

Cambodia Residential Relocation Guide

2026-2027

A guide for individuals seeking to relocate to Cambodia.

knightfrank.com.kh



Connecting people
& property, perfectly.



Foreward

Welcome to Cambodia

Located in the heart of Southeast Asia, Cambodia enjoys a strategic position along the Gulf of Thailand and shares borders with Laos, Thailand, and Vietnam. The country's landscape ranges from mountain regions in the south-west and north to fertile plains shaped by the Mekong River and Tonle Sap Lake in the center. Cambodia operates a mixed economic system that blends market activity with government planning and regulation, and it remains an active member of the Association of Southeast Asian Nations (ASEAN), supporting regional economic cooperation and growth.

Phnom Penh, Cambodia's capital, was once celebrated as the "Pearl of Southeast Asia." Since emerging from the Khmer Rouge period in 1979, the city has steadily rebuilt itself into a confident and dynamic capital that reflects the nation's cultural resilience and forward momentum. As of 2026, Phnom Penh continues to evolve as one of the region's most distinctive urban centers. Its historic landmarks, vibrant markets, and expanding dining and lifestyle scene make it both a compelling destination for visitors and an increasingly attractive home for expatriates.

The city offers a striking blend of old and new. Ancient Khmer heritage, French colonial architecture, and modern development exist side by side, creating a unique urban character. Temple spires and the Royal Palace stand alongside a growing skyline, while lively markets and cultural attractions offer constant activity. Phnom Penh is also known for its energetic food and hospitality scene, with an ever-expanding selection of restaurants, bars, and entertainment venues that bring the city to life after sunset.

Development continues to reshape Phnom Penh's skyline. High-grade office buildings, premium residential projects, and large-scale retail destinations reflect sustained investment and confidence in the capital's future. Entering 2026, Phnom Penh stands at a pivotal moment - balancing heritage with modernization as it strengthens its position as a regional hub for business, lifestyle, and urban growth.



Ross Wheble
Country Head

Fast Facts

Getting Acquainted



LIVING IN CAMBODIA



Where is Cambodia located and what is the weather like?

Location



Cambodia is located in the southern part of the Indochina Peninsula in Southeast Asia. The country shares land borders with Thailand, Vietnam, and Laos, and also has a coastline along the Gulf of Thailand.

Covering approximately 181,035 km², Cambodia's geography is shaped by a low-lying central plain linked to the Mekong River and the Tonlé Sap basin. Administratively, Cambodia comprises 24 provinces plus Phnom Penh, a special capital unit that is governed at provincial level, bringing the total to 25 first-tier divisions. Phnom Penh underwent major modernization in the early 20th century, earning the nickname "Pearl of Asia."



Population

Cambodia has a total population of approximately 17 million as of 2025 (General Population Census 2025), reflecting ongoing annual growth. At a provincial level, Phnom Penh recorded the highest population with approximately 2.5 million residents, followed by Kandal with about 1.3 million, Prey Veng with around 1.1 million, and Siem Reap with close to 1.1 million. These figures underscore continued urban concentration in and around the capital region alongside significant populations in key agricultural and tourism provinces.

Weather



As a country in Southeast Asia with a tropical climate, Cambodia switches between a wet and dry season, with temperatures typically ranging from 25–35°C depending on the time of year. From May to October, moist air is pulled landward from the ocean, bringing southwest monsoon rainfall to Cambodia and replenishing key river and agricultural systems.

During this period, shifting regional air pressure patterns later increase over Central Asia, pushing cooler, dry air back across Southeast Asia and creating a largely rainless dry season from November to April, characterized by lower humidity and more stable weather conditions.



Time Zone

Cambodia is part of the Indochina Time Zone. (ICT) and is 7 hours ahead of Greenwich Mean Time (GMT). Cambodia shares the same time zone as Thailand, Laos, Vietnam, and parts of Indonesia.

Average Flight Time

	2 Hours	
	Singapore	
	2.5 Hours	
	Hong Kong	
	5 Hours	
	Beijing	
	4 Hours	
	Shanghai	
	17 Hours	
	Paris	

Airport

The new airport, which began operations on September 9, 2025, is expected to handle up to 15 million passengers annually. It is viewed as a significant step in highlighting Cambodia's presence on the global stage.

The development will occur in three phases: Phase 2 will add an extra runway to increase capacity to 30 million passengers per year, and Phase 3 will include a third runway and a new terminal, boosting total capacity to 50 million passengers annually.

The airport is located 20 kilometers south of Phnom Penh and is named Techo International Airport (KTI).

LIVING IN CAMBODIA

What is the currency, how are the banks regulated and what is the most common form of payment?

Banking



Cambodia's banking system operates under a two-tier structure, with the National Bank of Cambodia (NBC) acting as the central monetary authority and regulator, alongside a private financial sector comprising commercial banks, specialised banks and microfinance institutions (MFIs). All licensed institutions operate under the framework of the Law on Banking and Financial Institutions, which mandates NBC supervision and prudential oversight.

As of early 2026, Cambodia maintains one of the most developed banking ecosystems among frontier Southeast Asian markets. The sector is characterised by a high degree of dollarisation, strong foreign bank participation and a growing emphasis on digital payment infrastructure. The NBC continues to prioritise financial stability, consumer protection and regulatory modernisation, including strengthened capital requirements and improved risk management standards across the industry.

A defining feature of Cambodia's financial landscape is the rapid adoption of digital payments, led by the NBC's Bakong system, a blockchain-based interbank payment platform that supports real-time retail transactions across participating financial institutions. QR-based payments have become deeply embedded in daily commerce, from large retail environments to small informal vendors, significantly reducing reliance on cash.

The expansion of interoperable QR systems and cross-border payment linkages within ASEAN is strengthening Cambodia's integration into regional financial networks and improving transaction efficiency for businesses, residents and international visitors.

The banking sector plays a critical role in supporting Cambodia's real estate and construction markets through project financing, mortgage lending and corporate credit facilities. Deposit growth has remained stable entering 2026, reflecting sustained confidence in the formal financial system, while credit expansion has moderated following rapid growth in the previous cycle. This shift signals a maturing lending environment that is increasingly aligned with long-term sustainability and regulatory discipline.

Microfinance institutions remain an important component of financial inclusion, particularly in provincial markets, complementing the commercial banking sector's urban focus. Together, these institutions contribute to broader capital circulation and support domestic consumption and investment activity.

Overall, Cambodia's banking sector continues to evolve toward greater transparency, resilience and integration with regional financial systems, reinforcing its role as a key pillar underpinning economic and real estate development.

Tippling



Small gratuities are common. Some restaurants may add a 10% service charge on the bill; further tips are at your discretion (5-10%)

Currency



The National Bank of Cambodia (NBC), the nation's central bank, is in charge of Cambodia's currency and is the monetary and supervisory authority. The NBC is the sole issuer of the Khmer Riel. Khmer Riel is the official currency of Cambodia and is issued in bank notes and bills of 100, 500, 1,000, 2,000, 5,000, 10,000, 20,000, 50,000, 100,000 and 200,000 denominations.

As a widely dollarised economy, the US Dollar is the main trading currency and typically trades at around 4,000 riels to the US Dollar. Both the Khmer Riel and US Dollar remain legal tenders.

When traveling to Cambodia, it is important to note that banks and merchants will not accept US Dollar notes that are over 10 years, nor will they accept notes in poor condition.

If you require specific currency conversions the following websites are helpful:

<https://www.xe.com/> and
<https://www.x-rates.com/>

MAJOR EVENTS IN CAMBODIA

Which major cultural and sporting events are scheduled to take place in Cambodia in 2026 and 2027?

PEAK SEASON

This period offers the most pleasant weather for travel, with low humidity and mild temperatures.

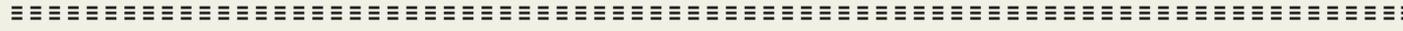
November	▪ Bom Om Touk (Water Festival) 23+24+25 November	▪ International New Year's Day, 1 January
December		▪ Victory over Genocide Day, 7 January
January	▪ Independence Day, 9 November	▪ Chinese New Year (Têt Celebration)
February	▪ Cambodia Peace Day, 29 December	▪ International Women's Day, 8 March
March		▪ Chaul Chhnam (Khmer New Year), 14-15-16 April
April		

LOW SEASON

This season is being rebranded as the "*Green Season*" to showcase the country's lush landscapes and unique experiences during the rainy period.

May	▪ International Day of Work, 1 May	▪ Queen Mother's Birthday, Norodom Monineath, 18 June
June	▪ Chat Prea Angkal (Sacred Furrow Celebration) / Royal Plowing Ceremony, 5 May	▪ Pchum Ben (Ancestor Celebration) 10+11+12 October
July		▪ Constitutional Day, 24 September
August		▪ Honour Day for King Norodom Sihanouk, 15 October
September	▪ King's birthday, Norodom Sihamoni, 14 May	▪ Coronation Day of King Sihamoni, 29 October
October	▪ Vesak Bochea Festival, 1 May	

WORKING IN CAMBODIA



What are the different visa categories and what are their requirements?

Immigration



Cambodia maintains an open and accessible immigration framework for foreign visitors, investors and professionals, subject to compliance with national visa and employment regulations. Entry into Cambodia requires an appropriate visa category, and extensions must be obtained in accordance with Ministry of Interior and General Department of Immigration procedures.

Visa Categories

Foreign nationals may apply for visas through Cambodian embassies, consulates, approved online platforms or on arrival at designated ports of entry. The principal visa categories include:

- Diplomatic Visa (Category A)
- Official Visa (Category B)
- Courtesy Visa (Category C)
- Transit Visa (Category D)
- Ordinary Visa (Category E) — commonly used for business, employment and long-term stay
- Special Visa (Category K) — for persons of Cambodian origin holding foreign passports
- Tourist Visa (Category T)

Each category carries different eligibility requirements, validity periods and extension rules.

Tourist and Short-Term Entry

Tourist visas are typically issued with one-month validity for an official fee of approximately USD 30. Travelers may obtain the visa on arrival or via Cambodia's official e-Visa system, which also provides a single-entry tourist visa. Tourist visas may be extended once only for an additional month. Further stay requires exit and re-entry under a new visa.

Transit visas are issued for up to five days and are generally non-extendable except under exceptional circumstances. The official fee is approximately USD 15.

Ordinary (Business) Visa Extensions

The Ordinary (Category E) visa is the primary route for expatriates working or residing long term in Cambodia. It is initially issued with one-month validity at an official fee of approximately USD 35.

Extensions are available through the Immigration Department of the Ministry of Interior and are structured as follows:

- 1-month extension (single entry): ~USD 50–60
- 3-month extension (single entry): ~USD 70–90
- 6-month extension (multiple entry): ~USD 155–160
- 12-month extension (multiple entry): ~USD 280–300

Longer-term extensions, particularly six- and twelve-month options, typically require supporting documentation such as a work permit, employment confirmation, or company registration records. Compliance requirements are increasingly enforced as Cambodia continues to formalise labour and immigration oversight entering 2026.

Official, Diplomatic and Courtesy Visas

Official and Diplomatic visas are generally issued with an initial validity of up to three months and may be extended from one month up to twelve months or until the termination of mission. Courtesy visas may also be extended for one to twelve months and are typically issued without extension fees.

Special Visa (Category K)

Special visas are granted to individuals of Cambodian origin holding foreign travel documents. These visas are issued with long-term validity and facilitate residency without standard tourist or business visa restrictions.

Further guidance and regulatory updates are available directly through the Ministry of Interior and the General Department of Immigration, which remain the authoritative sources for immigration procedures and fee structures.

WORKING IN CAMBODIA



► *What are the different visa categories and what are their requirements? What taxes do you need to be aware of?*

Visa Requirements



Cambodia's entry regulations are structured to facilitate international mobility, supporting steady flows of tourists, business travelers and foreign professionals through a straightforward visa framework. For most nationalities, visas may be obtained on arrival at major international entry points, including Phnom Penh and Siem Reap airports, or in advance through Cambodia's official e-Visa platform.

Nationals of several ASEAN member states benefit from short-term visa exemptions for tourism and limited visits. Citizens of Indonesia, Laos, Malaysia, the Philippines, Singapore and Vietnam may enter Cambodia visa-free for stays of up to 30 days, while nationals of Thailand, Brunei Darussalam and Myanmar are generally permitted visa-free entry for stays of up to 14 days. These exemptions apply to tourism and short-term travel only and do not confer work or residency rights.

Certain nationalities are required to obtain visas in advance through a Cambodian embassy or consulate prior to travel. Requirements may change periodically in line with diplomatic and security policies, and travelers are advised to verify eligibility before departure.

Cambodia currently operates under standard international travel conditions, with no extraordinary public health entry requirements in place as of early 2026. Immigration procedures continue to prioritise efficiency at major ports of entry while aligning with regional ASEAN mobility frameworks.

Taxes



The General Department of Taxation and Ministry of Economy and Finance assesses, collects and enforces various taxes, duties, and levies. The system has undergone significant modernisation in recent years, with increasing emphasis on compliance, digital filing and employer accountability. For expatriates, investors and employers, understanding payroll and indirect tax obligations remains essential when structuring operations in Cambodia.

Tax on Salary

Tax on salary is a monthly payroll tax imposed on employment income earned in Cambodia. Cambodian tax residents are liable for tax on both Cambodian-source and foreign-source employment income, while non-residents are taxed only on Cambodian-source salary.

Employers are responsible for withholding and remitting tax prior to salary payment. As of early 2026, progressive monthly tax rates for resident employees are structured as follows:

Monthly Salary (KHR) Tax Rate

- 0 – 1,500,000 0%
- 1,500,001 – 2,000,000 5%
- 2,000,001 – 8,500,000 10%
- 8,500,001 – 12,500,000 15%
- Above 12,500,000 20%

Non-resident employees are subject to a flat 20% withholding tax, which constitutes final tax on their Cambodian-source salary.

Fringe benefits provided by employers are separately taxed at 20% of the total fair market value of benefits granted to employees. This tax is borne by the employer and must be declared and paid monthly.

Value Added Tax (VAT)

Businesses operating under Cambodia's self-assessment regime and making taxable supplies are required to register for Value Added Tax (VAT) and charge VAT on goods and services supplied in Cambodia.

The standard VAT rate is 10% and applies to most domestic supplies. A 0% rate applies to exported goods and certain services consumed outside Cambodia. Non-taxable supplies remain exempt under specific provisions of tax law.

VAT compliance has become increasingly digitised, with the GDT expanding e-filing and electronic invoice frameworks to strengthen transparency and enforcement.

Further technical guidance is available directly from the General Department of Taxation, which remains the authoritative source for current tax regulations and rates.

WORKING IN CAMBODIA



What is office culture like?

Office Hours



Office hours may vary from one company to another, however, as a general rule of thumb, office hours tend to be 8:00 a.m. – 5:00 p.m. from Monday to Friday with a one-hour lunch break which is generally from 12:00-1:00 p.m. While some companies have adopted the five-day work week, there are several corporations that maintain a half-day Saturday work day.

Government offices are open from 7:00 a.m. – 5:00 p.m., with lunchtime generally being from 11:00 a.m. – 2:00 p.m. Monday to Friday.

Government



The Kingdom of Cambodia is a Constitutional Monarchy, with the government headed by a democratically elected Prime Minister and a National Assembly composed of 125 representatives holding legislative power, all elected for a term of five years. King Norodom Sihamoni has been the Head of State and reigning monarch since 1993. The current Prime Minister of Cambodia is His Excellency Hun Manet, serving since 2023.

Clothing and Attire



Cambodia has a tropical climate defined by two main seasons: the wet season (May to October) and the dry season (November to April). For much of the year, temperatures are warm to hot with high humidity. Lightweight, breathable fabrics such as cotton or linen are recommended for everyday wear, particularly during the dry season. Those planning outdoor activities — including hiking or extended walking — may prefer long trousers and long-sleeved shirts for sun protection. A hat, sunglasses and sunscreen are useful essentials for daily exposure to strong sunlight.

During the rainy season, a compact umbrella or light rain poncho is advisable, as showers can be sudden and heavy. While Cambodia remains warm year-round, evenings between December and February can feel cooler by local standards, and a light jacket or cardigan may be comfortable for air-conditioned indoor spaces or nighttime outings.

When visiting temples or religious sites, modest attire is recommended as a sign of respect. Casual clothing such as shorts and short-sleeved shirts is generally acceptable at many outdoor temple complexes, including Angkor. However, visitors should expect to remove shoes and hats when entering pagodas. More formal dress is required at certain ceremonial sites, including the Silver Pagoda within the Royal Palace grounds. Men are expected to wear long trousers, while women should wear long trousers or skirts and keep their shoulders covered.

STUDYING IN CAMBODIA

Families looking to relocate to Cambodia have a variety of international schools to choose from that offer world-class facilities and are located throughout the city of Phnom Penh. The main curriculums that are offered are Cambridge and IB curriculums. International schools in Cambodia are well versed with the relocation process and can support families with guided tours, virtual tours and schedule interviews with relevant faculty staff. Schools in Phnom Penh offer an array of summer and winter camps, in addition to several after-school activities that parents may choose from. It is advisable to start the admissions process as early as possible since class numbers are capped.

School Name	Curriculum	Instruction Language	Ages	Fee in USD
International School of Phnom Penh	International Baccalaureate	English	3-18 years	from: \$9,558 to: \$29,533 per annum
Northbridge International School Cambodia	International Baccalaureate	English	2-18 years	from: \$12,720 to: \$31,746 per annum
Canadian International School of Phnom Penh	International Baccalaureate / Alberta	English	18 months -18 years	from: \$7,900 to: \$25,250 per annum
Reigate Grammar School Phnom Penh	British	English	2– 18 years	Unavailable to the public
Shrewsbury International School Phnom Penh	British	English	2-18 years	\$8,500 - \$28,000 per annum
The King's School, Vattanacville	British-based with IPC	English and Khmer	2-18 years	Unavailable to the public
Bromsgrove International School Cambodia	British	English		from: \$10,500 to: \$25,000 per annum
French International School	Cambridge	French and English	18 months – 15 years	from: \$7,050 to: \$13,750 per annum
Lycée Français René Descartes	French (AEFE)	French and English	3-18 years	from: \$6,022 to: \$7,858
iCAN British International School	British	English	2 -12 years	\$5,626 - \$11,00 USD per annum
The Giving Tree International School	International Baccalaureate	English	1-16 years	from: \$3,370 to: \$6,745 per annum
Australian International School Phnom Penh	Australian Curriculum with IB	English	2-18 years	from: \$9,800 to: \$28,245 per annum

Housing

Getting Started



HOUSING IN CAMBODIA

What is the house hunting and house leasing process?

Housing

Cambodians typically prefer living in landed housing and there is a great variety of landed houses available on the market ranging from terraced, semi-detached to detached houses.

Many older houses are fitted with traditional Khmer finishes along with wooden Cambodian furniture. However, areas that are popular with expatriates generally have new developments that offer a more contemporary design.

House Hunting

Cambodia comprises 25 provinces and 163 districts, and navigating the residential market can be time-consuming for newcomers. Knight Frank's Residential Leasing team provides comprehensive relocation support, including orientation, home search, settling-in services and tenancy management. Many expatriates choose short-term accommodation such as hotels or serviced apartments while securing a long-term residence, particularly if household shipments are still in transit.

Hotels

There are plenty of choices ranging from boutique to luxury hotels that are willing to take in a medium-term tenant on a weekly to monthly basis spread across the city. Room rates are competitive and should be considered for a short-term solution whilst house hunting.

Serviced Apartments

Serviced apartments and condominiums remain the preferred housing option for many expatriates and regional professionals. These residences combine private apartment living with hotel-style services, typically including furnishings, regular housekeeping, 24-hour security, maintenance support and on-site amenities such as pools, lifts and parking. Utility costs are generally excluded and charged based on usage.

Unit sizes commonly range from approximately 30 sq m studios to 200 sq m three-bedroom layouts, with penthouses and duplex units available in prime developments. Rental levels vary widely by location and specification, starting from around US\$400 per month for studios and reaching US\$10,000 or more for premium penthouse units.

While many serviced apartments in Phnom Penh are developed by local owners and operate at relatively low density, international operators have expanded their presence in recent years, contributing to improved management standards and service quality.

Established brands active in the market include Capri by Fraser, Citadines, Somerset, and Oakwood.

Renting a Home

There are different types of residential properties to choose from – high/low-rise apartments/ condominiums, landed houses, and flat houses. Rental prices vary according to location, type of property, size, interior furnishing and other attributes.

Typical Lease Term

The lease period is usually 6 months onwards with or without an option to renew. Rental negotiation also correlates with the term of tenancy you are willing to commit; the longer the tenure, the more discount landlords are willing to provide.

Rental Payment

Rental normally includes fittings and fixtures and maintenance fees but excludes utility bills for water and electricity.

Most serviced apartments include internet and cable television, although some landlords charge these separately. Rent is typically payable monthly in advance.

Security Deposit

Security deposits vary depending on lease length and structure (company or personal lease), with one to two months' rent considered standard. The deposit is payable upon signing the tenancy agreement and is refundable, without interest, at the end of the lease subject to compliance with contractual terms. Landlords may deduct costs arising from damage or breach of agreement.

Tenancy agreements are usually issued in both Khmer and English. In the event of a dispute, the Khmer version prevails.

Legal Fees

In most cases, tenancy agreements are prepared by the landlord or agent at no additional cost. Legal fees may apply only where a landlord requires the agreement to be drafted by an external solicitor.

HOUSING IN CAMBODIA



► What is the leasing process like? What are the most popular districts?

The Leasing Process

The search for accommodation in Cambodia typically follows a structured process designed to align property selection with tenant requirements while ensuring clarity on commercial and legal terms.

1. Prequalification

The process begins with an initial consultation to establish budget, preferred locations, lease duration, lifestyle needs and furnishing requirements. This stage allows advisors to shortlist suitable options efficiently and avoid unnecessary viewings.

2. Viewing and Inspection

Shortlisted properties are arranged for inspection. Feedback from each viewing helps refine the search and identify priorities such as layout, building facilities and management standards. Advisors may negotiate preliminary terms with landlords based on tenant preferences.

3. Negotiation

Once a preferred property is identified, commercial terms - including rent, lease period, inclusions and special conditions - are negotiated. This stage ensures both parties reach agreement before any financial commitment is made.

4. Booking

After terms are agreed, a booking deposit - typically equivalent to one month's rent - is paid to secure the unit. The property is then reserved pending execution of the tenancy agreement.

5. Tenancy Agreement

A formal tenancy agreement is prepared outlining rights and obligations of both parties. Agreements are commonly issued in Khmer and English, with the Khmer version prevailing in legal disputes. Tenants may seek independent legal advice if required.

6. Utilities

Utility arrangements vary by development. Some serviced apartments charge a fixed monthly rate, while others bill according to consumption. Electricity tariffs in Phnom Penh commonly range between US\$0.25–0.35 per kWh, with water charges typically modest and billed separately.

7. Telecommunications

Most modern serviced apartments include internet infrastructure. Where required, tenants may arrange independent service. Major mobile and data providers include Metfone, Smart Axiata and Cellcard, all offering nationwide coverage and competitive data packages.

8. Handover

Following payment of deposits and signing of documents, the unit is handed over and an inventory inspection is completed. Depending on readiness of documentation and utilities, the full process can be completed within approximately one week.

DISTRICTS WITHIN PHNOM PENH

Chamkarmon

Located south of Phnom Penh's central business district, Chamkarmon remains one of the capital's most established expatriate residential areas. It offers convenient access to offices, international schools, dining and nightlife, making it attractive to professionals seeking an urban lifestyle.

Koh Pich (Diamond Island), part of Chamkarmon, has continued to evolve as a mixed residential and commercial enclave with modern condominiums, event spaces and family leisure facilities. AEON Mall Phnom Penh, NagaWorld and several international supermarkets are located within the district. Rental options range from budget apartments to high-end serviced residences.

BKK1

Boeung Keng Kang 1 (BKK1) is widely regarded as Phnom Penh's prime residential neighbourhood. The area is known for its concentration of upscale restaurants, cafés, boutique retail and international hotels. Many embassies and NGO offices are also based here.

Properties command premium rents relative to most districts, reflecting central location, walkability and lifestyle amenities. However, a broad mix of buildings — from modern serviced apartments to older low-rise residences — allows for a range of price points. Most serviced apartments include internet and cable television, although some landlords charge these separately. Rent is typically payable monthly in advance.

Daun Penh

Daun Penh forms the historic and commercial core of Phnom Penh. It houses major financial institutions, corporate headquarters and landmark office towers including Vattanac Capital and Exchange Square. The district blends business activity with tourism and heritage sites.

Proximity to the riverside, the Royal Palace, Wat Phnom and the National Museum gives the area strong appeal for tenants seeking a central location with cultural character. Riverfront apartments often command a premium, while units further inland remain comparatively affordable.

HOUSING IN CAMBODIA

What are the different districts and types of properties?

Riverside (Sisowath Quay)

Sisowath Quay runs along the Mekong and Tonlé Sap rivers and is one of the city's most recognisable boulevards. The promenade attracts both residents and visitors, particularly in the evenings, and is lined with cafés, restaurants and small hotels.

Apartments overlooking the river are limited in supply and priced accordingly, but offer views and immediate access to Phnom Penh's most active public waterfront.

7 Makara

7 Makara sits between Toul Kork and Chamkarmon and is valued for its central location and comparatively moderate rental levels. The district appeals to residents who want proximity to the CBD without living in the main nightlife zones.

Retail centres such as Olympia Mall and City Mall are located here, alongside traditional markets and local dining options. Accommodation consists mainly of mid-range apartments and renovated older buildings.

Toul Kork

Toul Kork is a predominantly residential district north of the city centre, popular with families seeking quieter surroundings and larger living spaces. The area offers a mix of landed houses, gated communities and mid-rise apartment buildings.

Wider roads and lower density provide a more suburban feel while still maintaining access to shopping centres, schools and medical facilities. Ongoing development has introduced new retail and dining options, although commuting times to the CBD can increase during peak traffic hours.

Type of Property Options

Detached Houses

Detached houses represent the upper end of Phnom Penh's landed residential market. Plots typically start from around 800 sq m, with buildings ranging from two to four storeys and built-up areas of approximately 500–1,500 sq m. These homes are considered prestigious and usually include private gardens, pools and landscaped grounds. Most are located in established residential districts such as Toul Kork. Layouts commonly provide five to eight bedrooms, often with en-suite bathrooms.

Semi-detached Houses

Semi-detached houses are commonly found within gated residential communities, locally known as borey developments. Land plots generally begin around 250 sq m, with buildings up to three storeys. These communities are popular with family households due to on-site facilities that may include clubhouses, swimming pools, gyms and playgrounds. Borey developments are concentrated in areas such as Toul Kork, Sen Sok and Chroy Changvar. Typical layouts offer four to six bedrooms.

Terraced Houses

Terraced houses occupy smaller plots, typically from 70 sq m, and rise two to three storeys. They are widely available in borey developments and appeal to middle-income families and regional expatriates seeking more affordable landed housing. Standard configurations provide around four bedrooms, with selected en-suite bathrooms, and access to shared community facilities.

Terraced Flathouses

Terraced flathouses are a mixed-use property type primarily found in central districts, particularly Daun Penh and the riverside area. These three-storey buildings often combine commercial ground floors - used for cafés, bars or retail - with residential units above. They are suited to tenants seeking central locations with integrated living and business space. Although a very popular choice among expats, these properties do not come with any basic facilities such as a lift, parking or security.

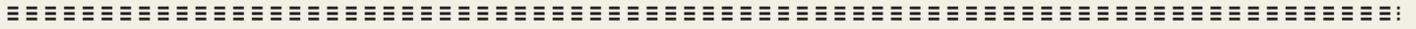
Serviced Apartments

Serviced apartments or condominiums are usually the first choice among expatriates and foreign workers in Phnom Penh. They come in various types and sizes from studio to 4-bedroom penthouses.

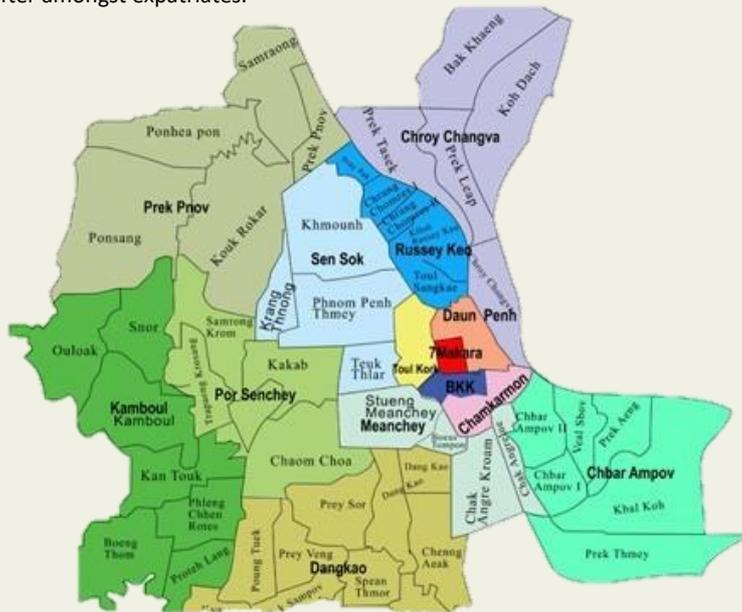
Rental fees vary greatly per area. At the top of the list would be BKK, Chamkarmon, and Daun Penh; followed by 7 Makara and Toul Kork. Minimum sizes start at 30 sqm.

Serviced apartments usually come fully furnished and tenants tend to have peace of mind thanks to the bi-weekly cleaning, building maintenance, and security.

HOUSING IN CAMBODIA



The most popular expatriate areas in Phnom Penh are Chamkarmon district and BKK1 district. This is followed by the Districts of Daun Penh, 7 Makara and Toul Kork. Chamkarmon is in close proximity to eateries, entertainment outlets, retail and tourist attractions, and re- mains the top location and most sought after amongst expatriates.



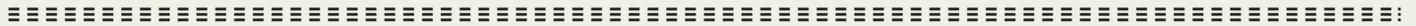
District	Commune	Average Monthly Rent
Chamkarmon	Tonle Basak, Toul Tompong Ti 1, Toul Tompong Ti 2, Boeng Trabaek, Phsar Daeum Thokov	1-bedroom: \$500 - \$1,500 2-bedroom: \$700 - \$2,500 3-bedroom: \$1,000 - \$3,500 Villa: \$2,500 - \$5,000
BKK 1	BKK : BKK1, BKK2, BKK3, Toul Svay Prey Ti1 , Toul Svay PreyTi2	1Bedroom : \$500-2000\$ 2Bedroom : \$1000 -3000\$ 3bedroom: \$1500- 4000\$ Villa: \$3,500 - \$8,000
Daun Penh	Srah Chak, Wat Phnom, Phsar Chas, Phsar Kandal 1, Phsar Kandal 2, Chey Chomneas, Chaktamouk, Phsar Thmey 1, Phsar Thmey 2, Phsar Thmey 3, Boeng Raing	1-bedroom : \$500 - \$2,000 2-bedroom : \$900 - \$3,000 3-bedroom : \$1,500 - \$3,500 Villa: \$2,500 - \$4,000
7 Makara	Monourom, Mittakpheap, Veal Vong, Ou Russey Ti 1, Ou Russey Ti 2, Ou Russey Ti 3, Ou Russey Ti 4, Boeng Prolit	1-bedroom : \$400 - \$1,000 2-bedroom : \$600 - \$2500 3-bedroom : \$1,200 - \$4,000 Villa: \$2,500 - \$4,000
Toul Kork	Boeng Kak Ti 1, Boeng Kak Ti 2, Phsar Depo Ti 1, Phsar Depo Ti 2, Phsar Depo Ti 3, Tuek L'ak Ti 1, Tuek L'ak Ti 2, Tuek L'ak Ti 3, Phsar Daeum Kor, Boeng Salang	1-bedroom: \$500 - \$1,000 2-bedroom: \$600 - \$1,800 3-bedroom: \$1,000 - \$3,000 Villa: \$2,000 - \$5,000

Shopping

Getting the Goods



SHOPPING IN CAMBODIA



Purpose-built shopping centers in Phnom Penh have a relatively short history. Prior to the mid 1990's, retail activities were mainly confined to the ground floors of shop houses and shop apartments. The retail environment in Phnom Penh has undergone a marked change during the past decade, and new retail concepts including shopping malls and supermarkets have been added to the retail landscape.

To-date, the major shopping malls in Phnom Penh are as follows :

- 1.) Chip Mong Noro Mall, BKK 1
- 2.) AEON Mall Phnom Penh
- 3.) Vattanac Retail Podium
- 4.) Sorya Centre Point
- 5.) Exchange Square
- 6.) City Mall
- 7.) AEON Mall Sen Sok
- 8.) AEON Mall Mean Chey
- 9.) Eden Garden Mall
- 10.) The Olympia Mall
- 11.) Khalandale Mall
- 12.) U Mall Phnom Penh
- 13.) WB Arena
- 14.) Midtown Community Mall
- 15.) Chip Mong Mega Mall

Most Popular Shopping Malls

Chip Mong Noro Mall, BKK 1

Inaugurated in 2019 Noro Mall is a community style mini-mall with coffee, F&B, fashion and entertainment offerings in a smaller commercial development designed to serve the surrounding community. Tenants include: Starbucks, Kung Fu Kitchen, Hikko Tepanyaki, Yosaya Thai Food, Sakura Buffet and BBQ, Dim Sum Emperors, Legend Cinema.

Aeon Mall Sen Sok

AEON Mall Sen Sok City opened its doors in 2018. As Cambodia's second stand-alone international mall, AEON Mall Sen Sok City comprises Cambodia's first IMAX cinema, an indoor theme park and a water park. Tenants include: Armani Exchange, Bonia, G2000, Giordano, Nike, Adidas, Levi's, Padini, Pedro, Timberland and Major Cineplex.

AEON Mall Phnom Penh, Chamkarmon

Inaugurated in 2014, AEON Mall has transformed Cambodia's retail landscape being the first international standard mall in Cambodia. It is located in Tonle Bassac.

Tenants include: Aeon, Major Cineplex, Blue O Bowl, Kids Park, Nojima, Dream Games, Adidas, Puma and Mango.

Vattanac Retail Podium, Daun Penh

Vattanac Capital's prestigious retail podium defines space, style and timeless elegance. It hosts world-class luxury brands, revolutionising the city's shopping experience. Tenants include: Hugo Boss, Brioni, Clarins, Longchamps, Lóccitane, Jimmy Choo and Salvatore Ferragamo.

Exchange Square, Daun Penh

Developed by Hongkong Land, Exchange Square blends the vibrant spirit of Cambodia with the poise and sophistication of Hong Kong. Exchange Square caters to the growing demand from multinational companies.

Exchange Square is located in the Centre of the capital's emerging financial district, and is surrounded by parks and major boulevards that offer convenient access to the city's main districts and most popular attractions. Tenants include: Samsung, Levi's, Hard Rock Café, Starbucks, San Francisco Café and Sushi Tei.

Chip Mong Mega Mall

Chip Mong 271 Mega Mall comes on board in mid-2021 located inside the new Landmark 271 development, along Street. 271, the Chip Mong Megamall offers an all-encompassing shopping and leisure experience. With 4 floors of retail outlets along with a movie theatre and food court, the Megamall project is a must visit location for avid shoppers in Phnom Penh. The 271 Mega Mall covers a total area of 160,000 square meters (about 16 hectares) offering a mix of different lifestyle brands, products, services, as well as a variety of dining and entertainment choices that reflect its "Everyday Discovery" theme. Tenants include: New Balance, Zara, H&M, Tommy Hifiger, Guess, Calvin Klien, FILA, Champion, The Pizza Company, Sakura Buffet, Lyn, Starbucks, Brown.

AEON Mall Mean Chey, Meanchey

AEON Mall Mean Chey is Cambodia's third and newest AEON mall, opened in 2022. It is the largest AEON development in the country, offering expanded retail, lifestyle, and entertainment experiences. Located in southern Phnom Penh, the mall serves a growing residential population in the Meanchey area.

Tenants include: Seorae Korean BBQ, Shaburi & Kintan Buffet, Santa Fé, Kungfu Kitchen, Brown Roastery, Dakasi, S&P Restaurant, Pepper Lunch, Ringer Hut, Tsukada Farm, Genki Sushi, and Momo Paradise, FILA, Triumph, CC Double O, BERING, Adidas, Nike, Puma, Tommy Hilfiger, Michael Kors, Glam Beautique, The Body Shop, L'Occitane, Clarins, Samsung Store, Major Cineplex, 1250 Playspace, Dream Games Arcade.

Eden Garden Mall, Toul Kork

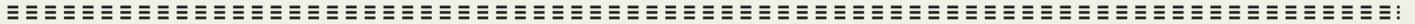
Eden Garden is an open-air lifestyle mall located in the rapidly developing Toul Kork district, that was officially opened on the 21st of June in 2018. Known for its modern architecture and spacious outdoor plaza, Eden Garden focuses on dining, leisure, and social experiences rather than traditional retail. It is a popular destination for both locals and expats seeking a relaxed and vibrant hangout spot. Tenants include: Legend Cinema, Pizza 4P's, Cold Stone Creamery, and Sushi Hiro.

Transportation

Getting Around



TRANSPORT IN CAMBODIA



Train

Currently, the train services in Cambodia are operated by Royal Railway. However, this train service is not available for travelling within the city Centre. It allows passengers to travel to and from Phnom Penh city to the provinces, such as Kompot, Battambang and Sihanoukville.

Further information regarding train times, routes and fares are available directly at the Central Railway Station or online at <http://royal-railway.com>

Taxi

Many tourists and foreigners in Cambodia rely on taxis to navigate the city. The introduction of ride-hailing mobile applications (such as Grab) has increased competitiveness and helped with self-regulation.

Tuk Tuk / Motorbike Taxi

Similarly, tuk tuks and motorbike taxis are a common means of transport. They are cheaper alternative to taxis. Tuk tuks are two-wheeled carriages pulled behind a motorbike and can accommodate typically up to 4 persons. Tuk tuks are the preferred choice for tourists/ foreigners as it is safer than motorbike taxi and cheaper than a normal car taxi.

Transport applications for mobile phones

There are various e-hailing mobile phone applications currently available in Cambodia which saves users from the hassle of negotiating as these applications automatically calculate fares and notify both parties the amount. Currently, applications in operation TADA, Wownow, GRAB and PassAPP.

Driving License

Cambodia follows a right-hand traffic system, with vehicles driven from the left side of the car and overtaking on the left lane. The minimum legal driving age is 18.

Foreign residents are required to hold a valid Cambodian driving license to operate a vehicle. International Driving Permits are generally not accepted as a standalone legal document. Drivers are advised to carry additional identification at all times. Foreign applicants may obtain a Cambodian license through one of two routes:

- Sitting a written and practical driving examination. Licenses issued through examination are valid for up to 10 years.
- Exchanging a valid national license. Exchanged licenses are typically issued with a shorter validity period, commonly one year, and may require renewal.

Applications must be submitted in person at the Department of Public Works and Transport (MPWT). Third-party agents are not permitted to apply on behalf of drivers. Where a national license is not in English or Khmer, an official translation is required.

Driving without a valid Cambodian license is an offence. Enforcement has tightened in recent years, and routine roadside checks are common in major urban areas. Fines are imposed on drivers found without proper documentation.

No license is required for motorcycles or scooters of 125 cc and below. Helmet use is mandatory for all riders and passengers, and general traffic regulations apply.

Further details on licensing and traffic regulations are available from the Ministry of Public Works and Transport (MPWT) or via its official online portal. In addition to direct investment routes,

Road tax

Road tax is another consideration when owning a car in Cambodia. Further information on payable road tax and its calculation can be obtained from the office of The General Department of Taxation of Ministry of Economy and Finance.

Leasing a car

Hire purchase interest rates in Cambodia are generally high, therefore most expatriates and companies lease a car. For more information on car leasing, you can check a local online trading website at; www.khmer24.com

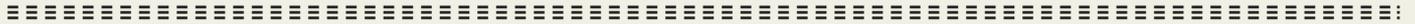
There are also many local and international car leasing companies located throughout Phnom Penh.

Phnom Penh's Attractions

Getting Out and About



PHNOM PENH ATTRACTIONS



Phnom Penh, Cambodia's capital, is a fast-evolving city where historic landmarks sit alongside modern commercial growth. Positioned at the confluence of the Mekong and Tonlé Sap rivers, the city blends cultural heritage, vibrant street life and expanding urban infrastructure, making it both a gateway for visitors and the country's economic centre. Cambodian people are extremely welcoming and always happy to share their culture with inquisitive newcomers.

Riverside

Phnom Penh's river front or "Riverside" area runs adjacent to the Tonle Sap River. Many bars and restaurants line the road adjacent to the river making this a hive of activity with local food stalls and many residents using the space for exercise or to just sit and relax as the sun goes down. Take a walk along from the Cambodiana & Himawari hotels all the way up to the night market and you are guaranteed to have an eventful walk full of informal commerce, kind locals, and lovely landmarks.

Towards the northern end, you can find many boats operating river cruises and tours, including excursions to silk island and Oudong, a former capital city of Cambodia. River cruises are an ideal way to spend a few hours in the afternoon getting to know the skyline in company of your friends.

On the weekends, Riverside become a pedestrian street and is quite crowded with locals enjoying local weekend food vendors.

Independence Monument

Constructed in 1958 to celebrate Cambodia's independence from French colonial rule (officially ended 1953), Independence Monument was designed by arguably Cambodia's most celebrated and respected architect, Van Molyvann.

The monument is centrally located at the cross roads between Norodom & Sihanouk Boulevards and is often used for official purposes on Cambodian holidays and days of national celebration.

Norodom Sihanouk Monument

Located not far to the east of Independence Monument along Sihanouk Boulevard, you can find a memorial monument to the late King Norodom Sihanouk (from which the road takes its name). Sihanouk Monument is testament to the Cambodia people's affection for their late King. Sihanouk monument was built in 2013 and serves as a memorial to the life of the much-loved former King of Cambodia. The memorial itself is just as popular with Cambodian visitors as it is with international tourists and people can often be seen taking pictures at all times of day.

The Royal Palace

The Royal Palace is a must-see Phnom Penh tourist attraction. Located along the Riverside, the palace is situated within a complex of buildings and serves as the official residence of the King of Cambodia. There are four main compounds inside the palace grounds, the Silver Pagoda, the Khemarin Palace, the Throne Hall & the Inner court.

Originally built in the 1860's, its name in Khmer language is "Preah Barum Reachea Veang Chaktomuk Serei Mongkol. The palace was built after the decision was made to relocate the capital of Cambodia from Oudong to Phnom Penh sometime in the mid-19th century.

Please make sure to dress respectfully. You are required to wear respectful attire including shorts and skirts that cover the knee.

Wat Phnom

Literally translating as "Mountain Pagoda" it was constructed in 1372 and rises 27 metres above ground, making it the tallest religious structure in central Phnom Penh for many years.

Located to the north of the city centre, the temple has undergone selective renovations in recent years, including the addition of an arts and crafts centre at its base.

Widely regarded as one of Phnom Penh's principal tourist attractions, Wat Phnom also holds deep religious significance for Cambodians and is steeped in local mythology. According to legend, a wealthy widow named Daun Penh—after whom the surrounding district is named—discovered a koki tree floating along the river, within which were four bronze Buddha statues. Interpreting this as an auspicious sign, she commissioned the construction of a small shrine on a nearby hill, laying the foundations for what is now Wat Phnom.

Today, the temple remains an active place of worship. Visitors will frequently observe Cambodians making offerings, praying, and receiving blessings at this sacred site, and are encouraged to remain respectful of its cultural and spiritual importance.

Families can be seen having a stroll on the ground floors or riding their bicycles around the premises on the weekends.

Wat Langka

Wat Langka was founded in 1442 and gets its name from its previous links to Buddhist monks that would visit from Sri Lanka. There are many monks residing here that are highly regarded for their knowledge and dedication to the religion.

Some of the monks do speak English and meditation sessions are available on various days of the week. As always it is advised to check the schedule before attending.

Many expats visit the Wat to see the Golden Buddha. The Wat contains many historical writings and scriptures. Located in the BKK, it is a popular area for expatriates as there are several restaurants and bars catering to foreigners.



PHNOM PENH ATTRACTIONS



Russian Market

A veritable rabbit's warren of gifts and curios, Phnom Penh's local markets are as vibrant and adventurous as the city itself; and Russian Market is no exception. Visitors can try their hand at bartering for goods or sample freshly pressed sugar cane juice prepared on the spot. Whatever you may be seeking, it is likely to be found within the bustling lanes of this iconic marketplace.

Warm, lively and often delightfully chaotic, the market has an atmosphere reminiscent of a traditional bazaar. It is particularly well known for clothing and branded goods; while authenticity may at times be debatable, the opportunity to secure an attractive bargain rarely is. The surrounding streets further enhance its appeal, offering factory outlet stores alongside a selection of stylish cafés and trendy small restaurants, its ideal for retreating from the city heat.

Central Market

The Central Market is an Art Deco style landmark. Known as "Phsar Thmei" in Khmer the original building was completed in 1937 and used to be one of the largest markets in Asia at the time. Certainly, a beacon of Cambodian cultural heritage, central market is often found bustling with tourists and locals, and has everything from local street food to leather goods and wrist watches.

On the weekends, Riverside become a pedestrian street and is quite crowded with locals enjoying local weekend food vendors.

Independence Monument

Constructed in 1958 to celebrate Cambodia's independence from French colonial rule (officially ended 1953), Independence Monument was designed by arguably Cambodia's most celebrated and respected architect, Van Molyvann.

The monument is centrally located at the cross roads between Norodom & Sihanouk Boulevards and is often used for official purposes on Cambodian holidays and days of national celebration.

Silk Island

Silk Island (Koh Dach) is a great and easy getaway from the hustle and bustle of the city. Located just to northeast of Phnom Penh city, the island offers you the chance to get into the more provincial spirit of the Cambodian countryside where you will be able to experience first-hand the craftsmanship that goes into Cambodian silk wear production.

There are several organised tours that you can arrange via travel agencies or online. If you are into fitness, it is also nice to get to know the area via bicycle.

Choeung Ek Genocidal Center (The Killing Fields)

Few attractions in Phnom Penh carry the weight of history and solemnity associated with the Killing Fields at Choeung Ek. The site is among the most well known of the mass grave locations across Cambodia linked to the Khmer Rouge regime.

Between 1975 and 1979, it is estimated that more than one million people were executed under the regime.

At Choeung Ek, both excavated and unexcavated graves remain, alongside a central memorial stupa dedicated to the victims and a small museum documenting the events that occurred here.

Visitors may obtain an audio headset, available in multiple languages, which provides a detailed account of the atrocities committed at the site. Adjacent to the museum, a screening room presents archival footage offering further historical context.

Choeung Ek is a place of profound respect and reflection. Visitors are encouraged to dress appropriately and remain mindful of Cambodian customs and sensitivities at all times. For tourists and expatriates alike, a visit forms an important part of understanding Cambodia's recent past. While deeply sobering, the experience offers essential insight into the country's history and helps contextualise its subsequent resilience and development.

Toul Sleng Genocide Museum

Formerly a secondary school in Phnom Penh, Tuol Sleng - known as S21 under the Khmer Rouge regime - was converted into a high-security prison during one of the darkest chapters of Cambodia's history.

Between 1975 and 1979, the site was used to detain individuals accused of being enemies of the regime. Men, women and children alike were imprisoned here, with many never returning. Today, the preserved classrooms and former cells stand as stark testimony to the events that took place, and visitors should be aware that some rooms contain graphic imagery documenting torture.

The atmosphere throughout is deeply sobering. In 2025, Tuol Sleng was inscribed as a World Heritage Site by UNESCO as part of the Cambodian Memorial Sites, recognising its global historical significance and the importance of remembrance.

National Museum

Another must-see tourist attraction in Phnom Penh is the national museum, which is home to one of the world's largest collections of Khmer art. There are over 14,000 items housed in the museum ranging from pre-historic times through to the Great Khmer Empire and after.

The museum buildings were inspired by Khmer temple style architecture and were built between 1917 and 1924 with renovations undertaken in 1968.

During the Khmer Rouge regime, the museum was abandoned and left in a state of disrepair. During this period many items were lost or stolen. The museum was reopened in 1979.

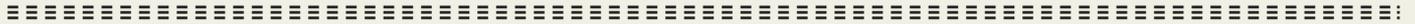
The Royal University of Fine Arts (RUFA) can be found adjacent to the museum and together they serve to protect and enhance the knowledge of Cambodian cultural heritage.

Medical Guide

Staying Healthy



HEALTHCARE IN CAMBODIA



Healthcare in Phnom Penh

Healthcare provision in Cambodia has developed steadily over the past decade, particularly in Phnom Penh and other major urban centres, where a growing number of private hospitals and international-standard clinics now cater to expatriates and visitors. While the public healthcare system continues to serve the broader population, most expatriates and short-term travellers typically rely on private facilities for routine consultations, diagnostics and emergency care. In the capital, several internationally managed hospitals and specialist clinics offer English-speaking medical professionals, modern equipment and a range of services spanning general practice, paediatrics, obstetrics, dentistry and minor surgical procedures.

Pharmacies are widely available in city centres and commercial districts, often stocking a broad selection of international and generic medications, although travellers are advised to source prescriptions through qualified practitioners. For more complex procedures or serious medical emergencies, evacuation to neighbouring regional hubs such as Bangkok or Singapore remains common practice, and comprehensive international health insurance is strongly recommended. Air ambulance services and medical evacuation providers operate in Cambodia and can be arranged through insurers or assistance companies where required.

For expatriate families relocating to Cambodia, access to private healthcare is typically considered an essential component of relocation planning, alongside schooling and housing. Many employers incorporate international health insurance into employment packages, reflecting both the improving standards of in-country care and the practical need for regional referral options. Visitors are advised to ensure routine vaccinations are up to date prior to travel and to observe standard health precautions, particularly when travelling beyond major cities. Overall, while Cambodia's healthcare infrastructure is still evolving, the availability of reputable private providers in Phnom Penh offers reassurance to expatriates and tourists, supported by regional medical networks that provide additional peace of mind.

Below is a list of hospitals that cater to expatriates and tourists:

Raffles Medical Center

(24/7) No. 161, Pasteur (St. 51), corner of Mongkol
Iem (St. 228), 12211 Phnom Penh
Tel: +855 23-216 911, +855 12-816 911
Website: www.internationalsos.com

Intercare Hospital

Olympia City, Olympia Medical Hub,
Building C5 Tower, Street 161
Open 24 hours
On-site services
Tel: +855 023 996 900
Website: www.intercarehospital.com

Royal Hospital of Phnom Penh

888 Russian Federation Blvd (110)
Open 24 hours
On-site services
Tel: +855 23 991 000
Website: www.royalphnompenhhospital.com

Institute Pasteur du Cambodge

Opening Hours: Monday to Friday from 7:00 am – 5:00 pm
Saturday from 7:00 to 11:30
Closed on Sunday
No. 5, Preah Monivong Blvd (93)
Tel: +855 23 428 561, +855 23 426 009
E-mail: info@pasteur-kh.org
Website: www.pasteur-kh.org

Khema Clinic

#18 Street 528, Boeung Kak, Tuol Kok
District, Phnom Penh Tel: +855 23 880 949
E-mail: info@khemaclinic.com
generalmanager@khemaclinic.com
Website: www.khemaclinic.com

Calmette Hospital

No. 3, Monivong Blvd, Sangkat Sras Chok, Khan Daun Penh
Open 24 hours
Tel: +855 16 974 539 +855 23 426 948
Website: www.calmette.gov.kh

We like questions.
If you've got one about our research or would like some property advice, **we would love to hear from you.**



KNIGHT FRANK CAMBODIA
COUNTRY HEAD
ROSS WHEBLE
+855 15 532 075
ross.wheble@knightfrank.com



VALUATION & ADVISORY
EXECUTIVE DIRECTOR
LAW KHENG FONG
+855 15 555 957
khengfong.law@knightfrank.com



PROPERTY MANAGEMENT
ASSOCIATE DIRECTOR
PHOENG BUNNARAK
+855 86 596 996
bunnarak.phoeng@knightfrank.com



RESEARCH & CONSULTANCY
ASSOCIATE DIRECTOR
LY HAKIM
+855 10 557 568
hakim.ly@knightfrank.com



COMMERCIAL AGENCY
ASSOCIATE DIRECTOR
RETH SOPHEARUM
+855 11 476 633
Sophearum.reth@knightfrank.com



CAPITAL MARKETS
ASSOCIATE DIRECTOR
DARA PICHKEMA
+855 11 476 633
pichkema.dara@knightfrank.com



Recent Publications

Global Reports



Future Gazing 2025



Nextgen Living 2025



Alpine Property Report 2025



The Wealth Report 2024

Asia Pacific Reports



ASIA Pacific Tomorrow



ASIA Pacific Horizons 2025



ASIA Pacific Capital Market Insights



Asia Pacific Office Highlights

Cambodia Reports



Cambodia Data Centre 2024



Cambodia Real Estate Highlights H1 2024



Prime Phnom Penh Development Land Index



Relocating to Cambodia



© Knight Frank LLP 2025. This document has been provided for general information only and must not be relied upon in any way. Although high standards have been used in the preparation of the data, analysis, views and projections presented in this document, Knight Frank LLP does not owe a duty of care to any person in respect of the contents of this document. He does not accept any responsibility or liability whatsoever for any loss or damage resulting from any use of, reliance on or reference to the contents of this document. The content of this document does not necessarily represent the views of Knight Frank LLP in relation to any particular projects or projects. This document must not be amended in any way, whether to change its content, remove this notice, any Knight Frank LLP insignia, or otherwise. Reproduction of this document, in whole or in part, is not permitted without the prior written approval of Knight Frank LLP for the form and content within which it appears.