积: 453m<sup>2</sup>

2F | 5F | 8F | 11F | 14F | 17F  
20F | 23F | 26F | 29F | 32F



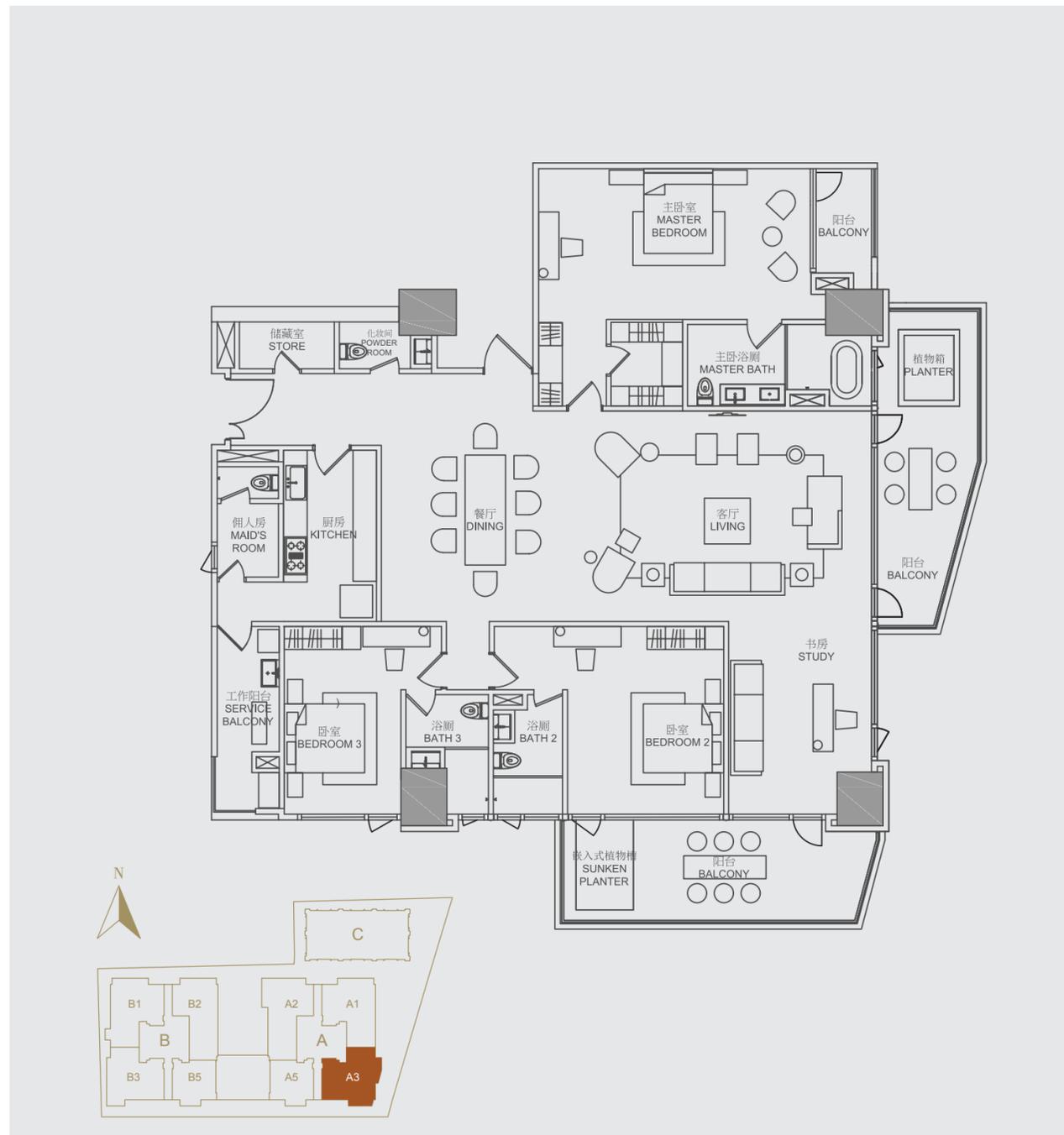
# TYPE 类型 A3(a)

3 ENSUITE BEDROOMS + STUDY  
3 间带浴室套房 + 书房

NETT AREA 室内面积: 300m<sup>2</sup>

GROSS AREA 总面积: 391m<sup>2</sup>

2F | 3F | 5F | 6F | 7F | 8F | 9F  
12F | 14F | 15F | 16F | 17F | 18F  
20F | 23F | 24F | 25F | 26F | 27F  
29F | 30F | 31F | 32F | 33F



## ABOUT MCC LAND (SINGAPORE)

MCC Land (Singapore) Pte Ltd (the "Company"), a subsidiary of Metallurgy Corporation of China Ltd listed in Hong Kong and Shanghai Exchange, is a developer and engineering services provider in Singapore. A Fortune Global 500 company, the Company has been instrumental in shaping the city landscape of Singapore by being involved in the building of numerous notable landmarks, including Universal Studios at Resorts World Sentosa, the Keppel Distripark and HDB BTO projects. In recent times, the Company has developed and/or managed a number of quality housing projects from executive condominiums to private condominiums, such as The Alps Residences, Queens Peak, The Canopy, The Nautical, Canberra Residences, One Canberra, Forestville, The Poiz Residences & Centre and The Santorini to name a few.

## 中冶置业 (新加坡) 简介

中冶置业(新加坡)有限公司 (MCC Land (Singapore) Pte Ltd) (以下简称“公司”)是在香港和上海交易所上市的中国冶金科工股份有限公司 (Metallurgy Corporation of China Ltd) 的子公司, 是新加坡的开发商和工程服务提供商。作为全球 500 强企业, 公司推动了新加坡城市的发展, 参与了众多地标性建筑的建造, 包括圣淘沙名胜世界 (Resorts World Sentosa) 的环球影城 (Universal Studios)、Keppel Distripark 工业区、HDB BTO 项目。最近, 公司已经开发并管理众多优质房产项目, 从执行共管公寓到私人公寓, The Alps Residences、女皇碧苑 (Queens Peak)、The Canopy、The Nautical、Canberra Residences、Forestville、The Poiz Residences & Centre、The Santorini 等等。

PROJECT MANAGED BY  
项目管理



MCC Land (Singapore) Pte Ltd  
中冶置业(新加坡)有限公司



## ABOUT GREATVIEW INVESTMENT & CRYSTAL ORANGE

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GreatView Investment Pte Ltd was established in 2013. The company mainly operates real estate development and investment business in Singapore. Adhering to the business philosophy of "honesty and building quality real estate projects", the company developed, with overseas partners, The TRE Residences, The Poiz Residences and many other overseas real estate projects.

MCC Land (Singapore) Pte Ltd and GreatView Investment Pte Ltd jointly developed TRE Residences in 2014. The condominium project is located in Geylang East, adjacent to Aljunied MRT Station, with a total area of 6,238.1 square meters. The project consists of two 17-storey towers, providing 250 residential units, as well as 46 double-key units. All 250 units were completed and sold in 2018.

The Poiz Residences & The Poiz Centre is a 99-year leasehold commercial and residential complex project co-developed by MCC Land (Singapore) Pte Ltd. and GreatView Investment Pte Ltd, with China Jingye Engineering serving as the project EPC general contractor. It opened for sale in November 2015. The project expands a total construction land area of 16,000 m<sup>2</sup> and a total construction area of 56,000 m<sup>2</sup>, and has 731 residential units and 84 commercial units. It has direct access to Potong Pasir MRT Station. The residential sales area is 52,158 m<sup>2</sup> and the sales is RMB 3,938.89 million. As of now 99.18% of the project is sold. The project was completed on October 30, 2018.

## GREATVIEW INVESTMENT 与嘉宝利建设简介

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GreatView Investment Pte Ltd成立于2013年，公司主要在新加坡开展房地产开发与投资业务，多年以来，一直秉承“诚信为本，做优质项目地产商”的经营理念，与海外合作伙伴一起开发了The TRE Residences, The Poiz Residences等多个海外房地产项目。

中冶置业(新加坡)有限公司与GreatView Investment Pte Ltd于2014年合作开发了TRE Residences，该公寓项目位于芽笼东1道，毗邻阿裕尼地铁站，总面积为6,238.1平方米，项目拥有250套住宅单位并含有46个双钥匙单位，共分两座楼，楼高17层，目前250个单位已全部售出并于2018年完工。

中冶置业(新加坡)有限公司与GreatView Investment Pte Ltd合作开发，中国京冶(新加坡分公司)作为项目EPC总承包商的99年地契商住综合项目The Poiz Residences & The Poiz Centre于2015年11月开盘销售，总建筑面积5.6万平方米，项目总建设用地面积约1.6万平方米，直通波东巴西地铁站，拥有731个住宅及84个零售单位，住宅销售面积52,158平方米，销售额为人民币393,389万元，目前已售出99.18%，已于2018年10月30日完工。

DEVELOPED BY  
发展商



GreatView Investment Pte Ltd



嘉寶利建設股份有限公司  
CRYSTAL ORANGE CONSTRUCTION

Crystal Orange is a subsidiary of GreatView Investment Pte Ltd

