

F L A T

I R O

N

FLATIRON
BY MERIDIAN



**SIMPLICITY
IS THE ULTIMATE
SOPHISTICATION.**

Leonardo da Vinci

FLATIRON BY MERIDIAN

Nestled in the heart of Phnom Penh, our architectural masterpiece combines the comfort of luxurious dwelling with innovative spirit of a sleek office complex.

Inspired by New York's greatest architecture, Flatiron, a third development by Meridian International Holding delivers the same quality building in the capital of the Kingdom.

Relax in sky balcony and treat yourself to the best vistas of the city, or come to our futuristic office and join our tight-knit working community. Either lifestyle living or cosmopolitan office, Flatiron by Meridian provides all.

BEST
DEVELOPER
2020



CEO,
MR. MURRAY KO

Flatiron by Meridian’s development is inspired by a steeped in rich history building in New York and through respect for its environment, creativity and attention to detail, we had created a landmark in Cambodia. In winning these awards, it is a genuine reflection for the commitment of the entire Meridian’s Family and an achievement of which we are all exceptionally proud. It proves that we never rest on our laurels especially during this pandemic period but continue to raise the bar when it comes to the design of our portfolio; right down to the smallest detail.”

We would like to take a moment and sent a special Thank you note & sharing the joy of the winnings to all valuable customers & business partners in all countries. Your support is truly appreciated.

We strive to continue with outstanding efforts to raise the standards of Cambodia real estate.



HITACHI
presents

PropertyGuru
CAMBODIA
PROPERTY
AWARDS

WINNER

BEST SERVICED
APARTMENT
DEVELOPMENT

Flatiron
by Meridian

2020

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Flatiron
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2020

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PROPERTY
AWARDS

WINNER

BEST MIXED USE
INTERIOR DESIGN

Flatiron
by Meridian

2020

HITACHI
presents

PropertyGuru
CAMBODIA
PROPERTY
AWARDS

WINNER

BEST MIXED USE
ARCHITECTURE DESIGN

Flatiron
by Meridian

2020



41
STOREY

168 m
BUILDING HEIGHT

100%
POWER BACK UP

2.80 m
CEILING HEIGHT

150 mm
RAISED FLOOR

VRV SYSTEM
AIR CONDITIONING

84,500 SQM
GROSS FLOOR AREA

FREEHOLD
TENURE OF LAND

482 LOTS
BIKE PARKING

345 LOTS
CAR PARKING



**WORK
MEET
DINE
STAY**

IN THE HEART OF THE
PHNOM PENH CITY

01

**DIFFEREN-
TIATION**



PHNOM PENH THE EMERGING CITY

An architectural rendering of the Flatiron by Meridian building at dusk. The building is a modern high-rise with a unique triangular shape, featuring a grid of large, illuminated windows. The ground floor has large glass storefronts. In the foreground, there are trees, a wet street reflecting the lights, and large white letters spelling 'FLATIRON'. A few people and a car are visible on the street.

UNIQUE TRIANGULAR SHAPE,
FLATIRON BY MERIDIAN
STANDS AS AN ICON OF
TOMORROW.

Flatiron by Meridian showcases the creativity of the new generation, retaining the essence of Flatiron in New York City, yet, modernizing with massive contemporary curtain wall architecture and state-of-the-art interior facilities.

A NOTABLE LOCATION

Located at a prestigious spot in Phnom Penh City Center, a high density zone in this new CBD area. Flatiron by Meridian is truly at the heart of the vibrant city in Cambodia, where international talents meet with local experts.



BUILDING FEATURES

Flatiron by Meridian gives you exclusive access to an enviable collection of indoor & outdoor experiences including clubhouse, skypool with picturesque views, retails and F&B. One of the Phnom Penh major business addresses, a premium commercial property location driving future developments of the area completing the rhapsody of Cosmopolitan Working and Cultured Living.



LUXURIOUS

In addition to rich amenities, luxury is redefined by acclaimed attention to details.

DIVERSITY

A premium mixed-use complex for work, live and eat, celebration of a harmonious diversity.

MODERN

Great effort to ensure the indoor environmental quality and IT support exceed general standards.

STYLISH

Astonishing views and location made to feel the style in every moment of being at Flatiron by Meridian.

SAFETY

Intelligent building management provides the best safety and security services 24 hours a day, 7 days a week.

EXTRAORDINARY

Standing at the height of 168m, in total 41 storeys.





**IDEALLY SITUATED
IN HARMONY WITH
YOUR WORLD**



STRATEGIC
LOCATION
WHERE
YOU
WANT
TO
BE



02

CONNECTED



FLATIRON
BY MERIDIAN
INTERNATIONAL HOLDING

- Exchange Square
- Vattanac Capital

National University of Management

- Medical University
- Phnom Penh Water Supply Authority

- Canadia Tower
- Railway Station

Bank

- Central Market
- Bayon Market
- Lamborghini Showroom

- The Royal Palace
- National Museum
- Peace Palace

- Sorya Center Point
- Limkokwing University

Ministry of National Defence

- Diamond Island
- Embassy of Australia
- Ministry of Environment
- Ministry of Rural Development

- CIS School
- AEON Mall I
- Paragon International School
- High Command Headquarters Royal Cambodian Armed Force

NOW IS
THE TIME
FLATIRON
IS THE PLACE

THE
NEXT
ICONIC
LANDMARK





FLATIRON BY MERIDIAN, is strategically located in the demographic center of Phnom Penh City at Russian Blvd with all facing direction as a connectors and is easily accessible by more than 2 million people within 20 minutes away including airport, malls and Downtown.

PHNOM PENH CITY CENTER

An address for landmarks, both exclusive and extraordinary



LIFE AT FLATIRON OFFERS A DIVERSE EXPERIENCE FOR ALL

⌚
06:00AM



⌚
02:00PM



⌚
06:00PM

⌚
07:00PM



⌚
08:00AM



⌚
07:30PM

GRADE “A” OFFICE

Office space accommodating flexible configuration and adaptable workspaces by featuring contemporary design and amenities, environmentally-friendly offices showcase a high standard in technology, facilities and management service.

Sustainable architecture of Flatiron by Meridian is a long-term road map that integrates green, wellness and caring features. Interior design in neutral color palette and bold bright accents.

23

Certain circumstance that position a business in the right course to purchase an office unit-participants of the team getting security and comfort within the space owned by individual company, the idea of sustainability and stability, giving the rise of productivity to all members.

An excellent administration and customer service support will attend to all space enquiries.

Merging digital communication patterns with physical space to increase the probability. High efficiency and functional interior, the office incorporates various products, materials and colors to symbolize individual work environment identity.

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WORK

WHERE
ASPIRATION
MEETS
INSPIRATION



O3

**ELEGANTLY
DESIGNED**



A PLACE
WHERE
IMAGE IS
PART OF
YOUR
BUSINESS
REPUTATION

OFFICE
SPACE



OFFICE
MAIN
LOBBY

LIMITLESS FREEDOM OF COLLABORATION



The entire commercial concept of office, taking into consideration freedom from every kind of barrier, whether between people or users, between languages or cultures, by customizing a perfect place to enjoy convenient access to world-class working and meeting facilities, exceptional venues for seminars and corporate events.





CONTEMPORARY OFFICE INTERIOR DESIGN

Overlooking a spectacular city view and enjoying a strategic location in Phnom Penh City Centre, to echo the exterior beauty, office space is tastefully designed in darker material with natural wood. Furnishing a nice contrast with incoming daylight. Good working environment enhances productivity and creativity.



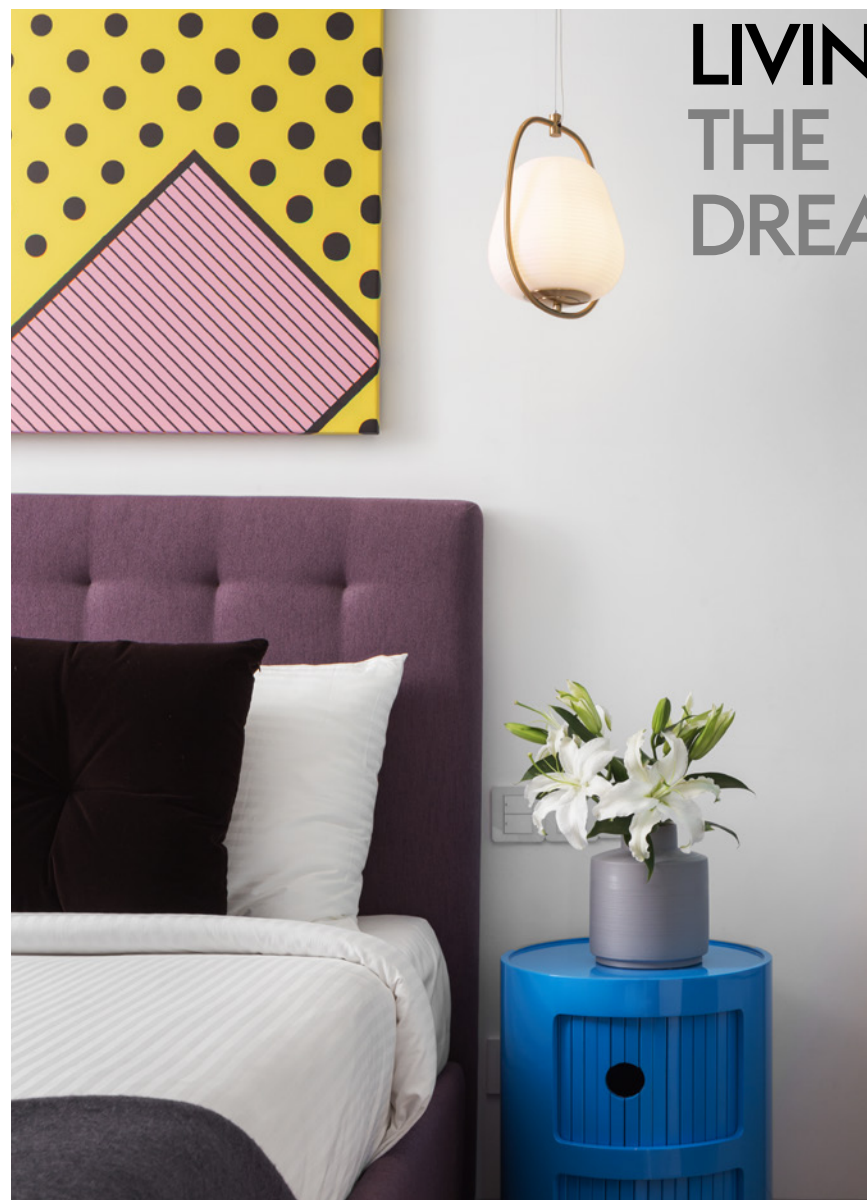
9 - 17TH TYPICAL FLOOR



18 - 25TH TYPICAL FLOOR



* The balcony will be inclusive depends on the floor and type of the unit selection.



MADE
FOR
LIVING
THE
DREAM

CITADINES
APART'HOTEL



39

40

MAIN LOBBY



A wide range of apartment configurations welcome a fully customized living experience, and, in many different excellent interior designs for selection.

29TH TYPICAL FLOOR



39TH TYPICAL FLOOR



* The balcony will be inclusive depends on the floor and type of the unit selection.

HOTEL UNIT



43



44

STUDIO UNIT

45



46



ONE BEDROOM UNIT

47



48



TWO & THREE BEDROOM UNIT



49



50



A REFLECTION OF SUBLIME MOMENTS



53

04

AMENITIES

54

SKYPOOL

SKY WITHOUT LIMIT

A once-in-a-lifetime experience definitely with wow factor while soaking yourself in the pool with every amenity that you could want on a beautiful sunny day, If you're looking for the ideal place to take a selfie that'll make everyone at home jealous, come over to this iconic building!



ARENA FITNESS

INDULGE YOURSELF
IN THE BEST WORKOUT PLACE

A place to dedicate for our fitness enthusiasts. A wide range of renown gym equipment which allows you to jump-start your body, helping you push past any plateaus in weight loss or conditioning.



MEET AND RETREAT

HIDDEN TREASURES IN THIS
MULTI-PURPOSE SPACE.

A broad range of meeting and syndicate rooms can be configured in a variety of styles, if you're looking for boardroom, conference meeting or hosting an event, you can rest assured it'll have it covered. The professional customer service team will make sure that your business/private gathering will be one to remember.



57

SOCIAL LOUNGE

PERSONALIZED TO YOU

Step into the social lounge, you will feel like
you've wandered back in time.



58

DINE IN STYLE



59

O5

F&B

60



THALIAS HOSPITALITY GROUP

Established since 1997, Thalias Hospitality Group has created some of Phnom Penh’s most renowned restaurants, deli shops and bakeries that offer excellent food delivered with outstanding hospitality.

Founded by CEO Arnaud DARC with the opening of Topaz Restaurant 24 years ago, the company now extends beyond the walls of its eateries. In addition to creating Malis and Khéma, Thalias Hospitality Group offers operational consulting, runs a multifaceted catering and events business, and has operations in Siem Reap, holds multiple Awards and numerous accolades for its distinctive style of hospitality. (“Restaurant of the Year in Cambodia” by the International Travel Expo, “Table Set-Up competition” by Cambodia Restaurant Association, or “Best Hospitality” by Cambodia’s Ministry of Tourism.)





QUICK BOOST
WHILE ON
THE RUN

Khéma go



**KHÉMA GO
AT OFFICE LOBBY**

KHÉMA GO COFFEE CORNER 28TH FLOOR



Khéma GO on the 28th Floor concept design is to integrate the existing interior for Citadines lobby which mostly caters for long-term business traveler guests. Keeping consistency in design of GO counters throughout the whole building will give more recognition and familiarity to its customers with the brand.



COMFORT
DINING

Khéma
DELI RESTAURANT

The newest Khéma Restaurant will offer the same free-flow set-up as its predecessors.

The particular challenge for Khéma, as a reputable restaurant and brand in Cambodia, was to strike the balance of fresh but familiar – to respect its warm, home-like ambience made for comfort food and a kind of quaint nostalgia but update it for the ultra-modern city block and fast-paced business customer.



CONGENIAL DINING PLACE

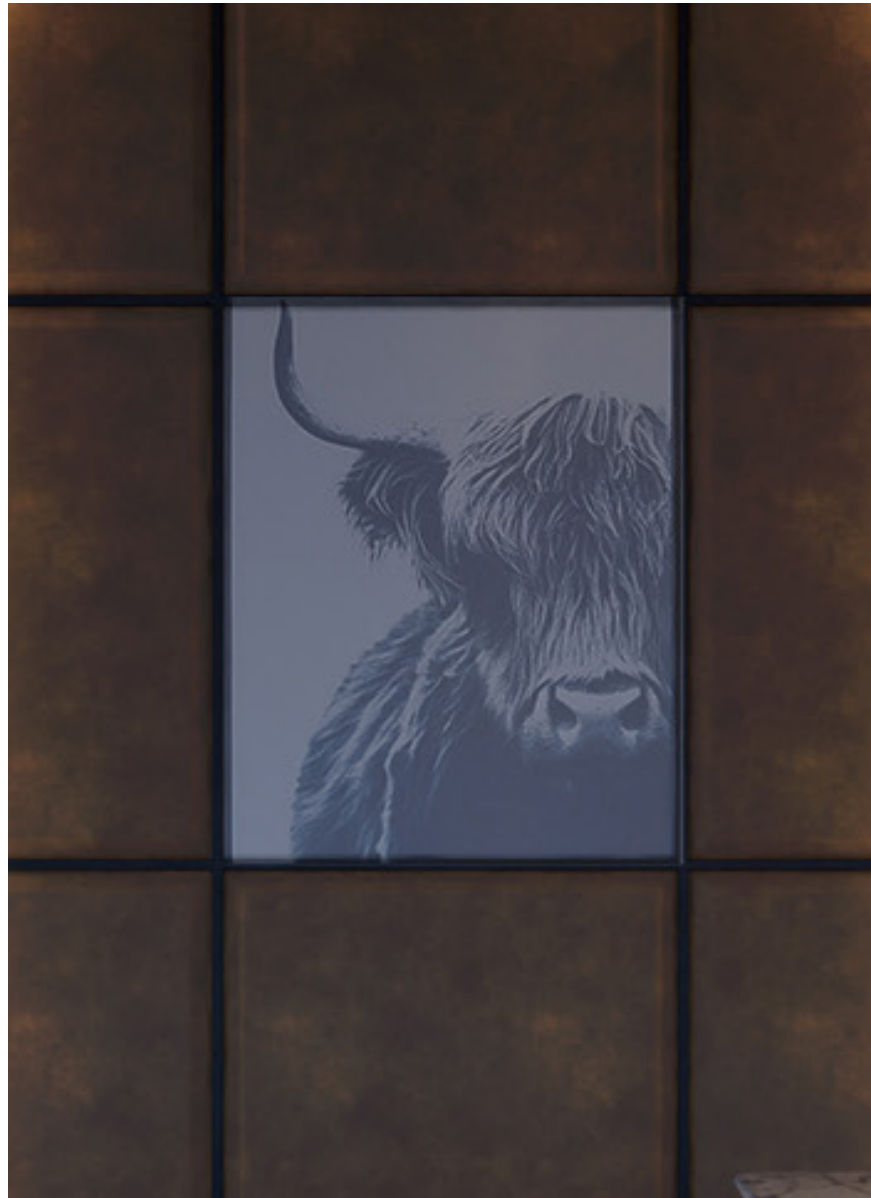
The goal was to replicate the look and feel of the original Khéma restaurants, both ground floor establishments located in fairly intimate spaces.

We chose good acoustic, ambient lights, comfortable seats and earthy colours. Khmer bricks and a dark hardwood floor, key features of both Khéma La Poste and Khéma Pasteur, are tastefully contrasted against the glass walls and dazzling city views.





**DINING
AREA**



SWANKY RESTAURANT & WINE BAR

Sitting one floor below Khéma is Thalias' new concept, Siena Restaurant and Wine Bar, which takes its name from a mountainous medieval city in central Italy. The restaurant's interior aims to capture Siena's elegance and sense of affinity between the city and the natural landscape, the design taking advantage of the elevation and view of Phnom Penh, especially at night.

At the entrance guests are welcomed through an archway reminiscent of a magnificent Italian church – here, however, traditional ornate stained glass is replaced with textured windows that reflect the light coming from behind, creating a delicate river of shadows through the lobby. Patrons are absorbed into a warm, intimate space.





WINE CELLAR & DINING AREA



MULTI-
NATIONAL
CORPORATION

06

COMMITTED
DEVELOPER



MERIDIAN INTERNATIONAL HOLDING



Meridian International is a multi-national corporation which had established for more than 3 decades. Starting from a base in textiles and garments, the Group had diversified its business through property development and investment.

In Cambodia, the Group had established itself as a premier property developer. Additionally, it enjoys a leading reputation as a manufacturer, exporter and employer of more than 1,000 employees across its business units. Meridian's confidence and commitment in the country saw more than USD200 million investment in Cambodia projects.

As it progresses along with the development in Cambodia, Meridian's optimism had resulted in a robust pipeline of projects that will help change the landscape of Cambodia and Phnom Penh in particular.

The Group's sterling track record in Cambodia includes manufacturing of branded premium sweaters for its multinational clients, and developments of Industrial Parks, Residential and Commercial properties.

CASA BY MERIDIAN

513 units and 34 floors successfully launched with over 95% of the units sold.

10 units of commercial at ground floor and 4 floors slated for office/serviced office.

Project completed in 2017. First modern luxurious mixed-use development at Diamond Island.



SKYLAR BY MERIDIAN

The first Somerset Residences in Phnom Penh with 175 units managed by The Ascott Limited, completed in 2018.

Low cost of carrying as management fees, utilities, and maintenance to be paid through the operating expenses of the Somerset Norodom Serviced Residence for the term of the Lease-back duration.



DISCOVER IT.

SHOWROOM & CONSTRUCTION SITE

Street IO2, Phnom Penh City Centre
Sangkat Srah Chok, Khan Daun Penh
Phnom Penh, Cambodia

MERIDIAN INTERNATIONAL HOLDING

CASA BY MERIDIAN
No. I, Harvard Street, Level 4
Unit BO4-OI
Sangkat Tonle Bassac
Khan Chamkarmon
Phnom Penh, Cambodia

enquiry@meridian-international-holding.com
meridian-international-holding.com

MERIDIAN INTERNATIONAL HOLDING

A multi-national corporation, has diversified its strategy and globalization with office networks in Europe, China, Singapore, and in particular, Cambodia through the years.

Since its inception, MIH has pride itself to strive to be the best in the industries it operates in. Our fundamental principle of operational transparency to our employees, shareholders, business partners and customers have won the loyalty and relationships of many over the years. The culture of integrity and passion can be felt in our team of professionals who are trained to endeavour for excellence and most importantly, with customer-centric approach.

DISCLAIMER

Meridian International Holding is a third party unrelated to Ascott International Management (2001) Pte Ltd. Meridian International Holding is not authorized to make any representation or warranty for and on behalf of Ascott International Management (2001) Pte Ltd as having made, any guarantee, warranty or representation whatsoever as to the performance or management of the Serviced Residence.

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