

URBAN VILLAGE



THE LARGEST HONG KONG DEVELOPMENT IN CAMBODIA

You look good today.

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Close your eyes and imagine the perfect home
...
put your feet up in a comfy spacious condo
...
with friendly neighbors who support and care for each other
....
and a wealth of outdoor and green space to enjoy
...
with everything close to the buzzing heart of Phnom Penh.

We have the same dream.



Dreams Come True

That's why we've created **Urban Village**—a stunning new apartment complex and retail hub, located less than 10 minutes from Independence Monument, the center of the Cambodia capital. By melding the warmth of traditional village life with the luxuries of modern living, our light-filled homes generate a sense of belonging and peace.

The best bit? They won't break the bank.

Our project has been designed to combine **quality with accessibility**, in between Hun Sen Blvd and National road #2 (South end of Norodom Blvd).



We believe everyone
deserves a home
to be proud of.



Community Focused Living

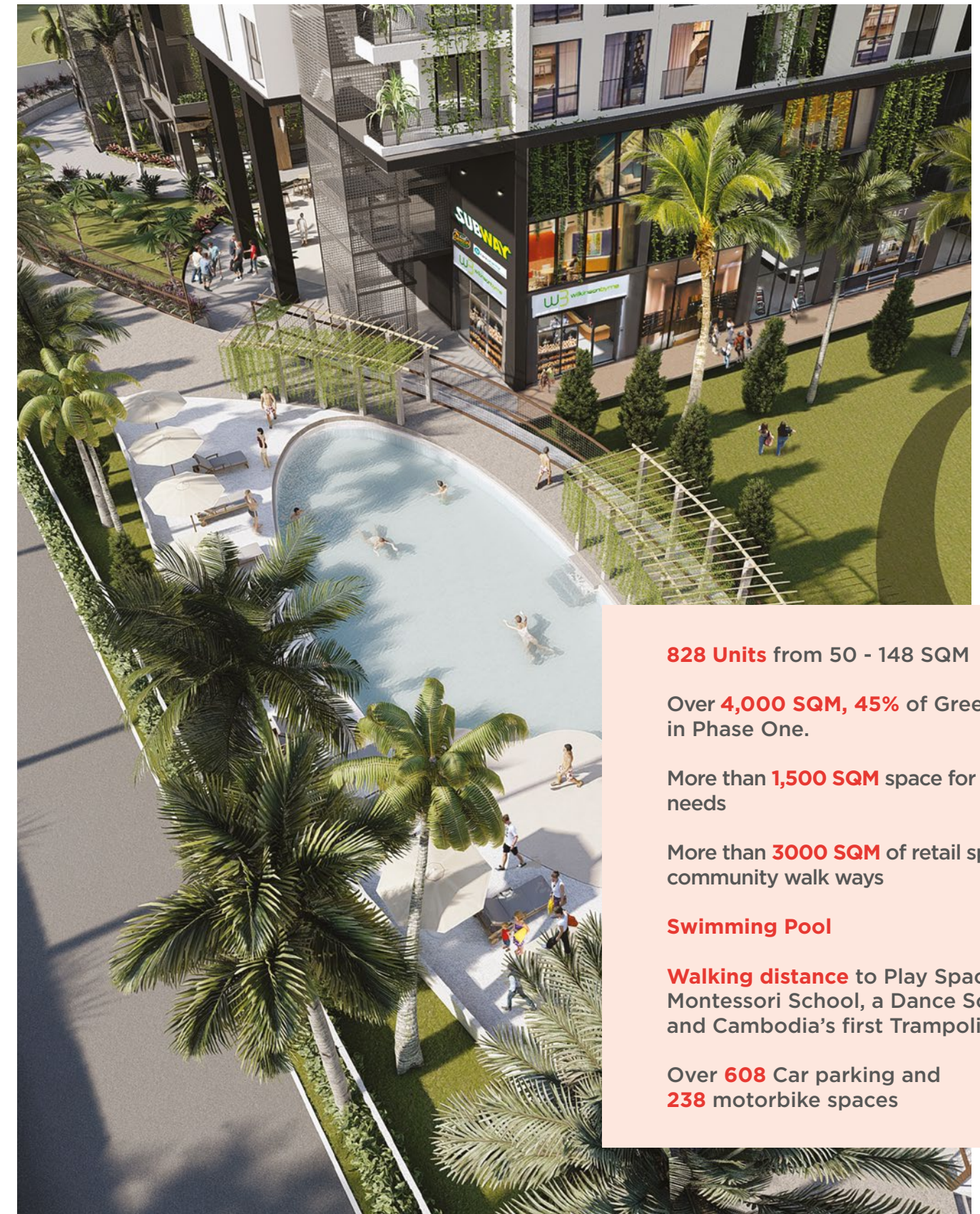
We believe a close-knit community makes us all stronger and safer. We focus on building balanced environments where new friendship will flourish and grow.

Our modern village is a space where you can live, work and play (even play a game of soccer). We see our Village as an urban oasis where friends and neighbors can make connections that last a lifetime. We've designed our shared spaces to emphasize *connections*- green spaces are places for children to play, restaurants are for dinner with family and drinks with friends. We create spaces for people to *interact*.



Live

The **Urban Village** residences are the heart of the project. Phase 1 offers over 828 units from 50 to 148 square meters. Perfect for the young professional getting started in life, or for the established family looking for the perfect community for their children.



828 Units from 50 - 148 SQM

Over **4,000 SQM**, **45%** of Green Space in Phase One.

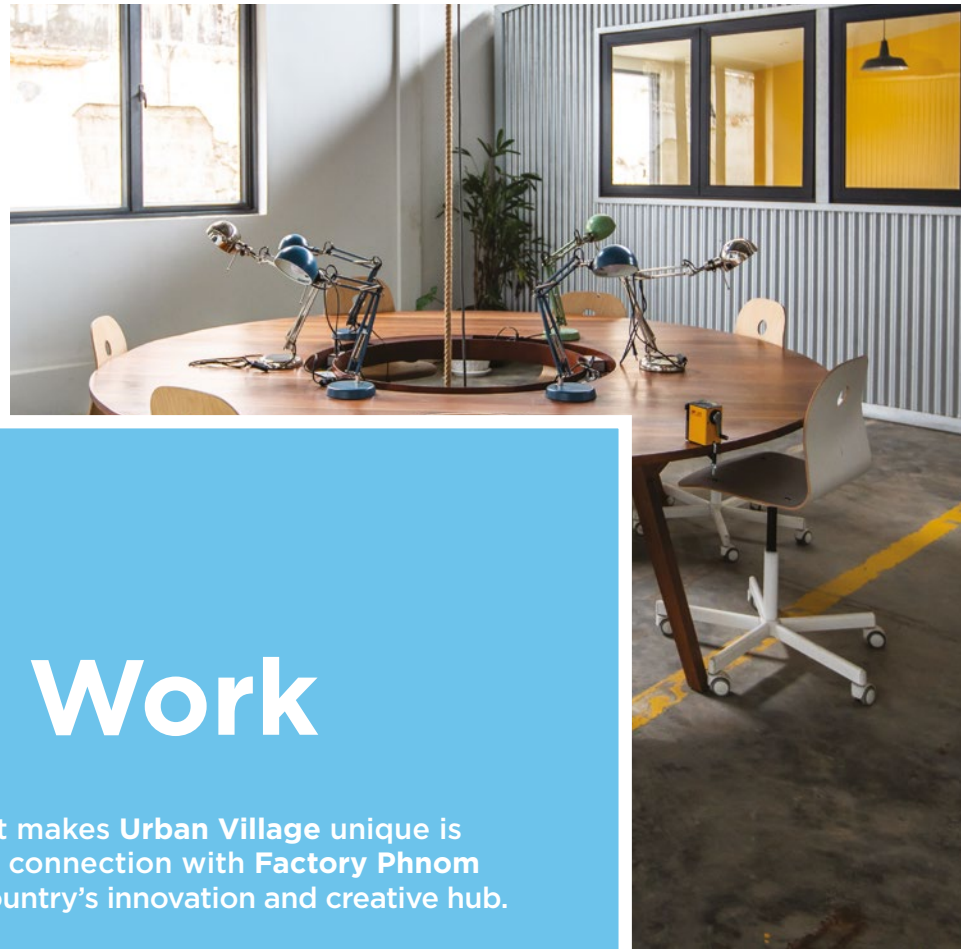
More than **1,500 SQM** space for everyday needs

More than **3000 SQM** of retail space and community walk ways

Swimming Pool

Walking distance to Play Space, Montessori School, a Dance School and Cambodia's first Trampoline Park

Over **608** Car parking and **238** motorbike spaces



Work

Part of what makes Urban Village unique is its strategic connection with Factory Phnom Penh, the country's innovation and creative hub.

With the city's largest co-working space with 2,500 square meters of office spaces and over 30,000 square meters of creative open space, you can reclaim the time wasted in long commutes.



Factory
Phnom
Penh

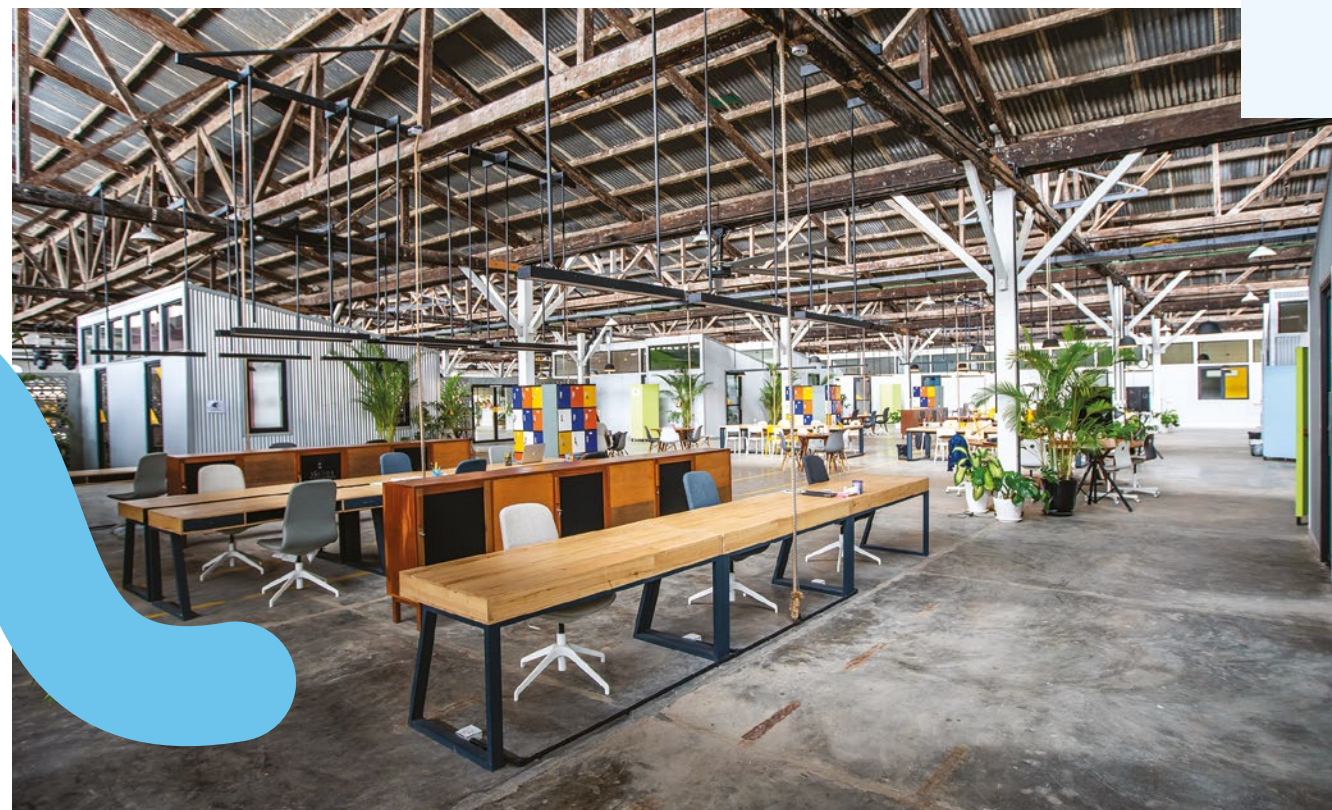
2,500+ SQM of office space

450 SQM co-working space

30,000+ SQM of creative open space

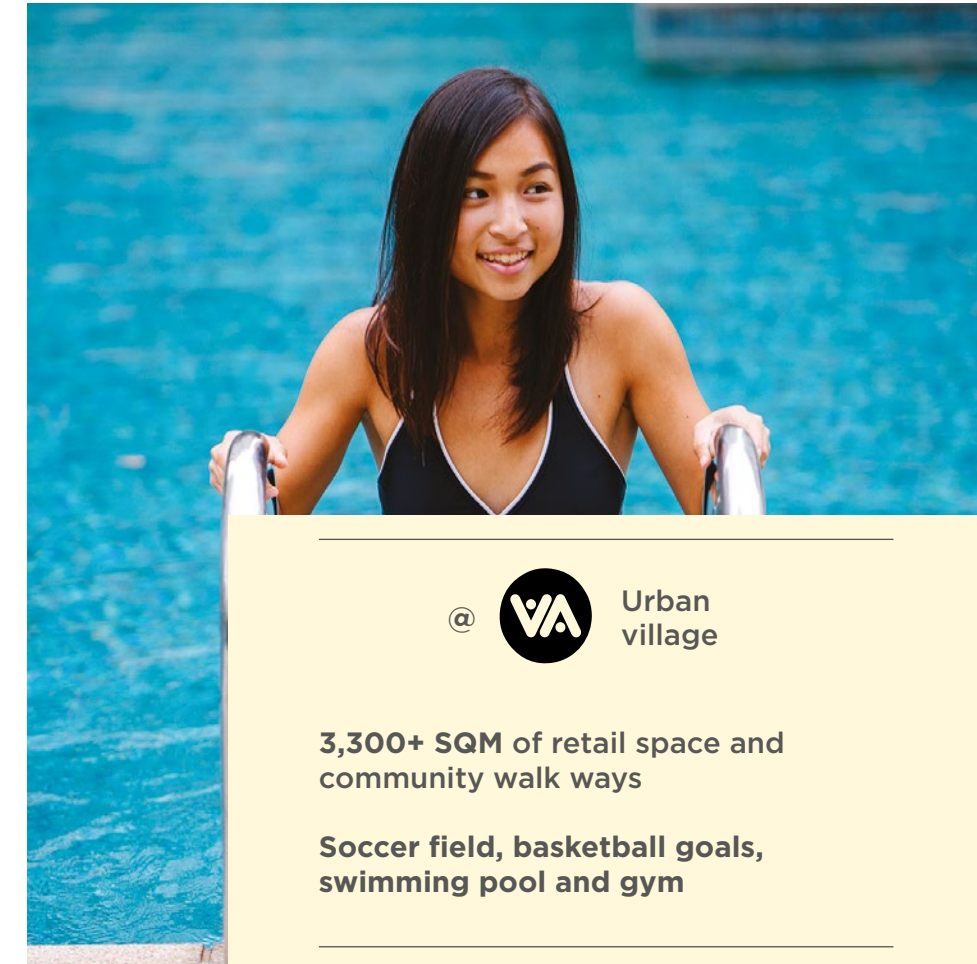
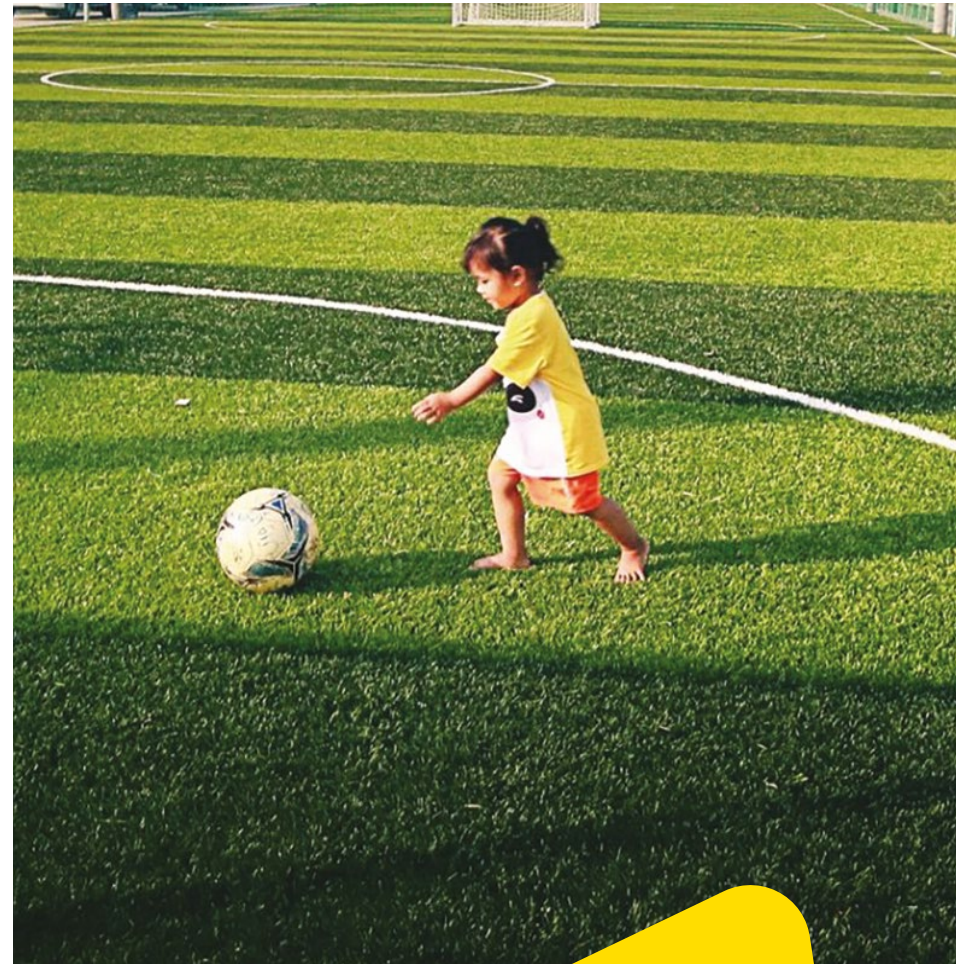
Wi-Fi connected greenspaces

Business event spaces
and training rooms



Play

In addition to the ample green space and soccer field, **Urban Village** offers over 3,300 square meters of on-site, retail and food & beverage space. Directly next door at **Factory**, residents can also enjoy access to an art gallery, cafes, art workshops, skateboard park, weekend events, the country's first trampoline park and a range of other activities for children and adults who don't want to grow up.



@  Urban village

3,300+ SQM of retail space and community walk ways

Soccer field, basketball goals, swimming pool and gym

@  Factory Phnom Penh

Cambodia's first trampoline park

Event spaces and concert venue

Montessori school

Dance school

The country's largest skateboard park



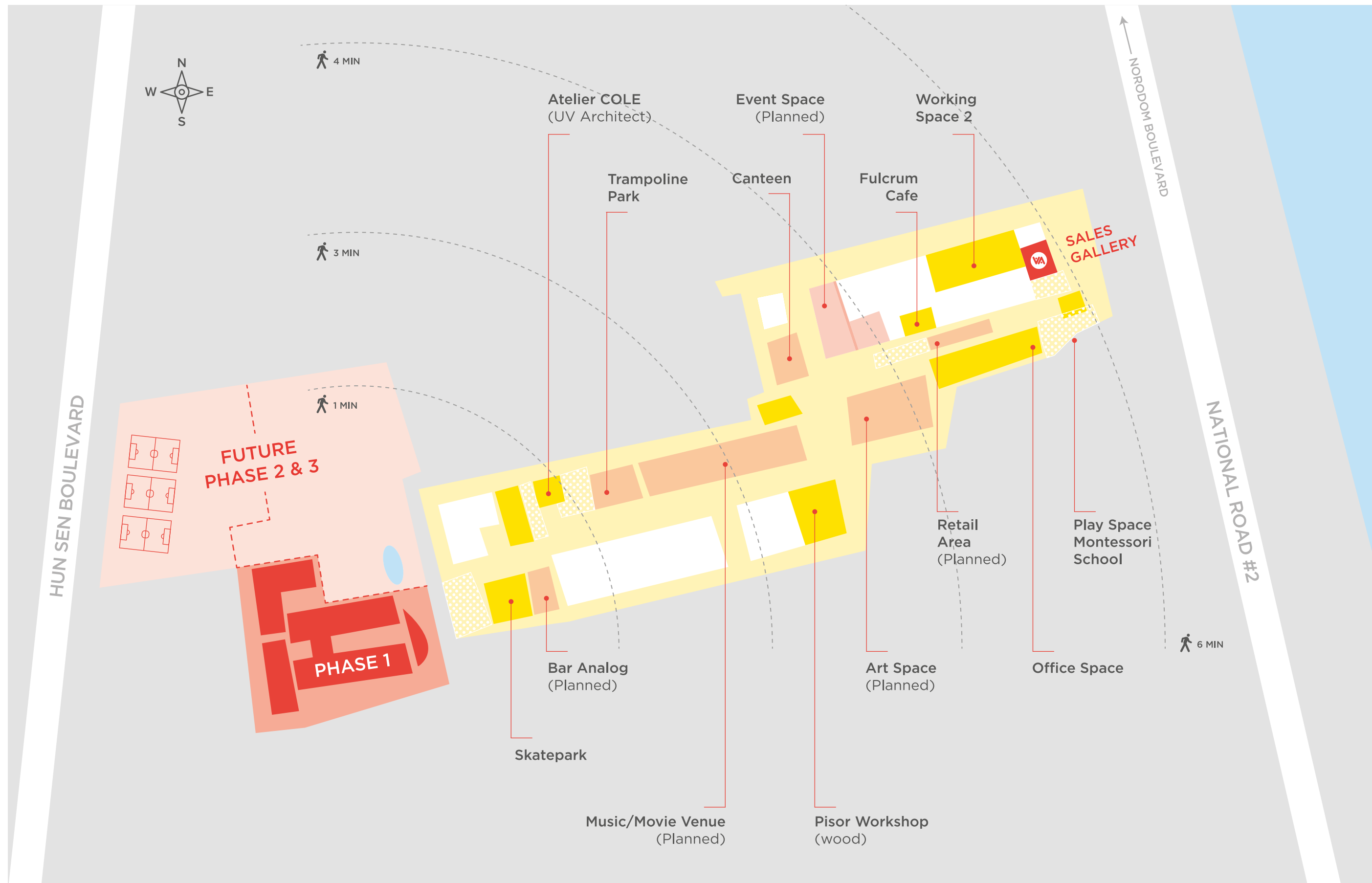


Everything you need within walking distance

We've designed **Urban Village** to take care of all your everyday needs, all within an easy walking distance. From a game of football or a game of tag with your children, buying fish and vegetables for dinner, or dropping off laundry, Urban Village has amenities to support your lifestyle.

The community is also positioned next to **Factory Phnom Penh**, a site unlike anything in Cambodia. Residents have full access to this exciting new mixed-used technology and creative hub, which houses a co-working space, traditional offices, an accredited Montessori School, artist studios, food, drink and retail options as well as regular music, entertainment and educational activities.

You may never need to leave.

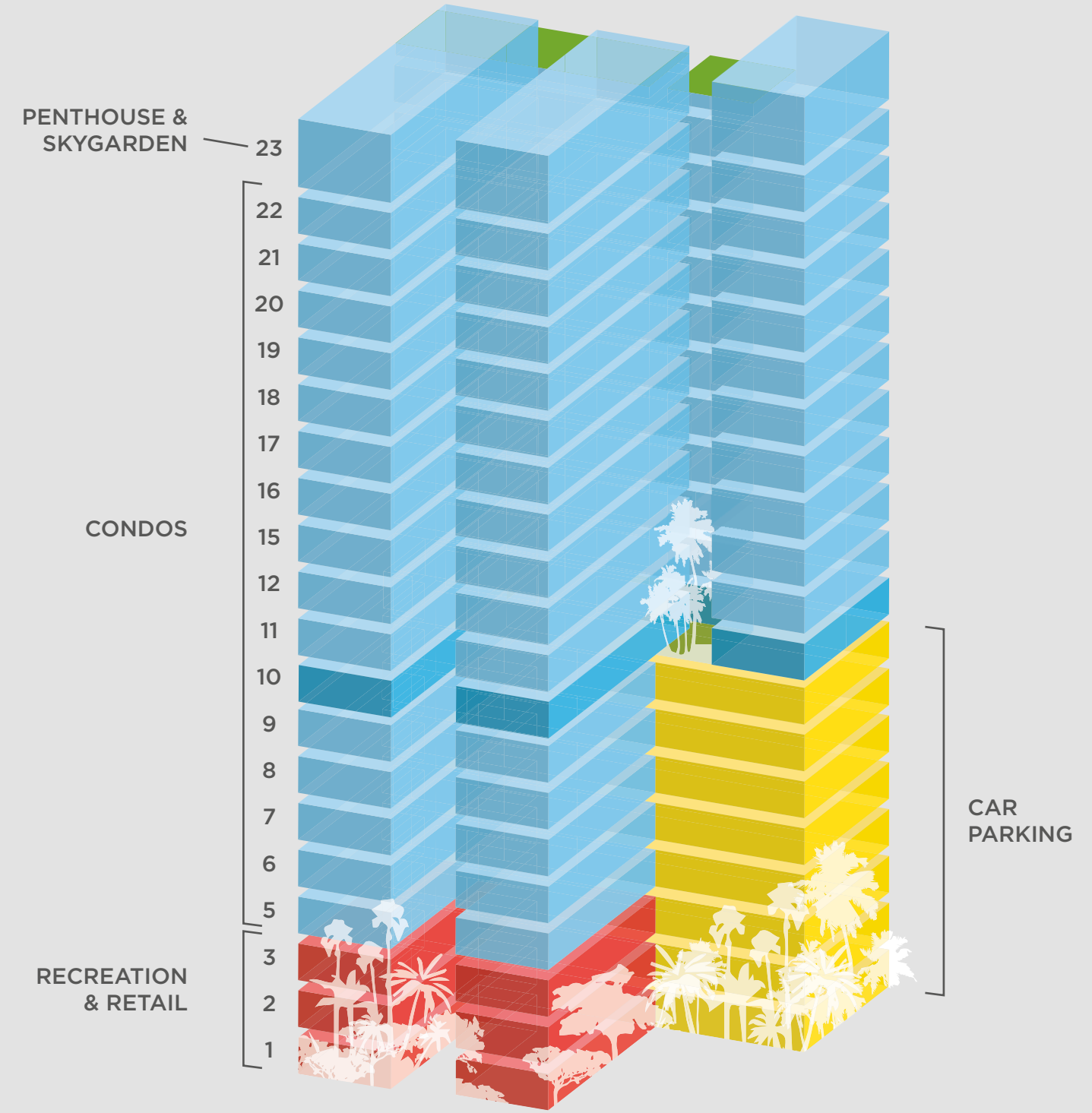


Condos

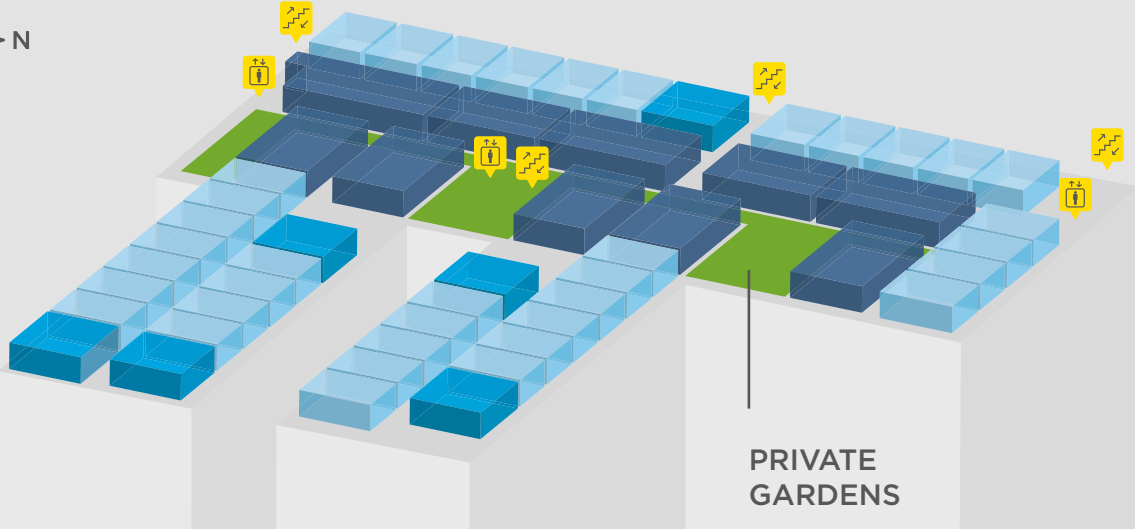
Urban Village features 23 floor of residences in a range of sizes, so we have options for everyone. Each floor houses over 30 units with the roof areas home to larger penthouses.

12 elevators service every floor and walkways are 2 meters wide to ensure safety and make moving in easier.

UNIT SIZE	50 - 55 SQM	70 - 80 SQM	> 100 SQM
10 TH FLOOR	37 units	6 units	10 units
ALL PHASE 1	657 units	161 units	10 units



Sample layout





Floor Plans

Urban Village offers a range of condo sizes, from 50 square meter starter homes to over 148 square meters for growing families, all designed to maximize usability.



UNIT SIZE (SQM)	TOTAL UNITS	ROOMS
50	347	1
50	236	2
53	53	2
55	21	2
70	124	2
72	21	2
80	16	2
103	1	3
105	1	3
120	1	3
120	5	3
122	1	3
148	1	3



50 SQM Net | 67 SQM Gross

1 Bedroom | 3 Meter Ceiling Height



Have a 3D
Tour visit of our
showroom



22

01

Electricity Ready
All piping and electric is ready
for AC installation in every room

02

Stove & Hood/Fan

03

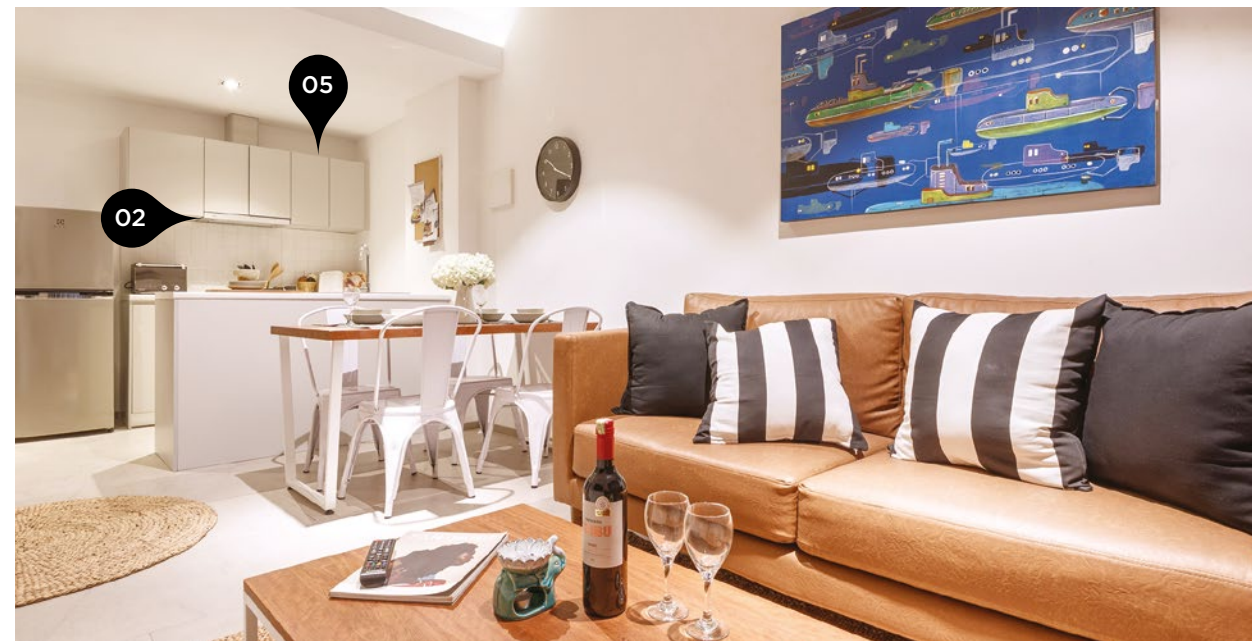
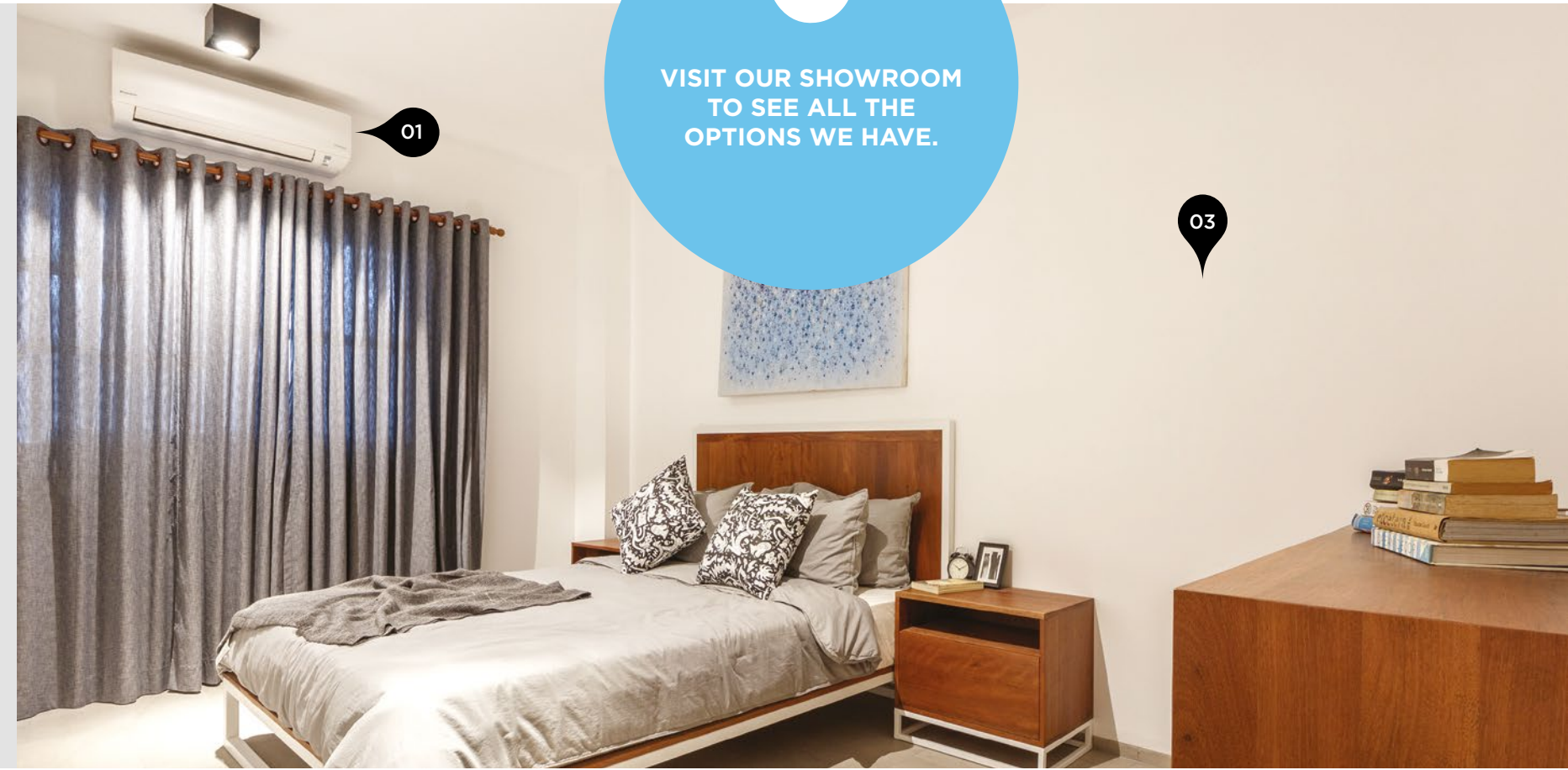
Fire resistant & sound proof walls

04

Hardwood Doors

05

Imported Kitchen Cabinet



70 SQM Net | 93 SQM Gross

1 Bedroom | 3 Meter Ceiling Height



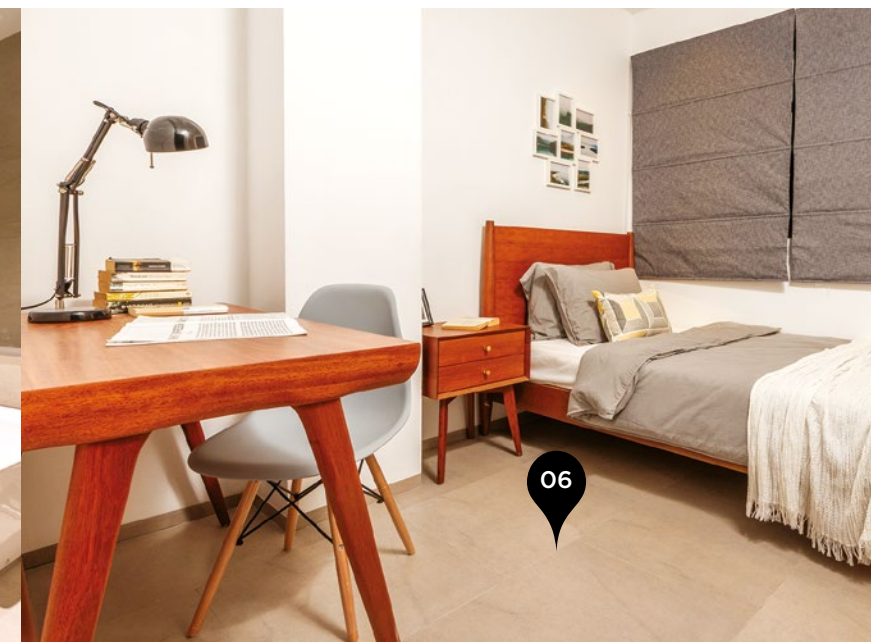
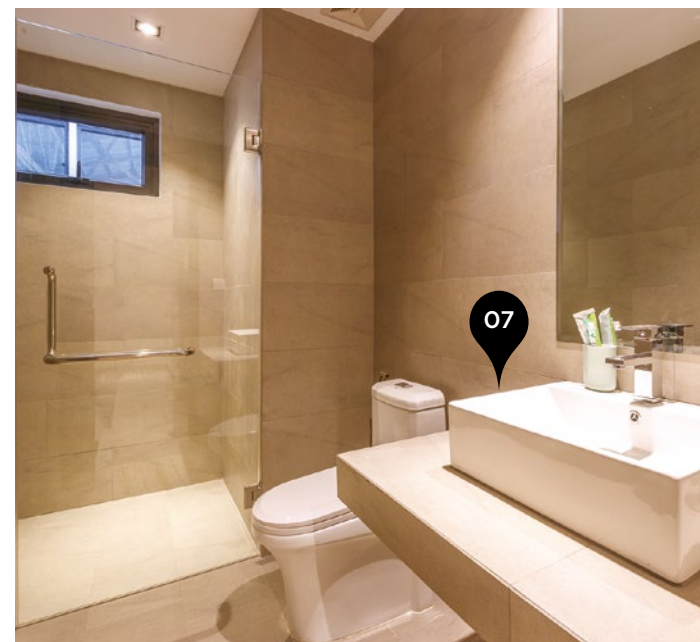
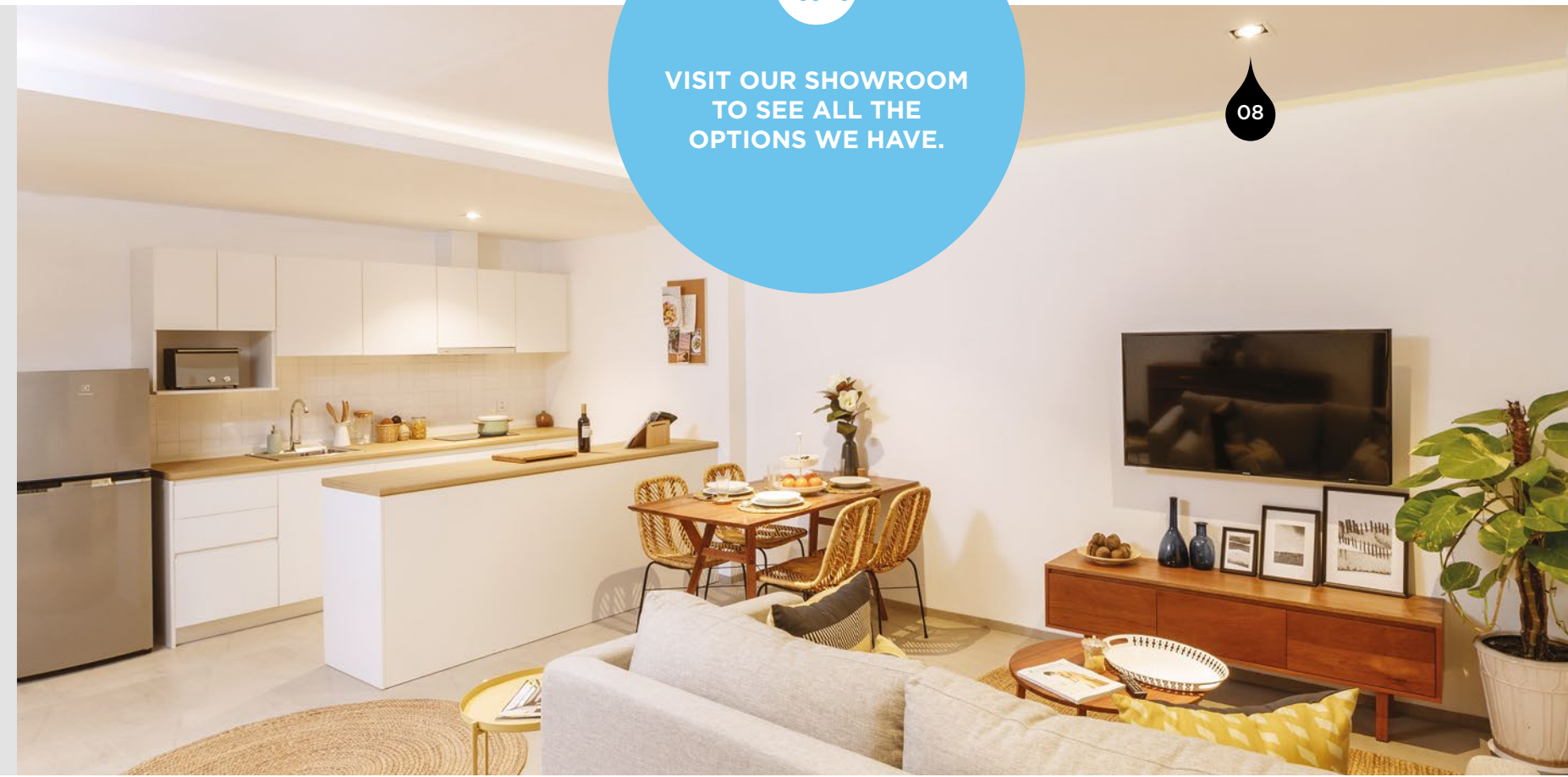
Have a 3D
Tour visit of our
showroom



24



- 06**
Non slip floor tiling
Slate grey in the living areas
and dark slate in the bathroom
- 07**
Fully furnished bathroom
Excellent quality showers, hot water, toilets
and sinks, ready to use from day one
- 08**
Energy and cost saving light fixtures



About Us

Urban Village is a passion project between two unique developers who share a vision of providing a new alternative to Phnom Penh's rapid urbanization. We believe urban living can be intelligently designed, provide the perfect home for a young family while also be fun and exciting outside of your condo. We want you to look forward to coming home, every day.

THE DEVELOPERS



Urban Living Solutions (KH)

www.urbanlivingsolutions.com

Urban Living Solutions (ULS) was established in 2016 by Kim "Leang" Kean with a focus on community-focused options for Cambodian Development. ULS brands itself as a lifestyle development firm. The focus is not only to build the next condo, but to look at the Cambodian landscape and ensure that projects benefit the people who live and work there.

ULS is the lead developer on the **Urban Village** project managing the overall concept, master plan, architecture, interior design and management. Building off the success of **Urban Loft** in Phnom Penh's Sen Sok neighborhood and conceptual development and build out of **Factory Phnom Penh**, ULS is working to make **Urban Village** unlike anything attempted in Phnom Penh's rapidly growing real estate sector.

Goldfame Group (HK)

www.goldfame.com.hk

Goldfame Group was established in 1992 by Mr. C.K. Chan and is headquartered in Hong Kong with offices worldwide in China, Cambodia and Spain. Currently **Goldfame Group** is one of the top five global knitwear manufacturers.

Goldfame Group is a multinational conglomerate with businesses in various sectors including insurance, financial institution, packaging, printing and forestry. It provides employment for over 30,000 people worldwide. **Goldfame** has also sponsored several charities and NGOs in Cambodia, helping to build roads and open schools.

Goldfame is the lead financial investor on the **Urban Hub** project and heads up numerous parts in the operation.

By teaming up with **Urban Living Solutions**, Goldfame's vision is to create apartments that have a sense of place and belonging.

GOLDFAME GROUP

THE ARCHITECTS

Harper Architecture & Design (AUS/TH)

www.harperarchitecture.com



Based in Bangkok since the early 1990s, Australian architect and keen surfer Peter Harper has designed a range of expressive projects in locations such as Thailand, the Maldives and Malaysia, as well as Cambodia's **Urban Loft**, the ULS project in Sen Sok district of Phnom Penh. For **Urban Village**, Peter's team focused on integrating ample greenspace and shared area to fuse community-oriented areas for the master plan. The individual condos were designed to maximize efficiency, with functional layouts that make sense for young families.

Cole Atelier (UK/KH)

www.ateliercole.com



Led by young disrupter David Cole, Atelier **COLE** focuses on innovative, responsive design solutions that champion local skills and traditional artistry in a modern context. His team has led on thinking through the small details that transform the walls into a true home. **COLE** is leading on all finishings and finalizing design from concept to execution. His office is located at **Factory Phnom Penh**, allowing for daily oversight of the project as it builds.

CONSTRUCTION, MANAGEMENT & INDEPENDENT CONSULTANT

Urban Cambo Builders (KH)

www.urbancambobuilders.com



Urban Cambo Builders (UCB) was founded in 2016 with a focus on quality construction using modern materials, techniques and management that just makes sense. **Cambo Builders** is the lead contractor on the **Factory Development** and **Urban Village**. UCB was also the lead contractor for **Urban Loft**, a combination of two twenty-story towers flanked by shophouses slated for completion in late 2018.

Urban Hub (KH)

www.villagephnompenh.com



Urban Hub is the management arm for both **Urban Village** and **Factory Phnom Penh**. In addition to managing the sales team, **Urban Hub** also oversees procurement and building oversight ensuring that the development meets quality and safety standards. As these projects come to completion, the company will transition into the day-to-day management arm of both projects, working with owners to maintain the site and oversee retail tenants.

Oliver Ho & Associates (SG)

www.quantitysurveyorsg.com



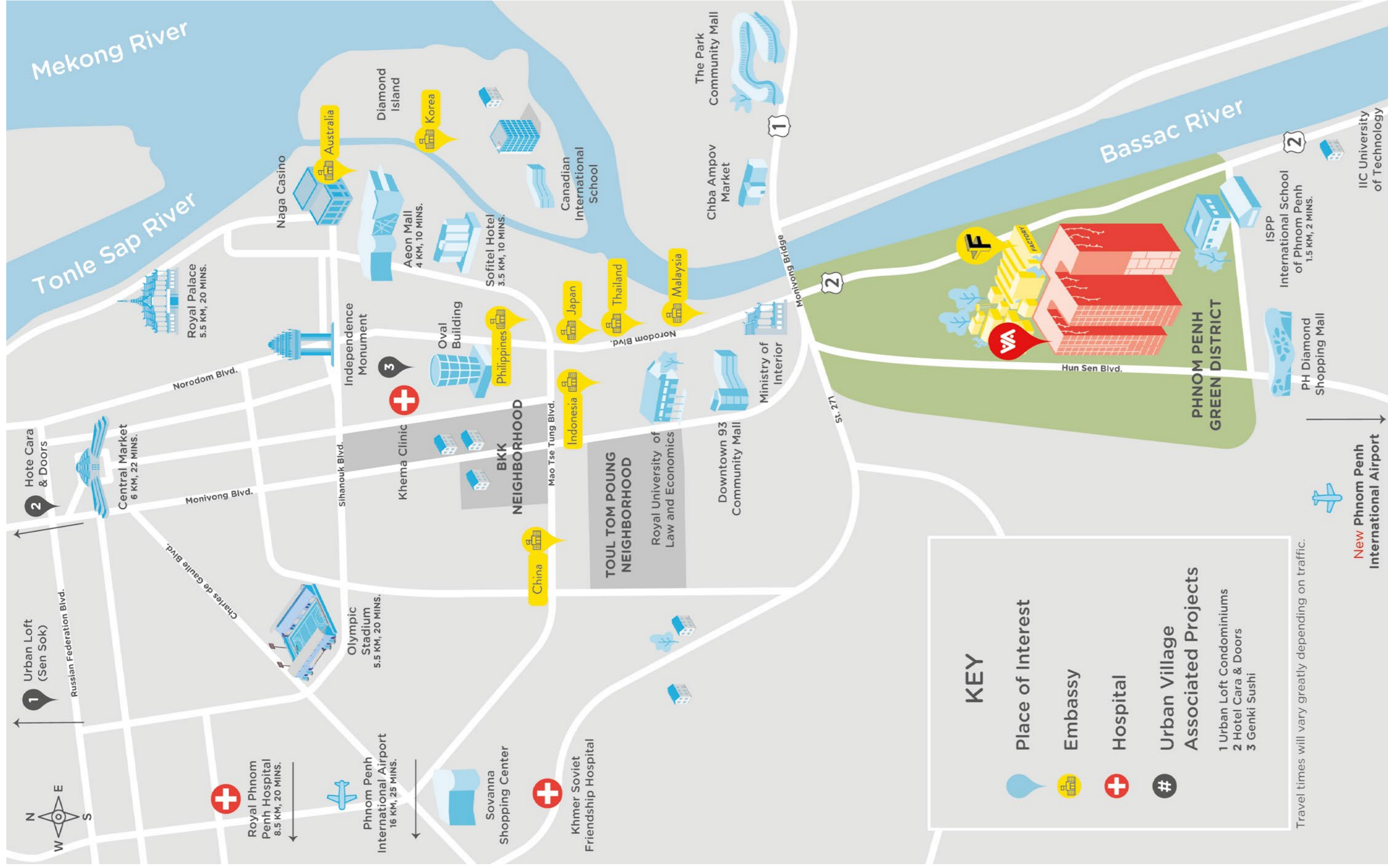
Oliver Ho & Associates is a leading quantity surveyor (QS) firm based in Singapore providing consulting services throughout Asia. OHA advises clients on all key areas of property development, from evaluating risk, cost, value to all areas of project management. For **Urban Village**, **Oliver Ho & Associates** are in charge of quantity surveying, reviewing construction drawings and tendering documents to ensure the project reaches the highest safety and quality standards.

CSA (HK)

www.csa-eng.biz



Hong Kong-based **CSA** is one of the largest building consulting firms in the Asia Pacific region. **CSA** is part of the **NV5 Group**, which has over 2,500 global employees providing engineering and consulting services in all aspects of building construction. **CSA** embraces innovative technology, to meet international design standards while deploying a professional team to deliver consulting services throughout the world. **CSA** is the independent mechanical, electrical and plumbing engineering (MEP) consultant for **Urban Village**.



Location

Urban Village is set in the capital's burgeoning Meanchey district (south of Norodom Boulevard) and lies within easy reach of Phnom Penh's liveliest entertainment and business hubs.

We're strategically connected to the city-center via Hun Sen Boulevard, Street 271 and National Road Two. The restaurants, malls and shops of central Phnom Penh are less than 10 minutes away.

Meanchey itself boasts **Factory** - a creative office hub that hosts regular events, as well as food and drink outlets - making the area an ideal base for all.



Share this idea with your future neighbor!



Vatanac

Wat Phnom

Montivong Blvd

Independence Monument

Naga World Casino

AEON Mall

Norodom Blvd

Diamond Island

Mekong River

The Factory

Park Mall

National Road N.2

National Road N.1



Get in touch with our sales team to get started.

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Be one of our partners:

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