



## Two-Bedroom Villa with Pool & Expansion



### Agent Info

|               |                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------|
| Naam:         | ArKadia                                                                                                      |
| Bedrijfsnaam: |                                                                                                              |
| Mistlampen:   | United Kingdom                                                                                               |
| Telefoon:     |                                                                                                              |
| Languages:    | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 497,176.25 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Cambodia   |
| Geplaatst:                  | 05-02-2026 |
| Omschrijving:               |            |

#### Two-Bedroom Villa with Pool & Expansion Potential in Siem Reap

Set within a generous 1,072 sqm compound (16m × 67m), this tasteful two-bedroom villa offers not just a beautiful home but also exciting potential for expansion—ample space to build up to two additional villas on the property.

The residence is already complete with a private pool, lush tropical garden, and high-quality construction and furnishings, making it an ideal move-in-ready home or investment property.

#### Property Highlights:

Land Size: 1,072 sqm

Built-Up Area: 80 sqm (two-storey home)

Bedrooms: 2 fully furnished

Bathrooms: Hot/cold walk-in showers

Outdoor Features: Private pool, landscaped gardens, high concrete fencing, security gate

Expansion Potential: Space to construct up to 2 more villas

#### Interior Features:

Kitchen: Fully equipped with sink, cooker, oven, exhaust, pantry, and utility counter. A tri-panel glass window provides views of the pool and lawn while filling the space with natural light.

Living Room: Furnished with a full sofa set, coffee table, carpet, flatscreen TV, and minimalist hutch with overhead shelves—ideal for both entertainment and display.

Bedrooms: Each fitted with large beds, bedside drawers, and wide built-in dressers for maximum comfort and functionality. Bright and airy with ample sunlight.

Laundry Room: Designated space at the back of the villa for household convenience.

#### Security & Utilities:

Water treatment and filtration system

CCTV surveillance



Standby generator

High perimeter walls for privacy and safety

Location Advantages:

3 mins – ISSR Primary & High School

5 mins – Chreav Health Center & Market

9 mins – Pub Street & Neak Tep Hospital

13 mins – Makro Supermarket & Angkor National Museum

This villa is perfect for those seeking a private residence in Siem Reap with the added advantage of investment potential. Whether you keep it as a personal retreat or develop additional villas for rental income, the possibilities are wide open.

Interested in this Chreav, Siem Reap Villa or a property similar to this? Send us a message by filling out the contact form on the right to schedule a FREE viewing with our team of professional real estate agents.

## Algemeen

|                             |                      |
|-----------------------------|----------------------|
| Slaapkamers:                | 2                    |
| Badkamers:                  | 3                    |
| Afgewerkte vierkante meter: | 1.072 m <sup>2</sup> |

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/YHKN-T3864/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/YHKN-T3864/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: ips9942-2br

