

Project Factsheet			
Project Name	THE PINNACLE RESIDENCE		
Developer	PRINCE HAPPINESS PLAZA CO.,LTD		
Construction Type	Residence, Office, 5 Star Hotel, Shopping Mall, Social interaction		
Constuction Complete	01/09/2024 (Handover more than 1000 units)		
Location	Core area of capital city, Preah Monivong Boulevard, Sangkat Tonle Bassac, Khan Chamkamorn, Phnom Penh, Cambodia		
Land Size	17,072 Square meters		
Total Square Footage	234,000 Square meters		
Total Floor and Unit	Tower A	47 Stories (165 meters height) 5F-12F : 5 Star Hotel by Raddison RED Hotel 14F-30F : High-end office buildings 30F-40F : Raddison Blu Hotel & Spacious Residence	
	Tower B	47F Stories with total 890 units 5F-43F : High-end apartment 26F : Open Space/Safty floor 44F-47F: Sky Villa (sold out)	
	Tower C	47F Stories with total 890 units 5F-43F : High-end apartment 26F : Open Space/Safty floor 44F-47F: Sky Villa (sold out)	
Price Start	2,200\$ Up Per Square Meters		
Unit Type and Size	STUDIO ROOM A1:(gross)40.10sqm,(net)29.40sqm A2:(gross)38.07sqm,(net)27.90sqm A3:(gross)35.64sqm,(net)26.07sqm A4:(gross)32.40sqm,(net)23.70 sqm A5:(gross)37.26sqm,(net)27.65sqm	1 BEDROOM B1:(gross)52.13sqm,(net)40.95sqm B2:(gross)60.00sqm,(net)45.57sqm	2 BEDROOM C1:(gross)89.65sqm,(net)65.27sqm C2:(gross)96.57sqm,(net)70.39sqm
Floor Height	[Apartment] 3.05m [Sky Villa] 3.5m [Shopping mall] 5-5.5m (1F-3F) [Lobby] 6m		
Parking	B,B1,B2 -752 lots (Car Park) -1000 lots (Motobike and Bicycle)		
Elevator and Stair	5 Elevator Per Building 2 Staircase Per Building		
Facilities	5,000 Sqaure meters Sky Garden (4F) -700sqm Sky Pool -500sqm Indoor Gym,Yoga Room, Suana Room -185sqm Children's Playground -185sqm Pet Park -160m Sky Running Track -Stone Massage Trail, Multi Purpose Room, Billiard Room, Mahjong Room, VIP Room, etc.		
Additional amenities	Tower A Hotel amenities(13F), Residence amenities (30F) -900sqm Sky Bar -Full Time Resturant -Lounge Bar, Water Bar -All day Dining -Swimming Pool -Gym, Spa Room, Yoga Room	Gourmet Garden (Shopping Mall) 1F: Supermarket,Casual Dining, Categories (Bakery, Coffee, Light Beverage, Brunch) 2F: Full-Service Dining, Local & International Cuisine (Chinese Food, Japanese Cuisine, Korean Food, etc) 3F: Entertainment and Leisure Facilities (Volume KTV, Cinemas, Children's Entertainment)	
Management Company	One Property Management Company		
Management fee	USD1.1 per SQM per month (Gross size)		
Utilities	USD0.30 per kWh for Electricity and USD0.70 per km3 for Water		
Title	Hard Tittle		