



LZ

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“ Be a yardstick of quality. Some people aren't used to an environment where excellence is expected. ”

STEVE JOBS

# LZ SEA VIEW RESIDENCES LTD: **SIHANOUKVILLE'S MASTER DEVELOPER**

LZ Sea View Residences Ltd is a European-led residential developer active in Sihanoukville since 2013, positioned in the heart of downtown Sihanoukville.

Recognised among Cambodia's leading property developers, we specialise in premium residential development, centralised management, and real estate sales, delivering landmark projects that redefine modern coastal living.

Each development is thoughtfully designed, meticulously executed, and built to create lasting value. As a multi-million-dollar enterprise with deep expertise in the luxury market, we view every transaction as an investment in long-term prosperity, combining capital growth with exceptional lifestyle experiences.

From concept to completion, excellence remains our standard. We do not simply build properties; we create enduring assets and distinguished living environments across Sihanoukville's most sought-after neighbourhoods.

## **OUR VISION**

To establish LZ as the most respected and trusted residential development and management brand across Cambodia and Vietnam.

We aspire to set the regional benchmark in construction quality, operational excellence, and long-term asset performance, building not only properties, but a legacy of disciplined growth, reliability, and enduring brand authority.

## **OUR MISSION**

To develop and manage high-quality residential communities that deliver sustainable returns, operational excellence, and long-term value.

Since 2013, LZ has grown through disciplined execution, rigorous construction standards, and structured expansion. Every completed project strengthens our brand, reinforces investor confidence, and elevates market trust.

We are committed to measurable performance, uncompromising quality, and strategic growth—building a residential platform defined by reliability, consistency, and regional leadership across Cambodia and Vietnam.





## More Than a Decade of Structured Growth.

Active in Sihanoukville since 2013, LZ Sea View Residences Ltd has built a mature, disciplined residential platform defined by consistency, controlled expansion, and operational strength.

We specialise in:

- Fully furnished residential developments
- Integrated lifestyle infrastructure
- Centralised in-house property management
- Long-term rental sustainability
- International investor growth

Every phase delivered strengthens recognition. Every completed project reinforces trust.



## European Leadership. Structured Execution.

Operating under European-led governance, LZ applies rigorous planning, financial discipline, and centralised control across every development cycle.

Our model is built on:

- Phased, controlled project execution
- Structured instalment frameworks
- Unified operational management
- Long-term asset performance strategy
- Brand-driven regional expansion

Stability is engineered. Growth is intentional.

## Management as a Competitive Advantage

All completed projects operate under a fully centralised in-house management platform.

- 24/7 reception and security
- Dedicated technical and maintenance teams
- Structured housekeeping services
- Rental and tenant coordination
- Full financial and operational oversight

The result: **100% rental occupancy across completed projects.**

Operational performance protects assets.

Consistency strengthens brand authority.

Performance drives long-term value.





## Full-Service Hotel Style Living

The LZ Residential Complex offers a complete lifestyle infrastructure designed for luxury, convenience, and community:

- Rooftop Bar & Lounge (Level 22)
- 22m Infinity Pool | 8m Children's Pool
- Indoor Gym | Outdoor Fitness Area
- 300 sqm Indoor Kids Lounge | Outdoor Playground
- Pickleball & Basketball Courts | Dedicated Dog Lounge
- 200 sqm Convenience Store | Shira Collection
- Boutique Hotel | Senses Spa

All facilities operate under centralised management, ensuring premium service standards and long-term tenant stability.

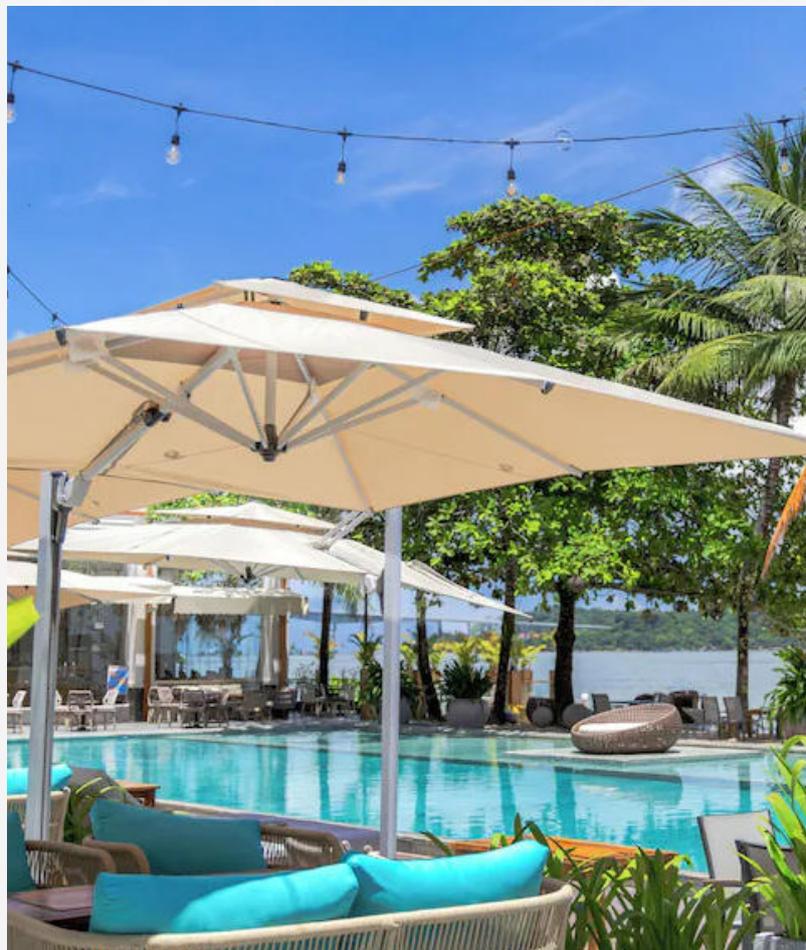
## Strategic Shareholder Foundation

LZ Sea View Residences Ltd is backed by key shareholders with a long-term presence in Sihanoukville and ties to an international publicly listed company in hospitality and entertainment.

Ownership includes a well-established beachfront property on Victory Beach:

- 180 hotel rooms in a prime location
- Continuous operation since 2008
- Recognised regional hospitality presence
- Financial backing from an international public company

This foundation guarantees financial strength, operational continuity, and long-term commitment to the region.





## Global Investor Confidence

Since 2013, LZ projects have attracted investors from over 38 countries across Europe, Asia, the Middle East, North America, and Oceania — strengthening brand credibility and market positioning.

## Portfolio Scale & Performance

- 635 total residential units developed
- 616 units within the integrated LZ Residential Complex
- Two high-rise towers (22 & 24 floors)
- 100% rental occupancy in completed projects
- International investors from 38+ countries

Structured growth. Measured expansion.  
Centralised operational control.



OUR SIGNATURE PROJECTS

# EXCELLENCE IN EVERY ADDRESS



## LZ Apartments

Completed 2017

- 19 Residential Units
- Fully rented since completion
- Established the operational foundation of the LZ platform

**SOLD**



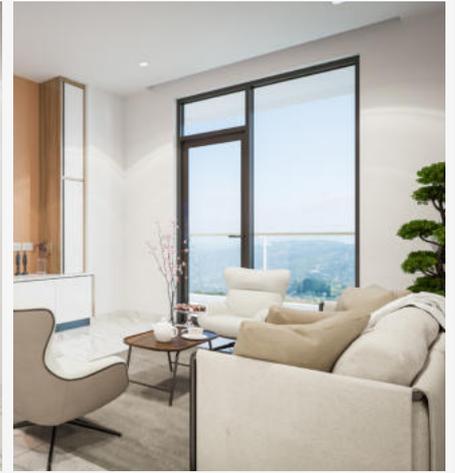
## LZ Sea View Residences

22 Floors • 320 Units • Handover 2022

- Fully sold | 100% rental occupancy
- Rooftop bar (Level 22) & infinity pool
- Gym and family-friendly facilities
- Centralised in-house management
- Investors from 38+ countries

A milestone project demonstrating scalability and international confidence.

**SOLD**



## LZ Sea View Premium

24 Floors • 296 Units • Completion 2028

- Under construction
- Fully furnished delivery
- 5-year structured installment model
- Integrated into the existing LZ Residential Complex
- Centralised management upon completion

Extending the LZ legacy with scale, luxury, and operational excellence.

**PRE-SALE**

# THE LZ RESIDENTIAL COMPLEX

## TWO TOWERS. ONE VISION. ENDLESS POSSIBILITIES.

LZ Sea View Residences and LZ Sea View Premium form a single, integrated residential ecosystem — designed for luxury, scale, and operational excellence.

Upon completion of Phase II:

- 616 residential units across two high-rise towers
- Centralised management ensuring consistency and tenant satisfaction
- Shared lifestyle infrastructure for modern, connected living
- Mixed-use positioning that blends residential, leisure, and lifestyle

A landmark destination. A trusted brand. A legacy of performance.



THE LZ LEADERSHIP

# STRUCTURED BRAND GROWTH



## MILAN TRNKA

Founder & CEO

LZ Sea View Residences Ltd.

At the helm of LZ Sea View Residences Ltd, the company operates under a disciplined strategy focused on developing institutional-grade residential assets defined by operational excellence, long-term performance, and investor trust.

Under his leadership, LZ has evolved into a European-led residential platform recognised for structured execution, centralised management, and consistent delivery across Sihanoukville's most competitive districts.

Supported by international partners and specialised in-house operational teams, LZ ensures institutional-level precision at every stage, from development to management.

Through controlled expansion and active executive oversight, each project is positioned not merely as a residence, but as a professionally managed, income-generating asset designed for international investors.

**Built on discipline. Scaled with structure.  
Positioned for regional leadership.**

## OUR LEADERSHIP PHILOSOPHY

- **Strategic Vision:** Driving disciplined long-term expansion across Cambodia and Vietnam.
- **Operational Control:** Maintaining centralised oversight across construction, management, and service delivery.
- **Investor Alignment:** Focusing on measurable asset performance and long-term value protection.
- **Structured Growth:** Scaling the LZ platform through controlled, sustainable development phases.

## BRAND POSITIONING

### European-Led Residential Development Platform

Active in Sihanoukville since 2013

- 635+ residential units developed
- Two landmark high-rise towers (22 & 24 floors)
- Investors from 38+ countries worldwide
- 100% rental occupancy across completed projects
- Structured growth. Proven performance. International confidence.



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