



SAMAKY TOWER

Street 315, Boeng Kak II,
Toul Kork, Phnom Penh

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Updated 25/4/2024

**Exclusive Leasing Agent &
Property Managers**

023 966 878

FACT SHEET

Building Grade	Prime Grade B
Occupancy	Approx. 35%
Year Completed	Q1 2023
No of Storeys	12 storeys
Total NLA	5,865 sq m
Typical Floor Plate	810 sq m (<i>gross area</i>) 641 sq m (<i>net area</i>)
Slab to Slab Height	4 m
Ceiling Height	2.85 m
Floor System	Raised Floor (100mm)
Air-Conditioning System	Mini VRV & Split System - Centrally-supplied
Air-Conditioning Hours	24h (Individual AC)
Air-Conditioning Charges After Office Hours	N/A
Provision to Install Own Split Unit AirConditioning:	Yes, recommended for server room
Car/Moto Parking Allocation & charges	Free 1 Car bay: 100 sq m US \$50 * per bay per month. (NonReserved) Free 1 Moto bay: 25 sq m US \$7 * per bay per month. (NonReserved)
In-Building Facilities	<u>5th Floor</u> Meeting Room <u>Every Floor</u> Shared Pantry; Men/Women Bathroom
Elevator & Staircase	2 Passenger lifts 1 Service lift 2 Staircases
Building Security	<ul style="list-style-type: none"> • 24 hours CCTV surveillance • 24 hours Security management • Security registration counter for visitor
Fire Protection	Smoke Detector / Fire Sprinkler / Fire Hose Reel
Electrical	Generator back-up during EDC power interruption
Notable Tenants	Dai-ichi Life Insurance (Cambodia) PLC.

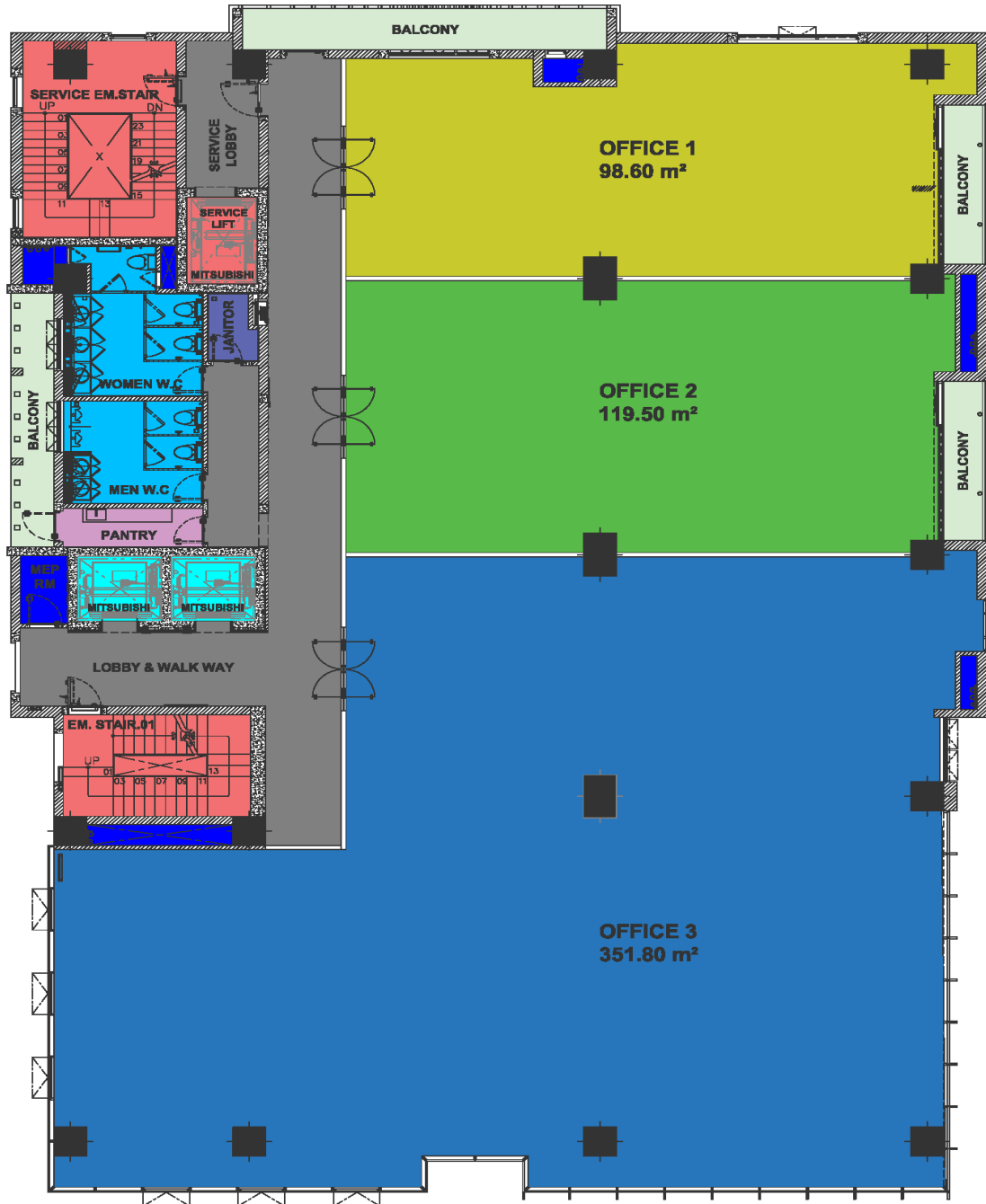
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LATEST






Level	5F; 6F; 7F; 8F
Size Available	98 sqm up to whole floor
Quoting Rent	US\$15.00 per sq m per month <i>Inclusive of service charge</i>
Management Fee	US\$2.00 per sq m per month <i>*Promotion: Free of Charge</i>
Utilities Fee	Electricity US\$0.30/kwh Water usage Free of Charge
Handover Condition	Bare

Floor Plan



5th, 6th, 7th & 8th Floor Level

PROJECT : SAMAKY TOWER (SCALE : A4 1:150)

-  OFFICE 1 : 98.60 m²
-  OFFICE 2 : 119.50 m²
-  OFFICE 3 : 351.80 m²