

## Overall Project Concept

AZ Satellite City represents a remarkably promising development opportunity.

Adjacent to and surrounded by the existing urban center, the site is to the southern portion and is a startling contrast in desirability to other neighboring areas in Phnom Penh. Other areas of Phnom Penh suffer from various inadequacies due to poor township planning and infrastructure. Some of these conditions are:

- North: Far from the city's center
- East: Overpopulated, no available land, potential flooding, limited infrastructure
- West: Overpopulated, inadequate master plan, water supply issues

The area within AZ Satellite City is low and flat. It is land that has been reclaimed from the British Indian Datum , and sits 10.5 meters above sea level, lowering the risk of flooding and providing a strong foundation for tide control.

The current rate of population growth assures the project's success. Within Phnom Penh, the increase is forecast at 10 percent higher on average than in the previous five years, bringing AZ Satellite City into the extended urban area of Phnom Penh.

Shown below is the Location and Vicinity Map:

### Vicinity Map



### Location Map



AZ Satellite City will be the largest development project in Cambodia and one of the largest in the South East Asia region, with a total size of 2,572 hectares covering three districts (Meanchey, Dangkor, Takmao). ING enjoys the benefits of owning the largest land share in the development. The company owns 800 hectares of the new city project and also acts as the management committee for entirety of the project, including the 520-hectare section of lake and canals.

Since 2004, we have been reclaiming the marsh areas and creating operational land, an ongoing task for the foreseeable future.



Fully supported and approved by the Cambodian government, AZ Satellite City is in compliance with the 2020 Phnom Penh Master Plan developed by the Bureau of Urban Planning, the Municipality Authority of Phnom Penh City.

As the Concept Master Plan completed by Surbana makes clear, the project has undergone a depth of thought and breadth of sensitivity rare in such endeavors. Consequently, the development of AZ Satellite City has been divided into four phases, each one to evolve in harmony with the others or to be completed subsequently.

The areas have been allocated to ensure a range of uses that can include low, medium and high-rise buildings –residential, office, retail, hotel and mixed while encompassing facilities for education, healthcare, entertainment, cultural activities, conference and exhibition halls, heritage sites, conservation areas, open green spaces and still more. Together, they will permit the new city to flourish and sustain itself.



As with all large-scale urban projects, infrastructure, accessibility and traffic flow constitute an important task to consider and implement correctly. We have assembled a team of seasoned designers and provided them with everything they need to make certain that all traffic circulation and ingress/egress will be resolved during the planning stage. The maps below demonstrate that the AZ Satellite City Project will be free of traffic problems.

The master plan insures that, as outlined in AZ Satellite City's Road Network, all future growth factors, including increased population, development of additional transport networks and general population increases, have already been considered. This, in itself, gives a substantial advantage over other developments in Phnom Penh and other places around the world.

The main feature roads and bridges include:

- 70m-wide Hun Sen Boulevard with a reserve for future Rapid Transit Lines
- 30m-wide transverse roads
- A link to the upcoming City Ring Road that will be linked to Chbar Ampove with bridges
- Dual Bridges over the lake permitting enviable views of the new city center

We are committed to providing all developments in AZ Satellite City with assured access to the three major utilities needed, as shown below, to ensure the sustainability of our project:

#### **Water Supply**

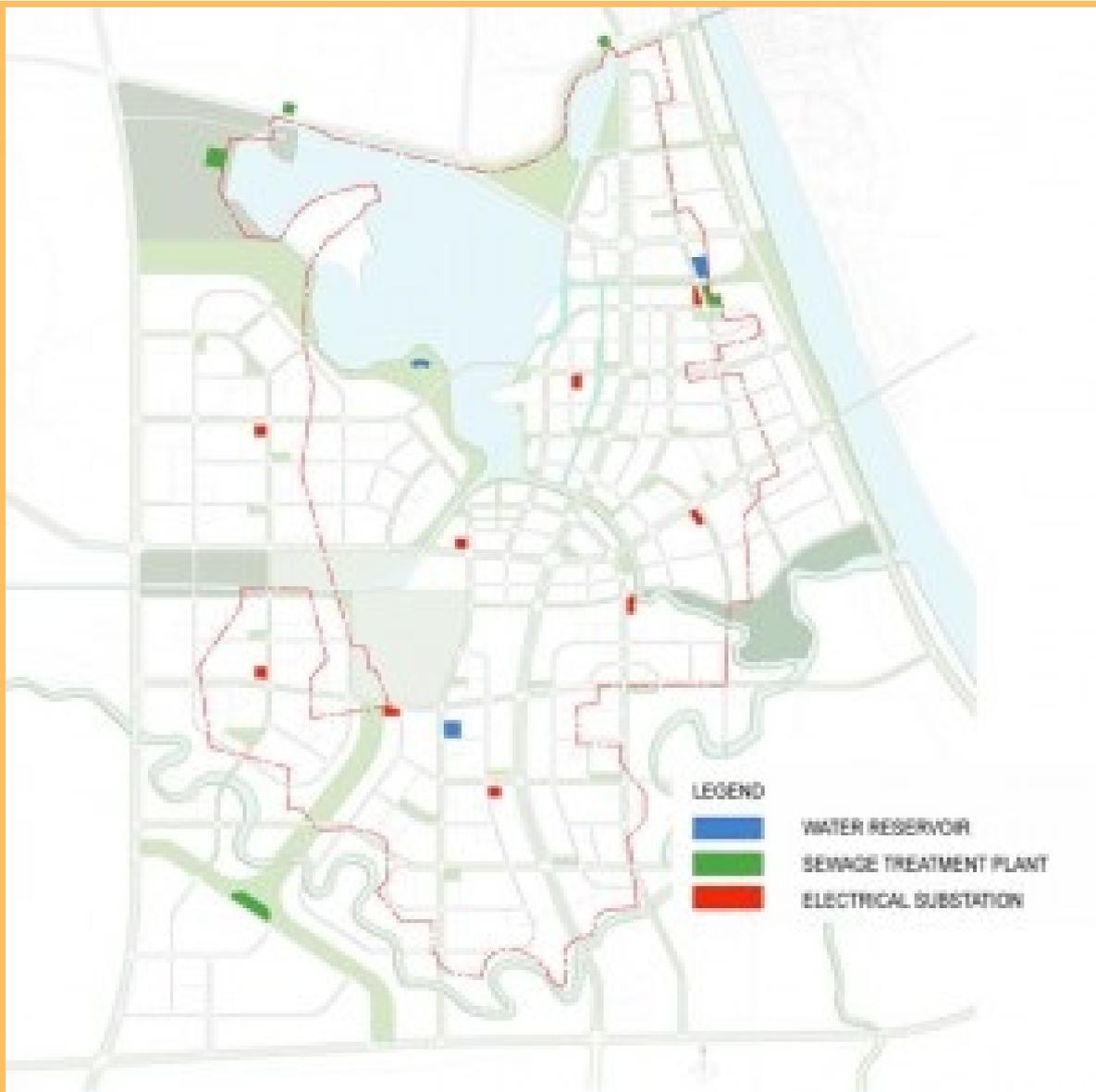
- Three sites for water tanks

#### **Sewage Treatment Plant (STP)**

- Two sites for waste water for the Cheong Ek Lake
- Three New City Center compatible water treatment plants

#### **Power**

- Existing Substation - 230 MVA
- Nine main electrical sub-stations for the whole development



AZ Satellite City Utilities Map

## Projects

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