



10-Year GRR Condo units at Somerset Diamond Bay Garden, by Ascott & OCIC



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 177,244.9

Location

Country: Cambodia
 State/Region/Province: Phnom Penh
 Posted: Feb 05, 2026

Description:

Looking for a prime investment in the heart of Phnom Penh's CBD with guaranteed income and stunning riverfront views? Welcome to Somerset Diamond Bay Garden, a premium waterfront condominium development on Diamond Island (Koh Pich) by trusted local developer OCIC, in partnership with The Ascott Limited—part of the globally renowned CapitaLand Group.

GRR Leaseback Program

Earn a 70% total return of your purchase price over the first 10 years through a Guaranteed Leaseback Program managed by Ascott's world-renowned Somerset brand. The leaseback program allows investors to generate 70% return of the initial purchase price over the first 10 years of ownership, before having the unit returned for private use or resale in as-new condition.

GRR Payout Breakdown:

- Year 01: 4.5%
- Year 02: 5%
- Year 03: 5.5%
- Year 04: 6%
- Year 05: 6.5%
- Year 06: 7%
- Year 07: 8%
- Year 08: 8.5%
- Year 09: 9%
- Year 10: 10%

Flexible Financing with Canada Bank



Just 10% deposit

Up to 90% financing available through Canadia Bank

No additional collateral needed—only the unit itself

25-year loan terms

Available to both local and foreign buyers

Canadia Bank is Cambodia's most trusted commercial bank with over \$8 billion in assets, offering reliable, accessible solutions for international investors. Manageable installment plans and extended financing solutions are available to both foreign investors and local buyers, making owning and investing in Diamond Bay both accessible and convenient. This ensures a smooth and tailored investment experience.

Project Highlights

The first of Diamond Bay Garden's three towers, Tower A, is now nearing 100% construction completion and features 591 premium residences across 39 stories.

Developed by OCIC, a top-tier Cambodian developer

Managed by The Ascott Limited, part of CapitaLand Group

Strata Title available for foreign ownership

3-tower development; Tower A near 100% completion

Tower A: 591 residences over 39 stories

Full handover by 2026—some units already available for move-in

Currently 60% sold out

Tower A at Diamond Bay Garden offers a prime location in one of the capital cities' highest valued locations- Koh Pich/Diamond Island.

Nestled adjacent to the iconic Mekong, Tonle Sap and Bassac Rivers, the project also offers panoramic and absolute riverfront views of the three rivers' convergence. No other condominium development in Phnom Penh offers such majestic views, and ease of access to the riverfront promenade.

Unmatched Riverfront Location

Located in the fast-emerging Koh Pich Central Business District (CBD), Diamond Bay also offers a rare balance of convenience, accessibility, and privacy.

Absolute riverfront views of the Mekong, Bassac, and Tonle Sap Rivers

Immediate access to the riverfront promenade

Close to 8+ hectares of green space, Norea Bridge, cafés, retail hubs, tech companies, and Grade A office towers

Lifestyle Amenities & Eco Design

Diamond Bay brings together a premium design with a commitment to sustainability. The project integrates nature into its design with lush ground gardens, cascading vertical greenery, and a serene sky garden. These thoughtfully curated green spaces bring the beauty of nature, creating a tranquil environment that merges the energy of water with the zen of plants.

Lush sky gardens, vertical greenery, and ground-level landscaping

Large swimming pool, kids' pool, fitness center, yoga room, and playground

Two full parking floors with 1,378 car spaces

Designed to bring wellness, sustainability, and modern luxury together. With the existing and future expansion of the riverwalks – Diamond Bay residents can enjoy peaceful strolls, bicycle rides or invigorating exercise all along the waterfront at their very doorstep – connecting health and nature in perfect harmony.

The project will be 100% completed and handover by 2026, and already some units are available for



moving in. Units for living, with no GRR, start from just \$120,000. Meanwhile, Ascott's management and GRR payments will commence in July 2026.

Act Now—Limited GRR Units Available

Common

Bedrooms: 1
Bathrooms: 1

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/YHKN-T3865/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: ips19866

