



DIAMOND BAY
GARDEN

- *Rare. Refine. Reconnected* -



Diamond Bay Garden Mekong and City Views

Diamond Bay Garden is a premium riverfront condominium located in central Phnom Penh, positioned at the confluence of the Mekong, Tonle Sap, and Bassac rivers.

This prime location offers unobstructed river views within a growing Central Business District (CBD) and longstanding residential area. As one of the select freehold waterfront developments available to local and international buyers in Cambodia, Diamond Bay Garden offers a promising investment opportunity in the country's capital.

Property Overview

Diamond Bay Garden is an award-winning riverfront condominium located in downtown Phnom Penh, developed by the Overseas Cambodian Investment Corporation (OCIC). The project will be completed in three phases, featuring three towers with unique views over the Mekong River.

The first tower, which includes 591 units, now has units available for sale. The top 10 floors will be managed by Ascott under the Somerset brand. The anticipated completion date for this tower is 2026.

Features Summary

Number of floors	39
Number of units	591
Number of parking floors	2
Number of parking lots	1,378

Facilities

- 24-hour reception
- Swimming pool with Mekong River view
- Sky Garden & Sky Lounge
- Fitness Center
- Steam & Sauna
- Yoga Studio
- Children's playground

38F - 39F

Sky Garden & Sky Lounge
Managed by Ascott

27F - 37F

Somerset Diamond Bay Garden
Managed by Ascott

3F - 26F

Residential Floors
Managed by DBG

2F

Fitness Center
Yoga Studio
Children's Playground & Pool
Steam & Sauna
Co-Managed by Ascott & DBG

GF - MF

Lobby
Co-Managed by Ascott and DBG

B1 - B2

Secured Parking

Artist's perspective for illustration only



Artist's perspective for illustration only

Unit Types

- Standard
- Somerset by Ascott

Studio	sqm (Gross)	sqm (Net)
SR	60	45
SC	62	46

1 Bedroom	sqm (Gross)	sqm (Net)
1D	75	57

2 Bedroom	sqm (Gross)	sqm (Net)
2R	106	80
2CD	106	80
2C	120	91

3 Bedroom	sqm (Gross)	sqm (Net)
3R	170	129



VR TOUR
(SR&SC)



VR TOUR
(2C, 2CD, 2D, 2R)



VR TOUR
(3R)





PROPERTY PARTNERS



somerset
DIAMOND BAY GARDEN
PHNOM PENH



Investment Opportunity in Cambodia

Yearly GDP Growth: 6%
Over 10 Years

Freehold Ownership
Foreign Ownership ✓

Invest in US Dollars

Cambodia: The Next Asian Tiger

Cambodia's central location in Southeast Asia offers excellent connectivity to major markets, making it an ideal hub for trade, travel, and business. Rapid infrastructure improvements and the 2025 opening of a new international airport, the world's 9th largest, enhance its appeal. With growing international interest, Cambodia is poised for significant growth as a key player in Asia.



Prime Real Estate Investment Opportunities

Cambodia offers excellent real estate investment opportunities with strong economic growth and favorable conditions. Attractive property prices and supportive government policies are drawing global investors. Urban development and rising demand for quality housing and office spaces make Cambodia appealing for both residential and commercial investments.

The Ultimate Convenience

LIFE AT DIAMOND BAY



A few Steps from a New Community

Diamond Bay is just steps away from Connexion, a vibrant community hub designed for work, learning and sustainability. Inside Connexion, you'll find a dynamic mix of brands and experiences. This includes coffee shops, office spaces, schools, sports clubs and event spaces that regularly host fun workshops, markets and community gatherings. With a bioclimatic architecture and a welcoming vibe, the F&B options make Connexion more than just a workspace. It's a place where you can relax, chill and catch up with friends.



Your All-in-One Destination



Koh Pich Lifestyle

LIVE, WORK, PLAY



KOH PICH IN NUMBERS

INVESTMENT
US\$ 1.5 Billion

EXPECTED POPULATION
18,000

KOH PICH AREA
100+ Hectares

BUSINESSES
700+

OFFICE WORKERS
7,000+

RIVERSIDE & PROMENADES
7+ km

OFFICE SPACES
220,000+ sqm

CONVENTION & EXHIBITION CENTER
40,000+ sqm

PARKS & GARDENS
8 Hectares

STUDENTS
1,800+

A Well-Connected Central District in Phnom Penh



SHOPPING & ENTERTAINMENT	
Central Park	0.5km
Koh Pich Theatre	0.5km
AEON Mall Phnom Penh	1.3km
U Mall	1.4km
NagaWorld	1.5km
Noro Mall	2.7km

EDUCATION	
De Montfort University	850m
Canadian International School	1.3km
French International School	1.6km

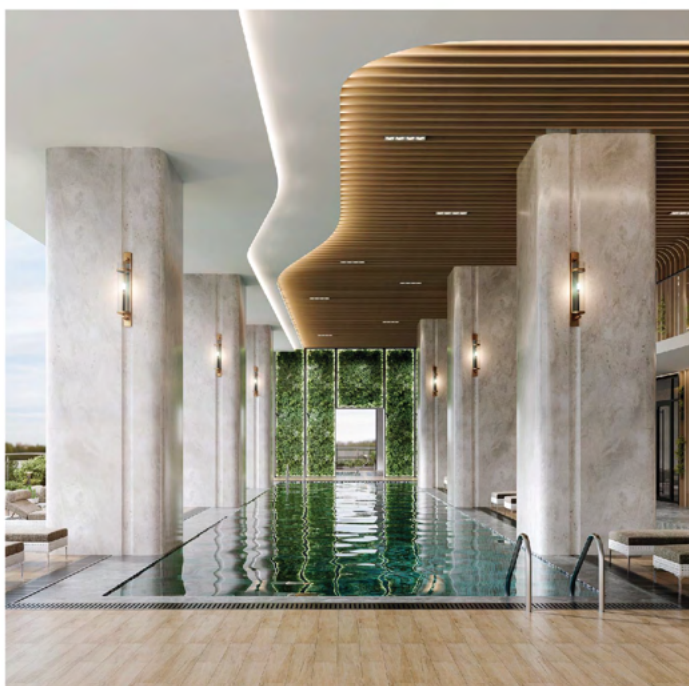
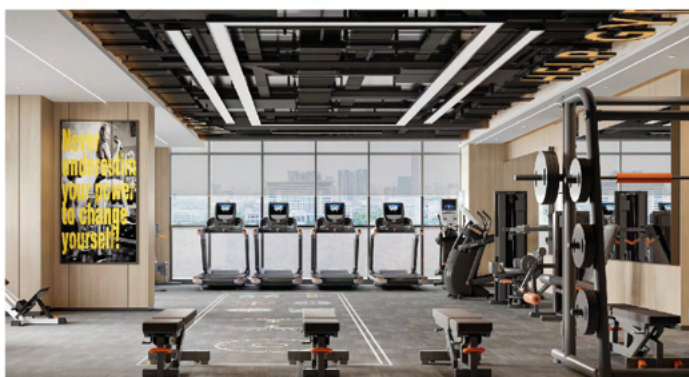
HEALTHCARE	
Ucare Pharmacy	0.5km
Orchid Hospital	1.5km
Intercare Express	2.6km

CULTURAL	
Independence Monument	2.4km
Royal Palace	2.6km
National Museum	3.2km
Wat Phnom	4.4km

LEGEND	
○	International Schools and Universities
○	Government and Embassies
○	Cultural Monuments
○	Parks and Green Spaces
○	Medical Centers and Hospitals
○	Places of Interest

Diamond Bay Garden

Facilities Design Gallery





Sample Unit Layouts

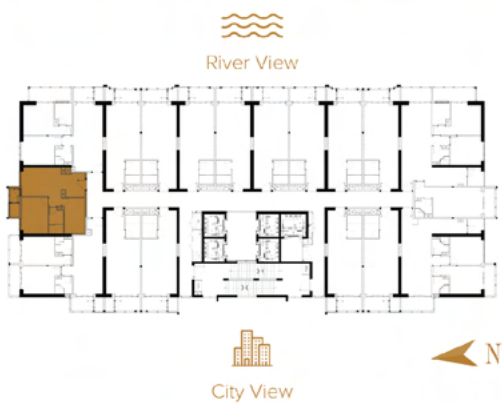
STUDIO 45 - 46 sqm(Net)





Sample Unit Layouts

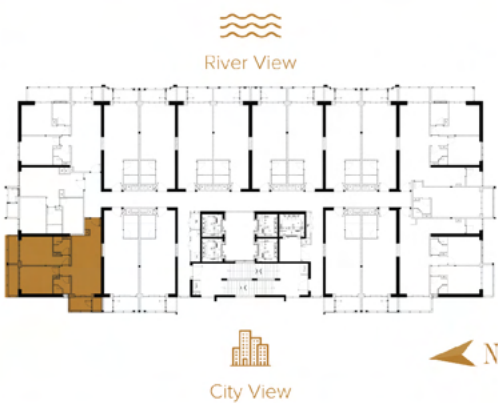
1-BEDROOM 57 sqm(Net)





Sample Unit Layouts

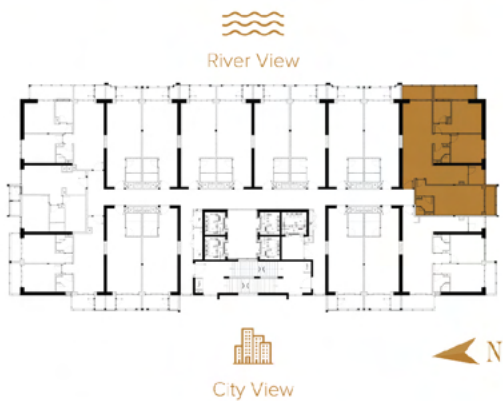
2-BEDROOM 80 - 91 sqm(Net)





Sample Unit Layouts

3-BEDROOM 129 sqm(Net)



GUARANTEED RENTAL RETURN UNITS

INVEST, GET PAID, OWN



Diamond Bay also offers buyers an investment vehicle through its Guaranteed Rental Return (GRR) program. Units from the 27th to the 37th floor form part of the branded residences operated by Somerset, a member of The Ascott Limited, offering investors a net return of 60% over 10 years.

Benefits at a Glance

No Leasing Commission Fees	
No Tenant Sourcing Required	
No Management Fees (\$970 to \$2,750 in Savings / Year)	
No Utility Charges for 10 years	
No Internet Charges for 10 years	
No Maintenance & Repair costs for 10 years	
Premium Interior	→ Loose Furniture for 10 years
Complete Unit Management	→ By Somerset Diamond Bay Garden
Ascott / Somerset Quality Residence	→ Returned after 10 years



Sample

Unit Interiors

SOMERSET DIAMOND BAY GARDEN BY THE ASCOTT LIMITED



EAST
MEKONG RIVER VIEW



WEST
SKYLINE CITY VIEW



- *The Rare Art of Riverfront Living in Phnom Penh* -



DIAMOND BAY

GARDEN



DIAMOND BAY GARDEN

Connexion, Koh Pich Street,
Tonle Bassac, Khan Chamkarmorn,
Phnom Penh, Cambodia.



Diamond Bay Garden



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