

DE CASTLE RESIDENT NEWSLETTER

JUNE 2023

This newsletter has been designed to keep you updated about what is going on at De Castle Condominium.

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THE DE CASTLE RESIDENT NEWSLETTERS IS A NEW AND EASY WAY TO KEEP RESIDENTS INFORMED ABOUT WHAT'S GOING ON IN THEIR PROPERTY.

The De Castle royal newsletter is a new and easy way to keep residents informed about what's going on in their property. Our newsletter is here to promote a real sense of community and neighborliness and will be a new communication tool.

From news and events to informative articles, the newsletter lets residents know everything about GProav management and everything you need to know about residing in our multifamily complex.

can also apply for an **e-visa Online**. The latest updates are available at the **Kingdom of Cambodia Ministry of Foreign Affairs and International Cooperation**.

MAINTENANCE & REPAIRS

- * Conducted the exterior painting in the whole building commenced Oct,2022 & completed Feb,2023
- * Conducted cleaning on exterior glass wall 4th floor as regular schedule, every 3 months.
- * Installed the CCTV (add more) to be eased for monitoring on safety, security & order from CMS room.
- * Installed the function control system of the fan room which is able to monitor to be on & off from CMS room.
- Conducted the replacement of wooden floor & wall, also repainted in both sauna rooms.
- * Inspected with fire officers to check all fire system in buildings and also replaced some extinguishers which were out of use.
- * Accompanied with SMART team to conduct the maintenance of IBS system as regular schedule, every 6months basis.
- * Accompanied with EDC team to conducted the maintenance in EDC room as regular schedule of their maintenance work.
- * Conducted the cleaning of water supply tanks to keep the water cleaned and safe use for residents as regular schedule, every 6 months basis.
- * Replaced the spare parts of gym equipment accordingly and conducted the maintenance work as regular schedule basis.
- * Repairs interior wall along all parking floors include repainting along lines of parking lot (yellow color).



RUBBISH & ENVIRONMENT MANAGEMENT

- * In order to reduce smell and keep the corridors (5th ~32nd) cleaned, so all the trash bins were moved inside the hall of elevator #1.
- * In order to keep the parking floor B1 with smelling, clean and good atmosphere, the rubbish collection has moved to B3, then it delivers up to G floor by trailor.

RESIDENT SERVICES

- * Internet: Camintel, Ezecom, Online (customer service desk at F Floor)
- * Vsia & work permit handling service.
- * In-house cleaning service
- * In-house pest control service
- * In-house air-conditioner cleaning service
- * In-house Repair and maintenance
- * Cooking gas and delivery information
- * Gym registration and membership cards (Gym & Pool lessons are available and coached by experience Korean trainer)
- * Parking: RF card, parking sticker, motor sticker
- * Access Cards
- * Leasing, resale Etc.. please refer to leasing & sales
- * Mail service is available from 7:30AM~10:00PM (New)
- * Additional in-house service (cleaning sofa, mattress & curtain)_in planing

Article

PROPERTY NEWS

Phnom Penh Condo Overview 2023

Phnom Penh has witnessed remarkable growth in its real estate market in recent years. With a surge in economic development and infrastructure projects, the city has become an attractive destination for local and international property investors. In this article, we will provide an overview of Phnom Penh's condominium market, exploring key factors influencing prices, and current market trends, and comparing them to:



"Gproav Management Office is firmly appreciated for all Co-owners and Residents has been adopted a polite and friendly attitude, furthermore upkeep a courteous quietness within night time to make them, our residents feel as their comfortable homes"

Factors Influencing Condominium Prices: Location plays a crucial role in determining condominium prices in Phnom Penh. Prime areas such as **Boeung Keng Kang, Chamkarmon and Russian Market** command higher prices due to their proximity to business districts, commercial centers, and popular attractions. Condominiums located in these sought-after neighborhoods are often associated with high-end/luxury and offer convenience.

Current Market Situation: The Phnom Penh condominium market is experiencing oversupply. The demand for properties remains an opportunity as for investors as the city's improving infrastructure, expanding business opportunities, and rising urban population contribute to the sustained interest in condominiums.

Price Ranges: Phnom Penh's condominium prices vary depending on location, amenities, and property size and the average sale price of condo units is as follows:

- * *Studio units cost an average of between USD 50,000 - 80,000*
- * *1-bedroom condominium units cost an average of USD 110,000*
- * *2-bedroom counterparts units cost an average of USD 160,000*
- * *3-bedroom counterparts units cost an average of USD 290,000*

To find out more about condominium prices in other cities, click here to download our free [Why Cambodia Guide](#)

For full news, please kindly visit:

<https://www.realestate.com.kh/news/phnom-penh-condo-overview/condo-market-picks-pace>

Sourced By: [realestate.com.kh](https://www.realestate.com.kh)
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COVID-19 POLICY @ DE CASTLE ROYAL

In order to reduce the risk of Covid-19 Infection, De Castle Royal Management Office would like to implement as following procedures:

- Resident, co-owners & staffs, wear a mask is not required, except the people are sick or feeling sick.
- All visitors and delivery persons must report to our reception desk and fill in the form and must wear a mask when they are sick or feeling sick.
- The body temperature check is not required.

MANAGEMENT OFFICE'S SUGGESTION

We appreciate your good cooperation on COVID-19 Policy and Building Rules and Regulations. **Please avoid crowds, wash your hands and wear a mask when you are sick or feeling sick.**

CAMBODIA ENTRY REGULATIONS_FOREIGNERS

Cambodia has lifted travel restrictions for foreign travelers to enter the country. Cambodia has abolished the requirement of presenting a negative RT-PCR test result of COVID-19 before arrival, taking a COVID-19 rapid test upon arrival, and quarantine upon arrival for fully vaccinated individuals.

Furthermore, foreigners **do not have to show vaccine certificates or health declarations** upon arrival at land, sea, and air entrances starting October 3, 2022. However, there are remote temperature checkers and officials at border gates to assist with COVID-19 symptoms monitoring.

In terms of obtaining visas for entrance, the issuance of Cambodia visas on arrival is resumed for international travelers by air, land, and sea. Travelers