

PRIME REDEVELOPMENT SITE FOR SALE IN BKK I

STREET 310 :: BKK1 :: PHNOM PENH



SITE DETAILS

Overview

CBRE are pleased to present one of the best investment opportunities currently available in Phnom Penh's premier residential district, BKK1. Located in a prime position close to an array of retail, office, hotel and residential buildings, this site represents an increasingly rare opportunity in the heart of the city. The site is found close to Norodom Blvd and benefits from fantastic river views.

Key Features

Consent for the construction of a 14 storey condominium project has previously been granted by the Ministry of Land Management, Urban Planning and Construction. *(Note: It is possible to change the designation to suit a new development scheme).*

Location

Street 310, Sangkat Boeng Keng Kang I, Khan Chamkarmon, Phnom Penh.

Frontage

19.5 meter frontage
27.25 meter depth

Site Area

512 square meters

Tenure

LMAP Hard Title

Price

US\$ 3 Million (circa US\$5,860 per sqm)

Indicative monthly rental and sales prices in BKK I

- Serviced Apartment Leasing - \$18 to \$22 per sqm per month
- Ground Floor Retail - \$30 per sqm per month
- Average Sales Price for High-end Condominiums - \$3,500 per sqm

Redevelopment Parameters

- Plot Ratio: 9
- Set Back: Frontage – 5 meters. Back Side – 2.5 meters
- Site Coverage: Up to 70%



FOR SALE - FREEHOLD

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LOCATION MAP



SITE SHAPE



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SITE PHOTOGRAPHS



Frontage to St 310



Street View - Street 310



Street 310, Corner Norodom Blvd



CONTACT US

Thida Ann
Director
+855 89 777 308
thida.ann@cbre.com

James Hodge
Associate Director
+855 89 333 722
james.hodge@cbre.com

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