



Public Housing Development (Cambodia) Ltd

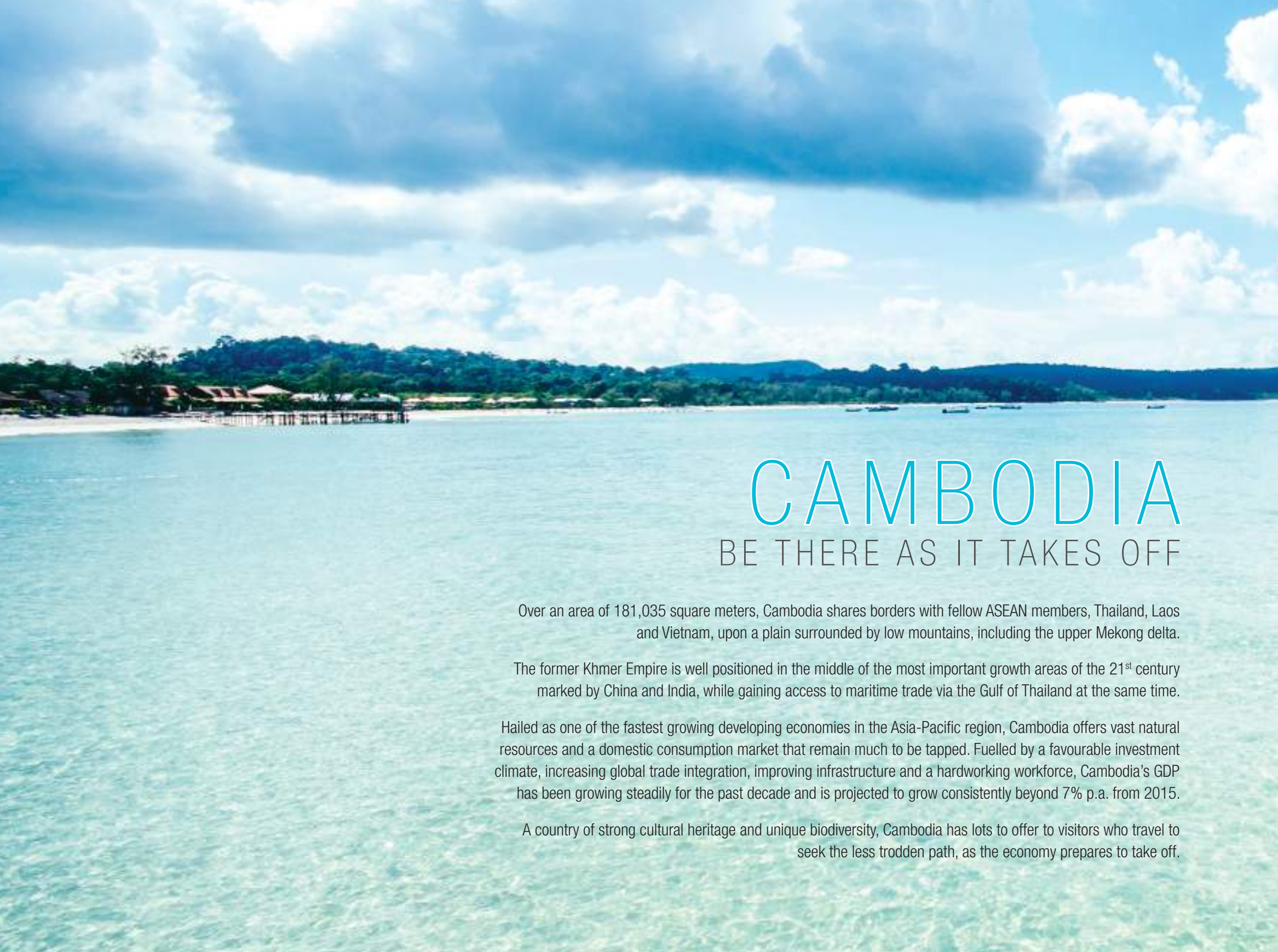
Developer | PH One Development (Cambodia) Limited
Canadia Tower (No.315), 3rd floor, Store 03-30-33 & 38, Preah Ang Duong Street,
Sangkat Wat Phnom, Khan Daun Penh, Phnom Penh, Cambodia

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Member of HLH Group Ltd, Singapore
Listed on Mainboard Stock Exchange of Singapore

D' Seaview

A decorative white flourish or scrollwork element positioned below the project name.



CAMBODIA

BE THERE AS IT TAKES OFF

Over an area of 181,035 square meters, Cambodia shares borders with fellow ASEAN members, Thailand, Laos and Vietnam, upon a plain surrounded by low mountains, including the upper Mekong delta.

The former Khmer Empire is well positioned in the middle of the most important growth areas of the 21st century marked by China and India, while gaining access to maritime trade via the Gulf of Thailand at the same time.

Hailed as one of the fastest growing developing economies in the Asia-Pacific region, Cambodia offers vast natural resources and a domestic consumption market that remain much to be tapped. Fuelled by a favourable investment climate, increasing global trade integration, improving infrastructure and a hardworking workforce, Cambodia's GDP has been growing steadily for the past decade and is projected to grow consistently beyond 7% p.a. from 2015.

A country of strong cultural heritage and unique biodiversity, Cambodia has lots to offer to visitors who travel to seek the less trodden path, as the economy prepares to take off.



RISE ABOVE THE
BEACHFRONT,
RIDE THE WAVES
OF THE OCEAN

Own a piece of Sihanoukville, Cambodia today at
an offer not to be missed.



SIHANOUKVILLE

OF BEACHES, ISLANDS AND WATERFRONTS

Named after the former king Norodom Sihanouk, international city Sihanoukville is located in the south-west of Cambodia at the Gulf of Thailand. Agriculturally and industrially diverse, the province is also a deep water port city with its own airport.

Over the course of the past decade, Sihanoukville has experienced phenomenal economic progress, with sectors such as textile and clothing, machinery and electronics flourishing rapidly. The provincial capital, also called Sihanoukville, is home to the Sihanoukville Special Economic Zone (SSEZ), one of the first overseas economic and trade cooperation zones between China and Cambodia, situated at just 210km from Phnom Penh.

Sihanoukville is a premier tourist destination among international travellers. All year round, visitors would throng the beaches, many still clean and unspoilt, for scuba diving, snorkelling and jet skiing, or simply to soak in the magnificent scenery, in a climate that is tropical and warm, sometimes rainy. Nature lovers and adventure-seekers take to the national parks as city escapades, which can be explored on foot, motorcycle, bicycle and boat.



ABOUT DEVELOPER

D'Seaview is developed by PH One Development (Cambodia) Limited, a subsidiary of Public Housing Development (Cambodia) Ltd, which is itself a subsidiary of HLH Group Limited.

Listed on the mainboard of the Singapore Stock Exchange, HLH Group Limited (SGX H27.SI) is an investment holding company that engages in the agriculture, property development, and real estate activities in South East Asia. The Property Investment & Development division focuses on investment and development of commercial and residential properties.

Since 2008, the Group has expanded its footprint beyond Singapore to Cambodia. A property brand "CAMHOMES" was set up to focus on developing affordable, quality housing for young couples and young entrepreneurs, starting from Phnom Penh, Siem Reap and Sihanoukville.





LIVING AT NATURE'S BEST

D'Seaview is Cambodia's first public residential and commercial mix development that sits on a freehold land plot of 9,818 square metres. Located at just about 1km from the Sokha Beach, one of Sihanoukville's most beautiful beaches, the development offers affordable luxury living by the sea and fun all year round.

Comprising a full-fledged executive condominium, commercial units and a budget hotel, D'Seaview offers a combination of one-bedroom, two-bedroom, three-bedroom, duplex residential and commercial options, complete with 24-hour manned security service, a swimming pool, a gym with state-of-the-art equipment, a lush garden, a tennis court and a carpark. All units face the south or southwest orientation.

One of the few high-rise accommodations around, the condominium is designed to incorporate abundant natural daylight and airflow and to offer all-round unblocked, panoramic views of the ocean. While the waterfront environment is serene, the vicinity is one that excites with international and traditional Khmer dining, bars, disco, night market, spas and shopping streets.

Whether it is for the young couple or the entrepreneur, for stay or for investment, D'Seaview is an opportunity to be seized.





Have fun, enjoy life, and feel alive.

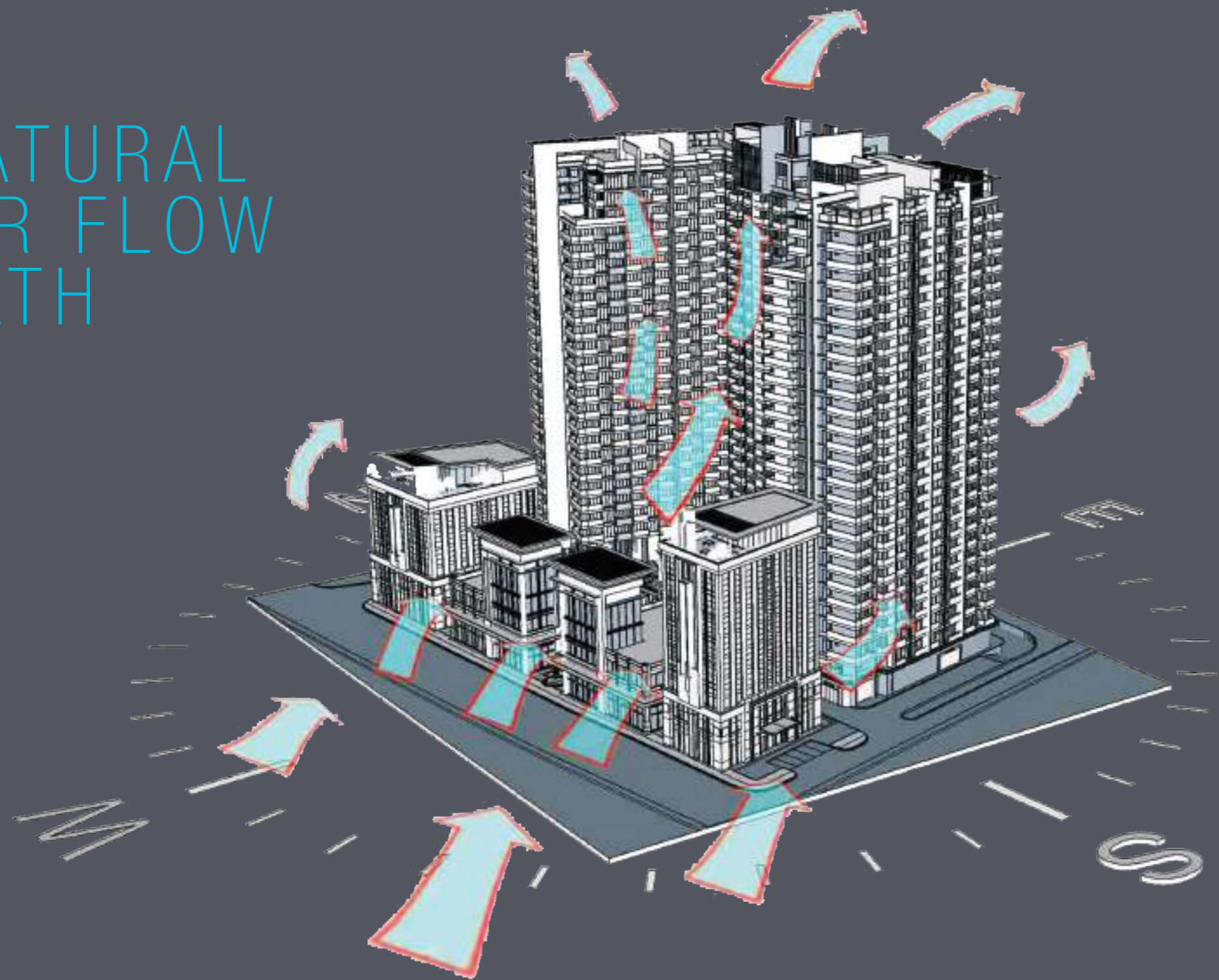




SO THAT YOU MAY LIVE LIFE FULLY

D'Seaview is a high-rise full-fledged condominium with a wide array of facilities and amenities to complete your daily living needs. Whether it is to working out at the gym, taking a dip in the pool or having a game of squash with the best of friends, D'Seaview keeps you busy even when you are at home. A self-contained development, you get your essentials like food and grocery all within the doorstep.

NATURAL AIR FLOW PATH



MASTER PLAN

CONDOMINIUM FACILITIES

SCHEMATIC DIAGRAM



Level 1



Level 2

Common Facilities

- Children Playground
- Chill Out Lawn
- Grand Courtyard
- Open Air Lounge
- Party Area

Private Facilities

- Car park
- Function Rooms
- Fitness/ Yoga Room
- Games Room
- Kids Room
- Lockers
- Library
- Rest Room
- Retail Area
- Swimming Pool
- Sun Deck
- Sauna
- Stream Room
- Squash Courts

NORTH TOWER

FL \ UNIT	1	2	3	5	6	7	8	9	10	11	12	13	15	16	17	18	19	
29th																	DUPLEX WITH ROOF DECK ON TOP	
28th	2B	2C	3C	3A-2	1A	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
27th	2B	2C	3C	3A-2	1A	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
26th	2B	2C	3B	3A-2	1A	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
25th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
23rd	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
22nd	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A-1	3A-1	2A	
21st	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
20th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
19th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
18th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
17th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A-1	3A-1	2A	
16th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
15th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
13th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
12th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
11th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A-1	3A-1	2A	
10th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
9th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
8th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
7th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
6th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A-1	3A-1	2A	
5th	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
3rd	2B	2C	2A	3A-2	3A-2	1A	1A	1A	1A	1A	1A	2D	2A	2A	3A	3A	2A	
2nd				3A-2		1A	1A	1A	1A	1A	1A	2D	2A		KIDS ROOM, GAME ROOM, LIBRARY			
1st	CHILDREN PLAYGROUND, CHILL OUT LAWN					1A	1A	1A	1A	1A	1A	2D	2A	STEAM & SAUNA, SUN DECK, SWIMMING POOL				

SOUTH TOWER

FL \ UNIT	20	21	22	23	25	26	27	28	29	30	31	32	33	35
29th														
28th	DUPLEX WITH ROOF DECK ON TOP													
27th		3A	2A	2A	2D	1A	1A	1A	1A	3A-2	3C		2B	
26th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3C		2B	
25th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
24th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
23rd		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
22nd		3A-1	3A-1	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
21st		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
20th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
19th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
18th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
17th		3A-1	3A-1	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
16th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
15th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
14th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
13th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
12th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
11th		3A-1	3A-1	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
10th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
9th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
8th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
7th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
6th		3A-1	3A-1	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
5th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
4th		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
3rd		3A	3A	2A	2A	2D	1A	1A	1A	3A-2	3A-2	2A	2B	
2nd	FUNCTION ROOM, FITNESS & YOGA					2A	2D	1A	1A	1A	3A-2			
1st	STEAM & SAUNA					2A	2D	1A	1A	1A	1A	OPEN AIR LOUNGE, PARTY AREA		

LEGEND: 1 BEDROOM UNIT 2 BEDROOM UNIT 3 BEDROOM UNIT DUPLEX

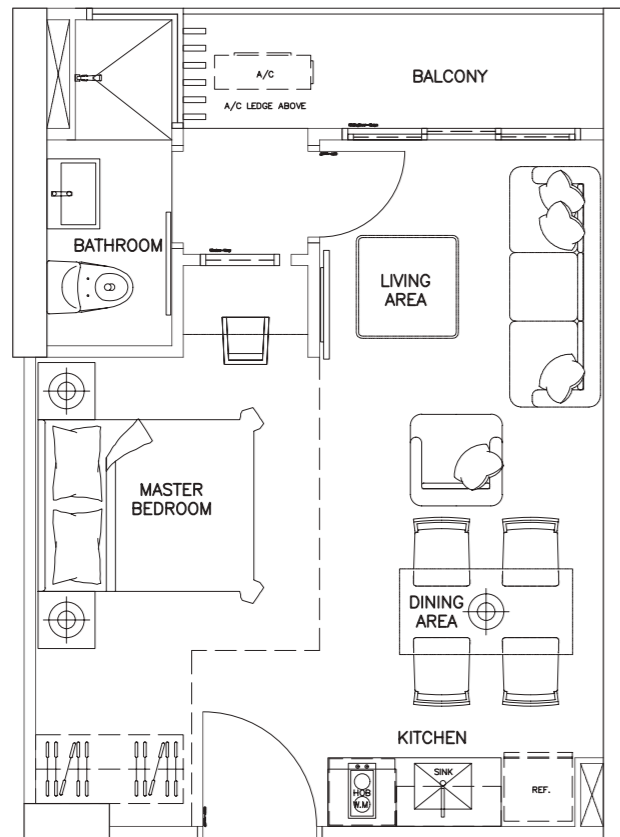


NOW, THE INNER PICTURE...

D'Seaview is ideal for all who desire functionality and contemporary luxury in day-to-day living.

The 1-Bedroom units are compact yet complete for the busy executive seeking a sanctuary on its own. Couples with young children would love the privacy that comes with the 2-Bedroom units; while those with family in tow would appreciate the spacious 3-Bedroom units, both of which come with various layouts to choose from. The Duplex units would simply awe those who aspire to be exclusive!

1 BEDROOM

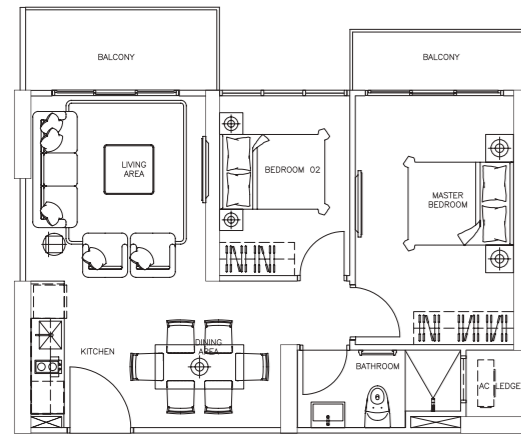


TYPE 1A

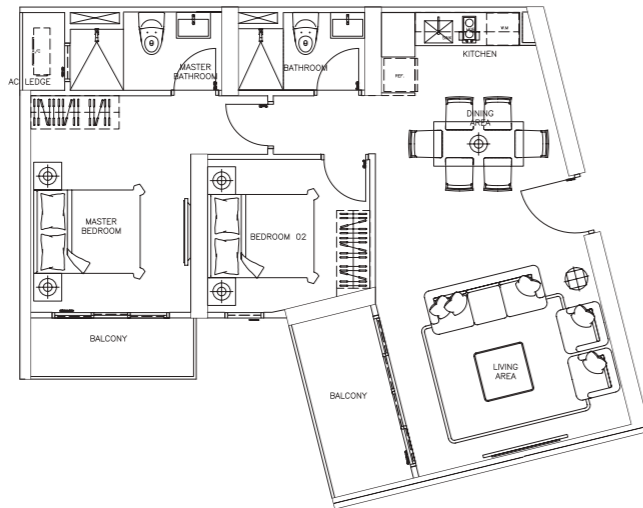
Pictures may be of model unit(s) and are purely for illustrative purposes only. Sizes and floor plans of actual unit may vary.



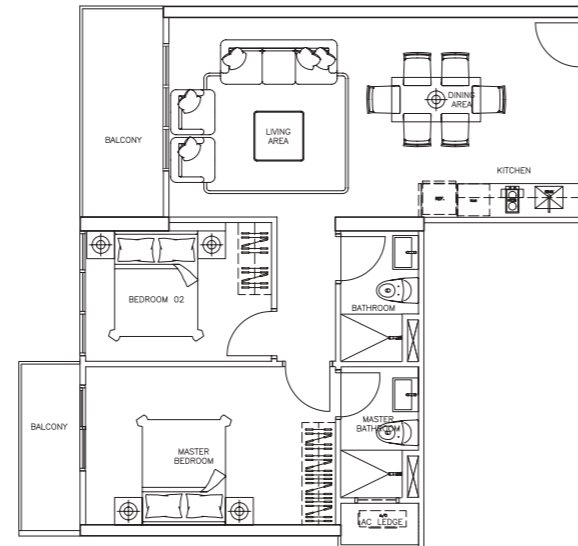
2 BEDROOM



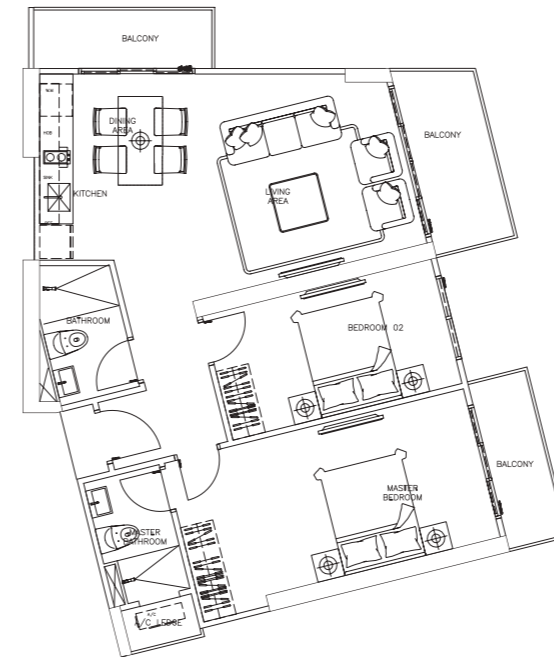
TYPE 2A



TYPE 2B



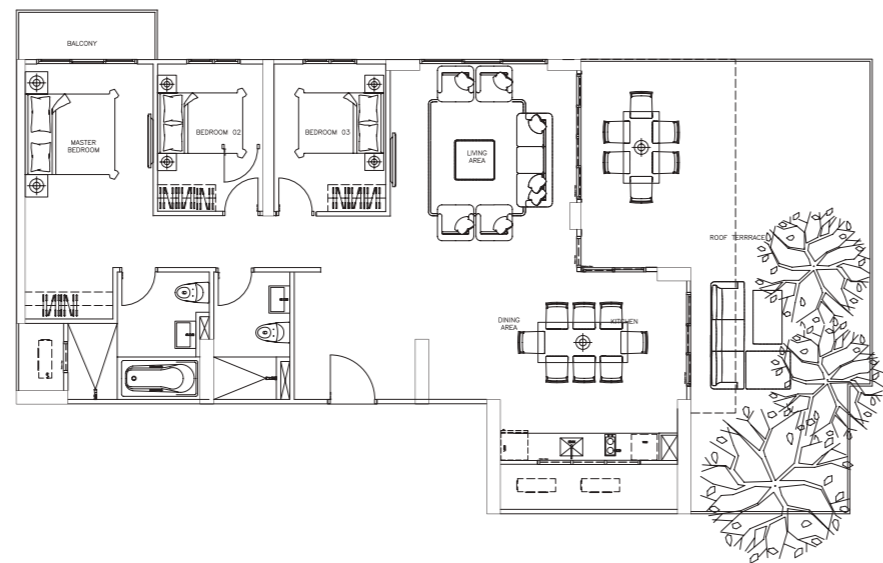
TYPE 2C



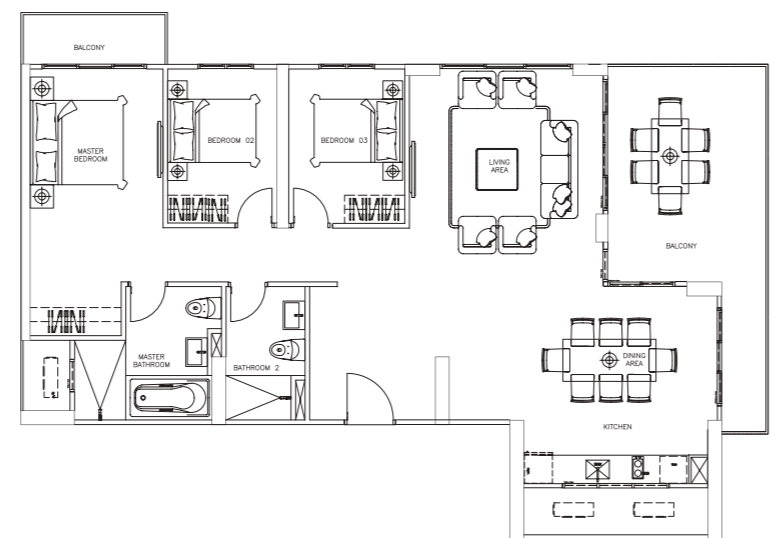
TYPE 2D



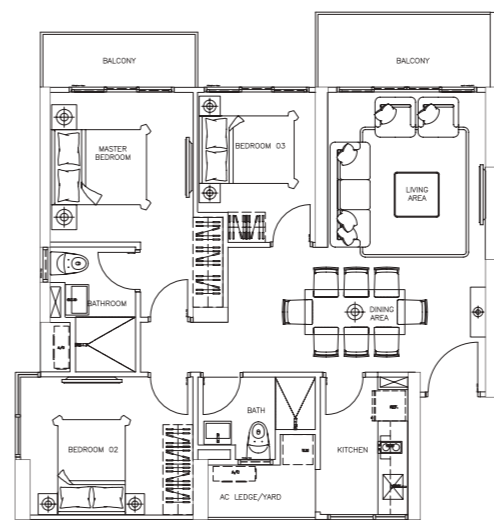
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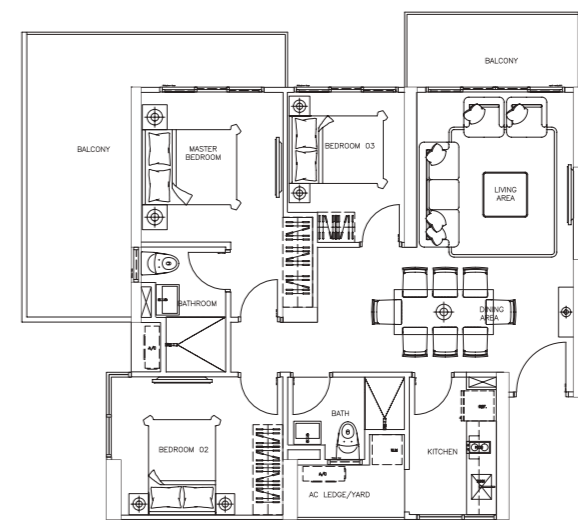
TYPE 3B



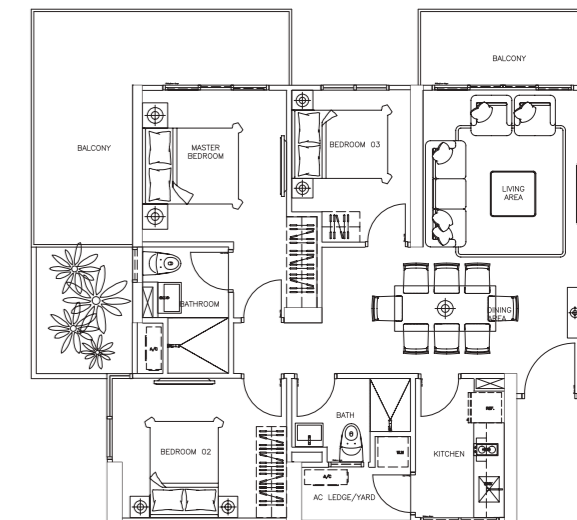
TYPE 3C



TYPE 3A



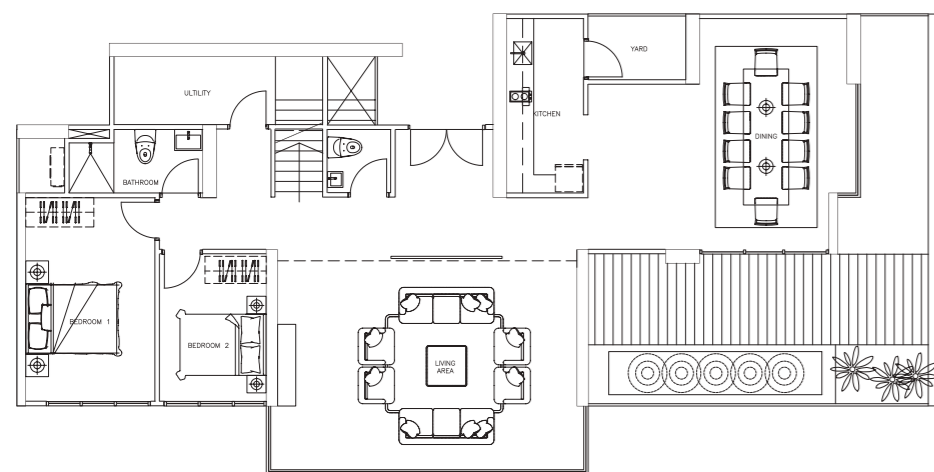
TYPE 3A-1



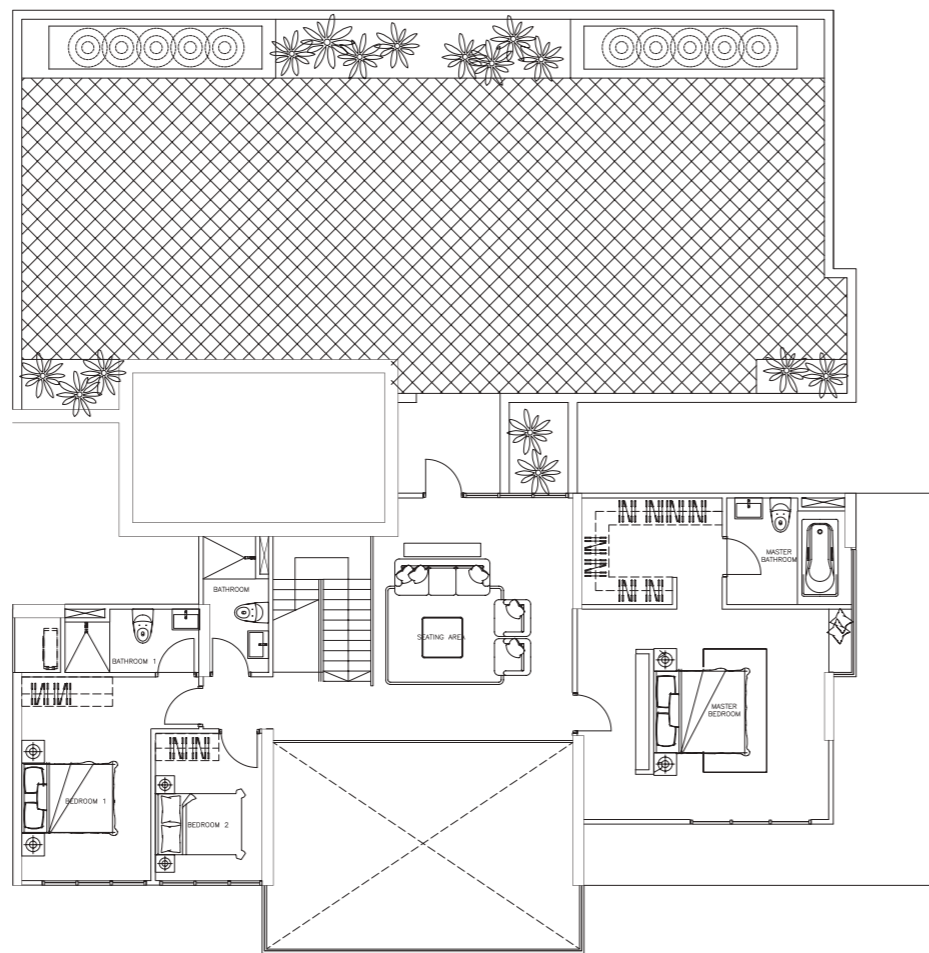
TYPE 3A-2

3 BEDROOM

DUPLEX



LOWER



UPPER

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Keep Your Eyes
on the Horizon



D'Seaview offers affordable luxury accommodation that impresses with its:

- Location : Life's a breeze by the Sokha Beach.
- Convenience : Self-contained with a wide array of facilities and amenities within compound.
- Breathtaking views : Open up your horizon with 360 degrees views of the ocean.
- Environment-friendly : Specially designed with abundant natural daylight and airflow that permeate through the surroundings.
- Affordability : And for all of these, it is well worth the value for money!

SPECIFICATION

1. Structure

- a) Foundation
 - Concrete Piles or any other suitable foundation as per structural consultant
- b) Superstructure
 - Reinforced concrete structure as per structural consultant

2. Wall

- a) External
 - Common clay bricks and/ or precast/ light weight panels and/ or equivalent material as per Architect
- b) Internal
 - Common clay bricks and/or precast panels and/or equivalent material as per Architect

3. Roof

- a) Reinforced concrete slab with waterproofing system

4. Ceiling

- a) Living/Dining, bedrooms, kitchen, bathrooms, utility rooms and corridors/foyer Skim coating with emulsion paint finish

5. Floor finishes

- a) Living / dining, bedrooms
 - Homogenous tiles as per architect's choice and/or equivalent material
- b) Kitchen, bathrooms and utility
 - Homogenous and / or ceramic tiles to architect's selection
- c) Foyer / lift lobby
 - Homogenous and / or ceramic tiles / or equivalent material
- d) Common corridors
 - Cement screed to architect's selection

6. Wall Finishes

- a) Living / dining and bedroom
 - Cement and sand plaster and skim coat with emulsion paint finish to architect's selection
- b) Kitchen
 - Cement and sand plaster and tiles and skim coat finishes as per architect's selection
 - Tile up to ceiling

c) Bathrooms

- Tiles laid up to ceiling height with no tiles behind mirrors as per architect's selection

d) Others areas

- Cement and sand plaster and / or skim coat with paint finish to architect's selection
- No tiles

7. Windows

- a) Powder coated aluminium framed windows with glass to architect's selection
- b) All external glazing up to 1m from floor level shall be of tempered or laminated glass

8. Doors

- a) Main door
 - Solid timber door as per architect's selection
- b) Bedrooms and bathrooms
 - Hollow timber door and / or equivalent material as per architect's choice
- c) Balcony
 - Aluminium framed glass door as per architect's selection

9. Ironmongery

- a) Selected locksets and ironmongery shall be provided to all doors where applicable

10. Sanitary installation

- a) Lavatory
 - Shower mixer
 - Basin with tap mixer
 - Water closet
 - Mirror
 - Toilet roll holder
 - Bath tub (Unit 3B,3C and Duplex only)
 - Provision only hot/cold piping

11. Electrical installation and TV / Telephone / Data

- a) Refer to electrical schedule for details
- b) Piping and cable only

12. Air-conditioning

- a) Provision for AVC-isolator, copper piping drain

13. Lightning protection

- a) Lightning protection system shall be provided in accordance to local authority requirements

14. Fire protection system

- a) Private hydrant provision to ground floor common areas to meet local authority requirements
- b) Fire hose-reel, wet riser systems including portable fire extinguishers to be located at strategic positions to meet local authority requirements

15. Cable and socket provided

16. Camera system to designated areas only

17. Painting

- a) External
 - Weather proof and/or equivalent paint to designated areas

18. Driveway and car park

- a) Driveway and car park
 - Reinforced concrete slab
- b) 1st storey entrance driveway and drop-off
 - Stone and / or tile and / or pavers and / or concrete and / or equivalent material to entrance driveway/drop-off area

19. Kitchen furniture

- a) Lower kitchen cabinets
- b) Stainless steel sink
- c) Cooker and Hood