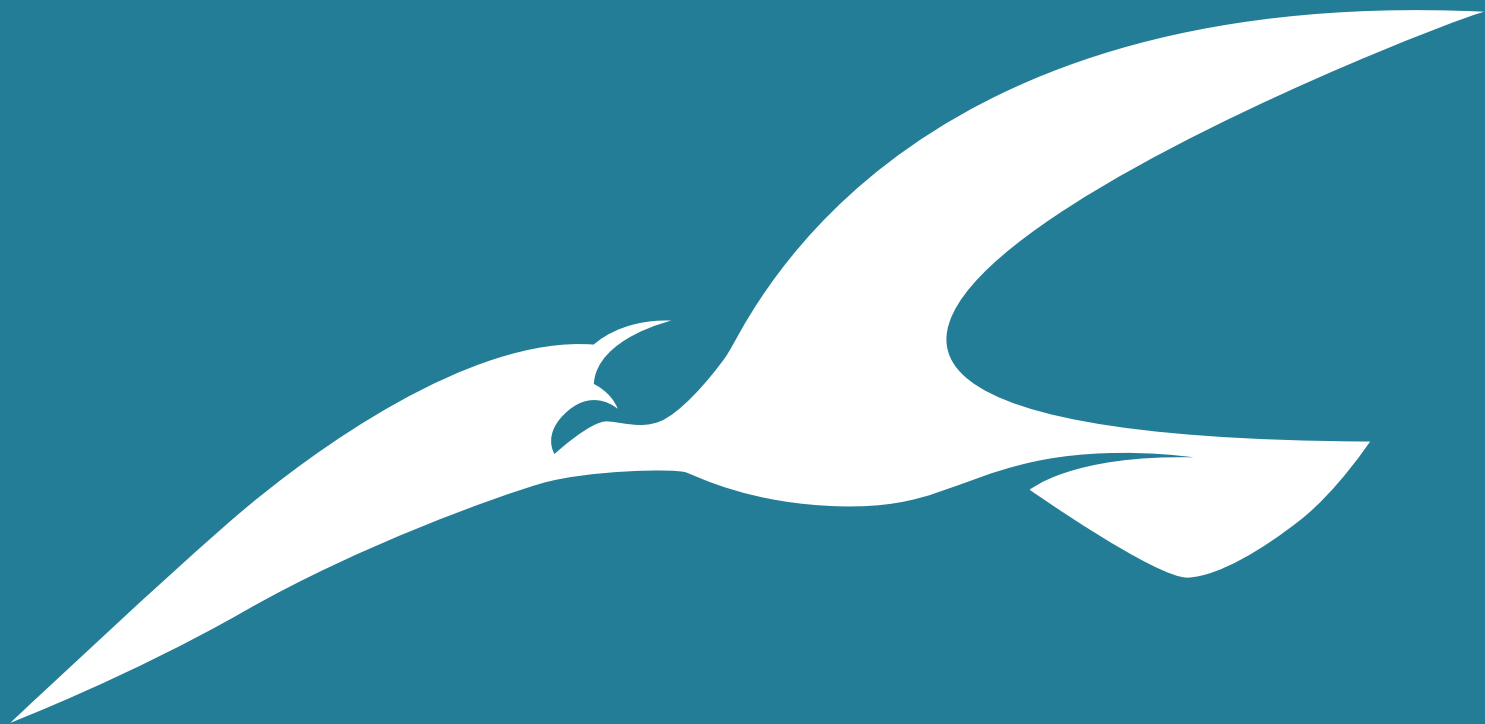






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www.lzseaviewpremium.com

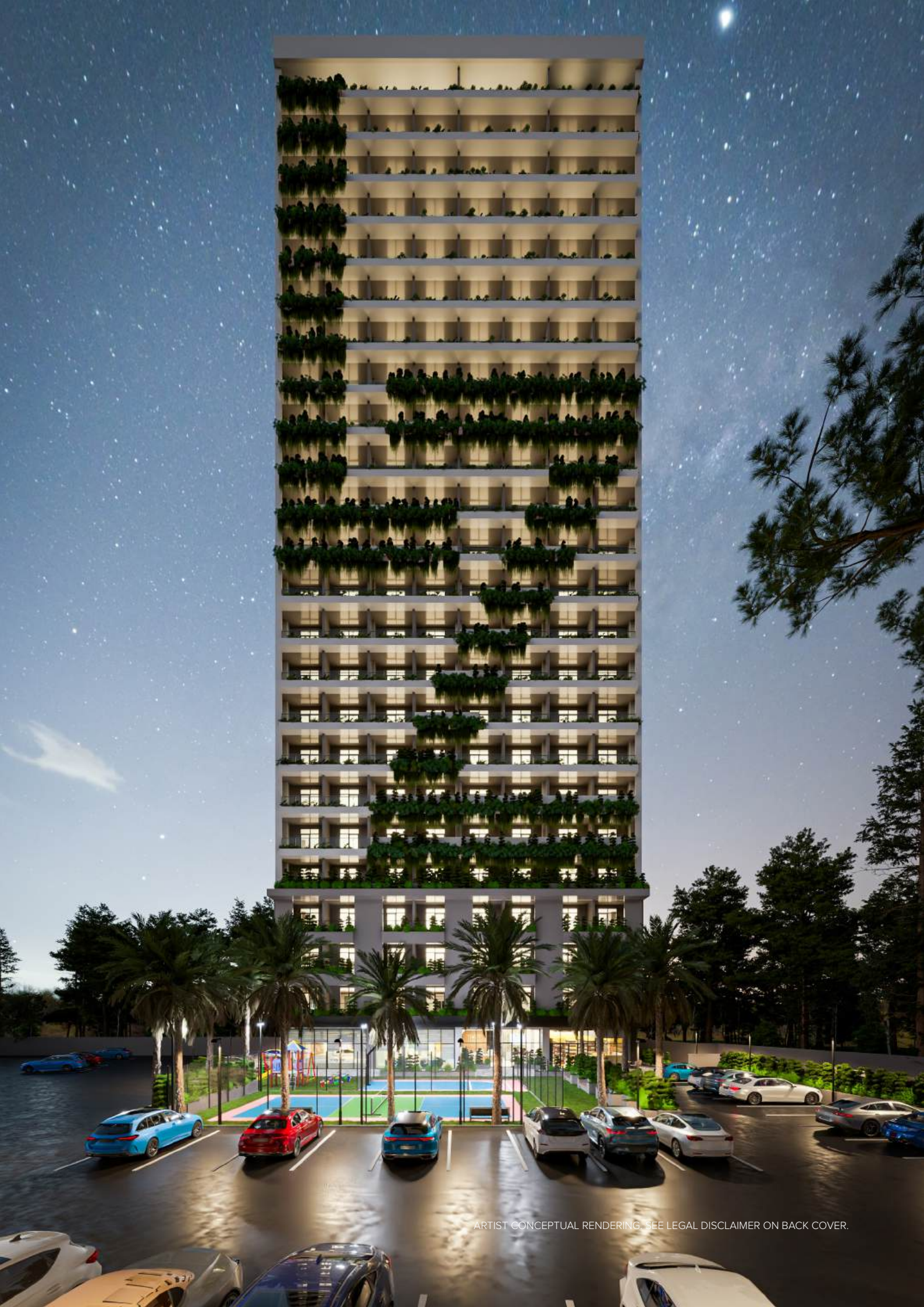


From the same developer that brought LZ Sea View Residences its success.

LZ Sea View Premium is a 24-storey development that continues the legacy of excellence established by its predecessor—LZ Sea View Residences. The latter has achieved remarkable success, boasting 320 meticulously designed units and maintaining an impressive 100% rental occupancy rate.

Building on this strong foundation, LZ Sea View Premium is set to elevate the standard of luxury living further. With its innovative design, exceptional amenities, and strategic location, it reflects the same commitment to quality and attention to detail that has made LZ Sea View Residences a benchmark in the region.





Designed to redefine upscale living.

LZ Sea View Premium is an upcoming luxury high-rise condominium development situated in the vibrant coastal city of Sihanoukville, Cambodia. Designed to redefine upscale living, LZ Sea View Premium offers residents a sophisticated and serene lifestyle with breathtaking views of the ocean and the cityscape. This exclusive condominium project blends contemporary elegance with world-class amenities, ensuring a refined and comfortable living experience for both local and international residents.

Set in a prime location close to the city's finest restaurants, shopping, and entertainment options, LZ Sea View Premium represents the pinnacle of high-rise living in Sihanoukville.

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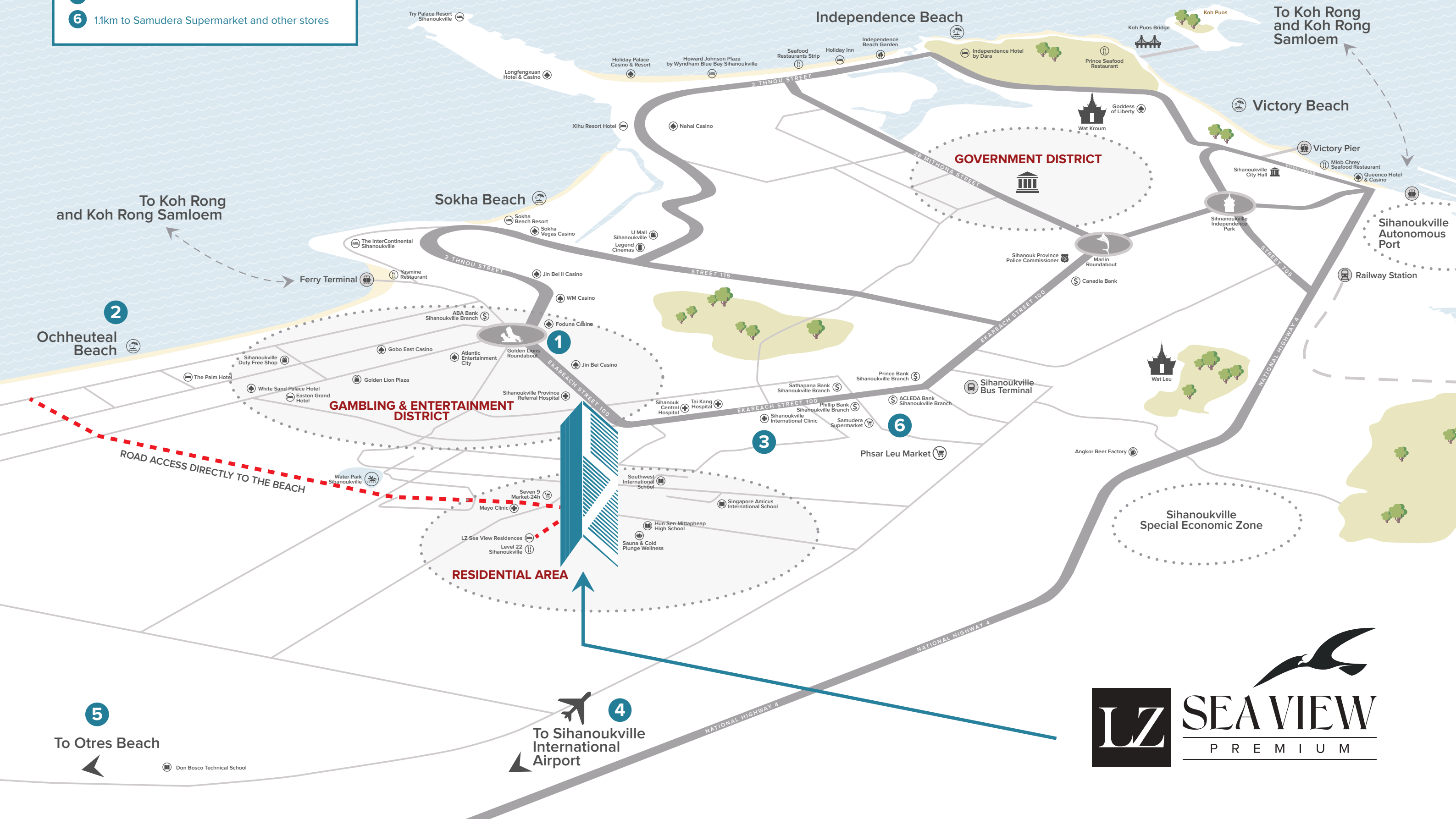


SIHANOUKVILLE'S NEW PRESTIGIOUS ADDRESS

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NEIGHBOURHOOD

- 1 1.5km to Golden Lions Roundabout
- 2 1.2km to Occheuteal Beach
- 3 1km to Sihanoukville International Clinic
- 4 22km to Sihanoukville International Airport
- 5 6km to Otres Beach
- 6 1.1km to Samudera Supermarket and other stores





Premier address for a premier global city.

As Sihanoukville evolves into a thriving global hub, it has become a prime destination for visionary developments that cater to discerning clientele with sophisticated tastes. The city's dynamic growth and vibrant international appeal set the stage for a world-class residential skyscraper that not only meets but exceeds the expectations of modern luxury living.

More than just a prominent location with breathtaking panoramic views and unrivaled visibility, this project embodies the need for an ambitious creative vision. It is designed to offer residents the unique privilege of owning a timeless architectural masterpiece—an iconic symbol of elegance and innovation.

LZ Sea View Premier stands as a tribute to excellence and forward-thinking design. This bold, architectural landmark captures the spirit of Sihanoukville, reflecting its rise as a global city and offering a lifestyle of prestige and unparalleled quality. Through its thoughtful craftsmanship and innovative approach, LZ Sea View Premier redefines the skyline while celebrating the essence of what makes Sihanoukville extraordinary.

Coastal living within your reach.



Experience the pinnacle of coastal living with LZ Sea View Premium, where every detail is designed to immerse you in the beauty of nature and the serenity of the sea. Whether you're enjoying the sleek, contemporary interiors or relaxing on a breezy terrace, LZ Sea View Premium ensures that the charm of coastal living is always within your reach, creating a seamless connection between your home and the sea.



Unprecedented amenities, elite services.

LZ Sea View Premium redefines luxury living within an exquisitely designed private residential tower. Spanning over 1,500 square meters, it features meticulously crafted spaces for relaxation, social gatherings, fitness, and indulgence, all tailored to an exclusive community of fewer than 308 appointed residences. This ensures an unparalleled sense of space and privacy.

Upon entering the elegant lobby, residents are welcomed by highly attentive staff, including a dedicated concierge and specialised security personnel, ensuring both convenience and peace of mind. Additionally, a skilled management team oversees the seamless operation of all amenities and caters to residents' individual needs, enhancing their living experience.

GRAND LOBBY LEVEL

- Boutique Lobby & Concierge
- Kids' Lounge & Activity Space
- Convenience Store

OUTDOOR RECREATION & LEISURE AREA

- Pickleball Court
- Basketball Court
- Kids' Outdoor Playground

COMMERCIAL LEVEL — FIRST & SECOND FLOOR

- Commercial Spaces
- Office Spaces

RESIDENT SERVICES

- On-Site LZ Attaché Concierge Service
- 24-Hour Security & Video Surveillance
- Parking for Residents & Guests
- High-Speed Private Elevators
- Laundry Services
- Housekeeping Services
- Centralised Mail Room



Bold and direct, form follows function.

The facade of LZ Sea View Premium boasts a predominantly solid design, exuding a sleek and modern aesthetic. A striking feature is the lush vegetation artfully integrated into the structure, meticulously arranged to form the letters “LZ.” This unique touch not only adds a vibrant, natural element to the exterior but also serves as a distinctive branding statement, seamlessly blending architecture and greenery.

The tower is composed of distinct residential zones: Studio Residences at levels 1-9 and 13-21, Shira Collection Hotel at levels 10-12, 1 to 3 Bedroom Residences at levels 22 and 23, and Penthouse Residences at level 24.



LEVEL 24	PENTHOUSE RESIDENCES
LEVEL 22-23	1-BEDROOM RESIDENCES, 2-BEDROOM RESIDENCES, 3-BEDROOM RESIDENCES
LEVEL 13-21	STUDIO RESIDENCES
LEVEL 10-12	SHIRA COLLECTION HOTEL
LEVEL 3-9	STUDIO RESIDENCES
LEVEL 1-2	STUDIO RESIDENCES & OFFICE SPACES
GROUND LEVEL	INDOOR: LOBBY/CONCIERGE, KIDS' LOUNGE & ACTIVITY SPACE, CONVENIENCE STORE OUTDOOR: PICKLEBALL COURT, BASKETBALL COURT, KID'S PLAYGROUND



BOUTIQUE LOBBY & CONCIERGE



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OUTDOOR PLAYGROUND, RECREATION & LEISURE SPACES



KIDS' LOUNGE & ACTIVITY SPACE



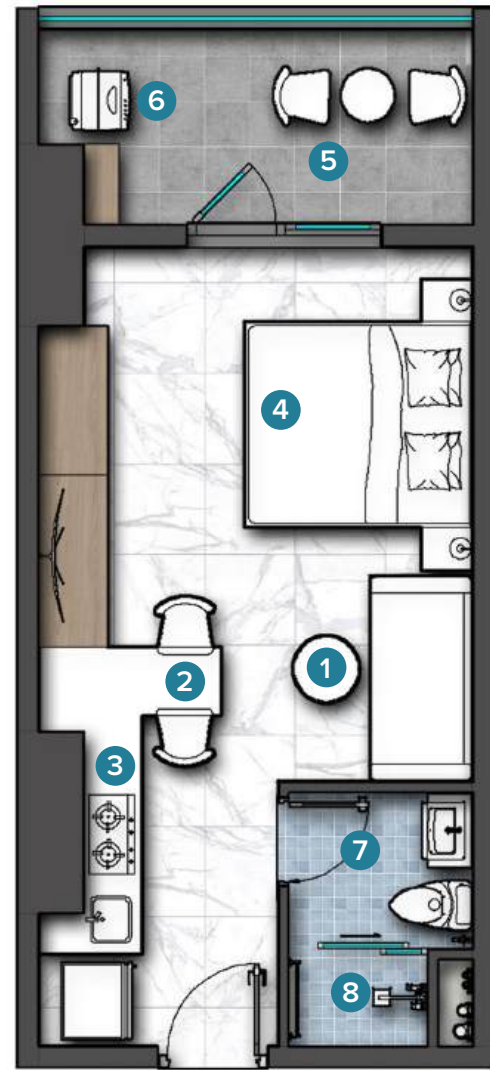
CONVENIENCE STORE

UNPARALLELED VIEWS,
UNMATCHED
COMFORT.



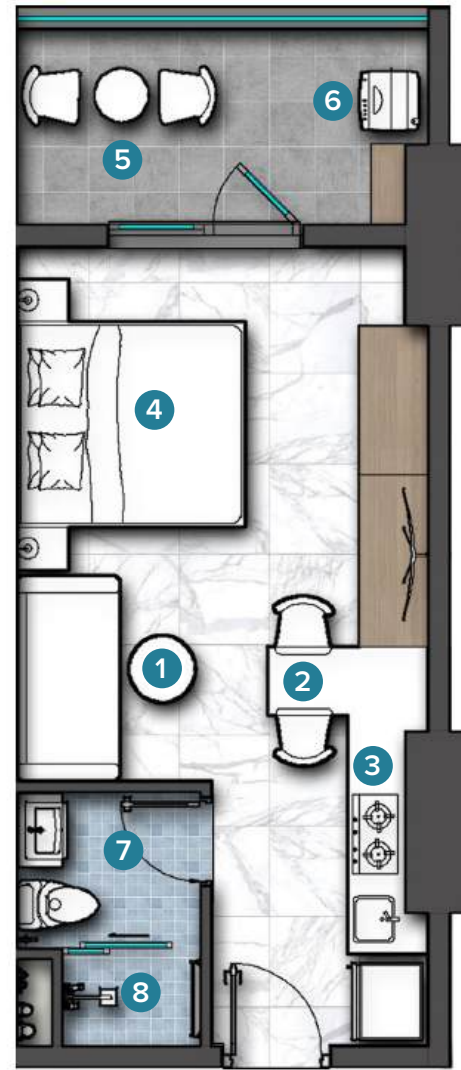
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125-925 & 1325-2125
48.30 SQM



ENTRY

126-926 & 1326-2126
44.70 SQM

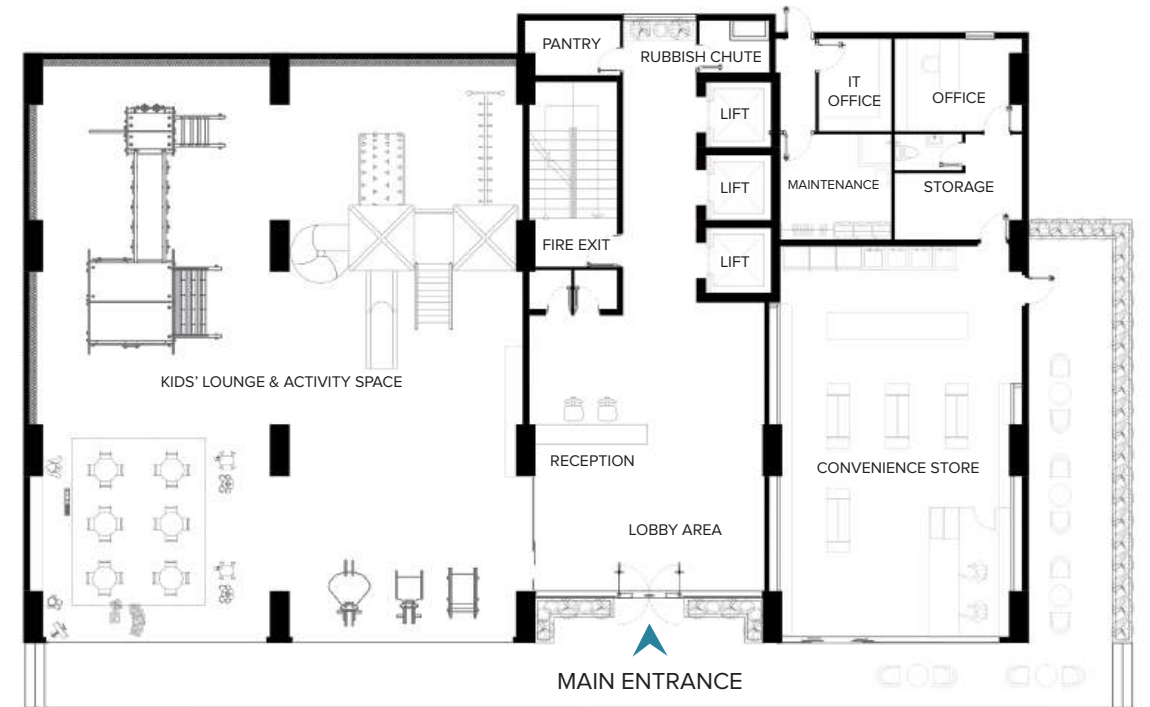


ENTRY

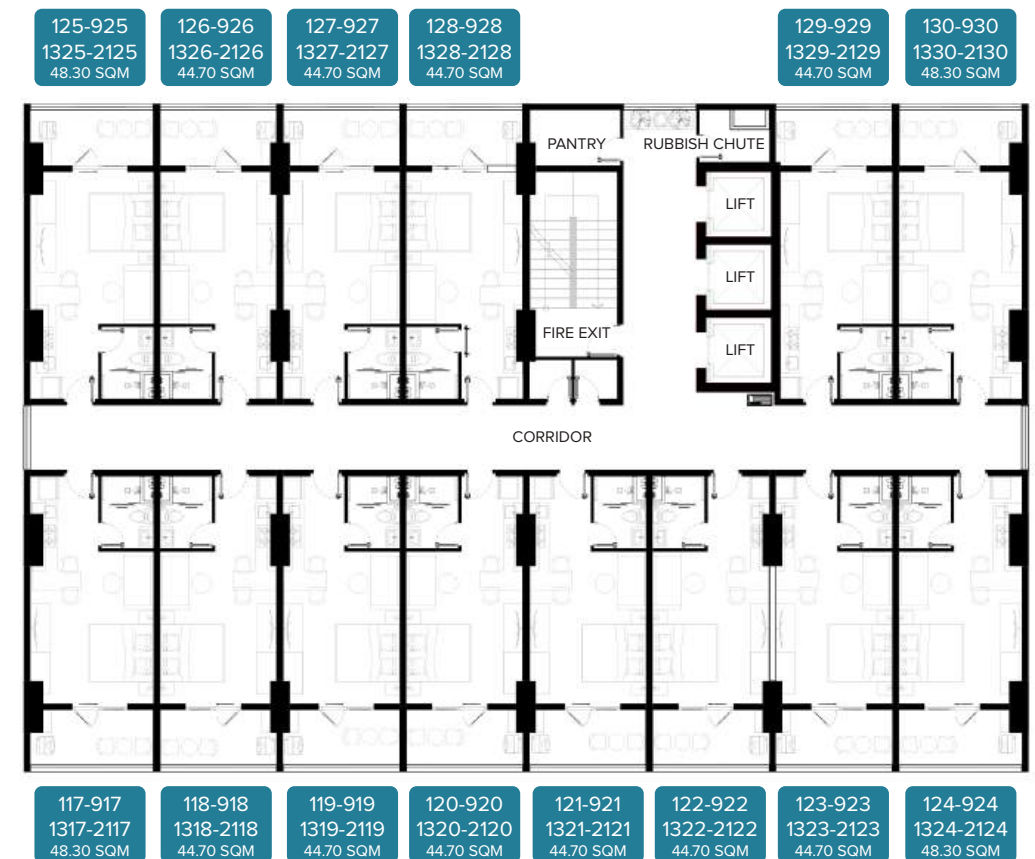
- 1 LIVING AREA
- 2 DINING AREA
- 3 KITCHEN
- 4 BED
- 5 BALCONY
- 6 LAUNDRY
- 7 TOILET
- 8 BATH

STUDIO RESIDENCES

FLOORS 1 TO 9 & FLOORS 13 TO 21



GROUND LEVEL

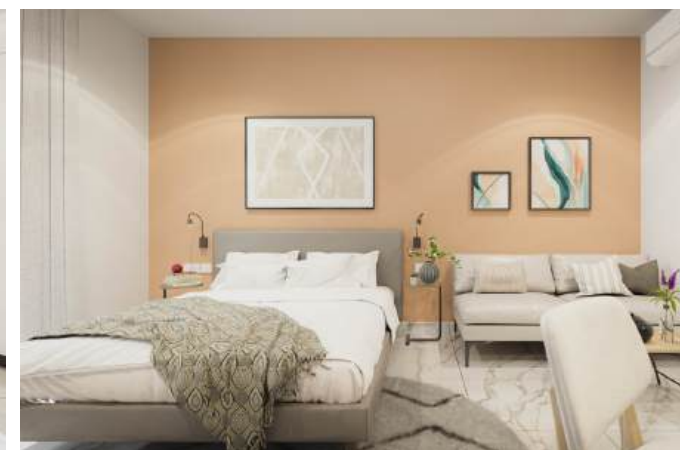
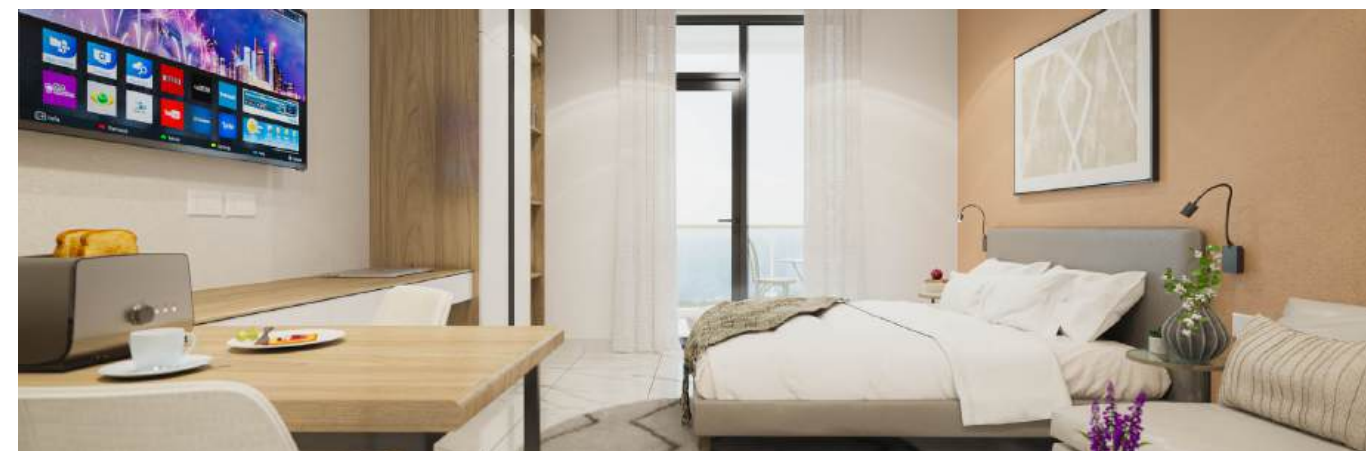


FLOORS 1 TO 9 & FLOORS 13 TO 21

STUDIO RESIDENCE



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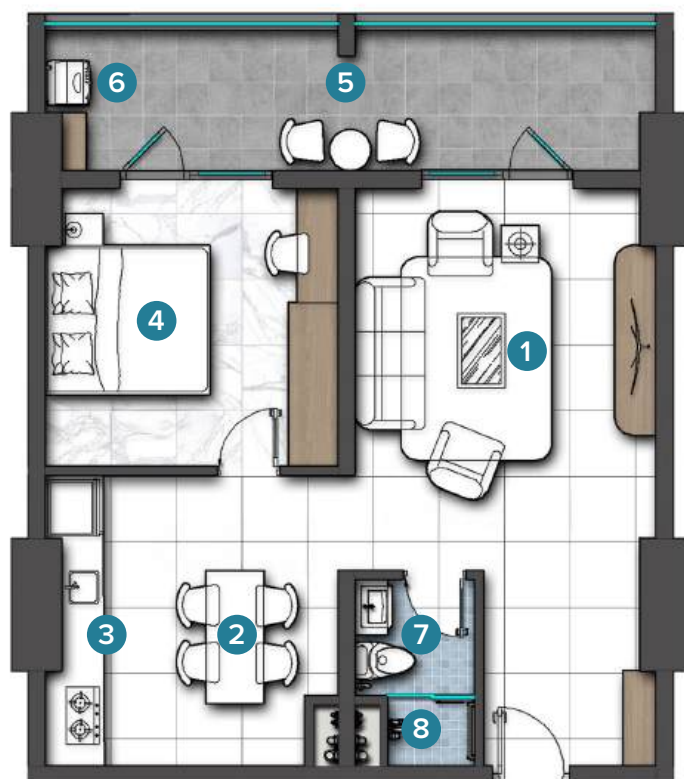
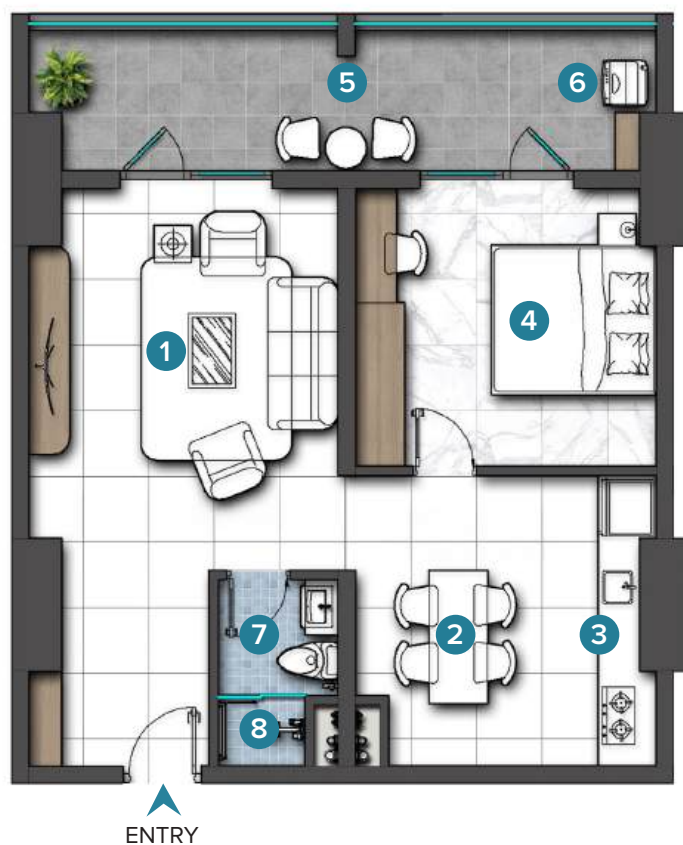


2220 & 2320
93.10 SQM

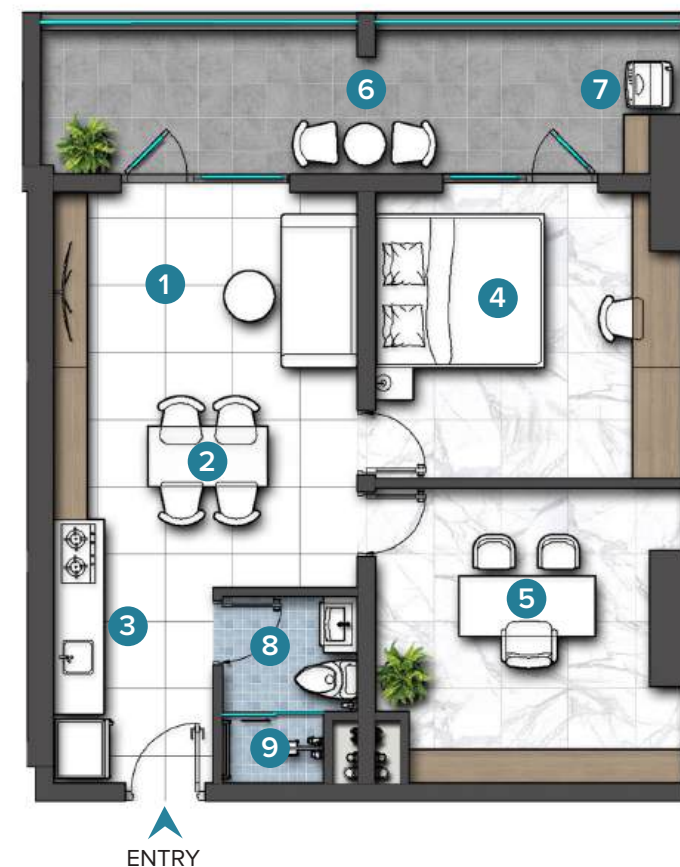
2221 & 2321
89.60 SQM

2222 & 2322
90.70 SQM

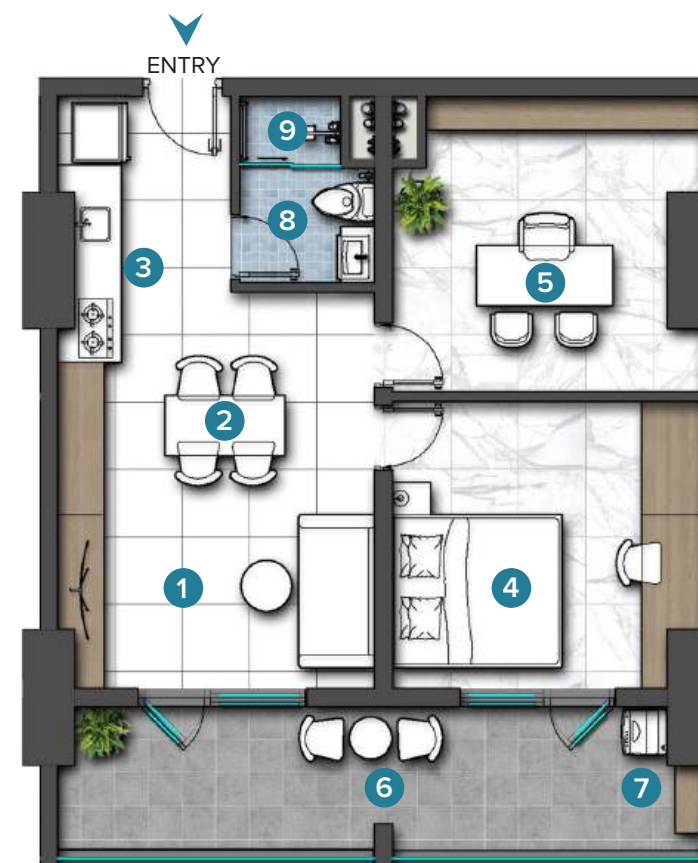
2219 & 2319
93.10 SQM



- 1 LIVING AREA
- 2 DINING AREA
- 3 KITCHEN
- 4 BEDROOM
- 5 BALCONY
- 6 LAUNDRY
- 7 TOILET
- 8 BATH



- 1 LIVING AREA
- 2 DINING AREA
- 3 KITCHEN
- 4 BEDROOM 1
- 5 BEDROOM 2 /HOME OFFICE
- 6 BALCONY
- 7 LAUNDRY
- 8 TOILET
- 9 BATH



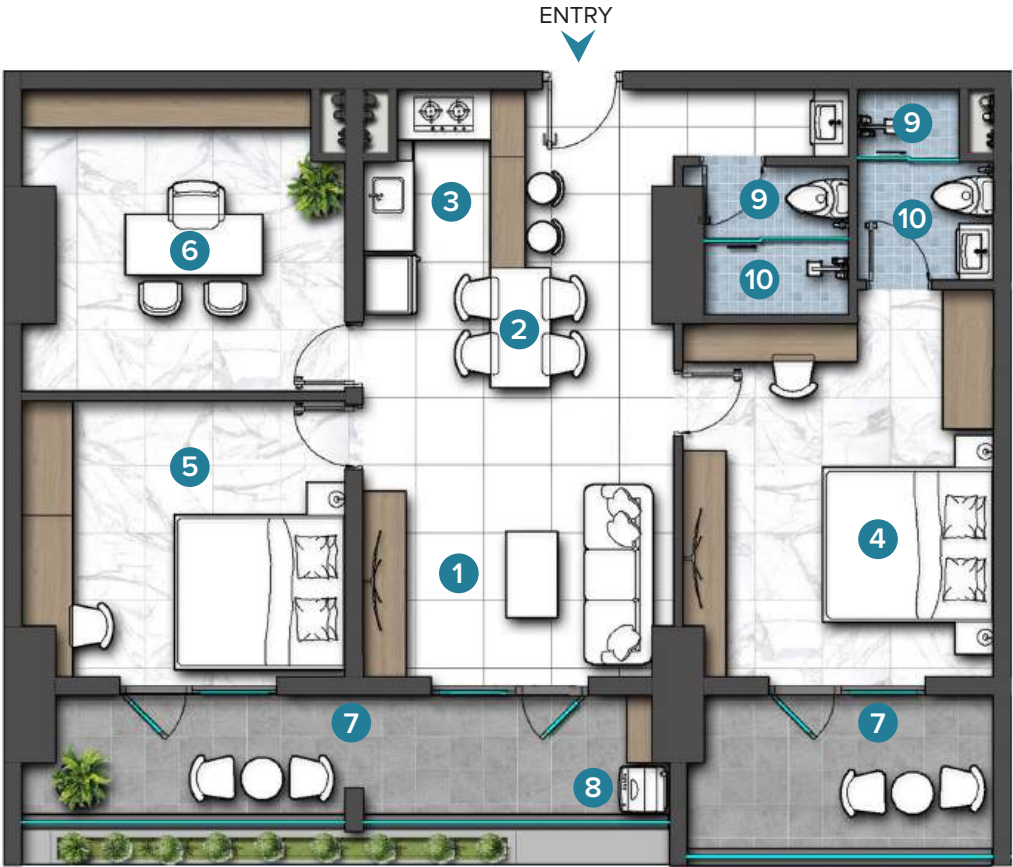
1-BEDROOM RESIDENCES

FLOORS 22 & 23

2-BEDROOM RESIDENCES

FLOORS 22 & 23

2217 & 2317
137.46 SQM

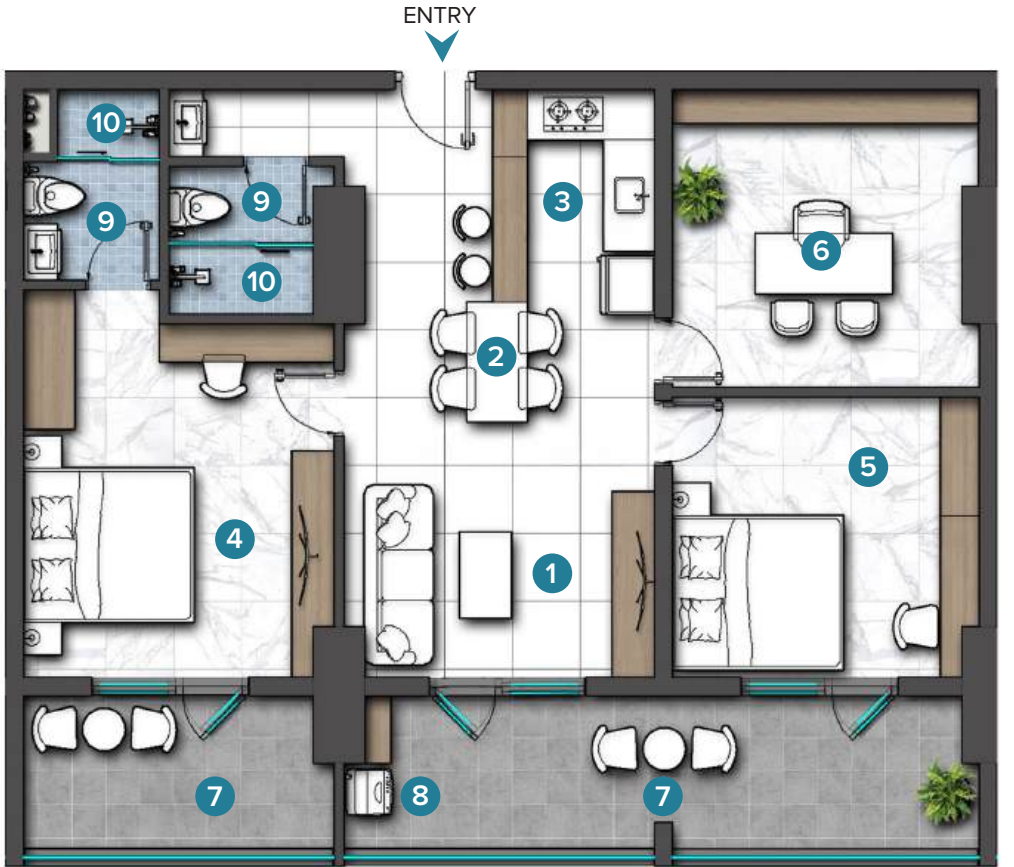


- 1 LIVING AREA
- 2 DINING AREA
- 3 KITCHEN
- 4 BEDROOM 1
- 5 BEDROOM 2
- 6 BEDROOM 3/HOME OFFICE
- 7 BALCONY
- 8 LAUNDRY
- 9 TOILET
- 10 BATH

3-BEDROOM RESIDENCES

FLOORS 22 & 23

2218 & 2318
133.92 SQM



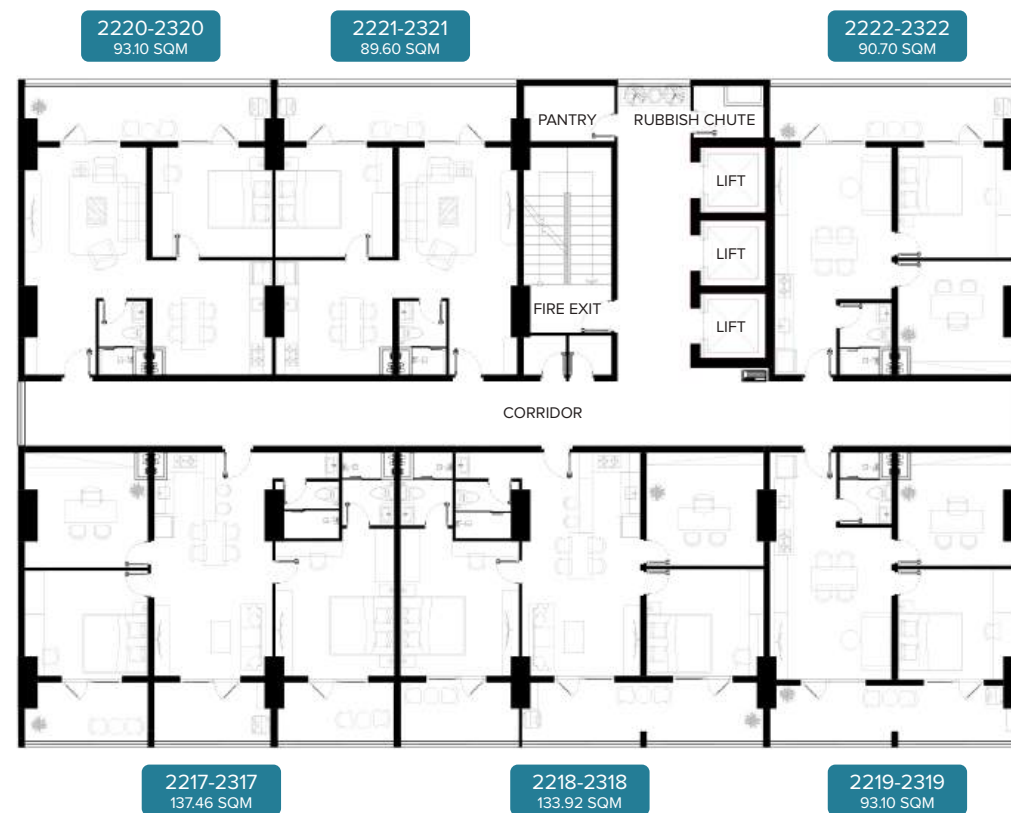
- 1 LIVING AREA
- 2 DINING AREA
- 3 KITCHEN
- 4 BEDROOM 1
- 5 BEDROOM 2
- 6 BEDROOM 3/HOME OFFICE
- 7 BALCONY
- 8 LAUNDRY
- 9 TOILET
- 10 BATH

3-BEDROOM RESIDENCES

FLOORS 22 & 23

CUSTOM EUROPEAN STYLE KITCHENS

Spacious, minimalist kitchens that feature European style finishes and fixtures and high-performance appliances.



FLOORS 22 & 23

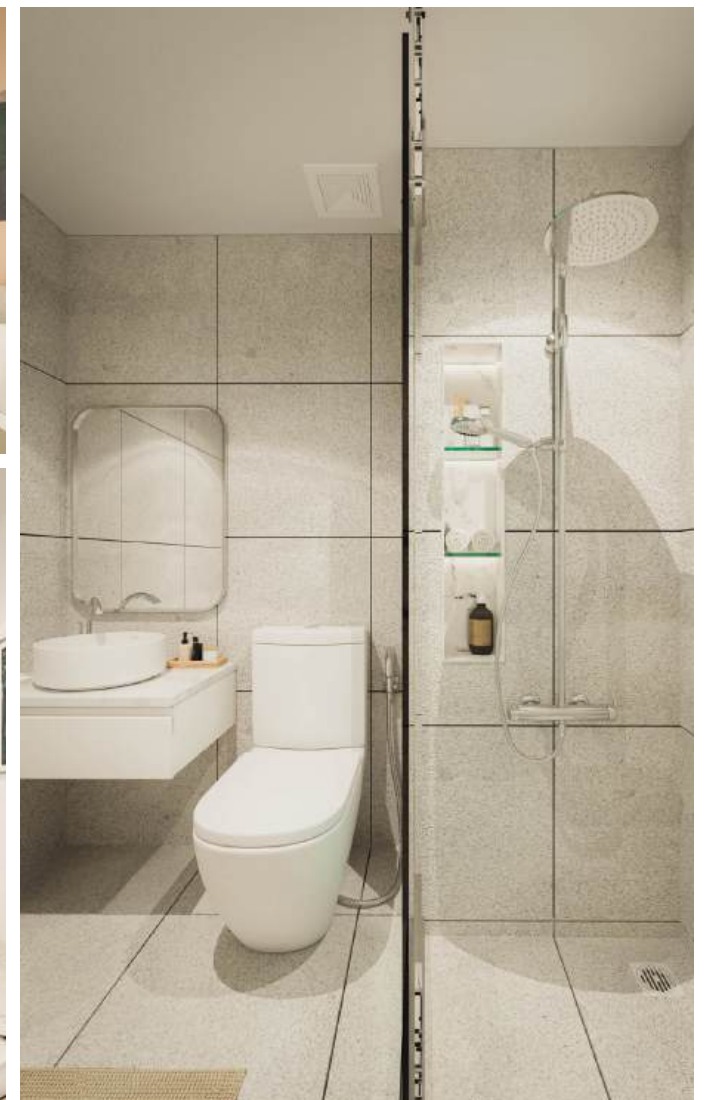


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1-BEDROOM RESIDENCE



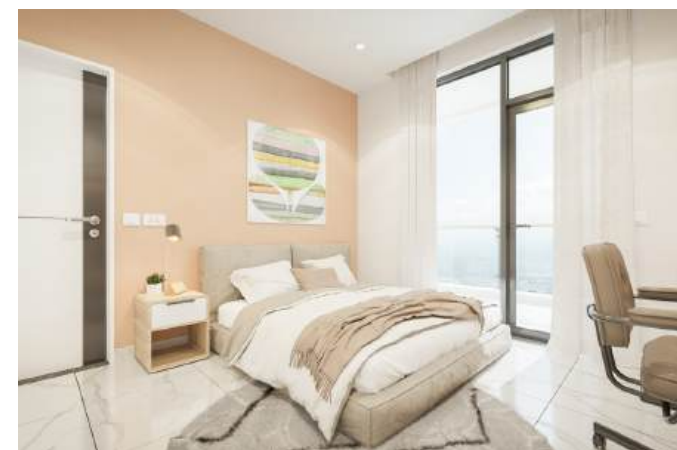
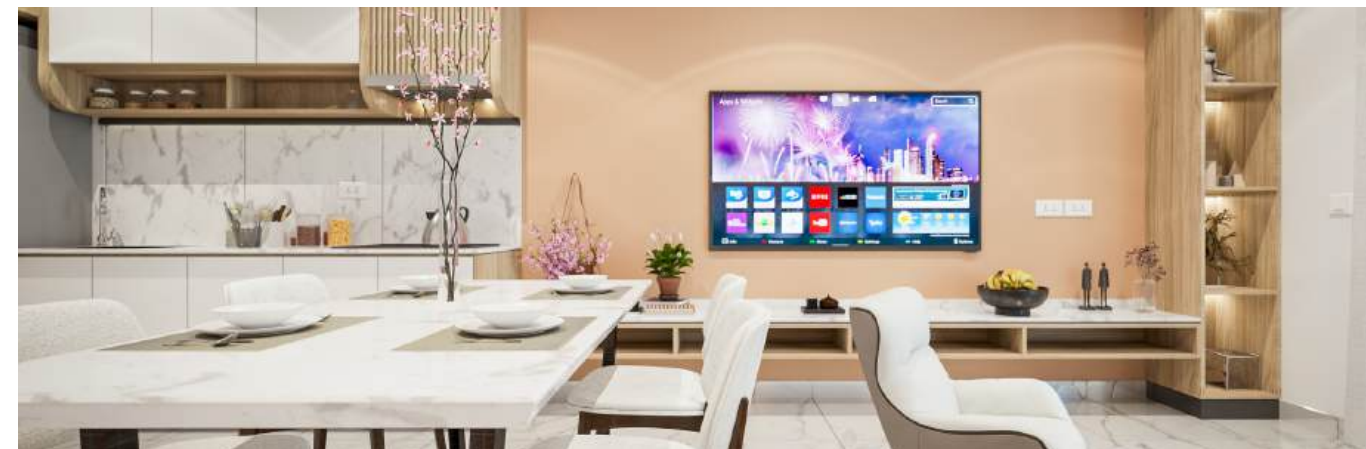
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2-BEDROOM RESIDENCE



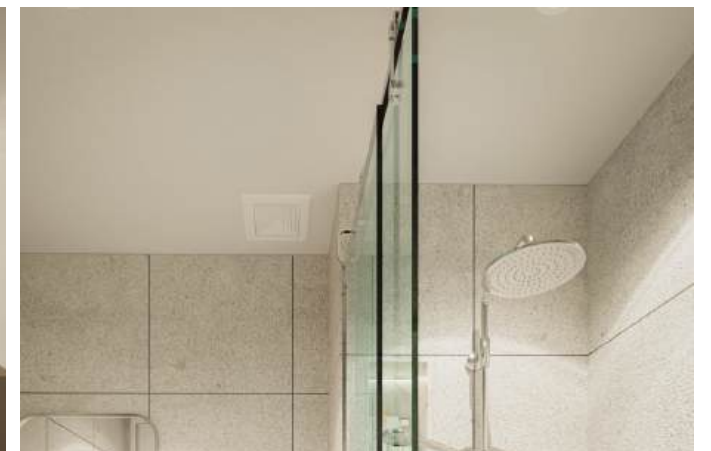
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3-BEDROOM RESIDENCE

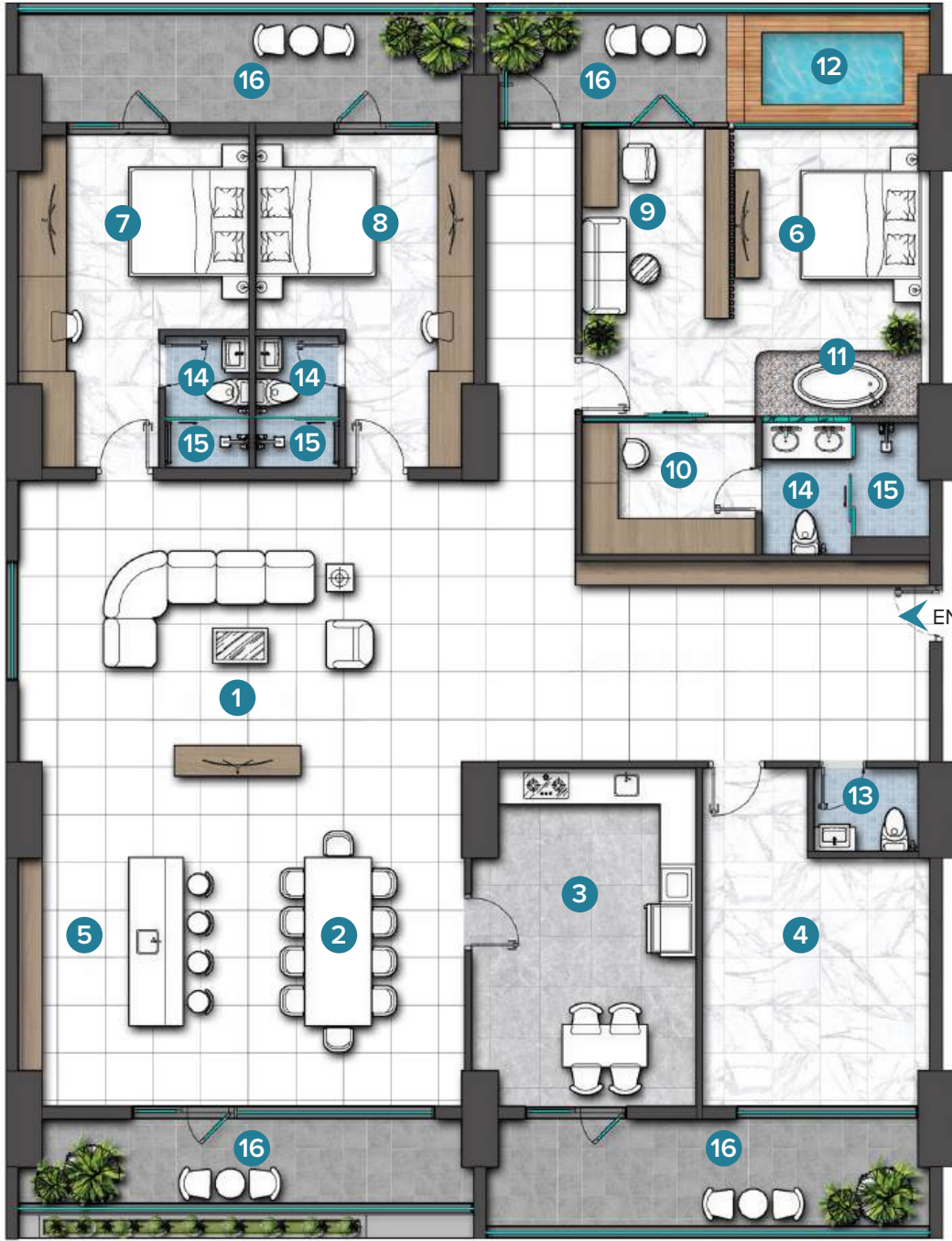


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P1

367.00 SQM



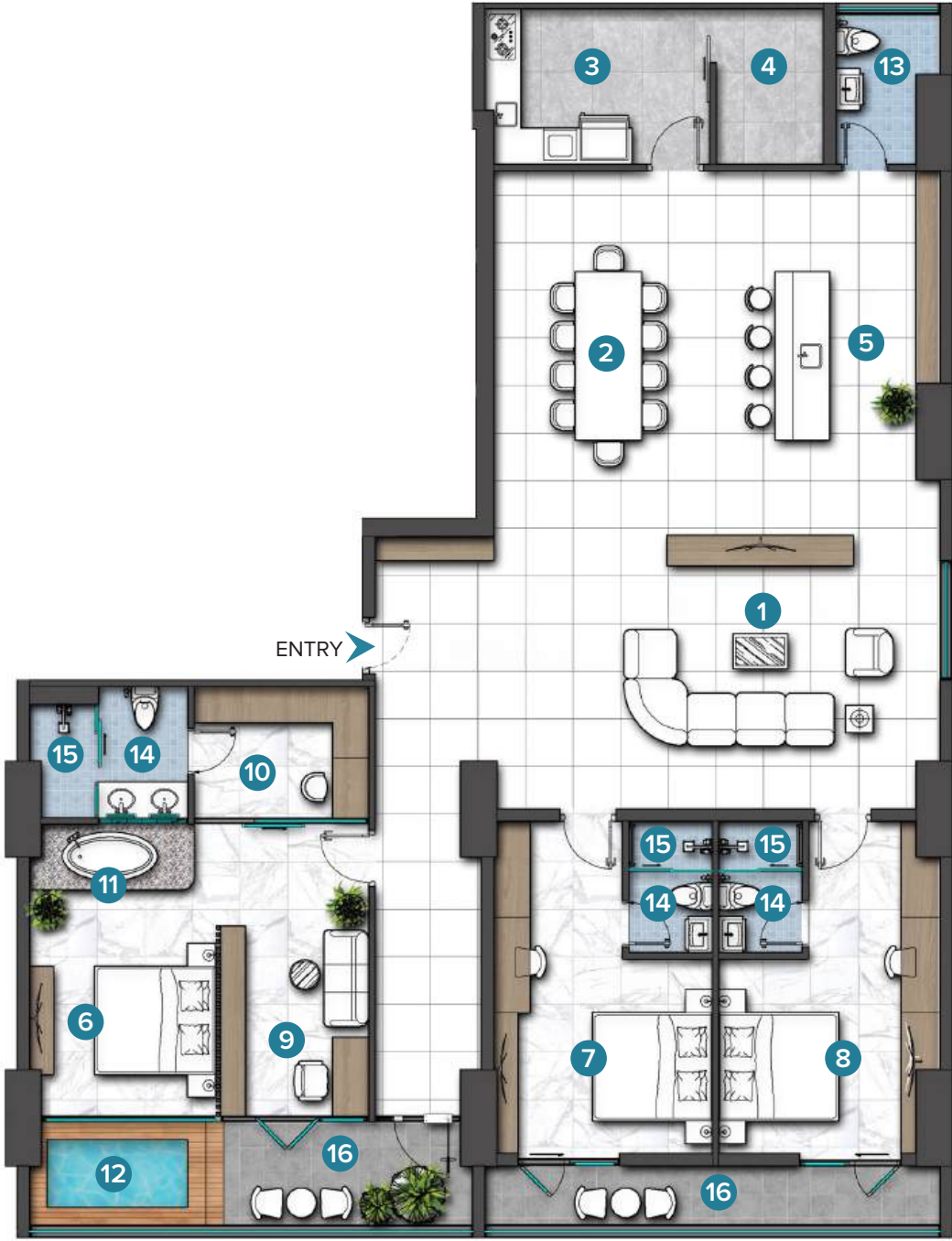
- 1 LIVING AREA
- 2 DINING AREA
- 3 KITCHEN
- 4 PANTRY
- 5 PRIVATE BAR
- 6 BEDROOM 1
- 7 BEDROOM 2
- 8 BEDROOM 3
- 9 STUDY
- 10 WALK-IN CLOSET
- 11 BATHTUB
- 12 JACUZZI
- 13 POWDER ROOM
- 14 TOILET
- 15 BATH
- 16 TERRACE

PENTHOUSE RESIDENCE 1

FLOOR 24

P2

271.60 SQM



- 1 LIVING AREA
- 2 DINING AREA
- 3 KITCHEN
- 4 PANTRY
- 5 PRIVATE BAR
- 6 BEDROOM 1
- 7 BEDROOM 2
- 8 BEDROOM 3
- 9 STUDY
- 10 WALK-IN CLOSET
- 11 BATHTUB
- 12 JACUZZI
- 13 POWDER ROOM
- 14 TOILET
- 15 BATH
- 16 TERRACE

PENTHOUSE RESIDENCE 2

FLOOR 24



FLOOR 24

ELEGANT EUROPEAN BATHS

Tranquil bathrooms have been designed with spa-quality features and finishes.



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PENTHOUSE RESIDENCE 1



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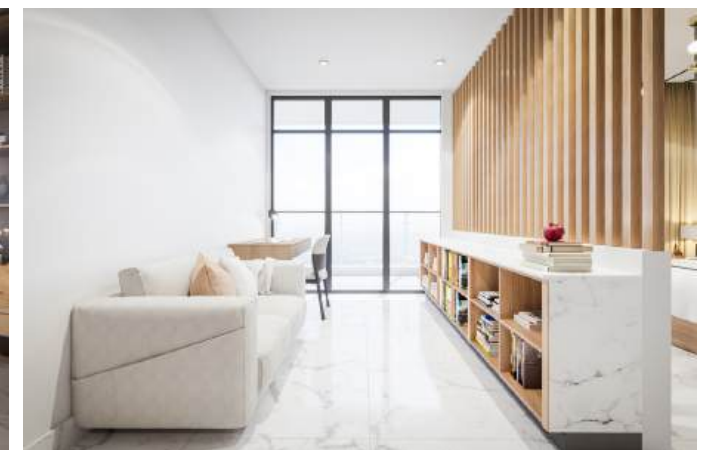
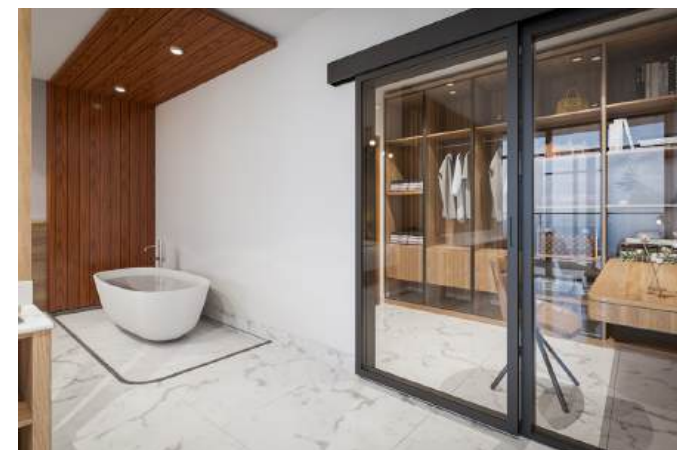




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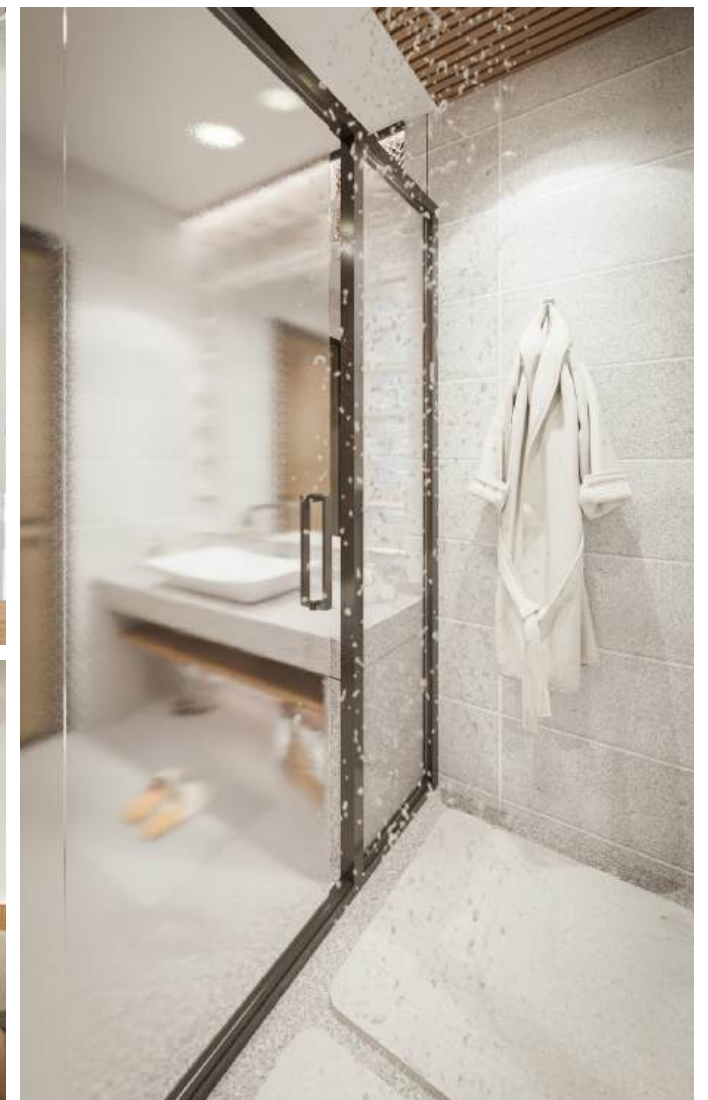


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PENTHOUSE RESIDENCE 2





ABOUT THE DEVELOPER

Since 2009, LZ Sea View Residences Ltd has established itself as a prominent player in the real estate industry, successfully acquiring, repositioning, and developing properties with a cumulative value exceeding \$1 billion. This remarkable achievement underscores our expertise in creating transformative projects that redefine urban landscapes. Our diverse and expansive portfolio spans approximately 200,000 square meters, encompassing a wide variety of asset types, including luxury condominiums, modern rental properties, state-of-the-art office spaces, bustling retail centers, innovative mixed-use developments, and cutting-edge healthcare facilities.

Building on this legacy, LZ Sea View Residences Ltd is currently spearheading three landmark real estate projects in Cambodia’s most sought-after locations. These ambitious developments are a testament to our unwavering dedication to excellence, innovation, and sustainability. Each project is meticulously designed to cater to the evolving demands of discerning clients, offering unparalleled quality, strategic locations, and a harmonious blend of functionality and aesthetics. Our commitment remains steadfast in delivering properties that not only meet but exceed the expectations of modern living and business environments, cementing our reputation as a leader in the industry.

For more information and enquiries, contact +855 10 24 58 23 or through WeChat and Telegram.



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