

Time Square



LIVE THE ART OF LIVING.
A SIGNATURE IN RUSSIAN MARKET.



NEW DEFINITION OF
RUSSIAN MARKET HERITAGE

EXPERIENCE AN ART LIFESTYLE
YOU HAVE ALWAYS DREAM FOR.



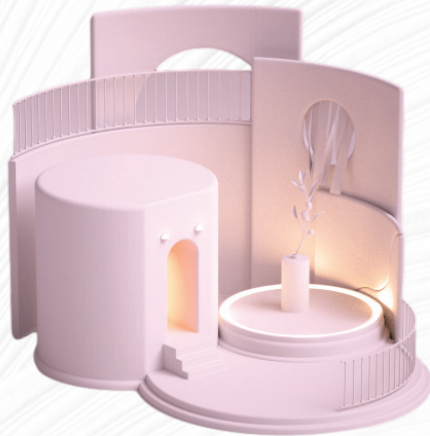
Developer



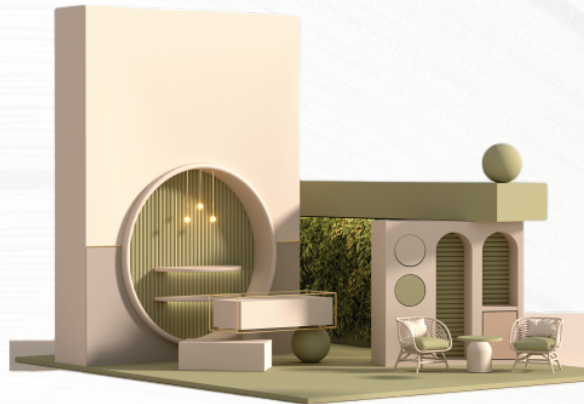
Location



Unit Type



Project

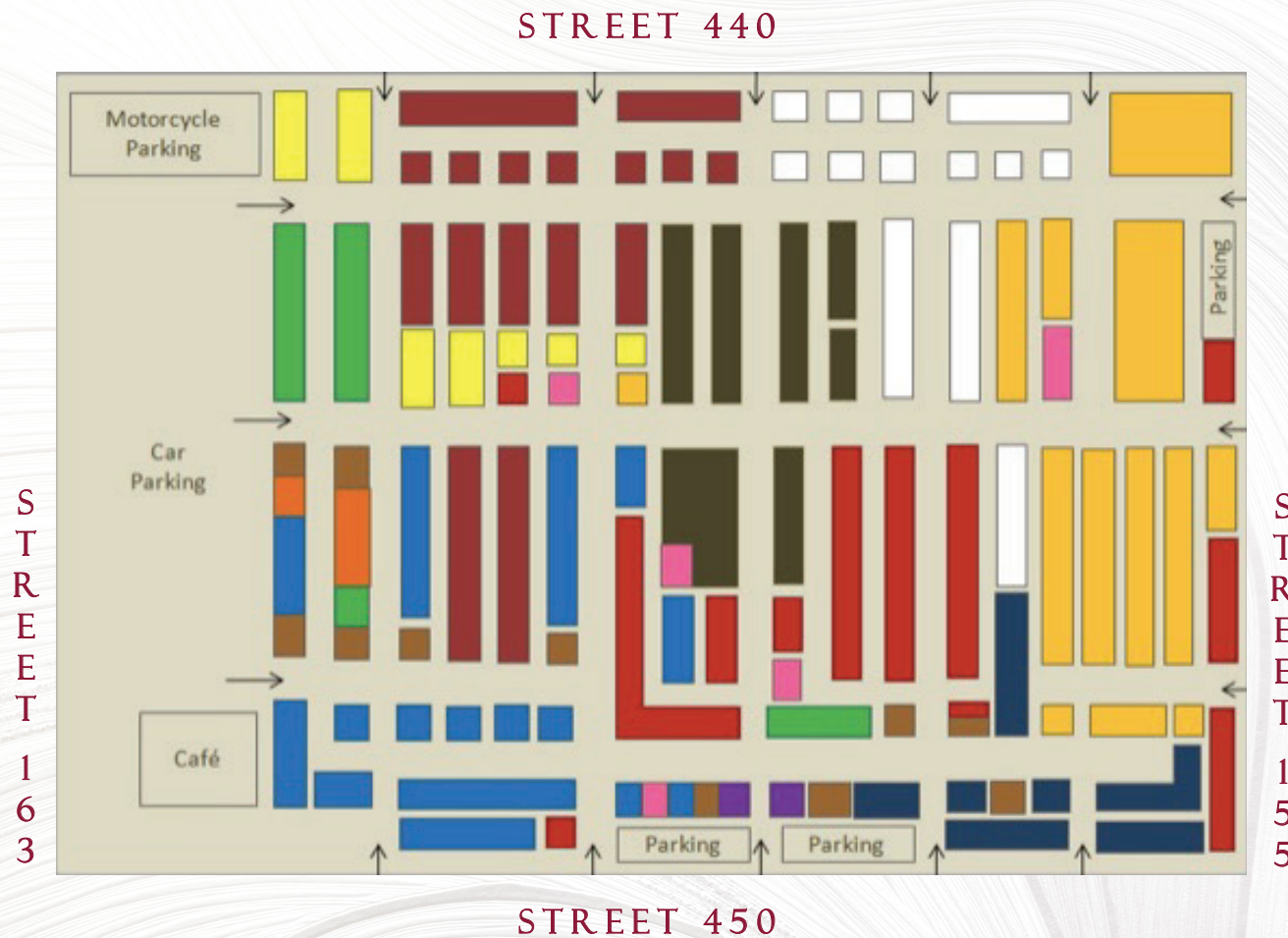


Facility

A NEW BENCHMARK IN LUXURIOUS LIVING

A PERFECT BLEND OF LIFESTYLES DESIGN CONCEPT
OF FOREIGN AND KHMER CULTURE

The Value To Develop In Russian Market



It will be the
2nd of BKK1

Mix Culture
Neighborhood

High Demand
for Living & Rental



Living In The Central Of Phnom Penh



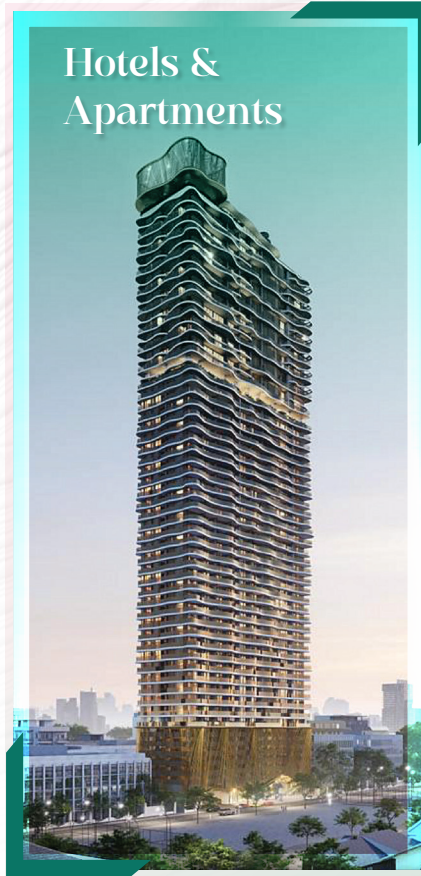
1

Russian Market



50

Hotels & Apartments



90

Global Restaurants



100

Boutique Cafes



Why Buy Russian Market?

1

The 2nd Of Bkk1

- Buy 50% Cheaper Than Bkk1



2

Local And Expat Neighborhood

- Quiet Residential Area
- Secure View



3

No Competitive Condo In Russian Market

- High Demand For Rental Market



4

International Cafe & Restaurant

- Good For Living & Investment
- Global Cafe And Restaurants
- Service apartments and Hotels



Developer

MEGAKIM WORLD CORPORATION



Developer

MEGAKIM WORLD CORPORATION

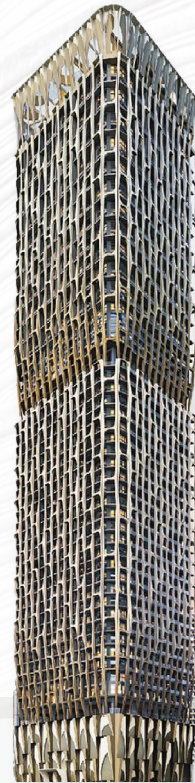
TS8

RUSSIAN
MARKET



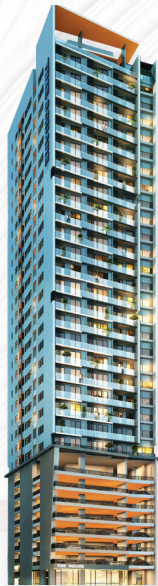
TS7

TOUL
KORK



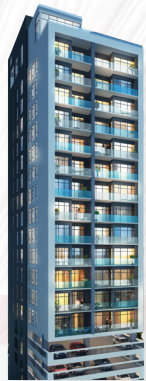
TS2

TOUL
KORK



TS1

BKKI



TS6

BKKI



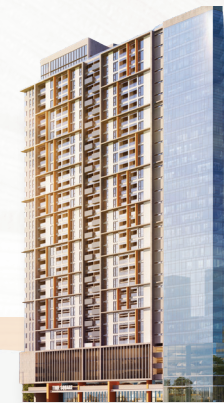
TS5

BKKI



TS3

TOUL
KORK



TS4 | BOREY
AIRPORT





TS2

30F CONDO WITH 270 UNITS



TS3

33F CONDO & OFFICE WITH 600 UNITS



TS7

47F CONDO WITH 80 UNITS



TS1

18F CONDO WITH 80 UNITS



TS8

47F CONDO WITH 700 UNITS



TS5

45F CONDO WITH 350 UNITS



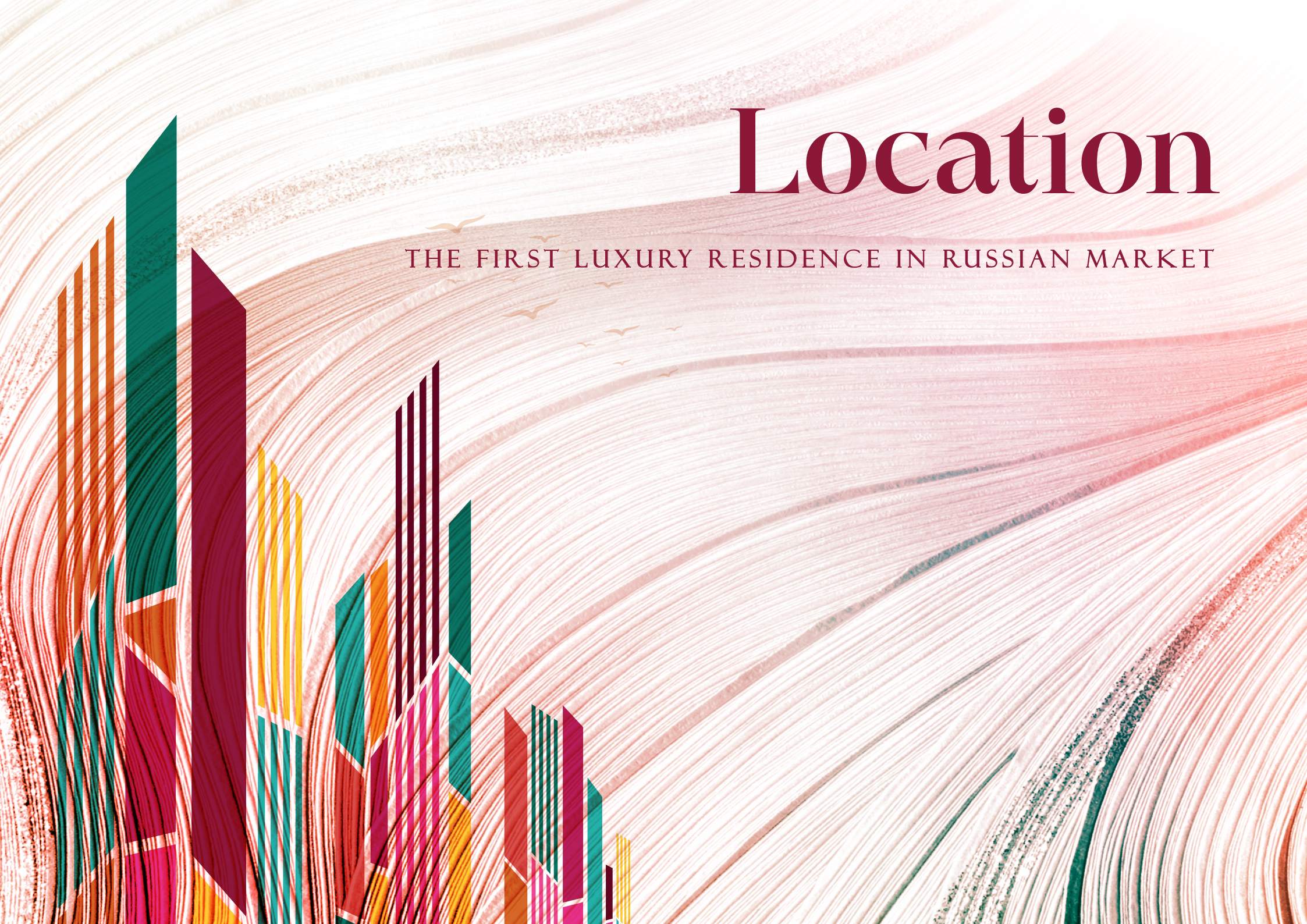
TS6

47F CONDO WITH 400 UNITS



Location

THE FIRST LUXURY RESIDENCE IN RUSSIAN MARKET



Russian Market Premium Address st.410

Mao Tse Toung Blvd



TS8

St 410

Located at the **Street 410**, near the most popular **Street 123 & Mao Tse Toung Blvd**. With 5 minutes walking distance to Russian Market.

St 155

St 135

St 123

St 105

Russian Market

St 155

St 135

St 123

St 105

Montivong Blvd

Mao Tse Toung Blvd



TS8

St 410

Premium Address

PART I Street 123

Russian
Market

St 155

St 135

St 123


St 105

St 155

St 135

St 123

St 105

 Dawn Coffee


 Popok Play & Space

 Brooklyn Pizza

 Kinin


 Pastamania GelatoFix

 Funky Festi


 LoLa Lounge

 Eleven One Kitchen


St:420

 Witness Cafe

St:428

 Dudu Tea


St:432


 Euro Coffee

 The M Coffee & Restaurant


 123 Pig

St:440


 Urban Tavern

 Bang Bang PP

St:446

 Mr. Piccolo Coffee

 RÉT eatery



 La Bruschetta PP

 Irina


St:450


 Elia Greek Kitchen

 Le Biscuit Pastry


 Kungfu Kitchen  Vanna


St:454

 Curry Pot

 The Pop Tea Bar

St:456

 NiGiRi LaB

 Hai Ge TTP

St:460

 Torajiro

 Trattoria Bello

St:464

Mao Tse Toung Blvd

TS8



St 410

Premium Address

PART II Street 135

Russian Market

St 155

St 135

St 123

St 105



Plano Coffee

St 420



Ion Coffee

St 428



Tonkotsu
Kazan
Ramen



Charm
afe TTP

St 432



Yosaya Thai Food



Cibo
Italiano



Indian
Village



Eric Kayser TTP

St 440



Anita Khmer Food



Noir Coffee



Nepalese
Momo
House

St 446



Daily Drip Coffee & Bakery



ASDA PUB



Jakak BBQ & BAR

St 450

Thirteen5
Cafe



RAMA
SteakHouse



Deja Cafe



Crab Market

St 454

Golden
Pumpkin



Ueda Coffee



Tofu
Omakase



Haru Pizza



Noodle &
Dumpling

St 456



Asian Cuisine



Pizza Khmer



Mexicano

St 460

French Gourment



Cakes & Craft



LOLA Music Lounge

St 464



The Deck

St 155

St 135

St 123

St 105

Mao Tse Toung Blvd



TS8

St 410

Premium Address

PART III Street 155

Seng Ny Coffee

St 155

BINGXUE TTP Ice Cream
Cafe Amazon
Sunny Fried Rice
Hong Heng Restaurant

Russian Market

Heng Huot
MOMOYO Ice Cream
Sweet Corner & Yogurtland
Pich Cafe
Bear Cafe

Hai Coffee
KFC TTP
Gourment Kitchen
NESAT Seafood House
Otto Bistro
The 440 Coffee & Juicy
Nuttly Bakery
Taste of the Middle East
ASPA PUB

Freedom Burger
Long After Dark
RAMA Steakhouse
Fu Hot Pot

Big Apple Donuts & Coffee
Tous Les Jours
Japanese Ramen Bar
Xiang Ban Sugar
Bamboo Pizza
French Gourmets

Pizza Hut TTP
Brown Coffee TTP

Beurre Dessert Coffee

KOI TTP
Sumi Lab Japanese
Eggplant Bear Kitchen

St 155

St 135

St 123

St 135

St 123

St 105

St.420

St.428

St.432

St.440

St.446

St.450

St.454

St.456

St.460

St.464

Project

47F LANDMARK IN RUSSIAN MARKET





Project Information

Location : Street 410, Russian Market

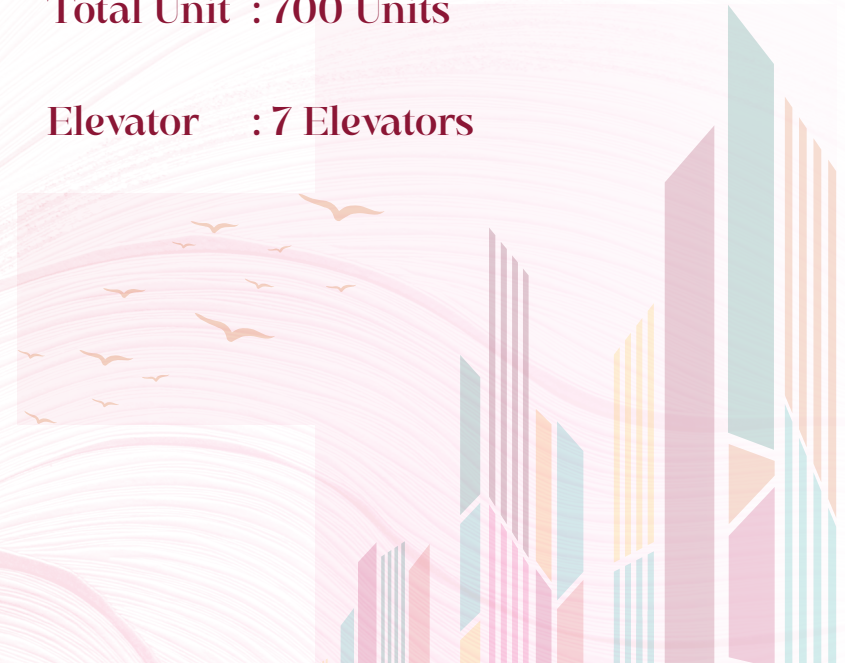
Developer : Megakim World Corporation

Building : 47F/B2

Land Size : 1494 sqm

Total Unit : 700 Units

Elevator : 7 Elevators





Building Level

| | |
|--------|--------------------|
| 50F | High Ground |
| 49F | Gym & Tennis Court |
| 48F | Infinity Pool |
| 40-47F | Duplex Floor |
| 39F | TS Sky Lounge |
| 8-38F | Classic Floor |
| 2-7F | Carparking |
| GF | Lobby Balcony Café |
| B1-B2F | Carpark |



Building Level

50F

High Ground

49F

- Tennis Court
- Sky Boxing
- Sky Gym
- Sky Yoga

48F

- 40M Infinity Skypool
- Amphitheater
- Sky Terrace
- Play Space
- Sky Patio

39F

- Art Gallery
- Art Library
- Floating Bar
- Sky Cinema
- Meeting Room
- Sky Entertainment
- Co-Creation Space

GF

Lobby, Balcony Cafe

40-47F

Duplex Floor

8-38F

Classic Floor

2-7F

Carparking

B1-B2F

Carpark



Premium Facility

GF / 39F / 48F / 49F

GF PUBLIC FACILITIES



GF

Balcony
Cafe

48F PUBLIC FACILITIES



40M
Infinity
Skypool



Play Space

48F

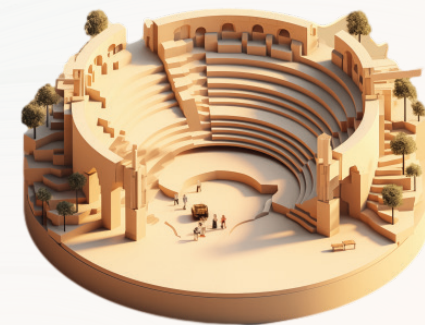
Sky Terrace



Sky Patio



Amphitheater



39F PUBLIC FACILITIES



39F Art Gallery



Meeting Room



Sky Entertainment



Floating Bar



Sky Cinema



Art Library



Co-Creation Space



49F PUBLIC FACILITIES



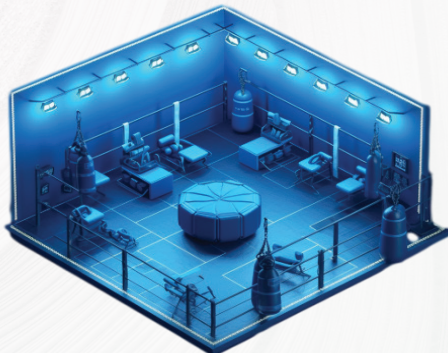
49F



Tennis Court



Sky Yoga



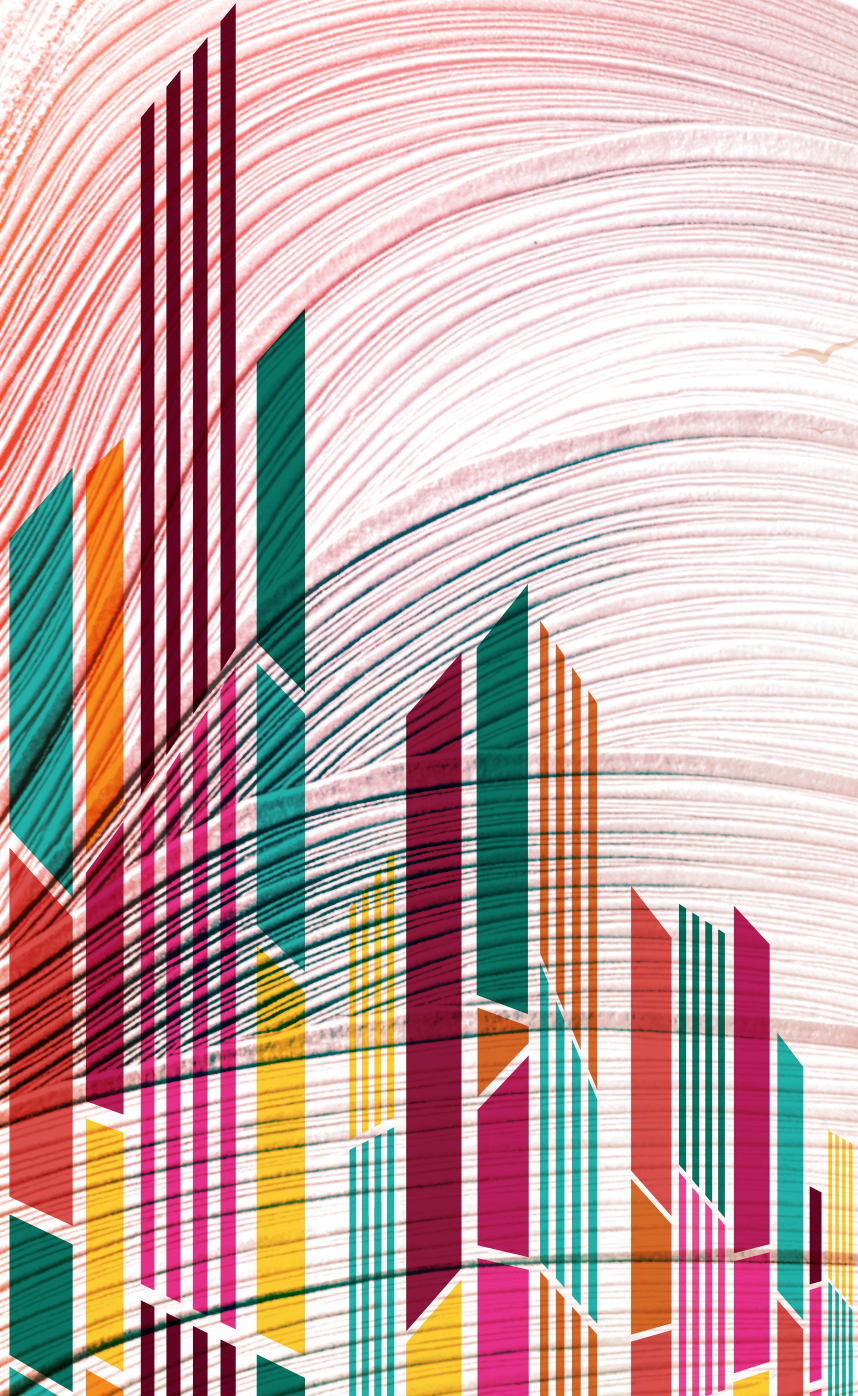
Sky Boxing



Sky Gym

Unit Type

| | | |
|----------|-----------------|--------|
| STANDARD | 1-2-3 BEDROOM | 8-38F |
| DUPLEX | 1-2-3-4 BEDROOM | 40-47F |



8F - 38F UNIT TYPE



| | | |
|-------|---------|-----------------------|
| 1 Bed | 40 sqm | J |
| | 47 sqm | K . L . M . N . O . P |
| | 60 sqm | D . E . F . G . H . I |
| 2 Bed | 73 sqm | Q . R |
| | 88 sqm | B . C . S |
| 3 Bed | 111 sqm | A |

8 - 38F

STANDARD FLOOR
1-2-3 BEDROOM



Floor Plan 8 - 38F



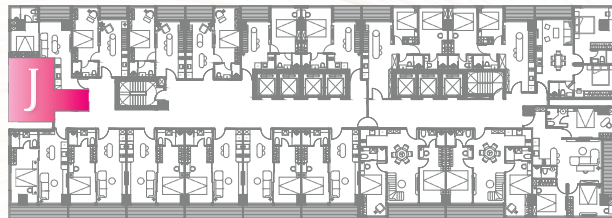
Mao Tse Toung Blvd



Street 410

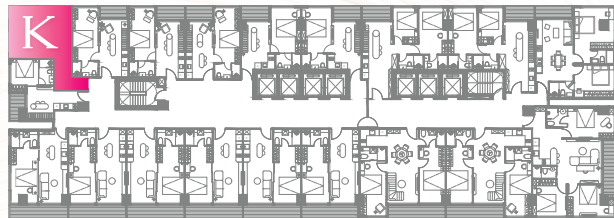
Mini
1 Bed

J | 40 SQM



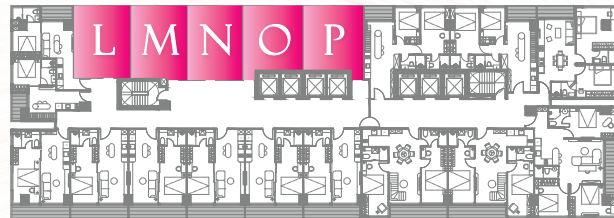
Corner 1 Bed

K | 47 SQM



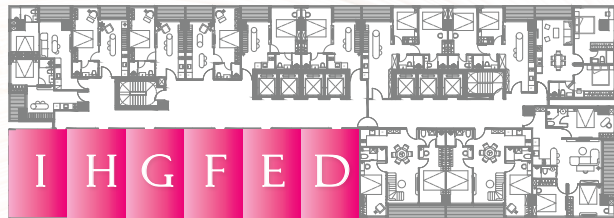
Tiffany 1 Bed

L . M . N . O . P | 47 SQM



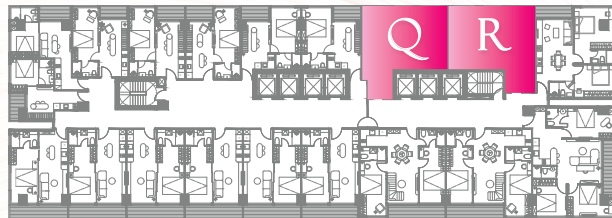
Modern 1 Bed

D . E . F . G . H . I | 60 SQM



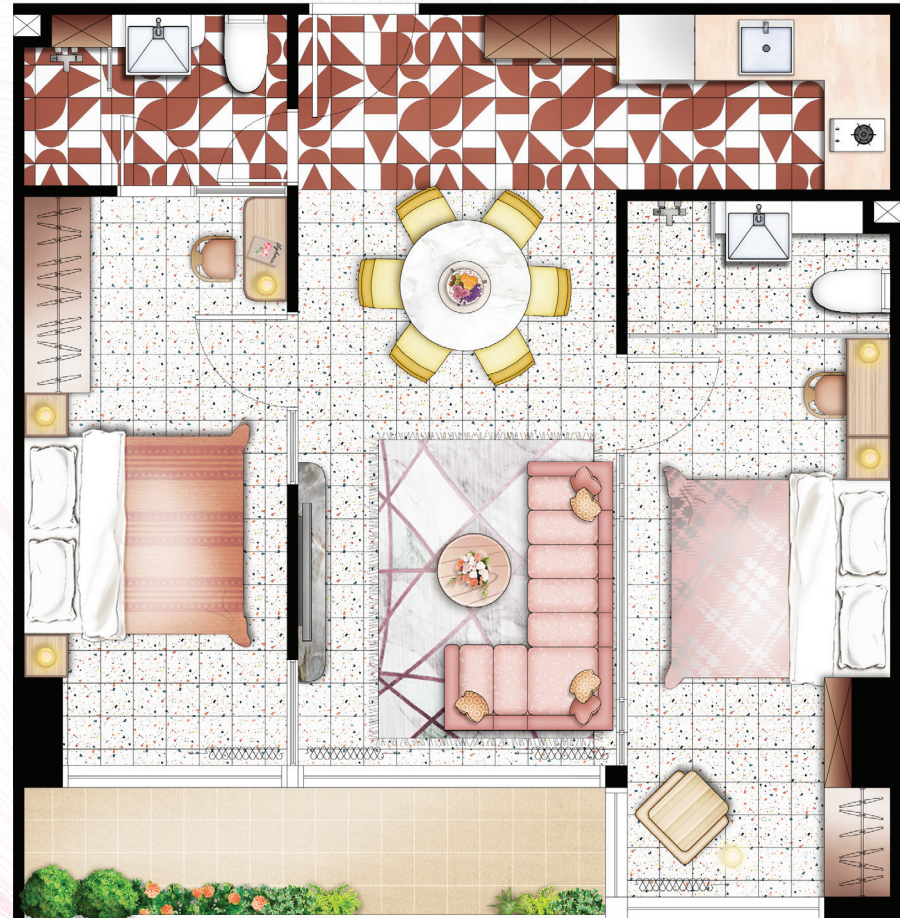
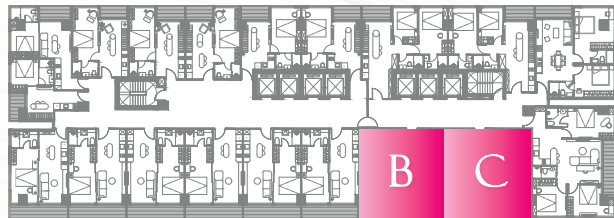
Crystal 2 Bed

Q . R | 73 SQM



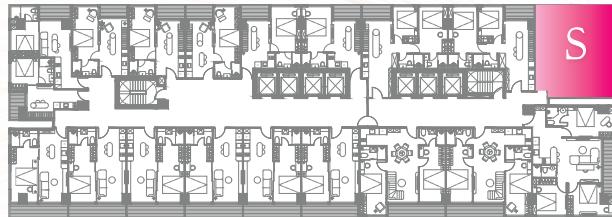
Contemporary 2 Bed

B . C | 88 SQM



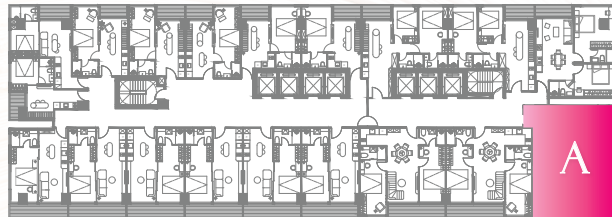
Corner 2 Bed

S | 88 SQM



Diamond 3 bed

A | 111 SQM



CORNER 1 BED



CORNER 1 BED



CORNER 1 BED



TIFFANY 1 BED



TIFFANY 1 BED



TIFFANY 1 BED



MODERN 1 BED



MODERN 1 BED



MODERN 1 BED



CONTEMPORARY 2 BED



CONTEMPORARY 2 BED



CONTEMPORARY 2 BED



CONTEMPORARY 2 BED



DIAMOND 3 BED



DIAMOND 3 BED



DIAMOND 3 BED



DIAMOND 3 BED



DIAMOND 3 BED

