NOREA COVE
RESIDENCES

A curation by

A WATERFRONT MASTERPIECE

Phnom Penh, the Vibrant Heart of Cambodia

Independence Monument

The Royal Palace

Khmer Cuisine

Phnom Penh the Pearl of Asia

The capital city of Cambodia, Phnom Penh lies at the confluence of the Basăk (Bassac), Tonle Sap and Mekong river systems in the south-central part of the country. Once called the 'Pearl of Asia', Phnom Penh has taken its place amongst the most desired capitals of Southeast Asia, attracting travellers from around the world with an alluring landscape of glimmering temples, world-class dining scene and a luxurious haven of tranquility.

Mekong River

Rosewood Hotel

Vattanac Golf Resort

Cambodia's Most Exclusive Address

Known for their excellence in property development, OCIC has previously created the highly successful Diamond Island project, a luxurious residential and commercial destination with a reputation for its grandeur and beauty. Koh Norea is set to continue this legacy with its breathtaking design and unmatched sophistication.

Developed on a 125-hectare reclaimed island, Koh Norea promises to be a spectacular masterpiece of architectural excellence. With a master plan that includes high-rise office buildings, twin iconic commercial towers, a theater, shopping malls, hotels, an exhibition hall, and a 5km boardwalk with fitness corners, Koh Norea is designed to offer unparalleled luxury living. The development also includes two bridges to improve connectivity, with the first bridge connecting Koh Pich and Koh Norea set to be completed in 2023. The Norea Twin Dragon Bridge, which connects Koh Norea to National Road 1, is already in service.

With OCIC's expertise and investment in developing other successful projects in Cambodia, such as the new Phnom Penh International Airport, Koh Norea is poised to be a highly sought-after destination for luxury living in Phnom Penh. Discover Koh Norea, where luxury living is redefined.

Artist's Impression

Experience the pinnacle of luxury living at Koh Norea, OCIC's latest iconic development project in southeast Phnom Penh.

Luxury Living Just 3 km from Prestigious Landmarks

To

- Diamond Island 1 km
- Chbar Ampov 1 km
- Royal Palace 2 km
- Independence Monument 2 km
- Boeng Keng Kang 1 3 km

Neighbourhood Highlights

Connectivity
- Twin Dragon Bridge
- Chbar Ampov Bridge
- Norea Twin Dragon Bridge
- Diamond Island-Norea Island Bridge

Education
- ISPP International School
- Paragon International School
- Canadian International School
- Pañnāsāstra International School
- Royal University of Law and Economics
- South Bridge International School

Ministry
- Cambodian People's Party (CPP) Headquarters
- General Department of Immigration
- Ministry of Foreign Affairs
- Ministry of Interior

Stadium
- Cambodia Airways Stadium

Hospital
- Prestige Hospital
- Singapore Medical Center
- Cho Ray Phnom Penh Hospital

Embassy
- U.S. Embassy
- Embassy of the Republic of Singapore
- Embassy of the Republic of Korea
- Embassy of Japan

Park / Garden
- Independence Park
- Wat Botum Park
- Norea Garden
- Public Park

Convention Centre
- Diamond Island Convention and Exhibition Center

Shopping and Entertainment
- Canadia Tower
- Aeon Mall
- Chip Mong 271 Mega Mall
- Boeung Snor Food Village
- The PH Eco Mall

Hotel
- Sokha Hotel
- Hyatt Regency Phnom Penh
- Shangri-La Hotel
- Sofitel Phnom Penh Phokeethra
- NagaWorld 1 & NagaWorld 2

The Royal Palace

NOREA COVE
RESIDENCES
SOFITEL PHNOM PENH PHOKEETHRA
AEON MALL
BASSAC RIVER
SHANGRI-LA HOTEL
DIAMOND ISLAND
NOREA ISLAND BRIDGE
NOREA ISLAND
NAGAWORLD 2
NAGAWORLD 1
DIAMOND ISLAND CONVENTION
& EXHIBITION CENTER
DIAMOND
ISLAND
NOREA COVE
RESIDENCES
SALES GALLERY
THE ROYAL PALACE
CENTRAL MARKET
HYATT REGENCY
CANADIA TOWER
ROSEWOOD
MEKONG RIVER
SOKHA HOTEL
TONLE SAP RIVER
The Pinnacle of Luxury Living

A Waterfront Masterpiece

At the confluence of nature and city, the ultimate expression of style and sophistication awaits among the tranquil waters of The Mekong. It's time to discover a life as simple or as elaborate as you wish – at Norea Cove Residences, a waterfront masterpiece curated by Akram Development.

74 Waterfront Villas

A spacious living area with plenty of room for multi-generational families, as well as functional living with all the amenities you need in one place.

Meticulous Detail

Discover the epitome of modern luxury living at Norea Cove Residences, where every detail is meticulously crafted for an unparalleled experience in Cambodia.

A Refuge in the City

Indulge in the opulent haven of Norea Cove Residences, where curated amenities foster holistic well-being, ensuring a seamless blend of luxury and convenience at your doorstep.

Enlightened Elegance

Wake up feeling refreshed and recharged to an ever-changing display of the river, sky and light through floor-to-ceiling windows that provide sweeping views of The Mekong and the iconic Phnom Penh skyline while supplying shade and privacy for every residence.

A Standard Above All Else

Designed for those who appreciate a curated, ultra-exclusive lifestyle and aim to live life in infinite abundance.

A Masterpiece for Generations

A Curated Lifestyle Awaits

Artist's impression

Find your own piece of paradise with Norea Cove's visionary masterplan.

Dedicated to delivering excellent service and meticulous craftsmanship, Norea Cove Residences by **AKRAM Development** is on a mission to establish a new benchmark in luxury living by combining lifestyle, design and quality craftsmanship.

Artist's Impression

Super Villa *(noun)*

1. This real estate innovation, curated by the esteemed Singaporean developer Akram Development , stands as a pioneering achievement and the first of its kind in Cambodia.
2. An opulent and sprawling residential property, spanning at least 1000 square meters in land area, meticulously crafted to accommodate multi-generational families.
3. Beyond the conventional luxury home, a super villa integrates added living spaces, amenities, and curated features to meet diverse family needs.
4. Striking a balance between solitude and togetherness, these grand estates offer private living quarters while fostering shared experiences in communal areas.
5. Showcasing architectural mastery, super villas combine sophistication, functionality, and elegance through meticulous construction or renovation.

Artist's Impression

Experience the Epitome of Expert Design and Architecture

Indulge in an aspirational lifestyle, surrounded by carefully curated hotel-inspired amenities and a service-rich environment. Our exclusive properties are dedicated solely to our residents, providing the highest level of privacy and personalized service in a prestigious international address.

Embrace an Inspired Lifestyle

Designed for those who seek the epitome of luxury living, Norea Cove Residences offers a community of like-minded families who share a passion for the finer things in life. With a curated approach to ultra-luxurious living, our residences are a true masterpiece of design and sophistication.

Artist's Impression

A Sense of Safety

Each residence is fitted with a guard house in order to provide you, your family and your home with the security you deserve.

Artist's Impression

10-15 Car Indoor Parking

Indulge in Ultimate Luxury from the Moment You Arrive

Artist's Impression

Unveil Your Impeccable Sense of Style

Discover the luxury of a dedicated walk-in shoe room and elevate your lifestyle.

Indulge in Spacious Luxury

The entertainment and family room offers **128m²** of leisure space for you and your friends to enjoy.

Entertainment and Family Room

Artist's Impression

Artist's Impression

Indulge in the Ultimate Connoisseur Experience with a Luxury Wine Cellar

Unleash your passion for wine and spirits with the exclusive auto temperature-controlled wine cellar at Norea Cove Residences. Store and display over **2,000** bottles of your prized collection, maintaining their optimal flavor and aroma at a consistent **12** to **15** degrees Celsius.

A World of Entertainment

Unwind with the latest blockbusters or indulge in family movie marathons in your private cinema, immersing yourself in an unparalleled watching experience that surpasses all expectations.

Artist's Impression

Home Cinema

Artist's Impression

A Space of Relaxation and Rejuvenation

Find solace and ultimate relaxation in the Spa room, an oasis of tranquility within the confines of your own home at Norea Cove Residences.

2,000m² of Living Space, Just a Lift Ride Away

At Norea Cove Residences, we prioritize convenience and accessibility for our residents. Each home is equipped with a Schindler private elevator capable of carrying up to **1,000kg**. All residents and guests can move around conveniently and comfortably.

Private Elevator

Artist's Impression

Double Volume Grand Hall

Artist's Impression

Every Inch has a Purpose, Every Space Precious

Experience the grandeur of more than **7m** high ceilings in the heart of your home.

Indulge in Exquisite Dining Experiences in Your Own Home

Gather family and friends in your luxuriously appointed **87m²** dining hall.
The perfect setting for large gatherings of more than **20 Pax**.

Artist's Impression

Dining Hall

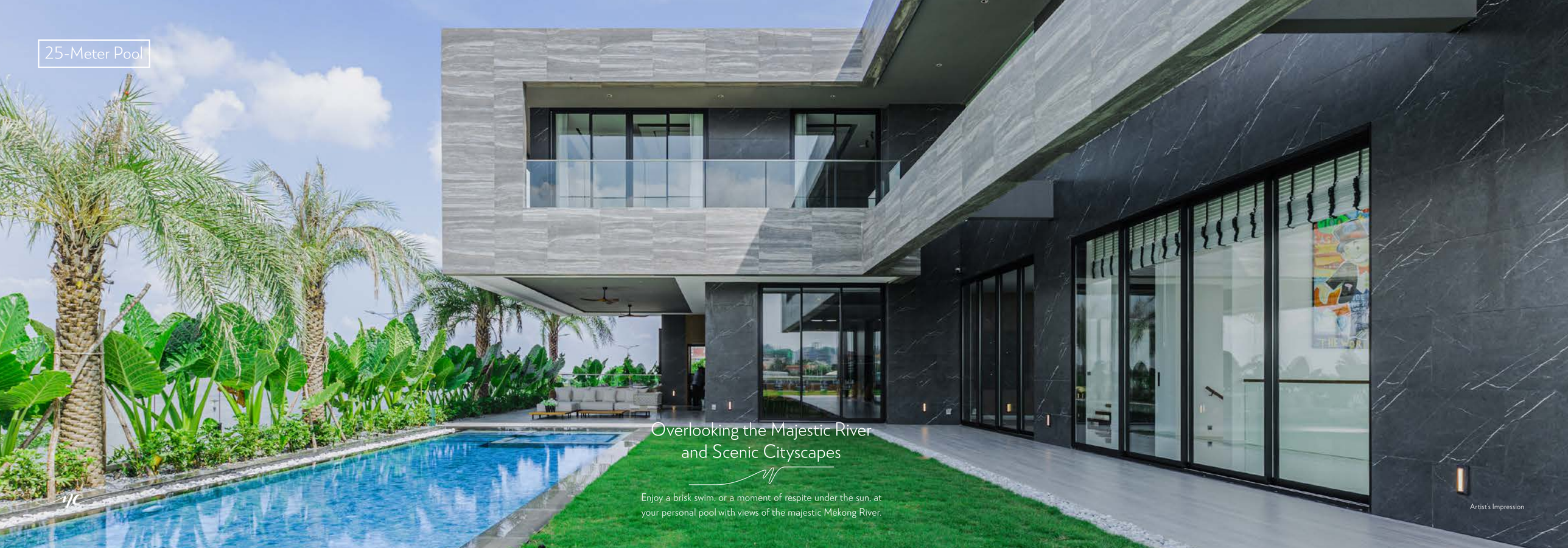
Perfection That You Can Feel

Whether hosting guests or cooking nourishing meals for the whole family, the luxurious kitchen inside every residence is a culinary masterpiece, featuring state-of-the-art wonders such as built-in appliances from Zug Switzerland, and sophisticated cabinetry from Blum.

European Kitchen Appliances

Artist's Impression

Outdoor Lounge
Enduring Moments in Nature
Artist's Impression



25-Meter Pool

Overlooking the Majestic River and Scenic Cityscapes

Enjoy a brisk swim, or a moment of respite under the sun, at your personal pool with views of the majestic Mekong River.

Artist's Impression

Discover the Ultimate Oasis
of Relaxation and Productivity
Master Study and Lounge
Artist's Impression

Master Suite

Unwind in Style in Your Own Private Sanctuary

Indulge in a spacious and luxurious getaway in the sprawling **187m²** master suite.

Artist's Impression

Protect Your Legacy

Safeguard your precious family heirlooms and treasured belongings within the **20m²** biometric walk-in safe room, providing a fortified sanctuary to protect and preserve your most valuable possessions for future generations.

Artist's Impression

The Ultimate Closet Experience

Stylishly and luxuriously house your fashion-forward lifestyle in the **50m²** master suite walk-in closet, where sophistication meets organization in a space redefining what it means to elevate your wardrobe to the next level.

An Indulgent and Soothing Escape

Experience the ultimate luxury and privacy in this stunning bath with separate his and hers water closets. Enjoy the convenience and comfort of your own private retreat within the comfort of your home.

Suite

A Restful Refuge

A luxurious retreat for those who appreciate spacious living, the junior suite offers a restful refuge that exudes comfort and style.

Artist's Impression

Artist's Impression

Effortless Organization

Discover seamless storage solutions with the Suite's spacious walk-in closet.

Serenity Meets Elegance

Harmony and elegance intertwine in the serene design of the Suite bath.

Suite Bath

Whimsical Wonderland and Imaginative Space

Transform your child's room into a magical wonderland with playful colors and whimsical decor that sparks the imagination.

Artist's Impression

Elite Villa *(noun)*

1. Introduced by the esteemed Akram Development, the Elite Villas mark a luxurious milestone in Cambodian real estate, designed for discerning tastes and a refined lifestyle.
2. Each villa spans at least 600 square meters, offering lavish living spaces tailored for comfort and sophistication.
3. More than just a luxury home, an Elite Villa provides enhanced amenities and bespoke features, catering to the unique demands of its residents.
4. With areas dedicated to both privacy and communal engagement, these villas are perfect for fostering family connections without sacrificing individual solitude.
5. The architectural excellence of Elite Villas reflects a fusion of elegance and functionality, showcasing superior design and meticulous craftsmanship.

Artist Impression

Artist's Impression

Experience the Pinnacle of Luxurious Living

Step into a world where every detail reflects the pinnacle of luxury living at Norea Cove Residences. Our villas are designed to offer not just a home, but a lifestyle enriched with the finest amenities, bespoke finishes, and harmonious living spaces. This exclusive community caters to those who aspire to live life at its peak, surrounded by beauty, comfort, and like-minded neighbors who appreciate the value of a truly upscale lifestyle.

A Sense of Safety

Each residence is fitted with a guard house in order to provide you, your family and your home with the security you deserve.

Artist's Impression

Indulge in Ultimate Luxury from the Moment You Arrive

Artist's Impression

Unveil Your Impeccable Sense of Style

Discover the luxury of a dedicated walk-in shoe room and elevate your lifestyle.

Indulge in Spacious Luxury

The entertainment room offers **82m²** of leisure space for you and your friends to enjoy.

Entertainment Room

Artist's Impression

Indulge in the Ultimate Connoisseur Experience with a Luxury Wine Cellar

Unleash your passion for wine and spirits with the exclusive auto temperature-controlled wine cellar at Norea Cove Residences. Store and display your prized collection, maintaining their optimal flavor and aroma at a consistent **12** to **15** degrees Celsius.

A Space of Relaxation and Rejuvenation

Find solace and ultimate relaxation in the Spa room, an oasis of tranquility within the confines of your own home at Norea Cove Residences.

Private Elevator

Artist's Impression

1,000m² of Living Space, Just a Lift Ride Away

At Norea Cove Residences, we prioritize convenience and accessibility for our residents. Each home is equipped with a Schindler private elevator capable of carrying up to **600kg**. All residents and guests can move around conveniently and comfortably.

Every Inch has a Purpose, Every Space Precious

Experience the grandeur of more than **7m** high ceilings in the heart of your home.

Artist's Impression

Indulge in Exquisite Dining Experiences in Your Own Home

Gather family and friends in your luxuriously appointed **56m²** dining hall, The perfect setting for large gatherings of more than **10 Pax**.

Perfection That You Can Feel

Whether hosting guests or cooking nourishing meals for the whole family, the luxurious kitchen inside every residence is a culinary masterpiece, featuring state-of-the-art wonders such as built-in appliances from Zug Switzerland, and sophisticated cabinetry from Blum.

Enduring Moments in Nature
Outdoor Terrace
Artist's Impression

Swimming Pool

Overlooking the Majestic River and Scenic Cityscapes

Enjoy a brisk swim, or a moment of respite under the sun, at your personal pool with views of the majestic Mekong River.

Artist's Impression

Master Bedroom

Unwind in Style in Your Own Private Sanctuary

Indulge in a spacious and luxurious getaway in the sprawling **35m²** master bedroom.

Artist's Impression

The Ultimate Closet Experience

Stylishly and luxuriously house your fashion-forward lifestyle in the **15m²** master walk-in closet, where sophistication meets organization in a space redefining what it means to elevate your wardrobe to the next level.

Artist's Impression

Artist's Impression

An Indulgent and Soothing Escape

Experience the ultimate luxury and privacy in this stunning master bath with separate his and hers water closets. Enjoy the convenience and comfort of your own private retreat within the comfort of your home.

A Restful Refuge

A luxurious retreat for those who appreciate spacious living, the bedroom offers a restful refuge that exudes comfort and style.

Bedroom

Artist's Impression

Serenity Meets Elegance

Harmony and elegance intertwine in the serene design of the bathroom.

Bathroom

Cove Villa *(noun)*

1. The Cove Villas, a visionary project by Akram Development, introduce compact luxury living within Cambodia, perfect for modern families and sophisticated individuals.
2. Each Cove Villa, covering 275 square meters, encapsulates efficient luxury with its cleverly designed spaces that include a private swimming pool, an entertainment room, and a private elevator.
3. Tailored for those who seek high-end living in a more manageable size, these villas blend convenience with exclusivity, offering a unique lifestyle experience.
4. The Cove Villas are designed to maximize living quality without compromising on luxury, providing intimate yet opulent environments for both relaxation and entertainment.
5. Reflecting Akram Development's commitment to excellence, each Cove Villa stands as a testament to innovative design and architectural finesse, making the most of its space to deliver comfort and style.

Cove Villa

Artist's Impression

Discover Unrivaled Luxury Amidst Serenity

Welcome to a world where luxury meets tranquility at the villas of Norea Cove Residences. Crafted for those who desire an exceptional living experience, our villas are the epitome of comfort and elegance. Surrounded by pristine landscapes and designed with meticulous attention to detail, each home is a sanctuary of peace and opulence, catering to families who prioritize both style and substance in their pursuit of the ultimate living space.

Artist's Impression

Artist's Impression
4 Car Indoor Parking
Indulge in Ultimate Luxury from the Moment You Arrive

Unveil Your Impeccable Sense of Style

Discover the luxury of a dedicated walk-in shoe room and elevate your lifestyle.

Indulge in Spacious Luxury

The entertainment room offers **27m²** of leisure space for you and your friends to enjoy.

Artist's Impression

Entertainment Room

Private Elevator

Artist's Impression

500m² of Living Space, Just a Lift Ride Away

At Norea Cove Residences, we prioritize convenience and accessibility for our residents. Each home is equipped with a Schindler private elevator capable of carrying up to **600kg**. All residents and guests can move around conveniently and comfortably.

Every Inch has a Purpose, Every Space Precious

Experience the grandeur of more than **7m** high ceilings in the heart of your home.

Artist's Impression

Indulge in Exquisite Dining Experiences in Your Own Home

Gather family and friends in your luxuriously appointed **26m²** dining hall.
The perfect setting for large gatherings of more than **8 Pax**.

Perfection That You Can Feel

Whether hosting guests or cooking nourishing meals for the whole family, the luxurious kitchen inside every residence is a culinary masterpiece, featuring state-of-the-art wonders such as built-in appliances from Zug Switzerland, and sophisticated cabinetry from Blum.

European Kitchen Appliances

Artist's Impression

Enduring Moments in Nature

Artist's Impression

Overlooking the Majestic River and Scenic Cityscapes

Enjoy a brisk swim, or a moment of respite under the sun, at your personal pool with views of the majestic Mekong River.

Swimming Pool

Artist's Impression

Unwind in Style in Your Own Private Sanctuary

Indulge in a spacious and luxurious getaway in the sprawling **17m²** master bedroom.

Master Bedroom

Artist's Impression

The Ultimate Closet Experience

Stylishly and luxuriously house your fashion-forward lifestyle in the **11m²** master walk-in closet, where sophistication meets organization in a space redefining what it means to elevate your wardrobe to the next level.

An Indulgent and Soothing Escape

Experience the ultimate luxury and privacy in this stunning master bath with separate his and hers water closets. Enjoy the convenience and comfort of your own private retreat within the comfort of your home.

Artist's Impression

Bedroom

A Restful Refuge

A luxurious retreat for those who appreciate spacious living, the bedroom offers a restful refuge that exudes comfort and style.

Artist's Impression

Serenity Meets Elegance

Harmony and elegance intertwine in the serene design of the bathroom.

SUPER VILLA
1 1,010sqm
2 1,118sqm
3 1,150sqm
5 1,140sqm
6 1,154sqm
7 1,182sqm
8 1,145sqm
9 1,180sqm
10 1,214sqm
11 1,297sqm
SUPER VILLA
COVE VILLA
201 300sqm
202 275sqm
203 275sqm
205 275sqm
206 275sqm
207 275sqm
208 275sqm
209 275sqm
210 275sqm
211 275sqm
212 275sqm
213 350sqm
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222 275sqm
223 275sqm
225 275sqm
226 275sqm
227 300sqm
COVE VILLA
COVE VILLA
301 300sqm
302 275sqm
303 275sqm
305 275sqm
306 275sqm
307 275sqm
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323 275sqm
325 275sqm
326 275sqm
327 300sqm
COVE VILLA
ELITE VILLA
501 600sqm
502 600sqm
503 600sqm
505 600sqm
506 600sqm
507 600sqm
508 600sqm
509 616sqm
510 692sqm
511 621sqm
512 621sqm
513 621sqm
515 621sqm
516 621sqm
517 621sqm
518 621sqm
ELITE VILLA
SUPER VILLA : 10 UNITS
COVE VILLA : 48 UNITS
ELITE VILLA : 16 UNITS

OUR PARTNERS

KITCHEN APPLIANCES

Swiss leader in innovative household appliances since 1913.

HINGE SYSTEMS

A global family-owned company redefining concealed hinge systems since 1952.

LAMINATE DESIGNS

High-quality surface laminates fulfilling dream interiors since 2001.

HOME ELEVATOR

A leading Swiss manufacturer of elevators founded in 1874.

BATHROOM FAUCETS

Luxury bath and kitchen faucets and showers made in Italy since 1992.

BATHROOM FURNITURES

High-end bathroom furniture by renowned designers since 1817.

FLUSHING SYSTEMS

Leading Swiss manufacturer of sanitary parts and systems since 1874

DOOR HANDLES

Door handles manaufacturer in Italy since 1911

YOUR LIFESTYLE CURATOR

THE DEVELOPER

AKRAM
DEVELOPMENT

A Singaporean-owned luxury property developer, **AKRAM Development** was founded in 2022 by seasoned property experts Albert Ang, Kelvin Chua, Raymond Chua and Melvin Poh. With more than 20 years of combined experience specializing in high-end and luxury development, the founders shared a vision to be a leading curator of high-end lifestyle properties in Cambodia.

Dedicated to delivering excellent service and genuine care, **AKRAM Development** is poised to set the highest benchmark in luxury living with their maiden project, Norea Cove Residences. Created in partnership with the best architectures and innovative designers in the region, Norea Cove Residences aims to disrupt the local luxury property market in Cambodia by combining thoughtful design, perfect craftsmanship and meticulous detail.

+855 96 955 1717 / 78 551 717 / 23 991 717
Email : info@akram.asia
website : www.akram.asia

Norea Cove Residences by AKRAM
Koh Pich St, Sangkat Tonle Bassac,
Khan Chamkarmon, Phnom Penh, Cambodia

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OUR CURATIONS (OVER USD $1B GROSS DEVELOPMENT VALUE)

BUKIT SEDAP

GILSTEAD ROAD

GROVE DRIVE

DALKEITH ROAD

BELMONT ROAD

GILSTEAD ROAD

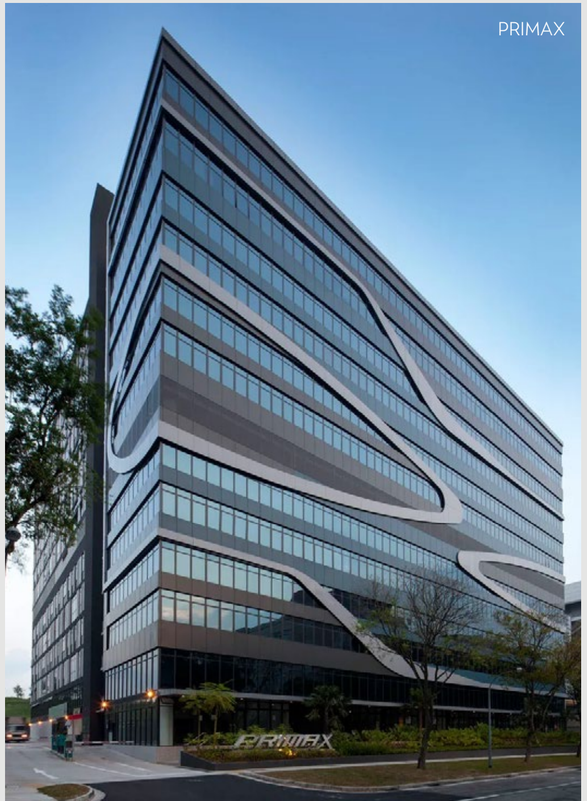
DYSON ROAD

DYSON ROAD

DALKEITH ROAD

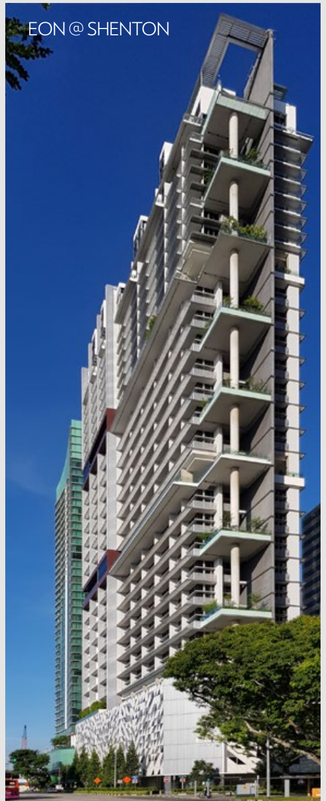
OUR CURATIONS

APEX @ HENDERSON



PRIMAX

CENTRA HEIGHTS


EON @ SHENTON

50 ROBINSON

A WATERFRONT MASTERPIECE

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