


New Nordic
SUNSHINE
HOTEL & RESORT
CAMBODIA



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New Nordic Group

Norway | Thailand | Philippines | Hong Kong | Vietnam | Indonesia-Bali | Cambodia

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APPROVAL NO: LPPEHM/FE/184/2018 (KL)

www.newnordicgroup.com

YOUR NEXT INVESTMENT OPPORTUNITY
IN UNIQUE CAMBODIA

Up and Coming Sihanoukville

Welcome to New Nordic Cambodia!

We are happy and proud to present: New Nordic Sunshine Hotel & Resort, our first project in Cambodia, but definitely not our last.

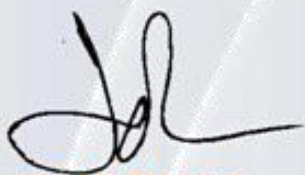
Cambodia - and Sihanoukville in particular - is a great place either to live or visit on holiday! The Khmer people are among the friendliest you will ever meet: genuine, helpful and almost always happy.

Their beaches are amazing and whether you choose to set off on a bike with a towel and a picnic basket to find your own special spot, or prefer the convenience of a sun lounger, an umbrella and a nearby restaurant and bar, there are so many enjoyable ways to spend the daylight hours. After dark, the city is just as good!

The quality of dining available is excellent, with many different places from street stalls and 'mom and pop' cafes to gourmet restaurants, providing Italian, Japanese, Swedish and vegan menus just to name a couple, as well as local cuisine.

Few places in the world can compete with Sihanoukville's combination of a relaxed, laid back atmosphere, choice of restaurants, vibrant nightlife, shopping, gambling and other activities.

Add to that Sihanoukville has an expat community that is a mixed and fun crowd of all ages, from all corners of the world and walks of life, plus a very reasonable cost of living, and you will see why so many people love it here.



JOHAN RUCKER
Country Manager, Cambodia





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YOUR NEXT INVESTMENT OPPORTUNITY
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A home in the heart of exciting Sihanoukville

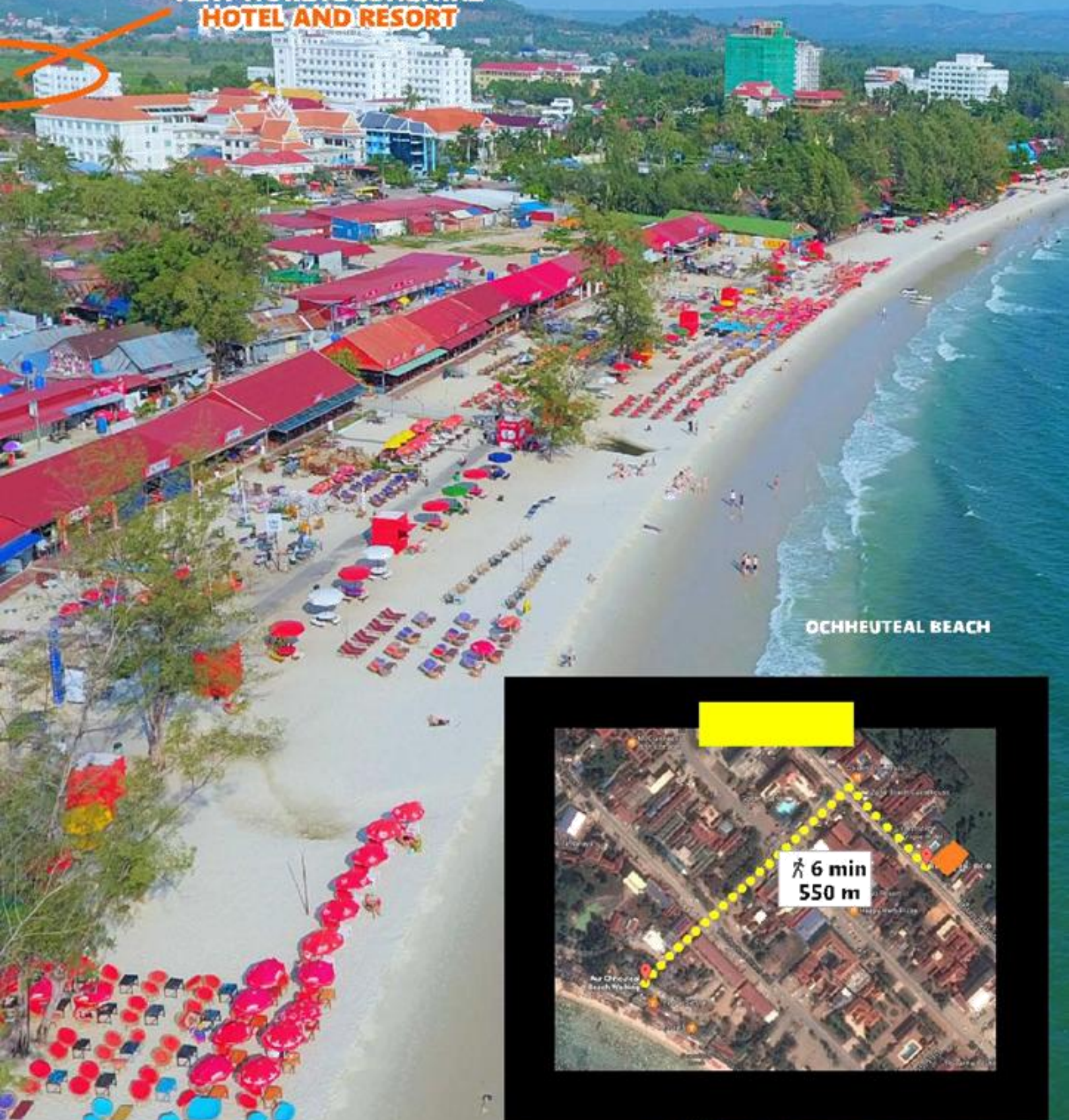
Nestled between the Gulf of Thailand and the stunning Ream National Park, Sihanoukville has everything needed to claim the throne as South East Asia next major tourist destination. Its impressive infrastructure both at land and sea combined with a constant flow of tourists provide dream opportunities for foreigners willing to invest.

New Nordic Group's first Cambodian project is located near Ochheuteal Beach: An impressive stretch of white sand known to be calmer than neighbouring Serendipity, yet perfectly situated in the midst of the area's main activities.





**NEW NORDIC SUNSHINE
HOTEL AND RESORT**



OCHHEUTEAL BEACH



YOUR NEXT INVESTMENT OPPORTUNITY
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New Nordic Sunshine Hotel & Resort

Construction Starting Second Quarter of 2018

New Nordic Sunshine Hotel & Resort will take Sihanoukville living to a new level with its central location and high western standard throughout. On 1523 square meters of land we will build this 15 story building with 136 apartments divided between 92 studios, 32 1-bedroom apartments, 6 smaller 2-bedroom apartments and 6 big 2-bedroom apartments.

New Nordic Sunshine Hotel & Resort will be a full-service resort with 24-hour security, a very nice roof top swimming pool, welcoming reception, restaurant, bar, café, spa, gym, conference rooms and we will even have our own generator in case of power cuts. The roof top bar will for sure be the top place in Sihanoukville to enjoy a Mojito and watch the sunset.

New Nordic Sunshine Hotel & Resort's prime location means easy access to the beach as well as to restaurants, bars, casinos, entertainment and a stunning view over Ochheuteal Beach towards the South and a very nice city view towards the Northwest.





New Nordic Sunshin Hotel & Resort

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3D illustrations



The interior and tone of the project

Key aspects in our upcoming Cambodia project is keeping our units modern, fresh and with a practical layout for our guests. The overall color will have a modern twist to the classic New Nordic orange, with darker colors like grey and black in focus. Here is our first draft 3Ds. Please note that the 3Ds might change slightly.

The reception area

The New Nordic Sunshine Hotel will have a reception in front of the building facing the street. Here all guests will be welcomed with a smile and good service, while being surrounded with relaxing lounge areas. The interior will keep up with the classic New Nordic standards, in combination with our new Cambodian style. The reception will also be connected to our restaurant located on the ground floor.



3D FROM THE ROOFTOP SWIMMING POOL AREA



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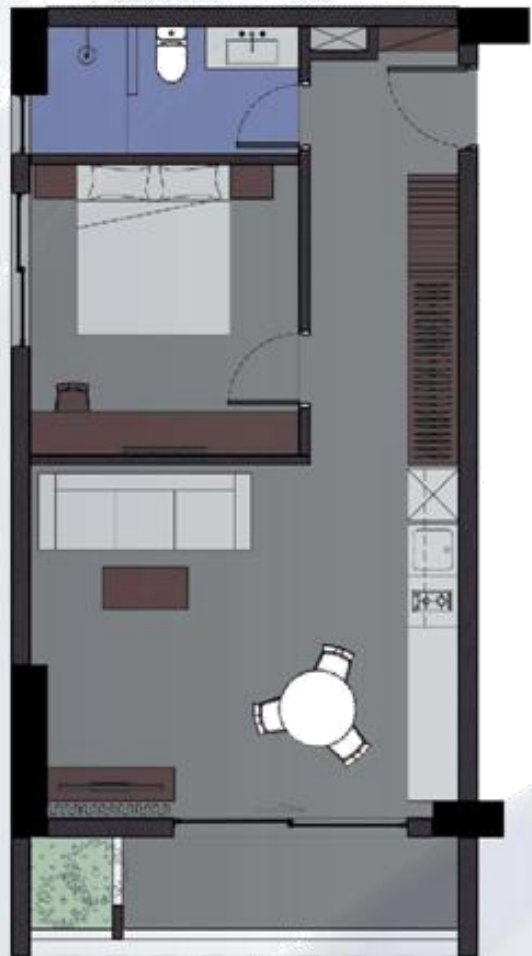
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Room types



STUDIO (36m²)



ONE BEDROOM (58m²)



TWO BEDROOMS (95m²)



TWO BEDROOMS (134m²)

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Floor plans



BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR

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Floor plans



SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR



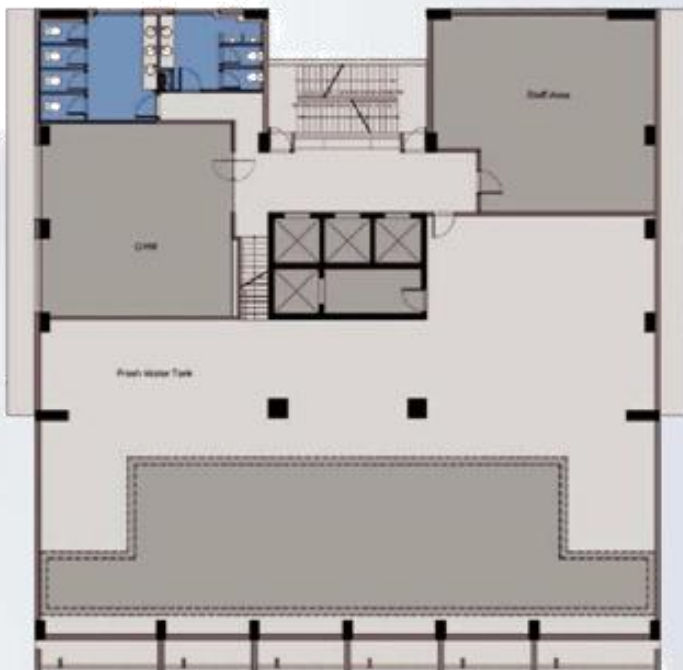
TENTH FLOOR



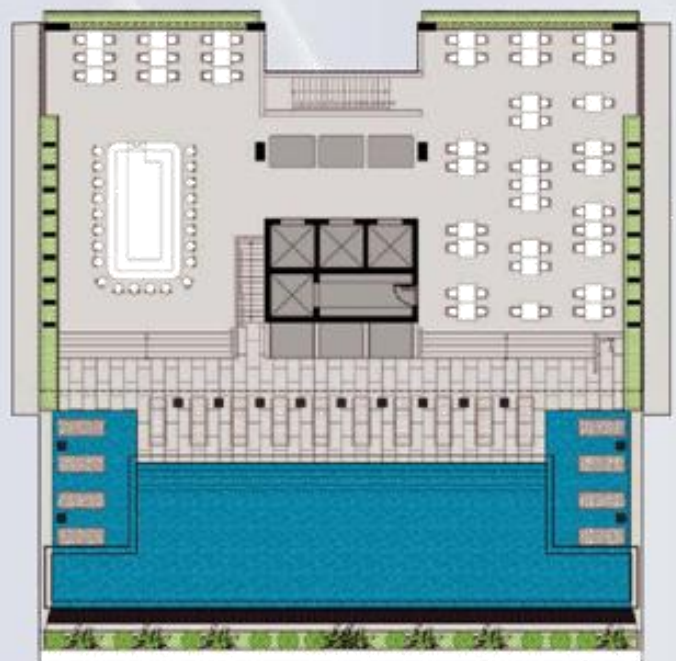
ELEVENTH FLOOR



TWELFTH FLOOR



GYM FLOOR



ROOFTOP

YOUR NEXT INVESTMENT OPPORTUNITY
IN UNIQUE CAMBODIA

Pricelist

UNIT	SQM	ROOM TYPE	VIEW	PRICE USD
Staff Canteen	36	-	-	Not For Sale
M Locker	29	-	-	Not For Sale
F Locker	30	-	-	Not For Sale
Linnen	33	-	-	Not For Sale
Restaurant	240	-	-	Not For Sale
Coffee / Bar	104	-	-	Not For Sale
Office & Luggage	25	-	-	Not For Sale
Minimart	27	-	-	Not For Sale
Travel Agency	26	-	-	Not For Sale
Meeting Rooms	134	-	-	Not For Sale
Offices	126	-	-	Not For Sale
Spa	106	-	-	Not For Sale
NC-SHR-1-201	58	One Bedroom	Bay View	145,000
NC-SHR-1-202	36	Studio	Bay View	90,000
NC-SHR-1-203	36	Studio	Bay View	90,000
NC-SHR-1-204	36	Studio	Bay View	90,000
NC-SHR-1-205	58	One Bedroom	Sea View	159,500
NC-SHR-1-206	36	Studio	Sea View	99,000
NC-SHR-1-207	36	Studio	Sea View	99,000
NC-SHR-1-208	36	Studio	Sea View	99,000
NC-SHR-1-209	36	Studio	Sea View	99,000
NC-SHR-1-210	58	One Bedroom	Sea View	159,500
NC-SHR-1-211	36	Studio	City View	81,000
NC-SHR-1-212	36	Studio	City View	81,000
NC-SHR-1-213	36	Studio	City View	81,000
NC-SHR-1-214	58	One Bedroom	City View	130,500
NC-SHR-1-301	58	One Bedroom	Bay View	145,000
NC-SHR-1-302	36	Studio	Bay View	90,000
NC-SHR-1-303	36	Studio	Bay View	90,000
NC-SHR-1-304	36	Studio	Bay View	90,000
NC-SHR-1-305	58	One Bedroom	Sea View	159,500
NC-SHR-1-306	36	Studio	Sea View	99,000
NC-SHR-1-307	36	Studio	Sea View	99,000
NC-SHR-1-308	36	Studio	Sea View	99,000
NC-SHR-1-309	36	Studio	Sea View	99,000
NC-SHR-1-310	58	One Bedroom	Sea View	159,500
NC-SHR-1-311	36	Studio	City View	81,000
NC-SHR-1-312	36	Studio	City View	81,000
NC-SHR-1-313	36	Studio	City View	81,000
NC-SHR-1-314	58	One Bedroom	City View	130,500



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UNIT	SQM	ROOM TYPE	VIEW	PRICE USD
NC-SHR-1-401	58	One Bedroom	Bay View	159,500
NC-SHR-1-402	36	Studio	Bay View	99,000
NC-SHR-1-403	36	Studio	Bay View	99,000
NC-SHR-1-404	36	Studio	Bay View	99,000
NC-SHR-1-405	58	One Bedroom	Sea View	175,450
NC-SHR-1-406	36	Studio	Sea View	108,900
NC-SHR-1-407	36	Studio	Sea View	108,900
NC-SHR-1-408	36	Studio	Sea View	108,900
NC-SHR-1-409	36	Studio	Sea View	108,900
NC-SHR-1-410	58	One Bedroom	Sea View	175,450
NC-SHR-1-411	36	Studio	City View	89,100
NC-SHR-1-412	36	Studio	City View	89,100
NC-SHR-1-413	36	Studio	City View	89,100
NC-SHR-1-414	58	One Bedroom	City View	143,550
NC-SHR-1-501	58	One Bedroom	Bay View	159,500
NC-SHR-1-502	36	Studio	Bay View	99,000
NC-SHR-1-503	36	Studio	Bay View	99,000
NC-SHR-1-504	36	Studio	Bay View	99,000
NC-SHR-1-505	58	One Bedroom	Sea View	175,450
NC-SHR-1-506	36	Studio	Sea View	108,900
NC-SHR-1-507	36	Studio	Sea View	108,900
NC-SHR-1-508	36	Studio	Sea View	108,900
NC-SHR-1-509	36	Studio	Sea View	108,900
NC-SHR-1-510	58	One Bedroom	Sea View	175,450
NC-SHR-1-511	36	Studio	City View	89,100
NC-SHR-1-512	36	Studio	City View	89,100
NC-SHR-1-513	36	Studio	City View	89,100
NC-SHR-1-514	58	One Bedroom	City View	143,550
NC-SHR-1-601	58	One Bedroom	Bay View	159,500
NC-SHR-1-602	36	Studio	Bay View	99,000
NC-SHR-1-603	36	Studio	Bay View	99,000
NC-SHR-1-604	36	Studio	Bay View	99,000
NC-SHR-1-605	58	One Bedroom	Sea View	175,450
NC-SHR-1-606	36	Studio	Sea View	108,900
NC-SHR-1-607	36	Studio	Sea View	108,900
NC-SHR-1-608	36	Studio	Sea View	108,900
NC-SHR-1-609	36	Studio	Sea View	108,900
NC-SHR-1-610	58	One Bedroom	Sea View	175,450
NC-SHR-1-611	36	Studio	City View	89,100
NC-SHR-1-612	36	Studio	City View	89,100

YOUR NEXT INVESTMENT OPPORTUNITY
IN UNIQUE CAMBODIA

Pricelist

UNIT	SQM	ROOM TYPE	VIEW	PRICE USD
NC-SHR-1-613	36	Studio	City View	89,100
NC-SHR-1-614	58	One Bedroom	City View	143,550
NC-SHR-1-701	58	One Bedroom	Bay View	174,000
NC-SHR-1-702	36	Studio	Bay View	108,000
NC-SHR-1-703	36	Studio	Bay View	108,000
NC-SHR-1-704	36	Studio	Bay View	108,000
NC-SHR-1-705	58	One Bedroom	Sea View	191,400
NC-SHR-1-706	36	Studio	Sea View	118,800
NC-SHR-1-707	36	Studio	Sea View	118,800
NC-SHR-1-708	36	Studio	Sea View	118,800
NC-SHR-1-709	36	Studio	Sea View	118,800
NC-SHR-1-710	58	One Bedroom	Sea View	191,400
NC-SHR-1-711	36	Studio	City View	97,200
NC-SHR-1-712	36	Studio	City View	97,200
NC-SHR-1-713	36	Studio	City View	97,200
NC-SHR-1-714	58	One Bedroom	City View	156,600
NC-SHR-1-801	58	One Bedroom	Bay View	174,000
NC-SHR-1-802	36	Studio	Bay View	108,000
NC-SHR-1-803	36	Studio	Bay View	108,000
NC-SHR-1-804	36	Studio	Bay View	108,000
NC-SHR-1-805	58	One Bedroom	Sea View	191,400
NC-SHR-1-806	36	Studio	Sea View	118,800
NC-SHR-1-807	36	Studio	Sea View	118,800
NC-SHR-1-808	36	Studio	Sea View	118,800
NC-SHR-1-809	36	Studio	Sea View	118,800
NC-SHR-1-810	58	One Bedroom	Sea View	191,400
NC-SHR-1-811	36	Studio	City View	97,200
NC-SHR-1-812	36	Studio	City View	97,200
NC-SHR-1-813	36	Studio	City View	97,200
NC-SHR-1-814	58	One Bedroom	City View	156,600
NC-SHR-1-901	58	One Bedroom	S Bay View	188,500
NC-SHR-1-902	36	Studio	Bay View	117,000
NC-SHR-1-903	36	Studio	Bay View	117,000
NC-SHR-1-904	36	Studio	Bay View	117,000
NC-SHR-1-905	58	One Bedroom	Sea View	207,350
NC-SHR-1-906	36	Studio	Sea View	128,700
NC-SHR-1-907	36	Studio	Sea View	128,700
NC-SHR-1-908	36	Studio	Sea View	128,700
NC-SHR-1-909	36	Studio	Sea View	128,700
NC-SHR-1-910	58	One Bedroom	Sea View	207,350

UNIT	SQM	ROOM TYPE	VIEW	PRICE USD
NC-SHR-1-911	36	Studio	City View	105,300
NC-SHR-1-912	36	Studio	City View	105,300
NC-SHR-1-913	36	Studio	City View	105,300
NC-SHR-1-914	58	One Bedroom	City View	169,650
NC-SHR-1-1001	95	Two Bedrooms	Bay View	308,750
NC-SHR-1-1002	36	Studio	Bay View	117,000
NC-SHR-1-1003	36	Studio	Bay View	117,000
NC-SHR-1-1004	134	Two Bedrooms	Sea View	479,050
NC-SHR-1-1005	134	Two Bedrooms	Sea View	479,050
NC-SHR-1-1006	36	Studio	City View	105,300
NC-SHR-1-1007	36	Studio	City View	105,300
NC-SHR-1-1008	95	Two Bedrooms	City View	277,875
NC-SHR-1-1101	95	Two Bedrooms	Bay View	308,750
NC-SHR-1-1102	36	Studio	Bay View	117,000
NC-SHR-1-1103	36	Studio	Bay View	117,000
NC-SHR-1-1104	134	Two Bedrooms	Sea View	479,050
NC-SHR-1-1105	134	Two Bedrooms	Sea View	479,050
NC-SHR-1-1106	36	Studio	City View	105,300
NC-SHR-1-1107	36	Studio	City View	105,300
NC-SHR-1-1108	95	Two Bedrooms	City View	277,875
NC-SHR-1-1201	95	Two Bedrooms	Bay View	308,750
NC-SHR-1-1202	36	Studio	Bay View	117,000
NC-SHR-1-1203	36	Studio	Bay View	117,000
NC-SHR-1-1204	134	Two Bedrooms	Sea View	479,050
NC-SHR-1-1205	134	Two Bedrooms	Sea View	479,050
NC-SHR-1-1206	36	Studio	City View	105,300
NC-SHR-1-1207	36	Studio	City View	105,300
NC-SHR-1-1208	95	Two Bedrooms	City View	277,875
Gym	60	-	-	Not For Sale
Staff Area	75	-	-	Not For Sale
Rooftop	676	-	-	Not For Sale

YOUR NEXT INVESTMENT OPPORTUNITY
IN UNIQUE CAMBODIA

Sihanoukville

The future of Cambodian tourism

- ✓ Sihanoukville has a population of 200 000 and is considered a full-flexed city with highly developed infrastructure.
- ✓ The Sihanoukville Special Economic Zone functions as a magnet for foreign investment and a boost for the local economy.
- ✓ The port of Sihanoukville is an hub for both trade and cruise ships in the region. Being the only city with an international port in Cambodia, Sihanoukville serves as a strategic centre for foreign investment. The harbour is currently under expansion to prepare for even more commercial traffic in the years to come.
- ✓ The International airport of Sihanoukville is presently undergoing an extensive upgrade and will increase its capacity to 500 000 yearly passengers within 2020. The airport has already transformed and is today handling 150 000 passengers per year as compared to only 13 000 in 2012.
- ✓ Sihanoukville has an active tourism department with their ear to the ground. They work to regulate prices and ensure prices are not hiked due to tourism.
- ✓ Favourable incentives to draw tourists and development. Airlines receive USD 10 per passenger when scheduling routes to Sihanoukville.





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YOUR NEXT INVESTMENT OPPORTUNITY
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Why invest in New Nordic Cambodia?

Stability

- ✓ Long serving and experienced government.
- ✓ The Cambodian People's Party has been in power since 1979, with the Prime Minister sitting since 1985.

Pro-business and investor-friendly Government

- ✓ Strong initiatives are taken to increase Foreign Direct Investment and Economic Growth. Incentives are given to foreigners willing to invest.
- ✓ The Council for the Development of Cambodia as well as the Cambodian investment boards are financial institutions especially designed to increase economic growth and facilitate investment.

A diverse economy with stable growth

- ✓ Development is stable with an average GDP growth of more than 7% for the last 6 years.
- ✓ Inflation is low and not fluctuating beyond 3 - 4%.
- ✓ Cambodia's economy is open and diverse with major industries being tourism, agriculture, construction, natural resources and garments.
- ✓ The use of US Dollars as the main currency eliminates exchange risks and the fear of high transaction costs.



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YOUR NEXT INVESTMENT OPPORTUNITY
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Exclusive Investment Offer for Investors

Easy for us, easy for you



Let the New Nordic Group rent the apartment for a period of 10 years, and in return you receive a 10% rental guarantee yearly paid quarterly for the full 10 years.



Pay the total purchase price of your unit and receive a 10% Cash Back yearly paid quarterly until the completion of the project.

TURN KEY SOLUTION

Make your investment, and let New Nordic Group take care of the rest!

- ✓ New Nordic's professional sales and reservation team, together with experts in other departments, ensures that your 10% rental guarantee is achieved yearly.
- ✓ New Nordic's team of hospitality experts and engineers takes care of the maintenance and upkeep of your apartment.
- ✓ You receive the quarterly cash back/rental guarantee.
- ✓ Maintenance and service fee is automatically deducted from your rental guarantee, to be shown on your balance sheet at the end of the quarter.

Purchase Terms

- ✓ Units are purchased freehold with strata title (foreign or Cambodian name).
- ✓ The titles will be transferred after the building has been completed.
- ✓ New Nordic will absorb half the legal cost relating to the title transfer and the lease back.
- ✓ There is a 4% transfer tax. New Nordic will absorb half of this cost.
- ✓ The purchase price is in US Dollar and includes VAT.
- ✓ Rental guarantee will be offered for 10 years at 10% of the purchase price. There is a 14% withholding tax on the rental guarantee. New Nordic will absorb a part of this tax so the net rental guarantee will be 9% of purchase price.
- ✓ The rental guarantee will be paid quarterly.
- ✓ Service fee is USD 2.00/SQM per month. New Nordic will absorb half of these fees and the remaining half will be deducted from the rental guarantee payment.
- ✓ One-time sinking fund payment of USD 15.00/SQM upon completion of the building.
- ✓ Early Bird buyers who have paid in full will be offered cash back of 10% up to opening date. New Nordic will absorb the full withholding taxes on the cash back.

<p>STAGE 1</p> <p>Non refundable deposit of USD 1,500 (paid to Cambodia or Pattaya Sales Office)</p>	<p>STAGE 2</p> <p>35% of the purchase price upon signing the preliminary purchase agreement</p>	<p>STAGE 3</p> <p>20% upon commencement of piling works</p>
<p>STAGE 4</p> <p>15% upon pouring of foundations</p>	<p>STAGE 5</p> <p>20% upon completion of roof of the building</p>	<p>STAGE 6</p> <p>10% (less the deposit) upon completion</p>

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YOUR NEXT INVESTMENT OPPORTUNITY
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Welcome to Cambodia



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YOUR NEXT INVESTMENT OPPORTUNITY
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About Cambodia

- A country of opportunities

Cambodia, a small country located right between the considerably larger economies of Thailand and Vietnam, is elevating as an increasingly attractive destination for foreign investors. With more than 5 million tourists visiting in 2016 and a strong and consistent economic growth, there is no wonder this humble Kingdom is being eyed by property investors worldwide.



THE ESSENTIALS

- ✓ Capital: Phnom Penh.
- ✓ Population: 16 million.
- ✓ Member of: WTO, IMF, the World Bank, ASEAN & the UN.
- ✓ Religion: 90% Buddhist.
- ✓ Currency: Although Cambodian Riel is the official currency, the US dollar is widely used in business and commercial transactions.
- ✓ Demographics: Half of Cambodia's current population is younger than 22 years old.
- ✓ Governance: Constitutional Monarchy.
- ✓ Literacy Rate: 75% and constantly increasing.

VISA DETAILS

Visitors from most countries can either get an e-visa in advance for \$40 or a tourist visa on arrival for \$30. The e-visa is a little bit more expensive but saves you a bit of queuing at the airport and a page in your passport.

The process is very easy and the visas are valid for 30 days from entry. If you want to stay longer or will be visiting frequently you can get the ordinary visa (also referred to as business visa) for \$35 when you enter the country. That visa is also valid for 30 days but can then be extended for up to a year.

Most travel agents and many other shops can help with the extension and the prices are normally around \$155 for 6 months and \$290 for a year. That extension, if it's for 6 months or longer, is a multiple entry which means you can come and go as you wish. Visitors from the ASEAN countries don't need visas.





YOUR NEXT INVESTMENT OPPORTUNITY
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Indulge in the Cambodian Cuisine!

Tasting traditional Khmer food for the first time will leave your taste buds exploding in a rich variety of flavors, textures and spices. Meals are commonly shared between people, and a Cambodian dinner table usually consists of large selections of dishes with complementing herbs, pickles and garnishes. Here you find 5 true Cambodian delicacies definitely worth trying!

5 KHMER DELICACIES YOU SHOULD NOT MISS



The Incredibly Fresh Fruits and Vegetables:

Cambodia provides you with a wide variety of fruits and vegetables you can just dream about finding at home! Rambutan, Durian, Guavas, lotus seeds, goose berries are favorites of locals and tourists alike.



Kuy Teav Ko Kho

Caramelized Rice Noodles: South East Asia is famous for its delicious noodle soups and Cambodia is no exception! Flat caramelized rice noodles infused with flavors of beef make this dish an absolute favorite!



Kanom Krok

This delicious traditional Khmer rice cake tastes sweetly of coconut and is considered by many as Cambodia's most mouth watering dessert!



Don't be scared of the street food!

Cambodian street food provides a unique insight into the authentic Khmer cuisine and should not be missed! An all-time favorite is the crispy Khmer Chive Cake. Although originally from China, this street food classic is absolutely delicious both plain or dipped in Cambodia's traditional sweet and spicy fish sauce. For dessert, try some grilled bananas with fresh honey on top!



Amok

The word amok originally refers to the process of steaming any type of curry in banana leaves. Nowadays it is however also used to describe one of Cambodia's most well-known and delicious dishes! Try it with fish, vegetables or anything of your liking! Even sea algae is a popular filling!

The Importance of Rice

Rice is considered the most crucial staple food item in Cambodia, and the words for rice and food are even the same in the Khmer language. The grain is also said to be the first crop planted on Cambodian soil! Don't worry if you forgot to order rice at a restaurant! It is often given to you for free and without request as it is considered a "mandatory" supplement to any meal!

TIPS & TRICKS FOR A SMOOTH STAY

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WHAT TO KNOW BEFORE GOING!

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GETTING TO SIHANOUKVILLE

Due to its strategic role in trade and business, Sihanouville is well connected with the world outside. National Highway No. 4 is a highly developed, perfectly paved road and efficiently connects Sihanouville with Phnom Penh: Cambodia's capital. Cars, buses and shared taxis readily take you on the 4 hour drive between the two cities. Frequent flights also take you from Phnom Penh to Sihanouville within an hour. Flights connecting Sihanouville to Bangkok are scheduled before 2020.

TIPPING

Few people will frown at you for not tipping, but leaving a few dollars or rounding up the amount on the bill is considered common courtesy. As a thumb rule, you can tip 10% at restaurants, spas and the like. Taxi drivers do not necessarily expect a tip, but would clearly appreciate one.

COMMUNICATION IS KEY

Knowing a few words in Khmer does not only help you being polite, but also make scammers less likely to trick you as you appear to know local customs. Download an app to learn the most common phrases! To politely greet people; Perform the local greeting *sompish* by placing your open palms together while bowing your head slightly.



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The essentials of cultural etiquette

- ✓ The head is considered sacred in Cambodian culture and should not be touched by others under any circumstances. For the same reason, you should never raise your feet higher than someone's head.
- ✓ Never point with your index finger. Rather use your outstretched palm. Also avoid pointing at someone with your feet.
- ✓ Always receive items with both or your right hand. The left hand is considered impure.
- ✓ Remember to remove your shoes when entering a home. Even in shops and stores you may be expected to remove your shoes.
- ✓ Both women and men should cover their shoulders and knees when visiting religious sites and temples.

DID YOU KNOW?

Recently, multiple cities have been found under Cambodia's tropical forests with the help of hyper-modern laser technology. These ancient cities are said to be between 900 and 1 400 years old and some even rival the size of Phnom Penh, Cambodia's current capital!

Cambodia's Angkor is one of the largest and most important cradles of human civilization. In 2007, researchers from across the world concluded that this is the largest pre-industrial city ever found. The urban area of Angkor stretches 1,150 square miles and probably supported as many as one million people.





Informational sign in Khmer script.



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AMAZING ACTIVITIES IN AND AROUND Sihanoukville

Sihanoukville has long been a favourite among travellers due to its white-sand beaches, nearby deserted islands, sparkling nightlife and everything you need for the perfect combo of activities and relaxation!



EXPLORE CAMBODIA'S WILDLIFE IN THE MAGNIFICENT REAM NATIONAL PARK

This splendid National Park is a must see attraction when traveling Cambodia and is located only a short 40 minutes from Sihanoukville. The park does not only include the mainland of the shore, but also the waters surrounding the area and as many as 21 islands! Waterfalls, beaches, coral reefs, rainforests, mangrove trees, and the majestic Prek Teuk Sap river defines the nature of this wondrous destination. Dugongs, monkeys, dolphins, turtles, pelicans, cranes and even the ever-charming mouse deer are among the animals found here.



CHILL-OUT AT ONE OF THE CITY'S MAGNIFICENT SPAS

South East Asia is world-famous as a spa destination and Sihanoukville is no exception. The city has an abundance of high quality spas and wellness centers, and you are guaranteed to enjoy some rejuvenating hours if you choose to lay your spa vacation here!



VISIT THE WATS

Sihanoukville is filled with temples (wats) and opportunities to learn about the local customs, culture and religion. Visit Wat Leu, Wat Krom, Wat Samathi or Wat Ream for some insight into Cambodian Buddhism or simply to enjoy a quiet spot for meditation. Wat Samathi is located on a picturesque hill and provides some really great photo opportunities for sunset!



JOIN IN ON AN ACTIVE ADVENTURE

Whether you prefer trekking in the mountains, exploring untouched jungle or doing water sports, Sihanoukville can definitely provide the activity right for you! Maybe you fancy taking a swim in the area's splendid waterfalls or learning to scuba dive in the crystal blue ocean?



OCHHEUTEAL BEACH SUNSET

Watch the stunning Sihanoukville sunset while enjoying a cold drink on the beautiful Ochheuteal beach!



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QUICK TIP!

Remember to bring cash when going to the islands, none of them have ATMs.

THE INSIDER'S GUIDE TO

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Island Hopping the Cambodian Shore

Sihanoukville's favourable location at the Southern shore of Cambodia provides immediate access to some of South East Asia's most picture-perfect islands! Here is your insider's guide to find the island paradise perfect for you!



Koh Rong Samloen

This untouched pearl outside the Cambodian shore is not to be mistaken with the busier and more developed Koh Rong. A way more quiet and serene destination, Koh Rong Samloen is home to a handful of resorts and perfect for those wanting to spend a day or two in total relaxation!



Koh Thmei

This serene island is part of the Ream National Park and is still untouched by the hustle and bustle of mass tourism. Because the island has been open to tourists for less than a decade, the waters are still pristine clear and the beaches snowy white. The island has some of the clearest water in the region and is perfect for water activities like snorkelling, swimming and scuba diving!



Koh Rong

Popular amongst the party crowd as well as the nature lovers and fitness enthusiasts, this island will give you the perfect combination of tropical beaches, exciting nightlife and stunning natural environments. In addition to the sparkling party scene, white sand beaches and plenty of accommodation, there are amazing opportunities for trekking, hiking and exploring the wonderful jungle of this idyllic island.



Bamboo Island

Koh Russei, or more famously known as Bamboo Island, is one of the most untouched and culturally exciting islands to explore near the Cambodian shore. Only about 40 people inhabit the island and neither roads nor touristy shops and restaurants exist here. Unspoiled beaches and dense jungle define the landscape. Footpaths are however found throughout the island, enabling you to explore the untouched areas of the jungle and discover deserted beaches.



Koh Ta Kiev Island

Only 10 kilometres from the shore of Sihanoukville, this idyllic island is easily reached with 15 minutes in a speedboat. The tiny pearl is a true paradise for wildlife lovers and more than 150 species of birds are said to inhabit this island! The dense jungle also provides amazing trekking opportunities. Only two villages exist on this island and they all get their livelihood through running the island's very own mango plantation.



Bhutan

India

Bangladesh

Myanmar

Laos

Hong Kong
Head Office

Norway

Thailand

Cambodia

Vietnam

Malaysia

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Indonesia

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YOUR NEXT INVESTMENT OPPORTUNITY
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Developing Holiday Village Across Southeastern Asia

The New Nordic Group is led by a highly qualified team of young and dedicated people with expertise in the field of finance, real estate, hospitality and development. Their headquarters is in Hong Kong, with branches in Torshavn (Norway), Bangkok (Thailand), Koh Samui (Thailand), Phuket (Thailand), Copenhagen (Denmark), Pratuank (Thailand), Angeles (Philippines), Phu Quoc (Vietnam), Siem Reapville (Cambodia) and Bali (Indonesia). Our holiday villages vary according to concept and location, but we always stay true to our core values. Thus, we should always be able to recognize a new holiday project when you see one.

Philippines

East Timor

Bali



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YOUR NEXT INVESTMENT OPPORTUNITY
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The Numbers

The Buyers

1/3
Owned by
New Nordic Group



1/3
Buy to stay

1/3 Buy as investment

60% of all customers are repeat customers

MAIN NATIONALITIES

-  French
-  Norwegian
-  Russian
-  Thai
-  Japanese
-  Chinese

Our Projects

91
Projects in total

49
Completed

20
Under construction

22
To be started



Our Team

1050
New Nordic Staff

300+
Construction workers
with architects

700+
Other Staff

THAI, NORWEGIAN, FILIPINO, DUTCH, SWEDISH, FRENCH, BRITISH AND AUSTRALIAN



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NEW NORDIC



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YOUR NEXT INVESTMENT OPPORTUNITY
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Company Details

The New Nordic Group has since 2009 developed and constructed high quality condominiums, apartment buildings, villas, villages and hotels with the goal of creating a holiday village where the residents and guests can enjoy a carefree lifestyle. As a part of this vision we do not just offer our guests or investors a unit. When you purchase from New Nordic you become a part of its community, which consists of residences, shops, restaurants, spas and saloons. The New Nordic Group operates their own construction company, property management company, travel agency, resort spa and they even have their own beach.

✓ New Nordic Property

The New Nordic Group's flagship operations is property development and real estate, with the vision of developing all-inclusive holiday villages across South Eastern Asia and Europe. The Group currently has more than more than 70 projects in Thailand alone, with projects in Indonesia and Cambodia being launched this year. The Group is known for its commitment to quality construction and support throughout the whole purchase process from our diverse sales team.

✓ New Nordic Hotels & Resorts

The New Nordic Group Hotel & Resorts is the second largest business unit within the cooperation, and ranges from modern studio apartments to luxury penthouses both for holiday seekers and residential living. Their newest brand is New Nordic Exclusive, with medieval themed castles and luxurious palaces at selected destinations in South East Asia. The New Nordic Hotels & Resorts Corporation is managed independently by a team of dedicated professionals.

✓ New Nordic Restaurants

New Nordic Restaurants is its own independent division under the New Nordic Group managed by a highly qualified team of entrepreneurs and visionaries, together with our executive chefs. They currently operate a wide selection of outlets, from a European Steakhouse to an authentic Chinese Restaurant and a Scandinavian bakery.

✓ New Nordic Retail

As a part of the New Nordic vision to develop all-inclusive holiday villages at all destinations, the New Nordic Retail Division has grown to currently consist of more than 100 outlets. These outlets are either being operated by the Group itself or outsourced to third parties. New Nordic Retail fields of specialty range from New Nordic Atrium with two floors dedicated to a supermarket and the condominium New Nordic Trend 7, with its own spa and fitness concept.



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NEW NORDIC RESTAURANTS & BARS



Dedicated to quality from our pool bars, to the authentic Chinese Restaurant and the Scandinavian Bakery



NEW NORDIC PROPERTY



Dedication to quality construction and delivering a fully equipped unit



NEW NORDIC ORANGE SOCIETY



Giving back to the community



NEW NORDIC RETAIL



When staying at New Nordic, you do not only get a room. You become a part of a vibrant community.



NEW NORDIC HOTELS & RESORTS



Creating communities where our customers feel at home



NEW NORDIC EVENTS



Bringing professional music events, sports tournaments and activities to our villages.



NEW NORDIC CONSTRUCTION



The New Nordic Group has worked together with the same construction company since the very beginning, and this company is dedicated solely to the New Nordic projects.



NEW NORDIC TRAVEL



Safety and professionalism on the journey



NEW NORDIC EXCLUSIVE



Bringing luxury, elegance and mystery to South East Asia

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Other New Nordic Developments





NEW NORDIC PATTAYA

A unique village in the "Beverly Hills" of Pattaya, delivering high-quality holiday homes, as well as lucrative investment opportunities.



NEW NORDIC CHUMPHON

Blending in beautifully with the natural surroundings, the development will consist of three story condominiums along with bespoke detached homes.



NEW NORDIC KOH SAMUI

If you are dreaming about an idyllic tropical island with coconuts and white sand beaches, Koh Samui is probably in your top three choices of travel destinations. New Nordic's newest project is in the middle of Lamai Center, only a three minute walk to the Lamai entertainment/restaurant areas and a short 5 min walk to the beach.



NEW NORDIC PHUKET

New Nordic Phuket is a new vibrant holiday village and resort with unique investment offers and accommodation opportunities. It doesn't matter if you are sizing up this idyllic tropical island as a prospective investor, aspiring expatriate or simply looking for a holiday in the sun; Phuket delivers for everyone.



NEW NORDIC BALI

After launching New Nordic holiday villages in Pattaya, Phuket, Koh Samui and Chumphon in Thailand, the Group is now expanding to Indonesia. In the charming seaside town of Sanur, they will develop a unique water world including restaurants, shops, massages and pool bars.



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