



DIAMOND BAY
GARDEN



Premium Waterfront Living

Introducing Diamond Bay Garden residence nestled adjacent to the iconic Mekong, Tonle Sap and Bassac Rivers.



A condominium development that will redefine the Phnom Penh Riverfront.



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01

PANORAMIC RIVER AND CITY VIEWS

A seamless harmony of modern elegance, a vibrant community, and nature-inspired living, set against the breathtaking confluence of three rivers.



The first of three towers, Tower A features 591 premium residences located in the prime Koh Pich district offering panoramic views of the city and rivers.

Welcome to a private viewing of Diamond Bay, a flagship residential development of Overseas Cambodian Investment Corporation (OCIC).

A SANCTUARY OF GREEN

Rising 39 stories along Phnom Penh's waterfront, Diamond Bay brings together a premium design with a commitment to sustainability. The project integrates nature into its design with lush ground gardens, cascading vertical greenery, and a serene sky garden. These thoughtfully curated green spaces bring the beauty of nature, creating a tranquil environment that merges the energy of water with the zen of plants.

At a Glance

→ 150 Meters	HEIGHT
→ 591	UNITS
→ 39	FLOORS
→ 3	GARDENS
→ 3	RIVERS
→ > 1,000 SQM	OF HOSPITALITY SPACE



Sky Garden



Vertical & Ground Gardens

03

A LOCATION WITH A VISION

Located in the growing Koh Pich Central Business District (CBD), Diamond Bay offers a rare balance of convenience, accessibility, and community.

Steps from over 8 hectares of green spaces, the city's vibrant tech scene, trendy F&B outlets, the iconic Norea Bridge, and a short drive to Phnom Penh's iconic landmark, retail and Grade A Offices – Diamond Bay blends riverside tranquility with the pulse of Phnom Penh's urban energy.



03 A LOCATION WITH A VISION - CONNEXION

A few Steps from a New Community

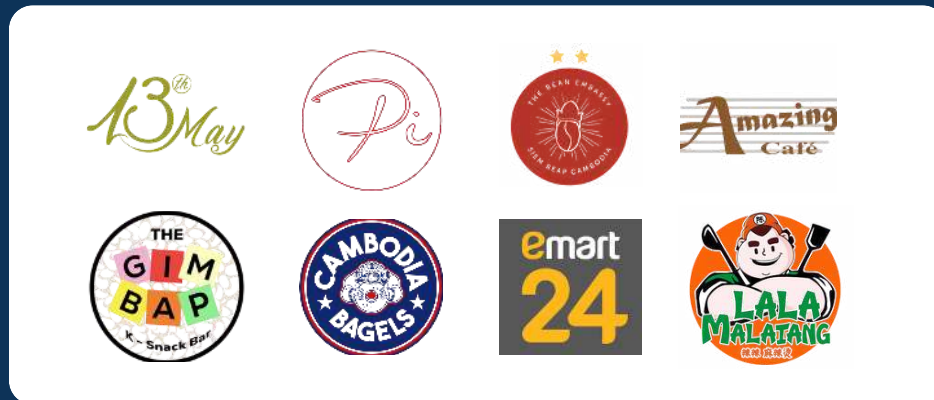
Diamond Bay is just steps away from Connexion, a vibrant community hub designed for work, learning and sustainability. Inside Connexion, you'll find a dynamic mix of brands and experiences. This includes coffee shops, office spaces, schools, sports clubs and event spaces that regularly host fun workshops, markets and community gatherings.



With relaxing corners 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.

03 A LOCATION WITH A VISION - CONNEXION CNTD.

Convenience & Leisure in One Place



Emart24 from South Korea, and **The Bean Embassy**, a specialty coffee shop from Siem Reap, will be joining our community by December, 2025.



Padel and Pickleball

Connexion is expanding its active lifestyle offerings. Soon, you'll be able to play Padel and Pickleball, while enjoying the breeze and river views.

03 A LOCATION WITH A VISION - CONNEXION CNTD.

Frequent Events & Activities

Connexion is a community hub where exciting events bring people together. From the popular Phnom Penh Plant and Garden Fair to creative workshops, fashions shows and celebration, there's always something happening to inspire, connect and energize our community.



Type of Events

- Education
- Fairs
- Exhibitions
- National Day Celebrations
- Conferences & Seminars



03 A LOCATION WITH A VISION - KOH PICH CENTRAL PARK



A New Hub of Fun & Greenery

A diversity of cuisines and shops are opening by Christmas, bringing a slew of activities and choices for residents and professionals across Koh Pich and beyond.

NEW TENANTS OF KOH PICH CENTRAL PARK

From freshly brewed bubble tea to simmering shabu, or a quick stop for daily vitamins, new international & local commerces have begun operating in the Koh Pich community.



04

YOUR RETREAT IN THE HEART OF PHNOM PENH

Discover a serene haven of modern amenities right at your doorstep, thoughtfully designed for residents of all ages at Diamond Bay. Enjoy a lifestyle where comfort, leisure, and convenience come together in a vibrant waterfront environment.

Amenities at a Glance

→ 25-Meter Long	SWIMMING POOL
→ 6 Meter-High	CEILING
→ Technogym	EQUIPMENT
→ Panoramic	RIVER VIEWS
→ > 200 SQM	FITNESS & WELLNESS FACILITIES
→ > 160 SQM	PLAYGROUND & CHILDREN POOL



The Pool

Immerse yourself in the tranquil setting of Diamond Bay's pool deck, designed with an open facade to welcome refreshing breezes from three rivers. Take in the views of the Bassac River while enjoying the main pool, or let the kids have fun in the dedicated children's pool, creating a relaxing and family-friendly riverside escape.

Fitness Centre

The fitness centre at Diamond Bay combines modern design with functionality, offering advanced equipment with a direct view over the Bassac river, a steam room, and a sauna - it provides an ideal space to unwind and focus on wellness.

Yoga Room

Diamond Bay's yoga room, is designed to promote wellness and tranquility. Bathed in ample natural light and offering a serene atmosphere, it provides the perfect space for residents to unwind, rejuvenate, and focus on their well-being amidst the calming energy of the waterfront setting.

Children Playground

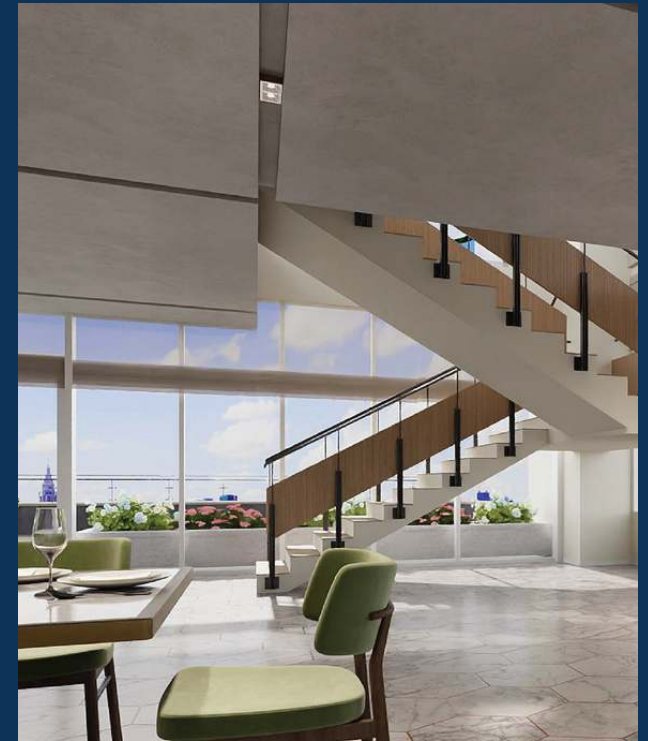
At Diamond Bay, you'll find a playground where your kids can play, laugh, and explore, all within a safe and exciting space. Indoors or outdoors, it's designed for family moments you'll treasure.

04

YOUR RETREAT IN THE HEART OF PHNOM PENH CNTD.

An exclusive rooftop oasis for Diamond Bay tenants and residents
Enjoy 360° views, curated breakfast, and fresh river breezes
Private Meeting rooms available for events and conferences, 150 meters above ground.

Sky Garden & Sky Lounge



05 TRACK RECORDS OF SUCCESS

Diamond Bay combines OCIC's proven local expertise, with over two decades of transformative projects in Cambodia, and the international prestige of The Ascott Limited, part of the renowned CapitaLand Group.

This partnership blends deep regional knowledge with global standards in hospitality under Somerset Diamond Bay – ensuring a project that delivers quality, trust, and lasting value for residents and investors alike.



Achievements at a Glance

→ 10,000	HOMES BUILT
→ > 80,000 SQM	OF HOSPITALITY DEVELOPMENTS
→ 25	YEARS OF OPERATIONS
→ > 2,600 HECTARES	OF TECHO INTERNATIONAL AIRPORT DEVELOPMENT
→ 15	BRIDGES
→ > 50	PROJECTS

Achievements at a Glance

→ > 153,000	SERVICED RESIDENCES & HOTEL UNITS
→ > 830	PROPERTIES
→ 40	COUNTRIES
→ > 112,000	CORPORATE CLIENTS
→ 2.4 MILLION	LOYALTY PROGRAM MEMBERS
→ > 800	OPERATING UNITS IN PHNOM PENH

06 PROPERTY MANAGEMENT

Ascott Hospitality

As a globally renowned hospitality leader, Ascott brings expertise, reliability and international standards to Diamond Bay. This will provide a well-managed experience for guests, residents and an appealing opportunity for Guaranteed Rental Returns (GRR) investors.

Experienced Internal Property Management

The property management team brings 40 years of local and international expertise.

Led by Simon Griffiths, with over 1.5 million sqm of real estate experience, and Kuy Ky Meng, with 15+ years in top-tier hotels like Aman Resorts and Raffles.



Mr. Simon Griffiths
Head of Property



Mr. Kuy Ky Meng
Property Manager



Surveyors UK



07 FLEXIBLE PAYMENTS & AVAILABLE FINANCING

Strategic Partnership with Canadia Bank

Diamond Bay offers flexible payment plans and long-term financing options in partnership with Canadia Bank, Cambodia's leading commercial bank since 1991 with nearly \$8B in assets.

Manageable installment plans and extended financing solutions are available, making owning and investing in Diamond Bay both accessible and convenient. This ensures a smooth and tailored investment experience.



Payments and Financing at a Glance

- Open to International & Local BUYERS
- 10% to 50% DOWN PAYMENTS
- Flexible Installment PAYMENTS
- 50% to 90% FINANCING AVAILABLE¹
- Up to 25 Years LOANS AVAILABLE
- Sales & Purchase Agreement AS COLLATERAL



1. At 8% Interest Rate P.A with 12 Months Interest Free

08 STANDARD UNITS

STUDIO RIVER (SR) & STUDIO CITY (SC)

Prime Entry-Level Studios Tailored for Professionals and Investors

- Gross Area : 60 - 62 sqm
- Net Area : 46 - 47 sqm
- Starting From : \$132,000



Unit Features :

- | | | |
|---------------------|------------------|---------------|
| • Bed: 1 | • Living Area: 1 | • Kitchen : 1 |
| • Toilet & Bath : 1 | • Dining : 1 | • Balcony: 1 |



Studio Interior Layout

08 STANDARD UNITS

2 BEDROOM CITY (2CD)

Comfort merged with Central Business District & River Views

- Gross Area : 106 sqm
- Net Area : 80 sqm
- Starting From : \$229,000



Unit Features :

- | | | |
|---------------------|------------------|---------------|
| • Bed : 2 | • Living Area: 1 | • Kitchen : 1 |
| • Toilet & Bath : 2 | • Dining : 1 | • Balcony : 3 |



2CD Interior Layout

08 STANDARD UNITS

3 BEDROOM RIVER (3R)

Designed for Family Living with Long-Term Value

- Gross Area: 170 sqm
- Net Area : 129 sqm
- Starting From : \$395,000



Unit Features :

- | | | |
|---------------------|-------------------|---------------|
| • Bed : 3 | • Living Area : 1 | • Kitchen : 1 |
| • Toilet & Bath : 3 | • Dining : 1 | • Balcony : 3 |



3R Interior Layout

09 GUARANTEED RENTAL RETURN UNITS

Invest, Get Paid, Own

Diamond Bay also offers buyers an investment vehicle through the Guaranteed Rental Return (GRR) Units from 27F to 37F. Investors may diversify their portfolio by including Ascott / Somerset properties yielding **60% Net over 10 years**.

Benefits at a Glance

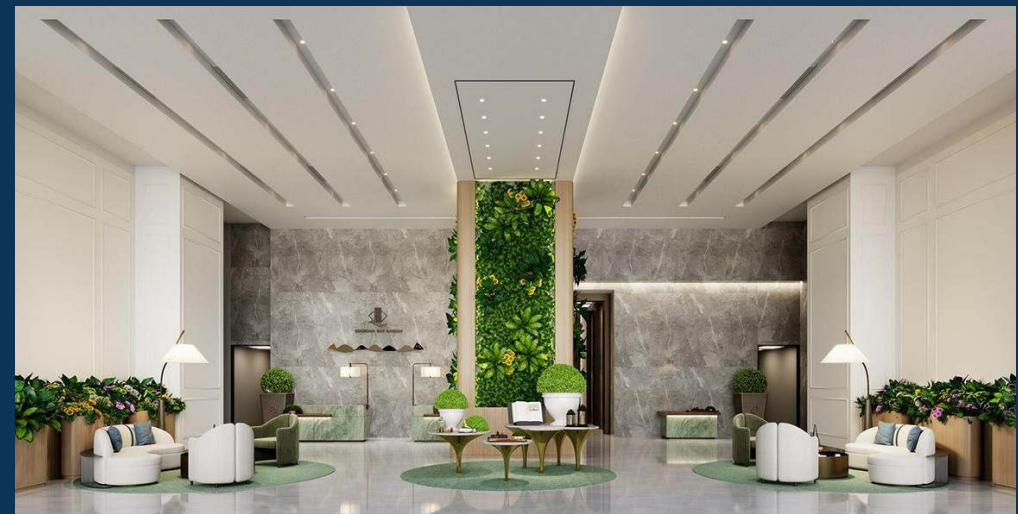
→ 0	LEASING COMMISSION FEES
→ No	CHALLENGES FINDING TENANTS
→ No	MANAGEMENT FEES (\$970 TO \$2,750 IN SAVINGS / YEAR)
→ No	WATER CHARGES FOR 10 YEARS
→ No	ELECTRICITY CHARGES FOR 10 YEARS
→ No	INTERNET CHARGES FOR 10 YEARS
→ No	MAINTENANCE & REPAIR COSTS FOR 10 YEARS
→ Premium Interior	LOOSE FURNITURE INCLUDED FOR 10 YEARS
→ Complete Unit Management	BY SOMERSET DIAMOND BAY GARDEN
→ Ascott / Somerset Quality Residence	RETURNED AFTER 10 YEARS



GRR / Somerset Units Interior Design Gallery



Diamond Bay Garden Facilities Design Gallery



THE FUTURE OF KOH PICH

DIVERSE & DYNAMIC



Expand

Experiences, offerings,
and opportunities



Craft

Urban icons and
lifestyle destinations



Grow

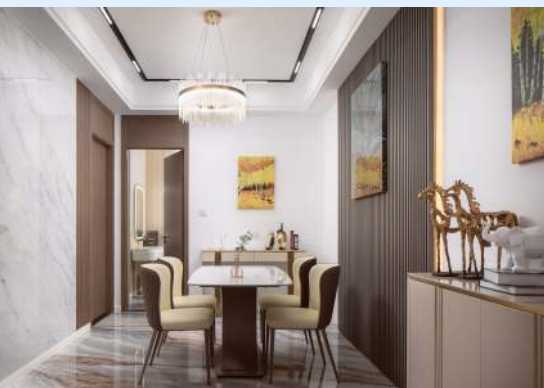
Communities & investments
with lasting value

LIVE, WORK & PLAY

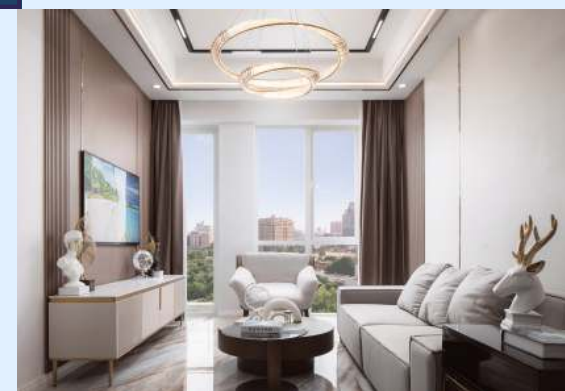
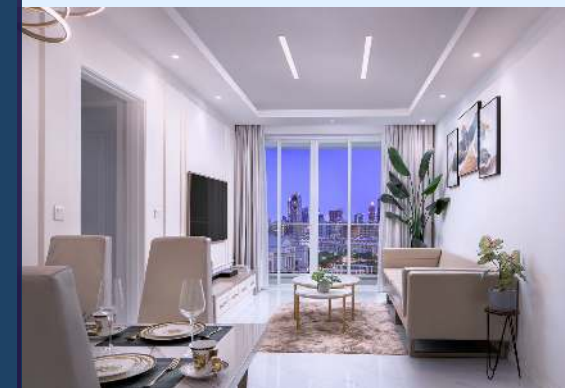


Living Spaces Tailored to Every Style

Diamond Bay Garden offers a range of units, each thoughtfully designed to cater to diverse tastes and preferences.



From contemporary elegance to classic warmth, the interiors adapt to every style of living





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