



# GIA NOREA

A LANDMARK OF MODERN  
WORK-LIFE HARMONY IN  
ONE INSPIRING ADDRESS



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## ELEGANT & TIMELESS

GIA NOREA is a modern mixed-use high-rise building with a 201-meter height, inspired by nature and designed by a renowned design firm, featuring two connected towers (GIA Tonle & GIA Phnom) with elegant curtainwall glass façades and lush greenery linked by a skybridge and base podium. The design emphasizes sustainability and advanced technology, maximizing natural light and offering panoramic views of the city skyline and the Mekong River, establishing an iconic development in Koh Norea Island and across Cambodia.



**5 MINS**  
From Aeon I

**FULLY ESTABLISHED**  
urban environment

**40 MINS**  
To New Airport (TIA)

**CITY BUS**  
12A & 1C

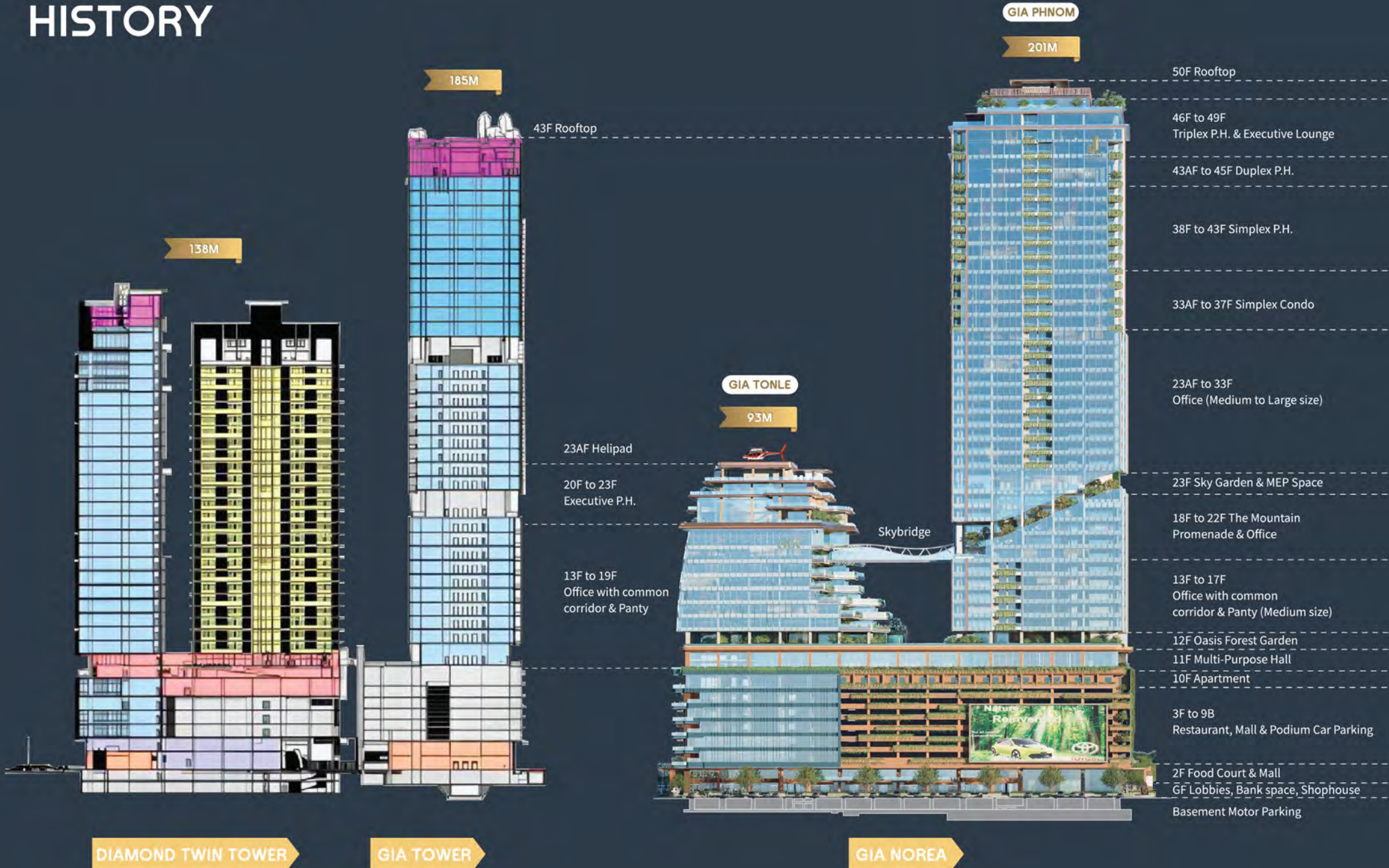
Koh Norea Island, Phnom Penh Cambodia

# RISING PRIME CBD LOCATION

Next Generation urban development and  
direct access Koh Pich and city via Koh Norea bridge.



# DEVELOPMENT HISTORY



# FACT

- Developer**
- GIA Norea
- Address**
- Koh Norea Island, Chbar Ampov, Phnom Penh, Cambodia.
- Building type**
- Grade A Premium Mixed-use Building.
- Height of the building**
- Appx. 200m
- Number of stories**
- 50 Stories on GIA Phnom, and 24 Stories on GIA Tonle
- Number of parking**
- Appx. 600 car parking,
  - Appx. 1,500 motor parking,
  - with EV Charging bay (3A),
  - with complimentary washing services
- Total Gross Area**
- Appx. 126,000 sqm

# FEATURE



High-performance reflective low-E+ insulated glass Unit (IGU) with aluminum framing, complemented by premium aluminum cladding.



30-meter-height waterfall feature at the front and other facade greenery.



Smart LED Screen adds a dynamic and interaction to façade, long-term commercial value.



Design according to Eurocode standard, engineered for wind, seismic, ensure safety & Longevity.



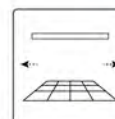
Panoramic city & Mekong river view with full height glass offering full clear vision without abstraction.



LEED gold certification (BD+C core and shell) ensure energy efficiency and well being (High-performance MERV Filtration with CO<sub>2</sub> sensors).



Flexible air-conditioning option and High-resolution 24/7 IP CCTV system and other automation control.



Column-free spatial design creates uninterrupted floor layout design & flexibility.

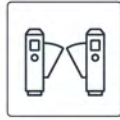


GIA Norea View

## SMART FEATURE



Visitor Management System.



Turnstile with touchless access control, Facial Recognition, and QR Code.



Advanced Parking System

- License Plate Recognition System (LPRS).
- Parking Payment System.
- Parking Slot Sensor.



Centralized building Management system (BMS).



Ai driven Technology.

## FACILITY

### Executive Lounge

- A Dedicated 3000 sqm (45-47F),
- Premium dining
- Sky bar & Pool
- Flexible workspace
- Panoramic view of the city skyline & Mekong river.

### Conference Hall & Meeting Room

- Multi-functional hall
- VVIP meeting room

### Garden & Leisure

- Oasis Forest Garden (12F)
- The Sky Mountain Landscape (18-23F)

### Other amenity

- 24/7 ATM,
- Mother Room (GIA Kon Mae),
- First Aid Room,
- Office Pantry
- Other business amenities are designed to meet the needs of today's professionals and families.



GIA Norea Top View



View to Makong River





GIA Norea front view



Skybride



GIA Norea front view with nature



A captivating front view of GIA Norea





Phnom Lobby Reception Area



Phnom Lobby ATM

**FLOWING  
WITH NATURE  
RISING  
WITH VISION**



Multi-Purpose Hall



Tonle Lobby Reception Area

# RETAIL, MALL & RESTAURANT

## Level GF

- S01 Bank Space Area : 537.85 sq.m.
- S02 Shop Area : 314.25 sq.m.
- S03 Shop Area : 295.40 sq.m.
- S03A Shop Area : 295.40 sq.m.
- S05 Shop Area : 295.40 sq.m.
- S06 Shop Area : 313.95 sq.m.
- S07 Shop Area : 291.26 sq.m.

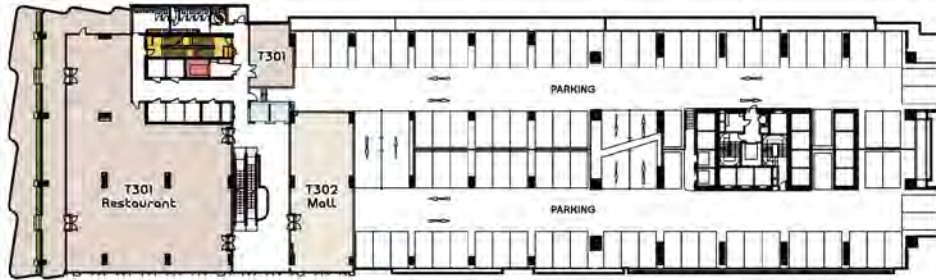


## Level 2F

- S01 Bank & Restaurant Area : 537.33 sq.m.
- P201 Restaurant Area : 1,667.10 sq.m.

- ELEVATOR
- ESCALATOR
- FIREMAN ELEVATOR
- SAFETY STAIRS

\*This drawing is for reference only. the actual layout is according to the contract.



### Level 3F

- T301 Restaurant Area : 929.68 sq.m.
- T302 Mall Area : 191.34 sq.m.

### Level 6F

- T601 Restaurant Area : 920.09 sq.m.
- T602 Mall Area : 189.20 sq.m.

### Level 8F

- T801 Restaurant Area : 922.17 sq.m.
- T802 Mall Area : 189.48 sq.m.

### Level 5F

- T501 Restaurant Area : 927.27 sq.m.
- T502 Mall Area : 190.48 sq.m.

### Level 7F

- T701 Restaurant Area : 914.78 sq.m.
- T702 Mall Area : 189.26 sq.m.

### Level 9F

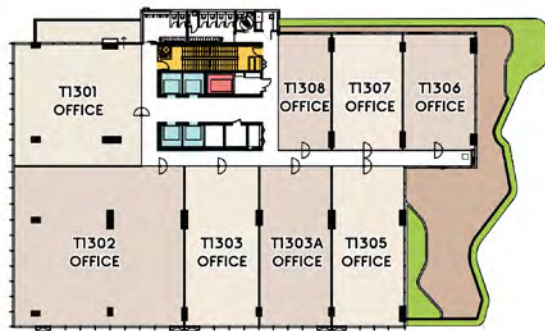
- T901 Restaurant Area : 229.22 sq.m.
- T902 Mall Area : 168.79 sq.m.



- ELEVATOR
- ESCALATOR
- FIREMAN ELEVATOR
- SAFETY STAIRS

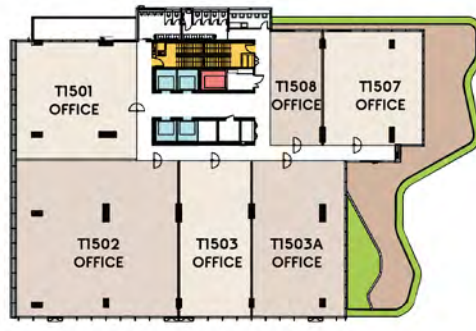
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# OFFICE (TONLE)



Level 13F - 8 Units

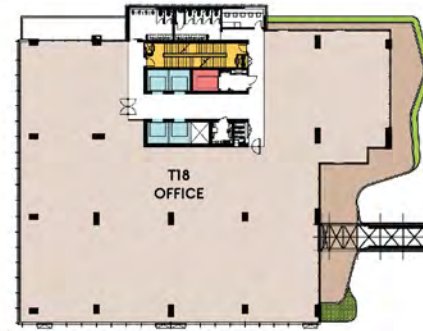
Level 13AF - 8 Units



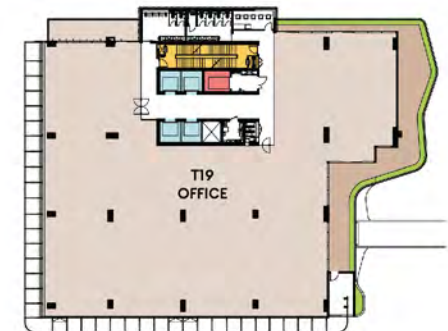
Level 15F - 6 Units

Level 16F - 6 Units

Level 17F - 6 Units



Level 18F - 6 Units



Level 19F - 6 Units

- ELEVATOR
- FIREMAN ELEVATOR
- SAFETY STAIRS

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3D FLOOR PLAN



CEO Working Space



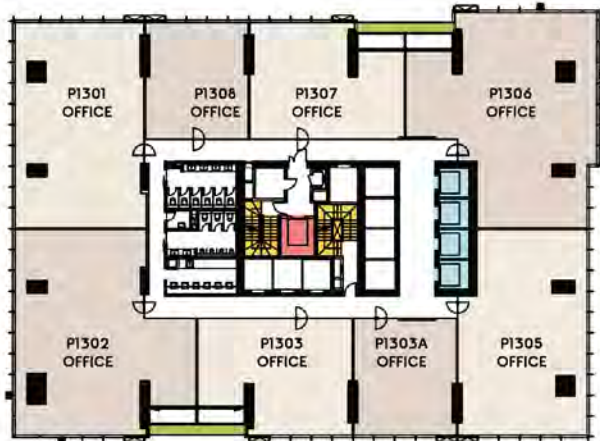
3D FLOOR PLAN



Open Working Space

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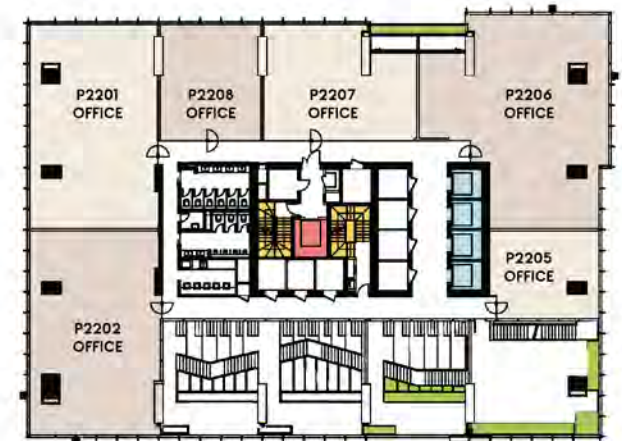
# OFFICE (PHNOM)



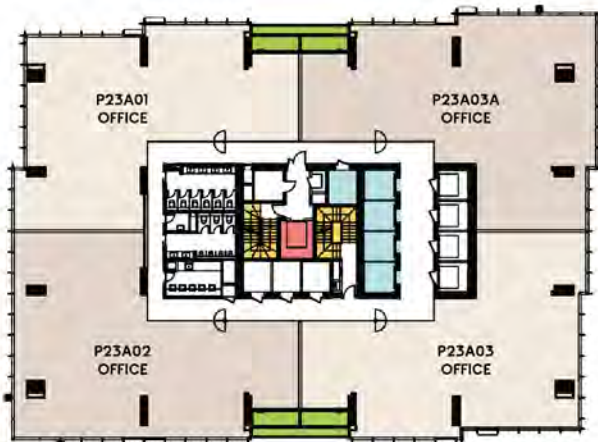
Level 13F - 17F Office Low Zone



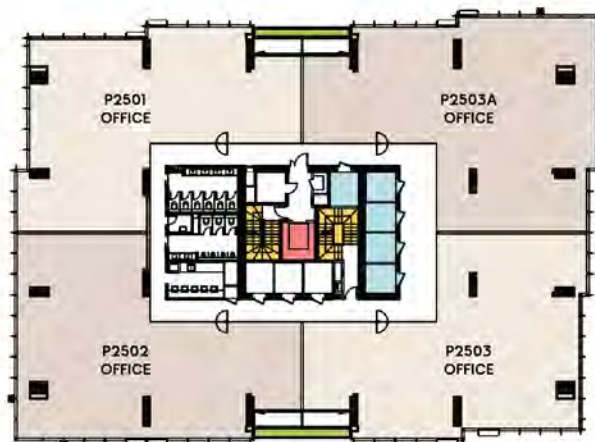
Level 18F - 21F Low Zone



Level 22F Office Low Zone



Level 23AF Office High Zone



Level 25F - 29F High Zone



Level 30F - 33F High Zone

- ELEVATOR
- FIREMAN ELEVATOR
- SAFETY STAIRS

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3D FLOOR PLAN



3D FLOOR PLAN

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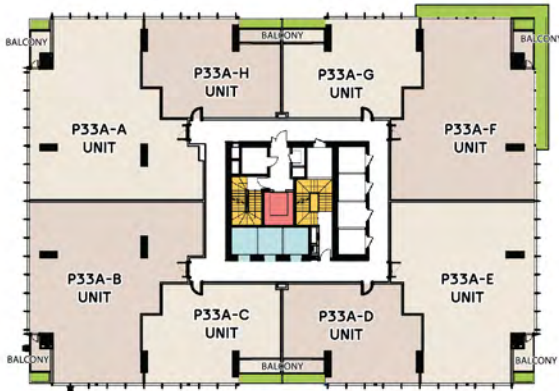


Office Reception Lobby

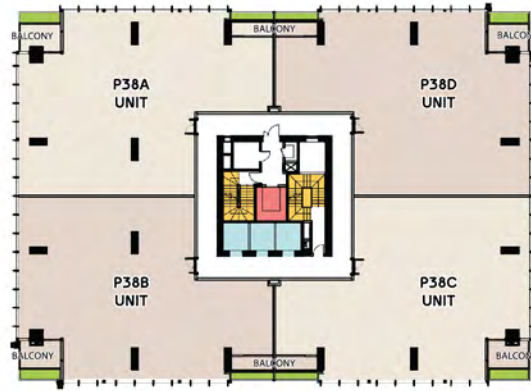


Open Working Space

# RESIDENCE



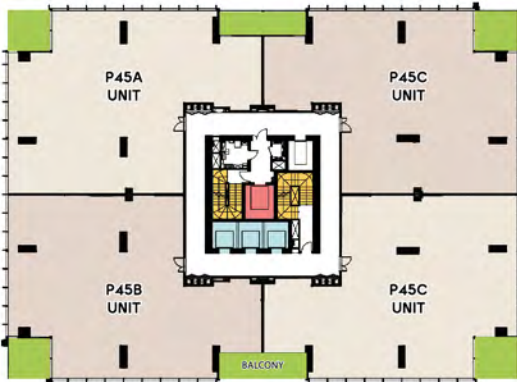
**Level 33AF - 37F Simplex Condo**  
Area of each unit (114.49 sq.m. - 221.38 sq.m.)



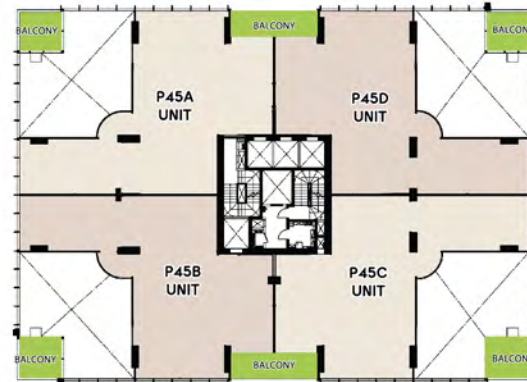
**Level 38F - 43F Simplex Penthouse**  
Area of each unit (338.91 sq.m.)



Master Bedroom



**Level 43AF Duplex Penthouse**  
Area of each unit (338.91 sq.m.)



**Level 45F Duplex Penthouse**

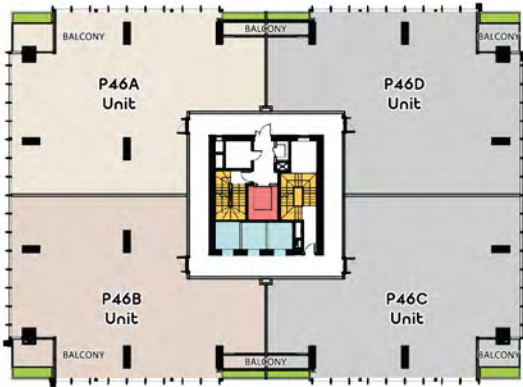
Area of each unit (P45A :251.30 sq.m.)  
(P45B :251.29 sq.m.)  
(P45C :253.24 sq.m.)  
(P45D :253.24 sq.m.)

- ELEVATOR
- FIREMAN ELEVATOR
- SAFETY STAIRS

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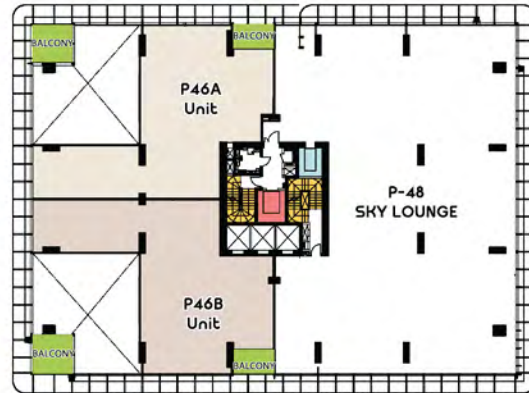


Closet Room



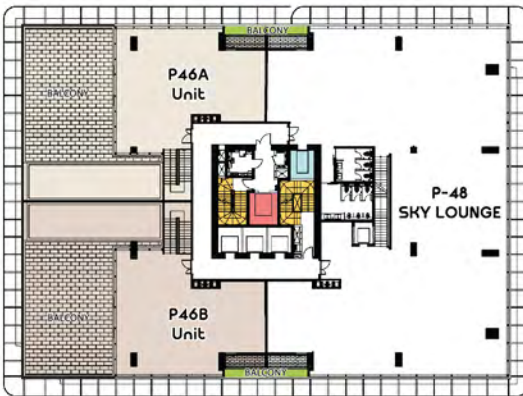
### Level 46F Triplex Penthouse

Area of each unit (338.91 sq.m.)



### Level 47F Triplex Penthouse

Area of each unit (P46A :248.63 sq.m.)  
(P46B :251.29 sq.m.)



### Level 48F Triplex Penthouse

Area of each unit (P46A :338.92 sq.m.)  
(P46B :338.91 sq.m.)

- ELEVATOR
- FIREMAN ELEVATOR
- SAFETY STAIRS

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Living Room



Guest Unit



Stair

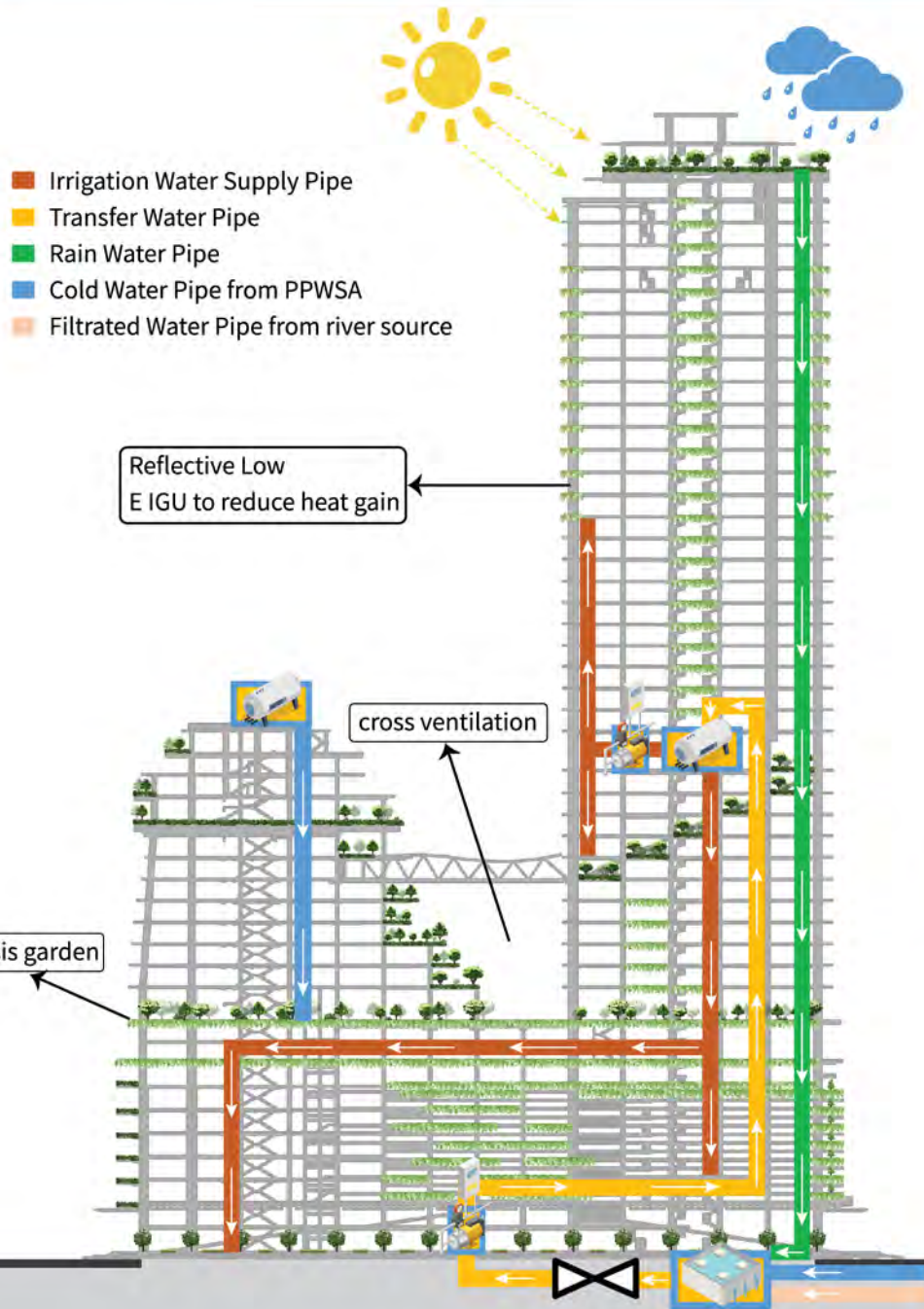


Bathroom



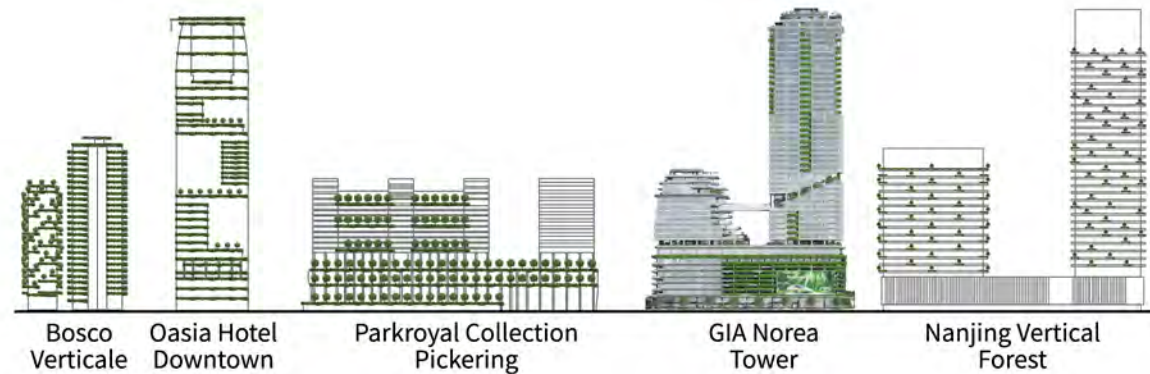
Study Room

# GREENERY FEATURE



## Top 10 Ranking of Green Area Ratio Buildings 2025

RANKED	BUILDING	GREEN AREA (SQM)	GREEN RATIO (%)	CERTIFICATE
1	Bosco Verticale	8,900	297%	LEED Gold
2	Oasia Hotel Downtown	8,300	277%	BCA Green Mark Platinum
3	Parkroyal Collection Pickering	15,000	240%	BCA Green Mark Platinum
4	<b>GIA Norea Tower</b>	<b>12,900</b>	<b>187%</b>	<b>LEED Gold - Attemp</b>
5	Santalaia Building (Verdant Apartments)	3,117	164%	-
6	Nanjing Vertical Forest	6,000	150%	-
7	Capita Spring	8,300	140%	Green Mark Platinum
8	Marina One (Green Heart)	37,000	119%	Green Mark Platinum and LEED Platinum
9	ACROS Fukuoka Prefectural Intl. Hall	10,000	77%	Multiple Japan environmental awards
10	Namba Parks	7,000	26%	-
11	One Central Park	1,200	20%	GBCA 5-Star





FOR INVESTMENT AND LEASING ENQUIRIES,  
PLEASE CONTACT



+855 (0)86 790 791  
+855 (0)95 790 791

✉ info@gia-norea.com

🌐 www.gia-norea.com

📍 GIA Tower, Unit G2701, Tonle Basak,  
Chamkar Mon, Phnom Penh, Cambodia



**DISCLAIMER**

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