

# Beach Villa For Sale

## Cambodia, Koh Rong Archipelago, Koh Russey

POA €

### QUICK SPEC

Year of Construction	
Bedrooms	4
Half Bathrooms	
Full Bathrooms	4
Interior Surface approx	560 m2 - 6028 Sq.Ft.
Exterior Surface approx	3,500 m2 - 37,673 Sq.Ft
Parking	
Property Type	Villa

### TECHNICAL SPECIFICATIONS

Positioned to maximise the stunning ocean and headland views, the Beach Villa are the absolute height of luxury with generous indoor and outdoor living areas designed to accommodate the needs of your family and guests. the villa features a large living and dining area, a modern kitchen, an expansive outdoor terrace bordering a lavish 56 sqm pool, and a separate lanai furnished with a sofa and a dining table.

.the resort's minimalist cubic buildings, painted a deep gunmetal grey, feature flat roofs and alternating vertical striations that reflect the overall Khmer Krama theme, and blend discreetly with the natural jungle-like setting. Hardwood floors, dark volcanic and slate-like stone, and steel meet with wooden screens, light-coloured fabrics, woven silks, ikat cushions and plush furnishings to create a comfortable contemporary feel. High ceilings and large bay windows maximise the airy, luminous tropical ambience, while the beautifully landscaped gardens combine the lush greenery of indigenous trees and plants with a Zen-like simplicity and serenity. The result is indoor-outdoor tropical living with contemporary design, sleek interiors, lush landscapes and captivating ocean views

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 4

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 4

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Two master bathrooms with dual vanity
- Separate bathtub and rain shower
- Two additional bathrooms with dual vanity and walk-in rain shower

- Asian kitchen
- Butler room
- Open kitchen/bar
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## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

## INTERIOR FEATURES

- Minimalist cubic buildings, painted a deep gunmetal grey, feature flat roofs and alternating vertical striations that reflect the overall Khmer Krama theme, and blend discreetly with the natural jungle-like setting. Hardwood floors, dark volcanic and slate-like stone, and

steel meet with wooden screens, light-coloured fabrics, woven silks, ikat cushions and plush furnishings to create a comfortable contemporary feel.

- High ceilings and large bay windows maximise the airy, luminous tropical ambience,
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## EXTERIOR AND LOT FEATURES

- An ecological escape with a sense of place, Alila Villas Koh Russey is designed around a master plan that is 15% development and 85% nature,

resulting in an abundance of natural and landscaped green spaces

- Lush greenery of indigenous trees and plants with a Zen-like simplicity and serenity.

## POOL AND SPA

- Private pool (33sqm), Overlooks jungle greenery

## LAND INFO

- Lot Size: 3,500 m2 - 37,673 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

## SCHOOL INFORMATION

The Cambodian education system includes pre-school, primary, general secondary, higher education and non-formal education

- Sovannaphumi School
- Singapore Amicus International School - SAIS
- Regent School Sihanoukville
- School French De Sihanoukville
- Western International School

## AMENITIES AND COMMUNITY FEATURES

- Foreigners can buy property in Cambodia, however with certain restrictions. ... Foreigners are not allowed to own properties on the ground floor of a building as owning land outright remains prohibited under the foreign ownership property law. Foreigners can only get freehold ownership of strata-titled properties (mostly condos) and aren't allowed to own land.

## BUILDING AND CONSTRUCTION

- Living: 560 m2 - 6028 Sq.Ft.
- Year Built:
- Location :
- Topography : Waterfront
- Levels or Stories: 1
- Structure Type: Villa
- House Style:
- Furnishing : Furnished
- Materials - Concrete

## OTHERS

- Waterfront
- Deck
- Panoramic views
- Ocean views

## ABOUT THE AREA

Cambodia is a Southeast Asian nation whose landscape spans low-lying plains, the Mekong Delta, mountains and Gulf of Thailand coastline. Phnom Penh, its capital, is home to the art deco Central Market, glittering Royal Palace and the National Museum's historical and archaeological exhibits. In the country's northwest are the ruins of Angkor Wat, a massive stone temple complex built during the Khmer Empire.

With powdery white sands, turquoise waters and emerald rainforest, the islands of the Koh Rong Archipelago are picture-perfect, both on land and underwater. Ranging from barefoot luxury to raucous party-scene, the islands offer something for all, with the Ream National Park and Cambodia's only over-water villas at the spectacular private island hideaway of Song Saa.

Known for its pristine bays, the coast of Cambodia is perfectly located close to the hub of Siem Reap. Just 20-minutes by private car and speedboat from Sihanoukville Airport, Koh Russey, or Bamboo Island as it is commonly known, provides a perfect escape from it all.

Be at one with nature at Alila Villas Koh Russey, the 'jewel of the sea'. With a lush green oasis as its backdrop, the resort has been created in keeping with its environment, lovingly designed by Singaporean architect Chioh-Hui Goh. With a touch of Khmer charm and an abundance of green spaces, Alila Villas Koh Russey makes for a idyllic stay. There is even a beach front infinity pool along with a sunset bar, perfect for sundowners.