

金轴丽苑

AXIS

R E S I D E N C E S

The Art of Contemporary Living



tranquility & vibrancy
the best of both worlds

宁静与活力
尽善尽美

THE CITY OF PHNOM PENH

Phnom Penh is not only Cambodia's capital and largest city, it is also its economic and financial heart as its remarkable double-digit economic growth in recent years can attest to.

New hotels, condos, restaurants, malls, bars, commercial centres and residential buildings have sprung up in the city's landscape, making Phnom Penh one of Cambodia's major tourist destinations.

Modern high-rise buildings seem to materialise overnight while new roads and a railway system are being built to connect Phnom Penh to other commercial hubs.

Amidst all this hustle and bustle of construction and commerce stands an oasis of tranquility that marries the best of both worlds: **Axis Residences**

金边

金边不仅是柬埔寨的首都和全国最大城市，也是柬埔寨的经济和金融中心，最近几年里，它的经济呈明显的两位数的增长。

新酒店、公寓、餐馆、商场、酒吧、商业中心和住宅建筑在城市的景观中如雨后春笋般出现，使金边成为柬埔寨主要的旅游胜地之一。

当新的道路和铁路系统把金边和其他商业中心连接起来的时候，现代高层建筑仿佛一夜之间拔地而起。

在建筑和商业的喧嚣中有一片宁静的绿洲将二者完美的结合在一起，而这个绿洲就是：金轴丽苑

LION MALL
(2018 完工)

AXIS
RESIDENCES 金轴丽苑

PHNOM PENH
INTERNATIONAL
AIRPORT
金边国际机场



PHNOM PENH
SPECIAL ECONOMIC
ZONE
金边经济特区

CANADIA
INDUSTRIAL PARK
加华工业区



THE ART OF CONTEMPORARY LIVING

Axis Residences offers a contemporary Eden-like haven at the edge of the city while still tapping into the pulsating energy of cosmopolitan life.

We are strategically located at the gateway to the City, just minutes to Phnom Penh International Airport and the City Center.

金轴丽苑地理位置优越，只需几分钟就能到达金边国际机场和市中心

我们将私人空间和特别待遇二者进行完美的融合，
在城市边缘提供了一个当代的像伊甸园般的天堂，
与此同时还为大都会生活注入鲜活血液。

现代生活艺术典范

transparency & vibrancy

the best of both worlds

尽善尽美

5 MINUTES

5 分钟



沉醉于城市的魅力

15 分钟

15 MINUTES

INDULGE IN THE CHARM OF THE CITY

Don't waste your time battling peak-hour traffic when you can already be relaxing at your luxuriously appointed home in Axis Residences

Rather, indulge in a spell of high-end shopping, or enjoy a meal at a celebrated restaurant before putting on your party shoes till dawn. Everything the City has to offer is just minutes away – and it's all yours for the taking.

别把你的时间浪费在交通高峰期，你完全可以在奢侈的金轴丽苑中肆意放松。

你可以消磨所有你节省的上下班时间来沉溺于高端购物的魔咒、在著名的餐厅中享受一餐或穿上你的舞鞋直到黎明。这个城市提供给我们的一切只有几分钟的路程，这一切都需要你来挑战。



S I T E P L A N 总平面图



Image for illustration purpose only. Site plan not to scale and subject to changes as may be required by relevant authorities.
All appliances and furnitures shown in the plan are for illustration purpose and not representation of fact

- 1 Grand Drop-off 落车点
- 2 Lounge 休息室
- 3 Shops 商店
- 4 Story Telling Corner 说故事角落
- 5 Children's Indoor Playroom 儿童室内游戏室
- 6 Children's Outdoor Playground 儿童户外游乐场
- 7 Multi-purpose rooms 多功能厅
- 8 Game Room 游戏室
- 9 Children's Wet Playground 儿童戏水池
- 10 Children's Wading Pool 儿童游泳池
- 11 Pool Cabana 泳池小屋
- 12 Lounge Pool 悠闲泳池
- 13 Jungle Jacuzzi 丛林按摩池
- 14 50M Lap Pool 50米浅水泳池
- 15 BBO Pavilion 烧烤亭
- 16 Changing Rooms 更衣室
- 17 Indoor Gymnasium 室内健身房
- 18 Outdoor Gymnasium 户外健身房
- 19 Sun Tan Deck 阳光浴
- 20 Half Basketball Court 篮球半场
- 21 Tennis Courts 网球场
- 22 Roof Landscape Deck 园景平台



I N T R O D U C I N G

AXIS RESIDENCES

Axis Residences is the essential urban and contemporary setting to relax and revitalise the senses. Relish in the impeccable layout and design. Heighten your quality of living in a home that is truly special for family and friends.

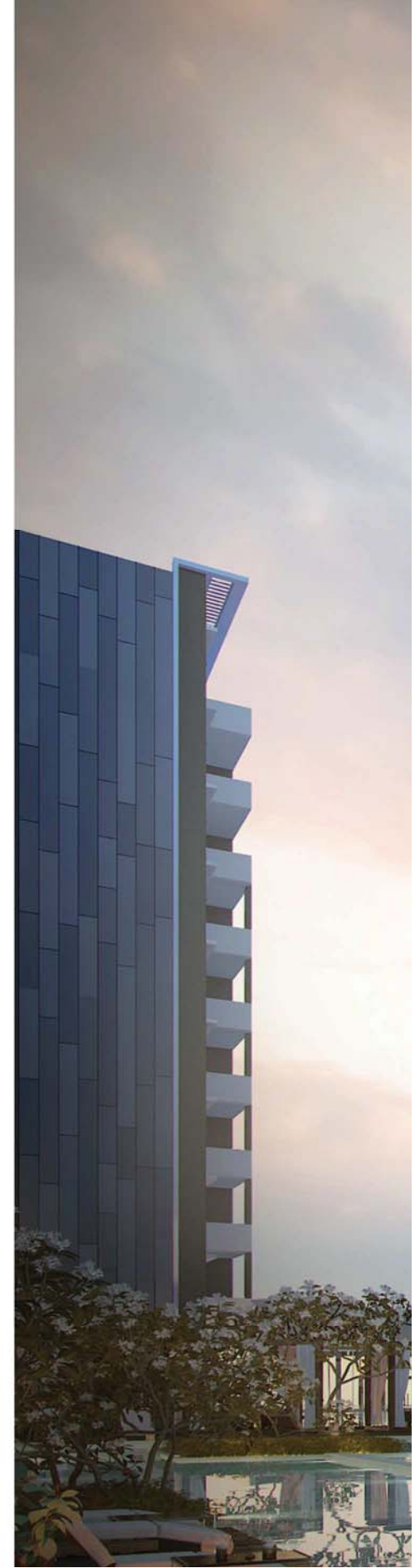
金轴丽苑

简介

金轴丽苑当代都市化的配置让您自由放飞心灵，
津津乐道于无可挑剔的布局和设计。提高你的家庭生活质量对于家人和朋友来说相当特别。



multi-purpose room

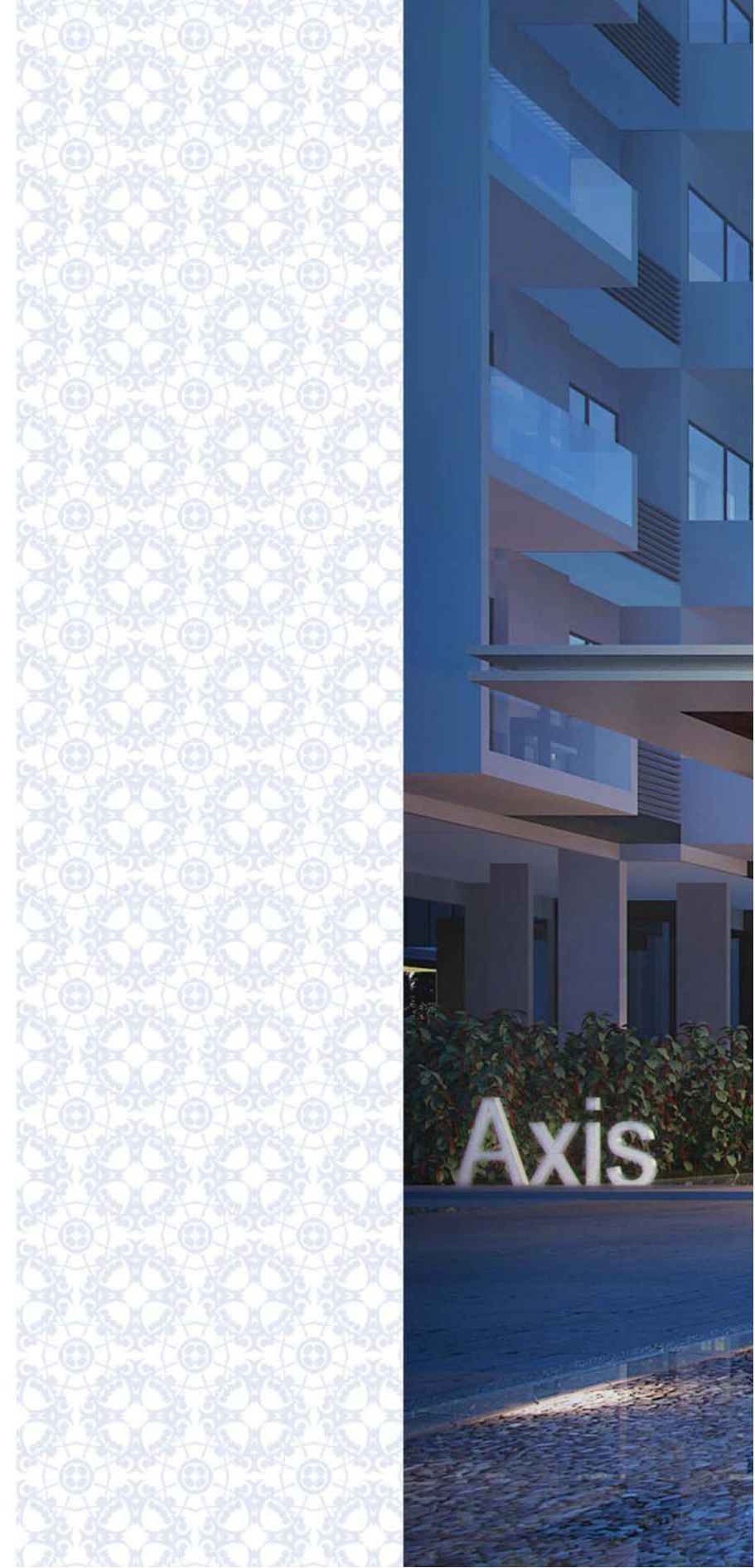




W E L C O M E H O M E

Axis Residences is a labour of love, meticulously crafted by a consortium of international consultants. An urban and verdant sanctuary pegged to world recognized luxury standards, Axis Residences stands as a benchmark of style and sophistication in city living.

金轴丽苑是一座灵魂巨著，由国际顾问联合会倾心打造。一座紧密于国际公认的奢华标准的都市圣洁殿堂，金轴丽苑代表了城市生活的个性和高雅的品味。





Images are for illustration purposes only.

Entrance drop off

EXCLUSIVELY YOURS

Fancy a dip in the pool? Get your toes wet in our lounge pool or multi-jet Jacuzzi. If you prefer a more strenuous aquatic workout, check out our Olympic-sized lap pool.

Or perhaps you'd rather kick back with a cold beer on our continental deck chairs, even as you keep a watchful eye on the kids while they soak up the fun at our Kids' Waterplay Area or Children's Pool.

A sports lover? Try your hand at a game of tennis, or take in a round of basketball with friends and neighbours at our newly refurbished courts. Work out a sweat with at our state-of-the-art gym, or pencil in some me-time at our fitness studio.

Wind down your day by firing up the grill at our barbecue pits – and invite your loved ones to our private dining terraces to partake in a feast beneath the stars.

专属于你

喜欢泡在泳池里吗？你的脚趾可以泡在我们的休息池或多喷嘴按摩池里。如果你喜欢更加剧烈的水上运动，可以到我们的奥林匹克规模的游泳池里游泳。

在这之后，当你密切的留意孩子们在戏水区或儿童游泳池享受他们的乐趣时，你或许想在我们的折叠式躺椅上用一瓶冰镇啤酒来放松一下自己。

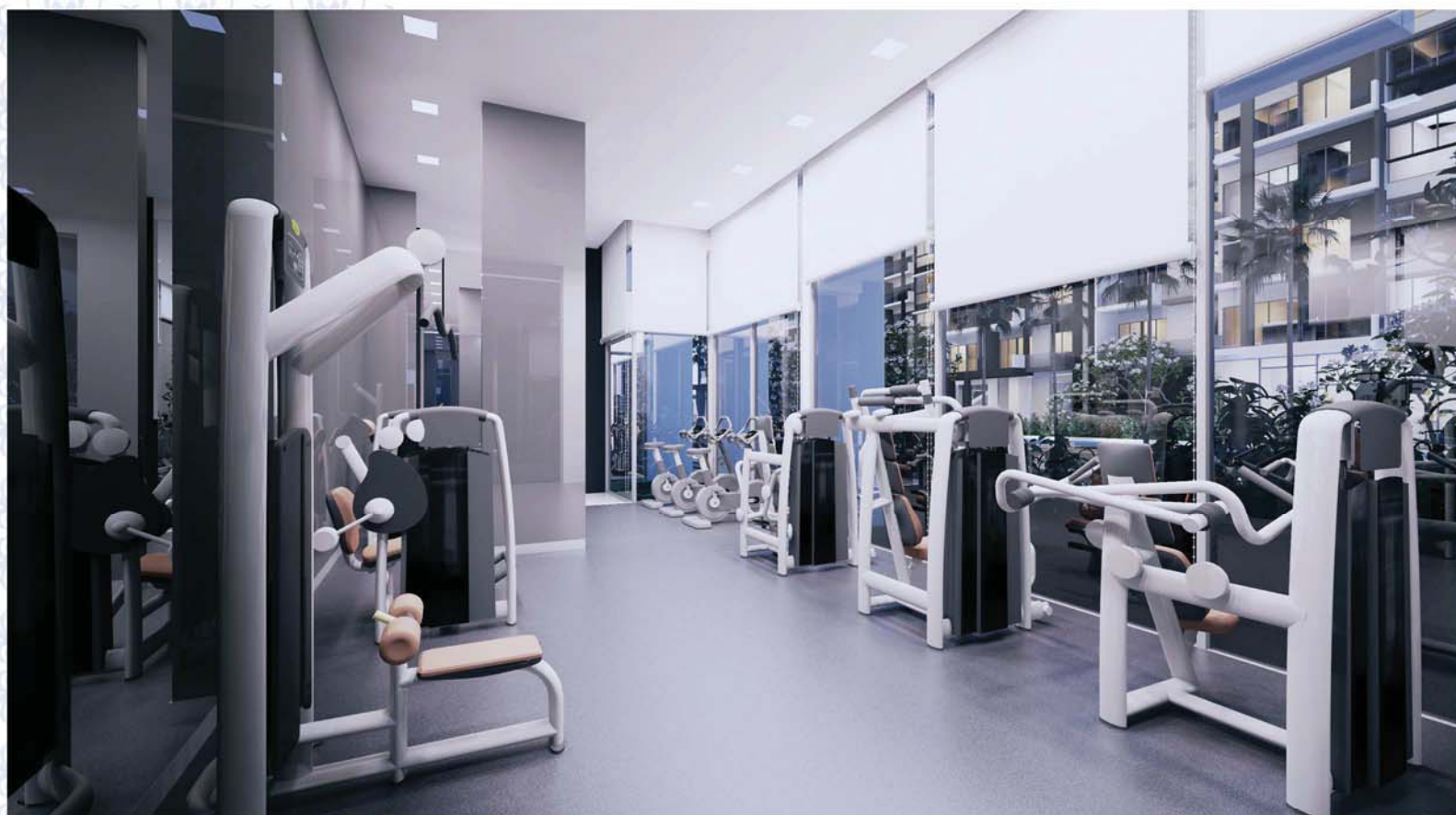
我们拥有精装的硬地球场可以让你与你的朋友和邻居一起打网球或打一场篮球。你也可以在我们最先进的健身房的跑步机上进行锻炼，或跟你的女朋友一起在我们的健身室练习瑜伽以更好的联络感情。

在我们的烧烤台通过烧烤来放松你忙碌的一天，邀请你的家人和朋友来我们的私人用餐露台，在星空下共度一个拥有美食和伙伴的欢乐夜晚。





Images are for illustration purposes only



A HAVEN FOR THE ACTIVE AND
FUN-LOVING

运动和玩乐的天堂





CHILDREN'S PLAY POOL

儿童戏水池

JUNGLE JACUZZI

丛林按摩池

LOUNGE POOL

悠闲泳池

50M LAP POOL

50米浅水泳池





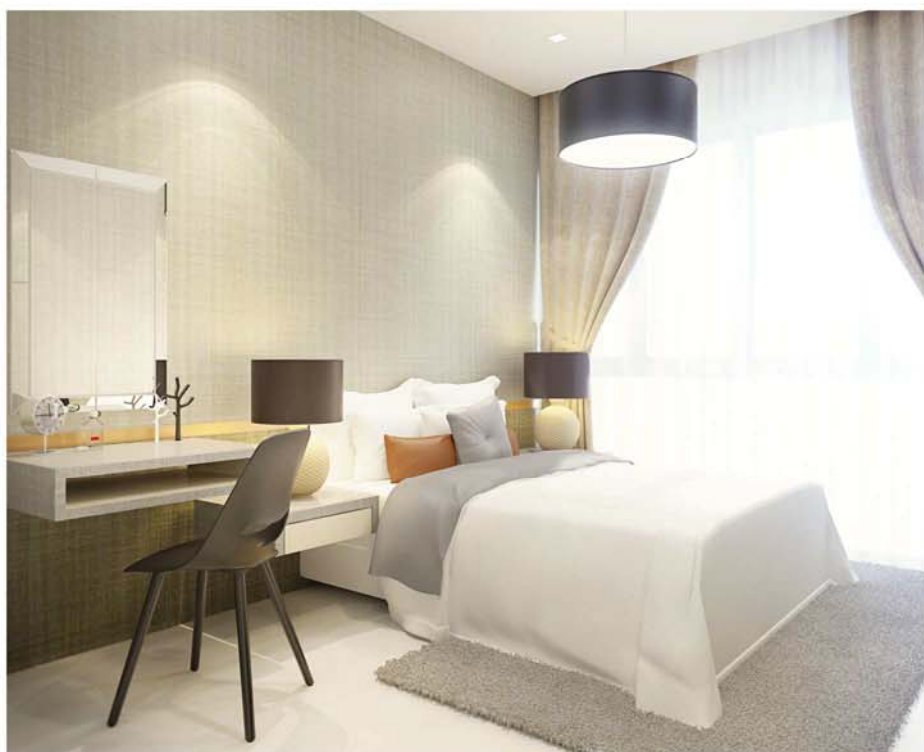
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pool cabana

With a range of design-centric 1, 2, 3 and 4-bedroom homes, you will be spoilt for choice as you take in panoramic views of Phnom Penh's ever-changing city landscape and property boom.

随着一系列以1卧室、2卧室、3卧室和4卧室设计为中心的房子的推出，你在俯瞰日益发展的金边全城景观上，有着各种各样的选择。



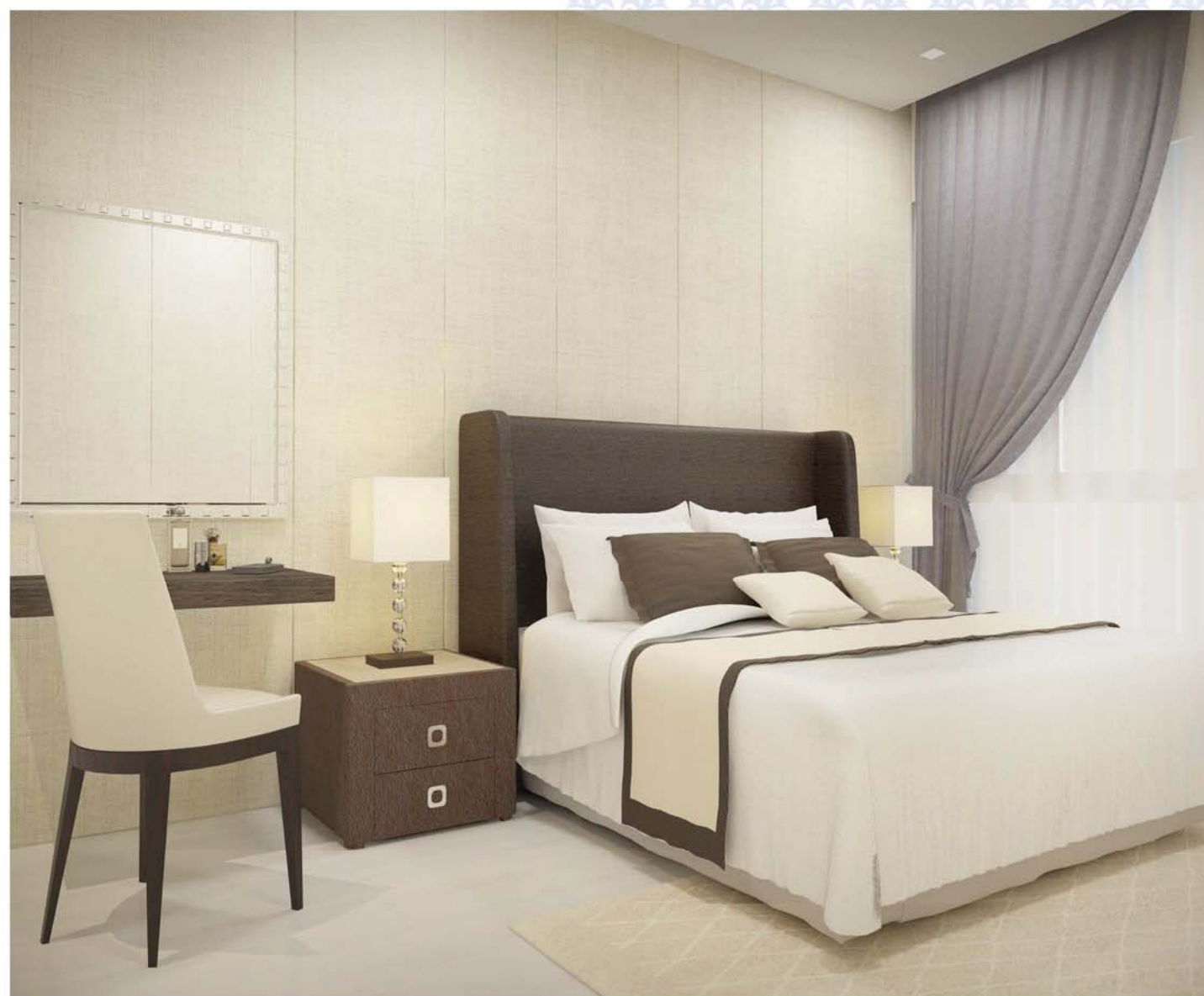
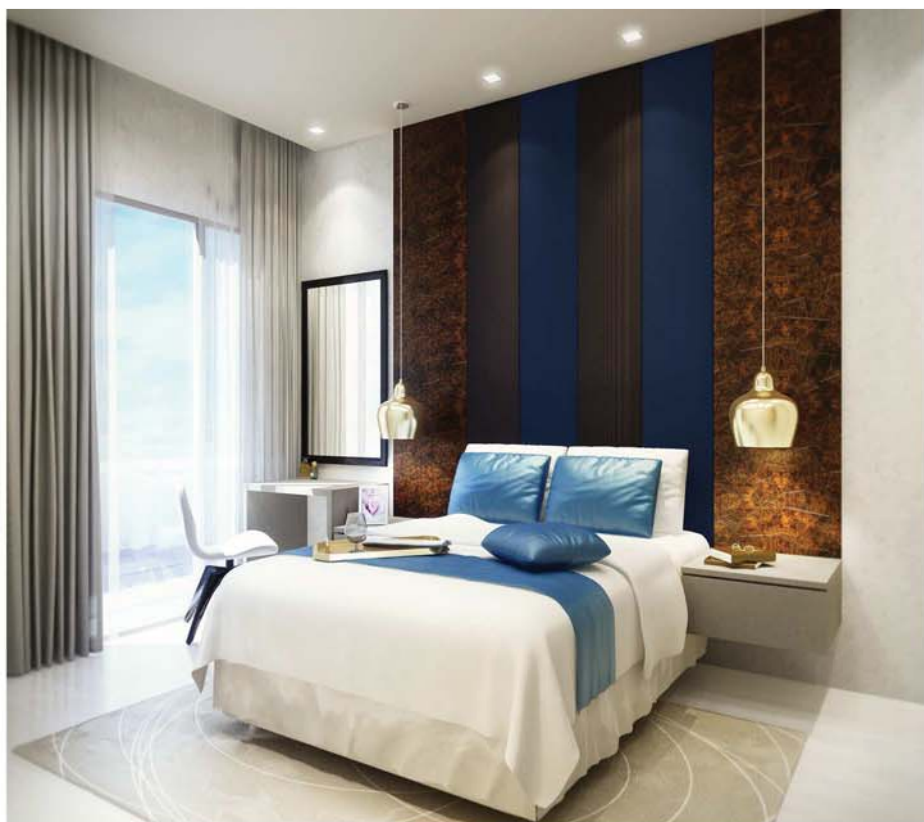


Top-notch flooring, finishing and fittings as well as kitchen appliances and gadgets have also been carefully chosen to cater to the most discerning of tastes and the most impeccable of standards.

At Axis Residences, you and your loved ones will lack for nothing here, so come on by and ask us about your new home today.

我们拥有一流的地板、精装修，此外厨房的家电也经过了精心的选择，以满足最挑剔的口味和最无可挑剔的标准。

在金轴丽苑，你和你爱的人的一切都会得到满足，所以今天就过来咨询一下你的新家吧。



A selection of elegant and stylish bathroom fittings, wares and finishing to cater to a luxurious, modern lifestyle.

高雅时尚的洁具和精装修为您打造现代豪华生活。



顶级家电方便您的生活

Top-of-the-line
household appliances at your service



1 Bedroom 2 Bedroom 3 Bedroom / Penthouse

S C H E M A T I C D I A G R A M 户型分布示意图

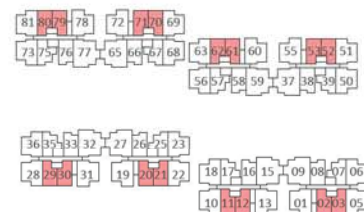


1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom

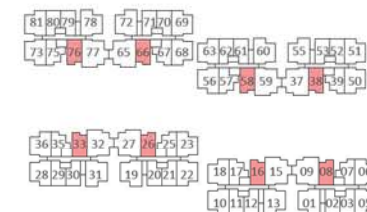
UNIT PLANS 户型平面图



TYPE A (1 Bedroom)
TOTAL AREA 80.71 m² (57.65 m²)



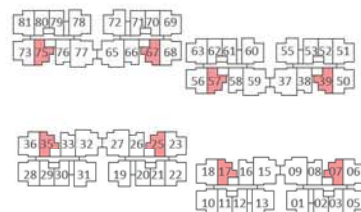
TYPE A1 (1 Bedroom)
TOTAL AREA 83.34 m² (59.53 m²)



UNIT PLANS 户型平面图

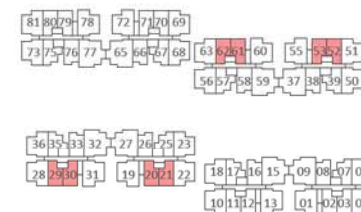


TYPE A2 (1 Bedroom)
TOTAL AREA 88.34 m² (63.10 m²)



TYPE A-PES (1 Bedroom)
TOTAL AREA 83.40 m² (59.57 m²)

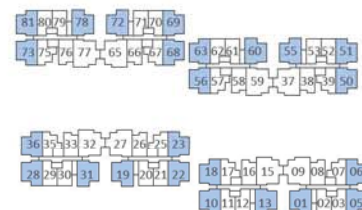
Unit No: #02-38, #02-39



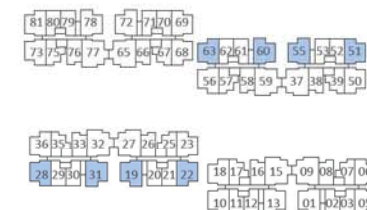
UNIT PLANS 户型平面图



TYPE B (2 Bedroom)
TOTAL AREA 121.10 m² (86.50 m²)



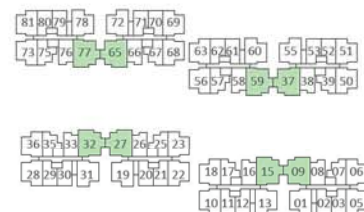
TYPE B-PES (2 Bedroom)
TOTAL AREA 125.44 m² (89.60 m²)



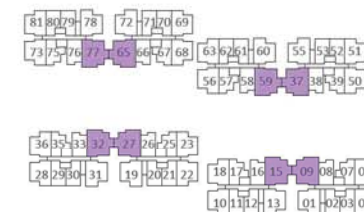
UNIT PLANS 户型平面图



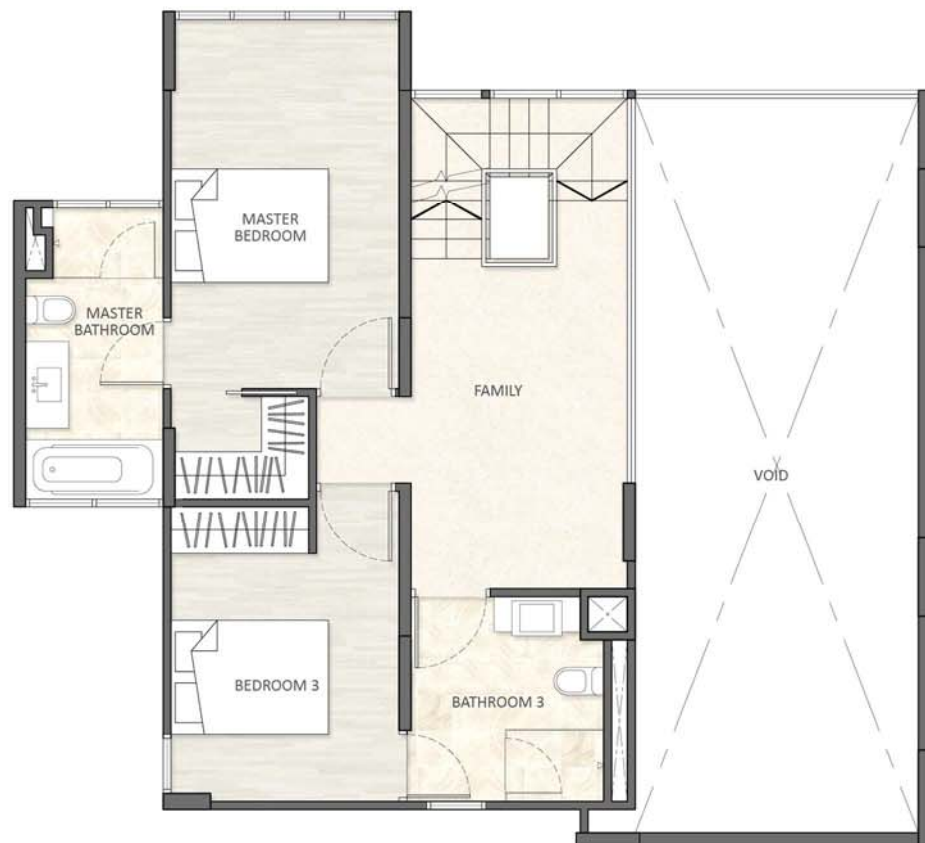
TYPE C (3 Bedroom)
TOTAL AREA 160.97 m² (114.98 m²)



TYPE C-PH-L (4 Bedroom)
TOTAL AREA 341.05 m² (243.61 m²)



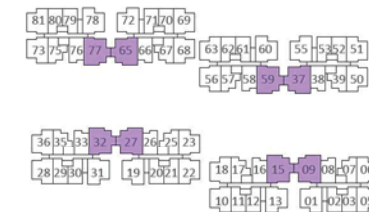
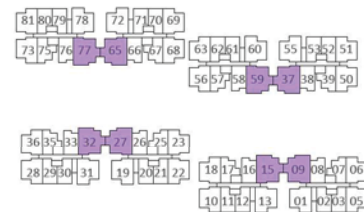
U N I T P L A N S 户型平面图



TYPE C-PH-U (4 Bedroom)



TYPE C-PH-R (4 Bedroom)



S P E C I F I C A T I O N S

1. FOUNDATION

Piled foundation and/or other approved foundation system.

2. SUPERSTRUCTURE

Reinforced concrete structural framework

3. WALL

- | | | | |
|-----|----------|---|--|
| 3.1 | External | : | Masonry wall and/or reinforced concrete wall and/or precast reinforced concrete wall |
| 3.2 | Internal | : | Masonry wall and/or concrete block and/or precast concrete wall and/ or dry wall |

4. ROOF

Reinforced concrete structure with appropriate insulation and/or waterproofing system

5. CEILING

- | | | | |
|-----|--|---|---|
| 5.1 | Unit | | |
| i | Living/ Dining, All Bedrooms, Hallway | : | Skim coat plaster with emulsion paint and/ or part fibrous plasterboard with emulsion paint |
| ii | Kitchen, All Bathrooms, Yard, Private Enclosed Space, Balcony | : | Skim coat plaster with emulsion paint and/ or part moisture resistant ceiling board with emulsion paint |
| 5.2 | Common Areas | | |
| i | Management Office, Mail-Box Area, Gymnasium, Multi-Purpose Rooms, Lounge, Children's Play Room | : | Skim coat plaster with emulsion paint and/or part fibrous plasterboard with emulsion paint |
| ii | Lift Lobbies, Changing Rooms and Toilets | : | Skim coat plaster with emulsion paint and/or part moisture resistant ceiling board with emulsion paint |
| iii | Covered Car parks Area, Enclosed Common Staircases, Corridors and Guard House | : | Skim coat plaster with emulsion paint |

6. FINISHES

- | | | | |
|-----|--|---|---|
| 6.1 | Wall (for units) | | |
| i | Living/Dining, All Bedrooms, Store, Hallway | : | Cement/sand plaster with emulsion paint and/ or skim coat with emulsion paint |
| ii | Master Bath, Junior Master Bath | : | Homogenous and/or porcelain tiles and/ or mosaic tiles |
| 6.2 | Wall (for common areas) | | |
| i | Main Drop-off / Waiting Area, Communal Areas, Changing Rooms and Toilets | : | Stone and/or homogenous tiles and/or porcelain tiles and/or cement/sand plaster with emulsion paint |
| ii | Lift Lobbies, Corridors, Management Office, Guard House, Gymnasium, Multi-Purpose Rooms, Lounge, Mail-Box Area, Enclosed Staircases, Carpark and other areas | : | Cement/ sand plaster with emulsion paint and/ or skim coat cement/ sand plaster with emulsion paint |

Note: *No tiles behind and below kitchen cabinets, bathroom cabinets and mirror.
*Wall surface above the false ceiling level will be left in its original bare condition.

- | | | | |
|-----|--|---|---|
| 6.3 | Floor (for units) | | |
| i | Living/Dining, Kitchen, Yard, Store, Hallway, Private Enclosed Space, Balcony and Roof Terrace | : | Homogenous tiles and/or porcelain tiles with skirting |
| ii | All Bedrooms | : | Vinyl floor tiles with skirting |
| iii | All Bathrooms | : | Homogenous tiles and/or porcelain tiles |

6.4 Floor (for common areas)

- | | | | |
|-----|---|---|---|
| i | Main Drop-off Area, Lift Lobbies, Corridors, Changing Rooms and Toilets, Guard House, Mail-Box Areas, Management Office, Multi-Purpose Rooms and Lounge | : | Stone and/or Porcelain and/or Homogenous tiles |
| ii | Gymnasium, Children Indoor Play Area | : | Rubber-mat flooring and/ or Homogenous Tiles and/or Vinyl Tile Flooring |
| iii | Enclosed Staircases | : | Cement/sand screed with non-slip nosing tiles |
| iv | Car parks and Driveways | : | Cement/sand screed with hardener |
| v | Landscape Deck and Pool Deck | : | Composite timber and/or stone and/ or Homogenous Tiles |

7. WINDOWS

Powder coated aluminum framed windows with tinted and/or laminated tempered glass.

8. DOORS

- | | |
|-----|--|
| i | Approved fire-rated timber doors to Main Unit Doors. |
| ii | Hollow-core timber doors to all Bedrooms, Store and Bathrooms. |
| iii | Powder coated aluminum framed glass swing and/or sliding doors to Private Enclosed Space, Balcony, Terrace and Roof Terrace. |
| iv | Aluminum bi-fold door to WC and Utility. |
| v | Selected quality locksets and ironmongery to all doors. |

9. SANITARY FITTINGS

- | | |
|-----|---|
| 9.1 | Master Bath |
| | • 1 shower mixer with hand shower |
| | • 1 basin with solid surface vanity top |
| | • 1 water closet |
| | • 1 towel rail and/or robe hooks |
| | • 1 toilet-paper holder |
| | • 1 mirror |
| | • 1 bathtub (Type C and C-PH Only) |
| 9.2 | Master Bath And Junior Master Bath (Type C and C-PH Only) |
| | • 1 shower/bath mixer with hand shower |
| | • 1 basin with solid surface vanity top |
| | • 1 water closet |
| | • 1 towel rail and/or robe hooks |
| | • 1 toilet-paper holder |
| | • 1 mirror |
| | • 1 bathtub |
| 9.3 | Bath 2 and Bath 3 |
| | • 1 shower mixer with hand shower |
| | • 1 basin with solid surface vanity top |
| | • 1 pedestal water closet |
| | • 1 towel rail and/or robe hooks |
| | • 1 toilet-paper holder |
| | • 1 mirror |
| 9.4 | Private Enclosed Space, and Roof Terrace |
| | • 1 bib tap |
| 9.5 | Penthouse Jacuzzi |
| | • 1 Jacuzzi |

10. ELECTRICAL FITTINGS

- | | |
|------|--|
| 10.1 | Electrical Installation |
| | - Refer to Electrical Schedule for details |
| 10.2 | Internet/ TV/ Telephone |
| | - Refer to Electrical Schedule for details |

11. LIGHTNING PROTECTION

Lightning Protection Systems shall be provided in accordance to Singapore Standard Code of Practice 555 : 2010

S P E C I F I C A T I O N S

12. PAINTING

- 12.1 External : External paint with spray texture coating to designated area
12.2 Internal : Emulsion paint

13. WATERPROOFING

Waterproofing shall be provided for the floor of Bathrooms, Kitchen, Yard, Private Enclosed Space, Balcony and Roof Terrace (where applicable), Pool, Changing Rooms, and Toilets (where applicable), Pool Deck, Water Feature and RC Flat Roof (where applicable).

14. Driveway and Car Park

- 14.1 Granite pavers and/or epoxy flooring to Main Entrance Driveway.
14.2 Cement/sand screed floor with hardener to applicable areas of Car parks and driveways.

15. RECREATION FACILITIES

- i. Lounge Pool (390 sqm)
- ii. Lap Pool (300 sqm) - 50m x 6m
- iii. Jacuzzi
- iv. Children's Pool (60 sqm)
- v. Children's Wet Play Area
- vi. Multi-Purpose Rooms
- vii. Lounge
- viii. Tennis Court
- ix. Half Basketball Court
- x. Indoor and Outdoor Gymnasium
- xi. BBQ Pavilions
- xii. Pool Cabana
- xiii. Indoor Children's Playground
- xiv. Outdoor Children's Playground

16. ELECTRICAL SCHEDULE

Electrical Provisions	Unit Types							
	A	A-PES	A1	A2	B	B-PES	C	C-PH
LIGHTING POINT	5	5	5	5	6	6	9	22
POWER POINT	9	9	9	9	11	11	14	17
EXTERNAL POWER POINT	1	1	1	1	1	1	1	3
TV POINT	2	2	2	2	3	3	4	5
DATA POINT	2	2	2	2	3	3	4	5
TELEPHONE POINT	2	2	2	2	3	3	4	6
FRIDGE POINT	1	1	1	1	1	1	1	1
WASHING MACHINE POINT	1	1	1	1	1	1	1	1
COOKER HOB POINT	1	1	1	1	1	1	1	2
COOKER HOOD POINT	1	1	1	1	1	1	1	1
OVEN/ MICROWAVE POINT	1	1	1	1	1	1	1	1
AUDIO INTERCOM POINT	1	1	1	1	1	1	1	2
JACUZZI POINT	-	-	-	-	-	-	-	1
BELL POINT	1	1	1	1	1	1	1	1

17. ADDITIONAL ITEMS

- A. Marble, Limestone and Granite
Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be color and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences maybe felt at the joints. Subject to clause 14.3, tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- B. Kitchen
Solid surface countertop. High and low level kitchen cabinets sink with tap, cooker hood, hob (For Type B, C and C-PH Only) and built-in oven. Induction hob and built-in oven for all Type A units.
- C. Bedrooms
Built-in wardrobes.
- D. Air-Conditioning System
Wall-mounted air conditioning system to Living/ Dining and Bedrooms
- E. Hot Water Supply
Hot water supply to bathrooms except WC
- F. Data Point
Data outlet points complete with Category 6 or other equivalent cabling for internet ready connection in Living and Bedrooms
- G. Security and Access
Audio intercom system provided at each unit. Proximity card access control system in lift car. Car park barrier system at guardhouse. CCTV surveillance for common areas
- H. Open Terraces and Balconies
Tempered glass railing and /or mild steel railing and /or aluminum railing and /or parapet wall
- I. Private Enclosed Space Gates
Mild steel or aluminum gate
- J. Internet/ TV/ Telephone
Purchaser is liable to pay for annual fee, subscription fee or any such fee to the relevant service provider or any other relevant authorities for the service and /or connection. The developer is not responsible to make the arrangements with the service provider for the service connection to the individual apartments,
- K. Materials, Fittings, Equipment, Finishes, Installations and Appliances
The brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to Architect's selection and market availability.
- L. Layout / Location of Wardrobes, Kitchen Cabinets, Fan Coil Units, Fittings, Wares, Electrical Points, Television Points, Telecommunication Points, Audio Intercom System, Door Swing Positions and Plaster Ceiling Boards are subjected to Architect's final decision and designs
- M. Warranties
Where warranties are given by the manufacturers and/ or contractors and/ or suppliers of any of the equipment and/ or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser.

S P E C I F I C A T I O N S

- N. False Ceiling
The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect's sole discretion and final design.
- O. Glass
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.
- P. Mechanical Ventilation System
Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.
- Q. Planter
Planters are designed to take the loading of potted plants only. No soil material or turf/plants will be provided in the planters.

Notes to specifications

- The layout/location of fan coil units and electrical points are subject to Architect's sole discretion and final design.
- The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the vendor
- Regular maintenance by the Purchaser of the air-conditioning systems, including the cleaning of the filters and condense drain pipe is essential for efficient running and prolong their operating life

Disclaimer

While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the Developer and the Marketing Agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and subject to final survey. All information, specifications, renderings, visual representations, and plans are current at the time of publication and are subject to change as may be required by us and or the competent authorities and shall not form part of any offer or contract or constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent.

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