



The Pearl of Kep

Live Above Kep | Where Nature & Luxury Live in Harmony



Untouched Nature
Preserved Beauty



Low Density Living
77 Limited Residences



Exclusive Community
Privacy & Serenity



Breathtaking Views
Sea, Hills & Horizon



www.ips-cambodia.com



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Why Kep – The Next Lifestyle Destination?

Kep is a coastal city and a touristic attraction of Cambodia. It is not a new location, it is a rediscovered one.

Strategic Strengths:

- Historic seaside retreat of Cambodia's elite
- Rare west-facing coastline (true sunset views)
- Close proximity to Phnom Penh (weekend accessibility)
- Growing expat and retirement community
- Early-stage development cycle (entry opportunity)

Market Direction:

- Increasing demand for second homes
 - Shift toward lifestyle-driven ownership
 - Limited premium supply in coastal
- Cambodia Kep today is where Phnom Penh lifestyle buyers go next.

Rare Coastal Advantage

- One of the few locations in Cambodia with true west-facing coastline
- Offers direct ocean sunset views, a rare and highly valued feature
- One of Cambodia's beautiful beaches

Project: The Pearl of Kep

Only 25% of the entire project is sellable residential, the rest is designed for lifestyle and experience. That's why the value is not measured only by your unit size.

Site Area: 2,550 sqm

Total GFA: 22,599 sqm

Residential: 5,793 sqm

Commercial: 4,136 sqm

Strata Title Area: ~14,527 sqm



Construction Status:

Structure: 100% Completed

Decor & Finishing: Ongoing



Up To:

60% to experience: Lifestyle/Nature Amenities

15% to experience: Commercial Amenities

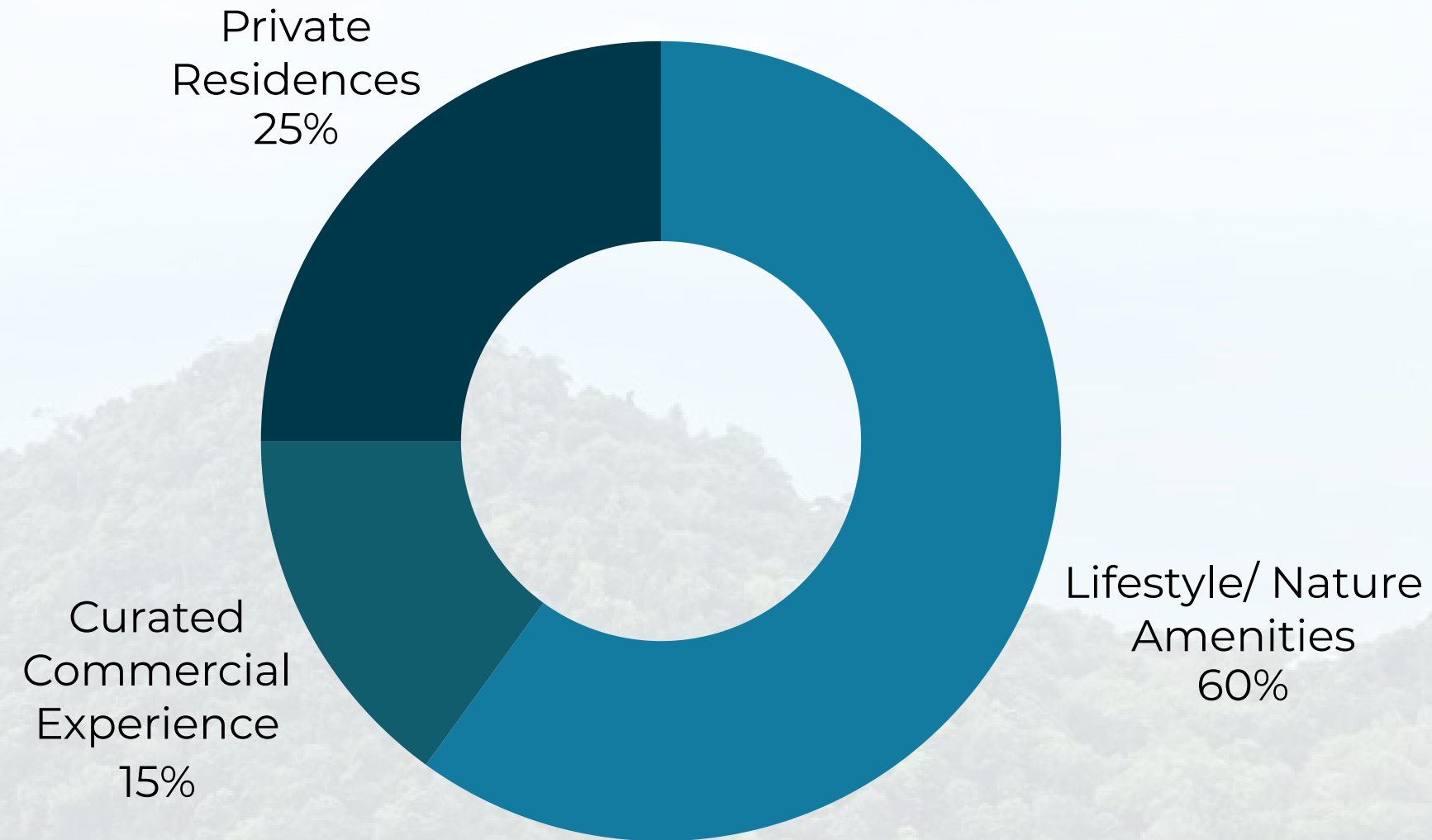


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The Pearl of Kep



A fundamentally different approach compared to Phnom Penh Condominiums, where most of the developments is sold as private units.

60% TO EXPERIENCE | **25%** TO OWN



Site Positioning

The project is positioned on a natural hillside elevation, offering:

- Uninterrupted ocean views
- Direct sunset orientation
- Natural airflow and cooling
- Privacy from street-level activity
- Long-term protected views

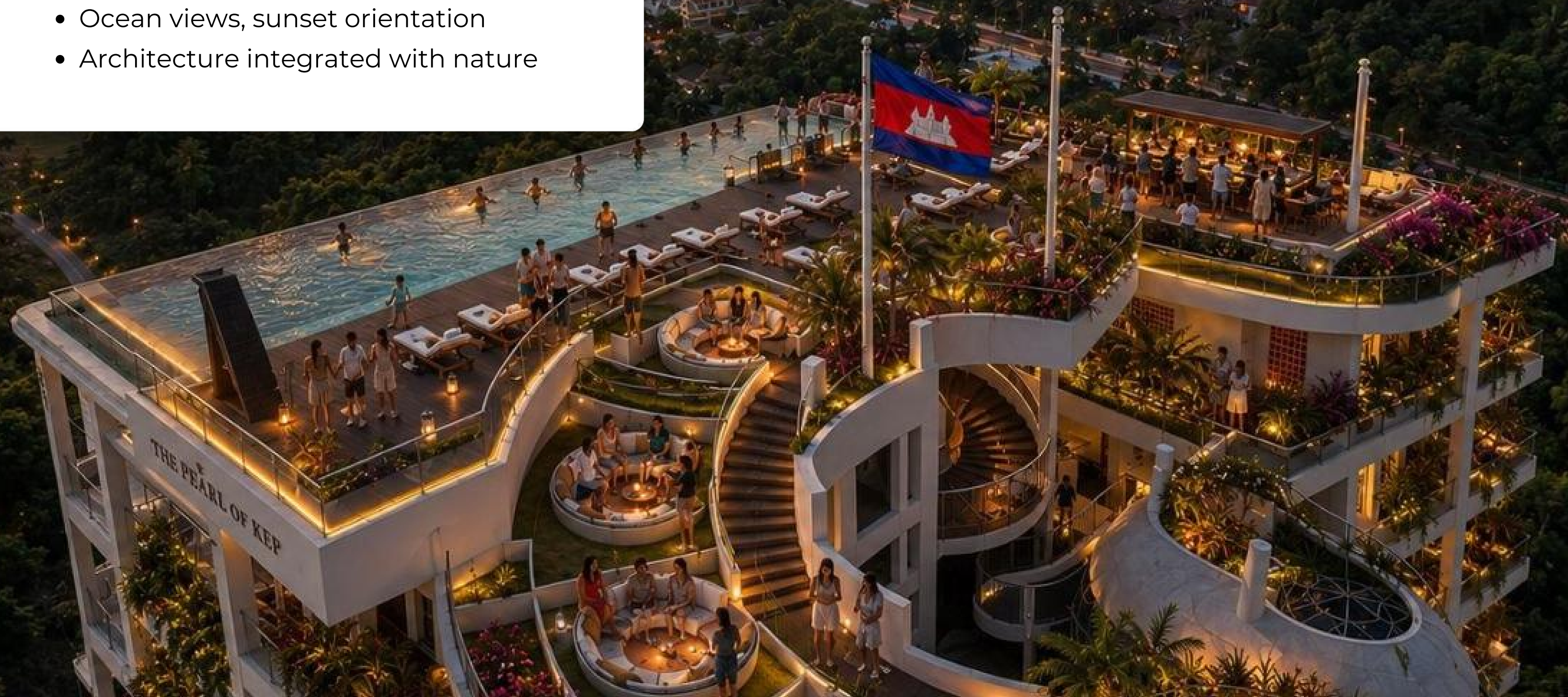
You are not just buying a unit, you are buying a vantage point.

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Experience, Not Just Living

- A hillside residence overlooking Kep
- Ocean views, sunset orientation
- Architecture integrated with nature



Project Overview

Project Name:

The Pearl of Kep Hillside

Residence Location:

Kep, Cambodia (Coastal hillside zone)

Development Type:

Boutique Low-Density

Residential Condominium Concept:

Hillside Living with Ocean & Sunset

Orientation Positioning:

Lifestyle + Investment Hybrid





Floor Structure Overview

Hillside Levels:

Parking (81 lots) + Lifestyle Facilities

Ground Floor:

Lobby, Café, Gallery, Conference

Level 1:

Office & Meeting

Level 2–8:

Residences (77 units)

Level 9:

Full-Floor Penthouse (1 unit)

Roof:

Infinity Pool + Sky Bar

A fully integrated vertical lifestyle development

Floor	Function	Description
RF	Rooftop Floor	3m Infinity Swimming Pool + Sky Bar
PF	Penthouse	Signature Full-Floor Residence
8F	Residences	Private Residential Units
7F	Residences	Private Residential Units
6F	Residences	Private Residential Units
5F	Residences	Private Residential Units
4F	Residences	Private Residential Units
3F	Residences	Private Residential Units
2F	Residences	Private Residential Units
1F	Office & Meeting Room	Business Support Level
GF	Lobby / Conference / Gallery / Coffee	Arrival + Hospitality Level
HL1	Hillside Level 1	Parking
HL2	Hillside Level 2	Parking
HL3	Hillside Level 3	Parking
HL4	Hillside Level 4	Cinema / Fitness / Gallery / Auditorium / Operation Office / Technical Utility

Floor Information

The Pearl of Kep

Category	Floors
Residential Units	2F–8F (7 floors)
Penthouse	PF
Rooftop Amenities	RF
Business Facilities	1F
Hospitality & Public Spaces	GF
Parking	HL1–HL3
Lifestyle & Operations Facilities	HL4

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Architecture Concept

The Pearl of Kep is designed as a sculptural hillside structure, not a conventional block.

Design Principles:

- Integrated with terrain
- Minimal visual disruption
- Strong identity as a landmark
- Spatial openness

Result:

- Iconic building presence
- Higher perceived value
- Timeless architectural appeal



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Kep vs Phnom Penh:

A Different Way of Living

- Phnom Penh = high \$/sqm, limited lifestyle
- Kep = lower \$/sqm, 60% lifestyle space
- Sell experience, not area
- Position as escape + second home
- Emphasize early market opportunity

Adjusted for usable experience, this translates to approximately

\$1,200–\$1,500 per sqm (gross-equivalent), versus \$2,500–\$3,500 per sqm in Phnom Penh,

delivering up to 2–3× greater lifestyle value per dollar.”



Kep vs Phnom Penh

Category	Phnom Penh Condos	The Pearl of Kep
Living Concept	Urban / city living	Coastal resort living
Area Basis	Net / sellable area (tight layouts)	Integrated living + 60% common space
Price per sqm	~\$2,500–\$3,500 (mid-range)	~\$1,200–\$1,500 (gross-equivalent)
Environment	Dense, limited greenery	Sea, hills, open nature
Daily Experience	Functional / routine	Sunset, breeze, relaxation
Facilities	Standard condo amenities	Resort-style lifestyle integration
Buyer Intent	Investment / convenience	Lifestyle / second home / retirement
Market Stage	Mature / competitive	Early-stage / growth potential
Value Proposition	Pay more for space	Pay less for lifestyle (2–3× value)



Facilities



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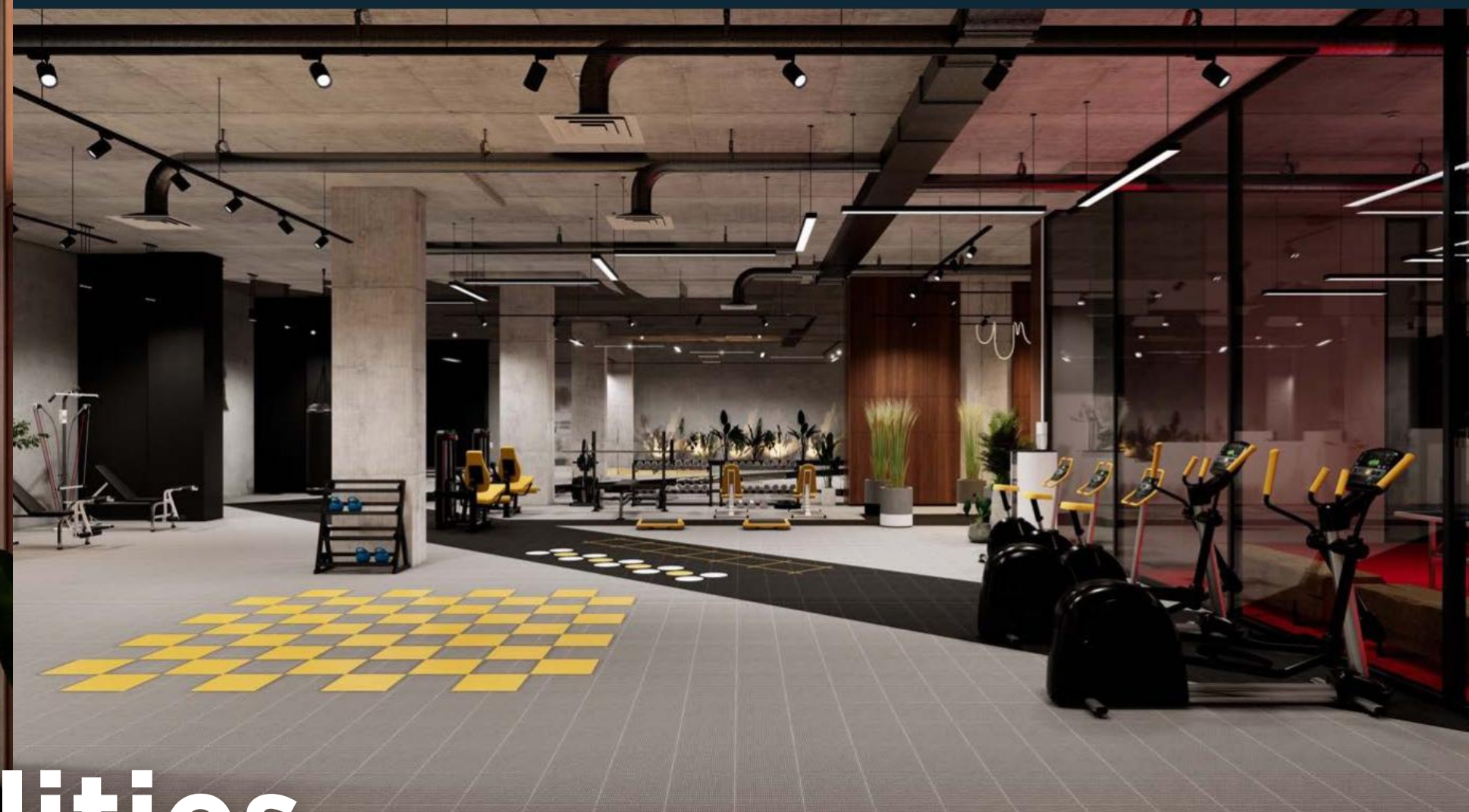
Facilities



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Facilities





Facilities



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Available Unit Types

- Type A : ~51–55 sqm
- Type B : ~67 sqm
- Type C : ~70 sqm
- Type E : ~101 sqm
- Penthouse : ~630 sqm

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Type A: Entry Lifestyle

➤ **Floor Size**
51-55 sqm

➤ **Ideal For**
First-time buyers
Investors
Entry lifestyle seekers





Type A: Entry Lifestyle

- Compact, efficient
- Lowest entry point
- Start with lowest price

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Type B: Core Living

➤ **Floor Size**
67 sqm

➤ **Ideal For**
Long-stay buyers
Expats
Most liquid investment





Type B: Core Living

- Balanced layout
- Strong usability

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Type C: Premium Lifestyle

➤ **Floor Size**
~70 sqm

➤ **Ideal For**
Buyers upgrading from Type B
Lifestyle-focused buyers





Type C: Premium Lifestyle

- Better orientation & layout
- Enhanced living experience

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Type E: True Residence

➤ **Floor Size**
~101 sqm

➤ **Ideal For**
Families
Second-home owners
Long-term residence





Type E: True Residence

- Larger layout
- Multi-use living

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Signature Penthouse



Floor Size

633.21 sqm



Why it is special:

- No direct comparison in Kep
- Extremely limited supply
- Full privacy/ Legacy-level ownership



Signature Penthouse

Full-Floor Coastal Residence

- 633.21 sqm
- entire level ownership
- 3-direction exposure (sea + hill + sunset)

Two Options:

- Furnished → ready luxury residence
- Bare → customizable sky estate

Why it is special:

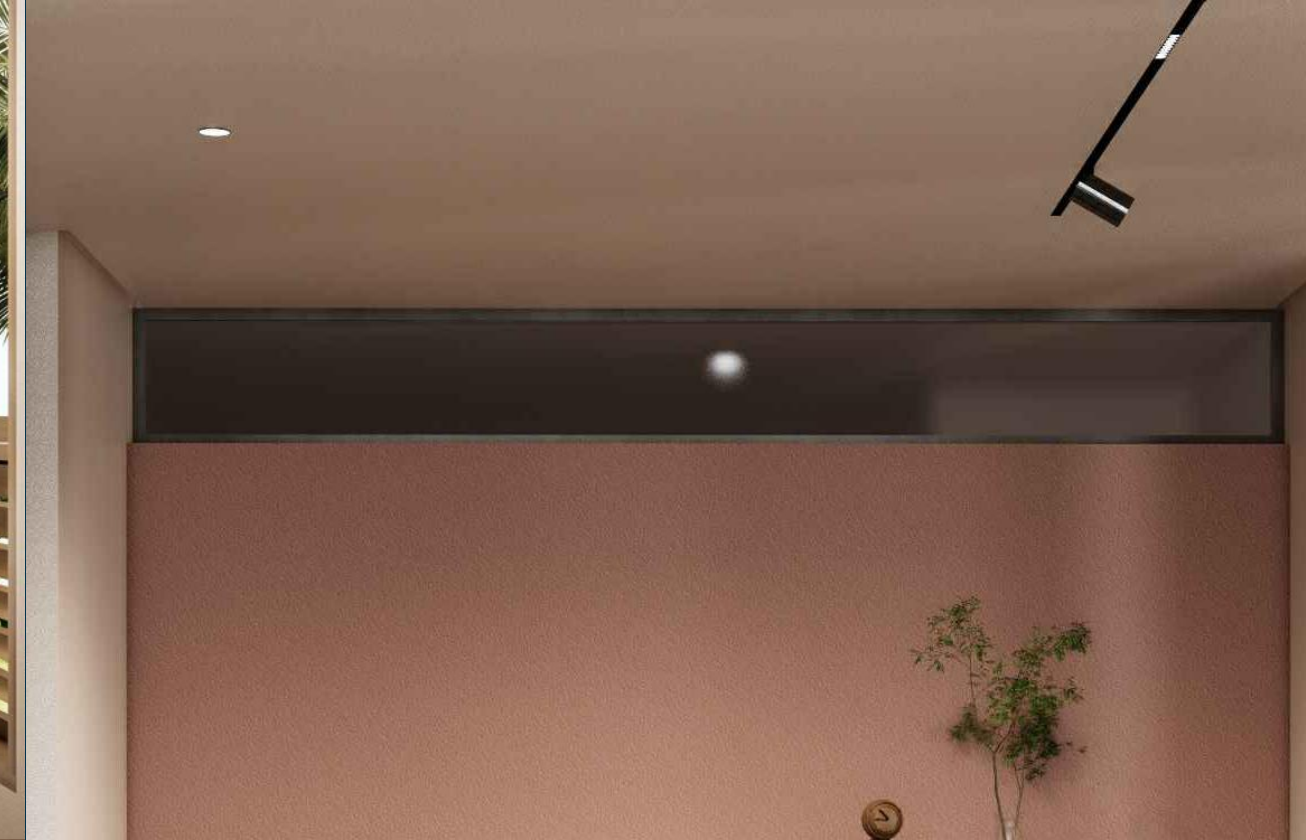
- No direct comparison in Kep
- Extremely limited supply
- Full privacy
- Legacy-level ownership





Signature Penthouse

- Entire level ownership
- 3-direction exposure (sea + hill + sunset)



Signature Penthouse

- Entire level ownership
- 3-direction exposure (sea + hill + sunset)



NORMAL UNITS

Early-Buyer Opportunity

Early buyers are specially offered direct discount of 20% for first 5 units from now until December 2026.

PRIMARY BASE UNIT

2F-1BR-05A & 2F-1BR-06A (Type A)

Size: ~51.87 sqm & 55.20 sqm

Floor: 2F (lowest floor)

View: Entry / lower positioning vs upper floors



Fully Furnished

Penthouse Opportunity

Penthouse buyer are specially offered direct discount of 20% from now until December 2026.

9F-Penthouse

Size: ~633.21 sqm

Floor: 9F (Exclusive)

View: 3 Exposers, Rarity, Privilege



Bare

Penthouse Opportunity

9F-Penthouse (Bare)

Size: ~633.21 sqm

Floor: 9F (Exclusive)

View: 3 Exposers, Rarity, Privilege

Normal Units

Standard Payment Terms

Option	Buyer Type	Payment Structure	Discount	Positioning
Investor Fast-Commit	Cash Investor	100% upfront	-12%	Best value — limited early phase
Smart Buyer Plan	Core Buyer	50% down / 30% (12 mo) / 20% handover	-6%	Balance between saving & flexibility
Flexi Plan	Mass Market	30% down / 50% (12 mo) / 20% handover	-2%	Accessible entry with small advantage
Entry Plan	Entry Buyer	0% down / 80% (12 mo) / 20% handover	0%	Own with minimal upfront



**Trusted Partner.
Market Leader.**

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