



AMBER
— KAMPOT

Welcome to Amber International, a collection of luxurious resorts built exclusively for those who long to go beyond the known and revel in unique experiences in blissful settings.

At Amber, we believe in the power of exploration. Of traveling to destinations that expand our horizons and expose us to some of the planet's most spectacular sights, sounds, smells and tastes.

Our resorts combine the calm of luxury with the excitement of the unknown, each allowing you to explore forgotten paradises and off-the-beaten-path delights. Because what is travel if not an opportunity to delve into experiences that render you speechless?

Our first resort, Amber Kampot, is now offering exclusive investment opportunities. An investment in one of our luxurious properties gives you privileged access to the mystical charm of an ancient forest, along with a projected ROI of 9-12% per annum.

We invite you to get to know our Amber Kampot resort. May the details here reawaken your adventuring spirit, speak to your love of travel, and encourage you to indulge your curiosity about the world.



SKYBAR

“THE PURPOSE OF LIFE IS TO LIVE IT,
TO TASTE EXPERIENCE TO THE UTMOST, TO
REACH OUT EAGERLY AND WITHOUT FEAR
FOR NEWER AND RICHER EXPERIENCE.”

- ELEANOR ROOSEVELT



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AMBER
KAMPOT



THE RESORT

The Amber Kampot resort is the meeting space of relaxation and adventure. It's where your dreams and daring spirit come alive within an environment of luxurious details, modern design and attentive service.

EXPLORE KAMPOT

Our property in Kampot, Cambodia, will introduce you to the mystical charm of an ancient forest. Nestled at the foot of the Elephant Mountains, this enchanting riverside town is characterized by crumbling Colonial facades and a dreamy atmosphere. Life here feels deliciously slow.

The amber glow of another sunset reflecting on the calm river. The sound of gibbons chattering as they swing between the trees. The smell of freshly-caught fish wafting through the early morning market air. It's all waiting for you.



OUR RESORT - AMBER KAMPOT

Going into the unknown is an experience that should be treasured. Our Kampot resort provides a luxurious setting to explore this untouched corner of the globe, delivering all the comforts you would expect of a slice of paradise.

Take a morning dip in your private pool before enjoying a delicious brunch made with fresh, local produce at our world-class restaurant. After an afternoon of exploration, relax your muscles and your mind with a personalized spa treatment before enjoying a sunset nightcap at our rooftop bar.



CHECK-IN EXPERIENCE

Upon arrival in the town of Kampot, a complimentary boat ride across the river will bring you to our pier for check-in at the lobby.



Lobby



Gym



Bar



Lounge



Restaurant



Swimming Pool



Spa

SKYBAR

Soak up spectacular views of the serene Kampot River from our rooftop bar surrounded by lush vegetation.



Skybar



RESTAURANT

Savor a delicious meal at our on-site restaurant. Indulge each of your senses in a feast of fresh, local produce combined with exquisite recipes to create tantalizing, mouth-watering dishes.



Restaurant



STAY

Imagine laying beneath the sweeping leaves of an ancient Asian rainforest, surrounded by lush vegetation, gazing up at the stars and hearing nothing but the sounds of the jungle. Disconnecting from the pace of daily life and simply letting go.

No matter your personal vision of paradise, Amber Kampot's suites, villas and estates are designed to deliver a luxurious castaway experience, so you can experience breathtaking surroundings while enjoying world-class amenities and thoughtful details.



- PS: Pool Suites
- PV: Pool Villas
- PE: Private Estates
- Facilities





Private Estate 2nd Floor



Private Estate 1st Floor



Private Estate Living Area

PRIVATE ESTATES

Private estates are two-tiered private villas, offering plenty of space to spread out, relax and enjoy your paradise surroundings. Our estates feature two large en-suite double bedrooms: a master on the first floor and a secondary bedroom or guest room on the ground floor.

A sweeping private pool stretches the entire width of the exterior, while inside you can enjoy the carefully-designed open-concept kitchen, dining and living area.

Ground Floor

Living & Dining Room	38.5 m ²
Terrace	12 m ²
Kitchen	9.3 m ²
Hall	6 m ²
Guest Bathroom	5.7 m ²
Pool	15.3 m ²

First Floor

Hall	3.2 m ²
Master Bedroom	19 m ²
Master Bathroom	9 m ²
Children's Bedroom	15 m ²
Children's Bathroom	7.4 m ²
Master Bedroom Balcony	6 m ²

Grand Total **146.4 m²**

Total Land Size **190 m²**



POOL VILLAS





Pool Villa Living Area



Pool Villa



Pool Villa Bedroom

POOL VILLAS

Pool villas feature two private en-suite bedrooms separated by a large cooking and dining area, perfect for a family getaway. Furnished with two king beds, comfortable poolside loungers, two full baths (including shower, tub and divided toilet), televisions, and a fully-equipped kitchen.

Interior

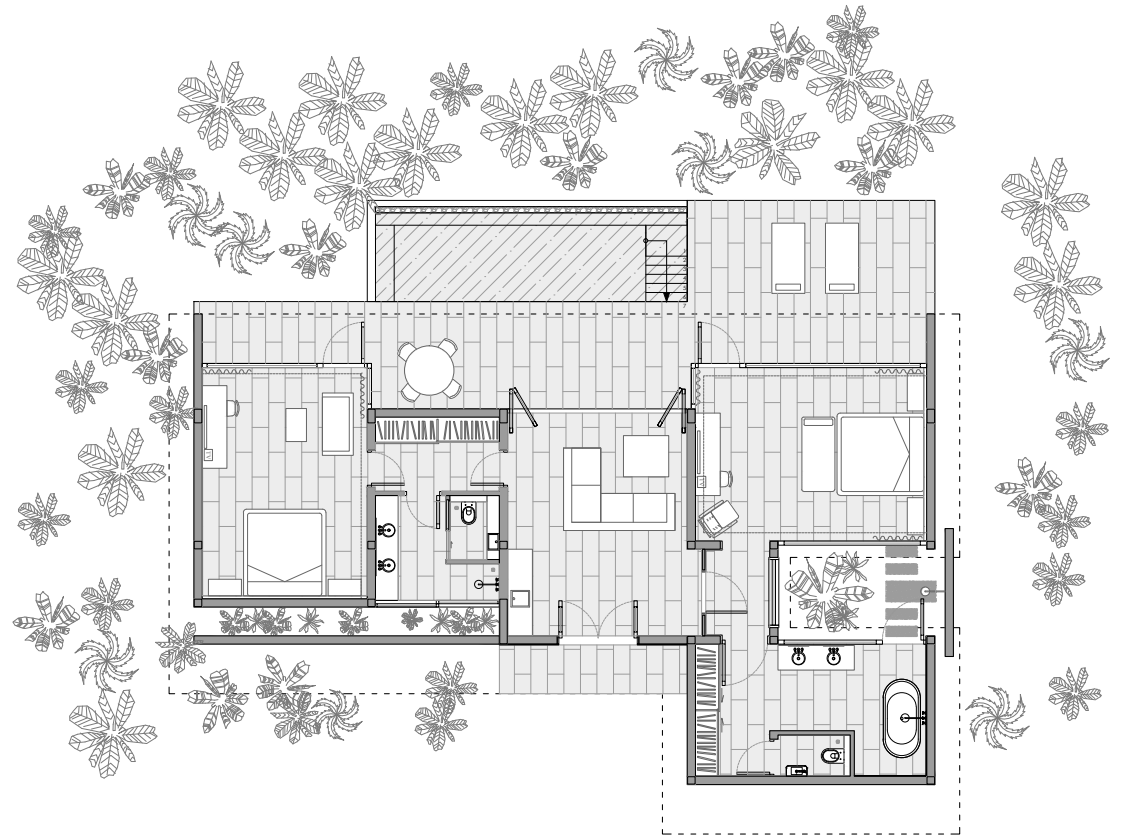
Suite 1	23.5 m ²
Suite 2	22.5 m ²
Entrance	3.6 m ²
Bathroom 1	17.6 m ²
Bathroom 2	12.9 m ²
Living Room	24.2 m ²

Exterior

Terrace	49.6 m ²
Pool	19.2 m ²
Tropical Patio	9.5 m ²
Flower Patio	5.2 m ²

Grand Total **187.8 m²**

Total Land Size **253.7 m²**



POOL SUITES





Pool Suite Bedroom



Pool Suite Outdoor Shower



Pool Suite Bathroom

POOL SUITES

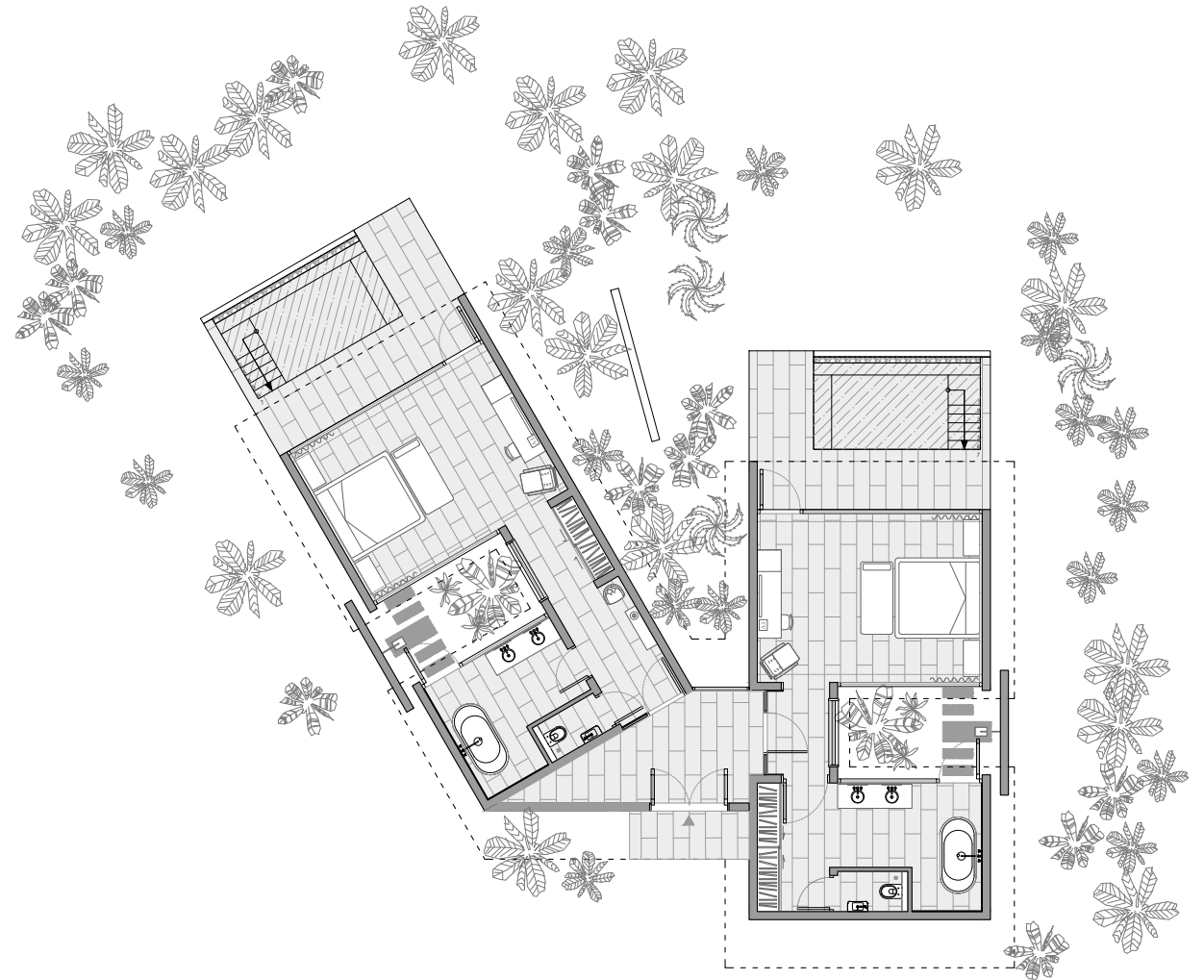
Pool suites feature one bedroom, offering an intimate setting for a private escape. Furnished with a king bed, comfortable seating, television and full bath (including shower, tub and divided toilet).

Interior

Suite	23.5 m ²
Entrance	3.6 m ²
Bathroom	17.6 m ²

Exterior

Terrace	12.7 m ²
Pool	10.8 m ²
Tropical Patio	9.5 m ²
Grand Total	77.7 m²
Total Land Size	200 m²





LOCATION

Each Amber International property is nestled within an exquisite corner of forgotten paradise, where you can expand your horizons while indulging in the luxurious comforts that breathe new life into your bones.

We have carefully scoured the globe for locations that strike the perfect balance of attainable seclusion, providing authentic and uncensored access to some of the world's most unique places.

KAMPOT: ATTAINABLE SECLUSION

Kampot is a quaint city in southern Cambodia, nestled beneath the Elephant Mountains and perched on the cusp of the Preaek Tuek Chhu river. Just 5 km from the Gulf of Thailand, it provides easy access to coastal beaches, world-class pepper plantations, and the Dâmrei and Bokor Mountains.

The city's nearest airport, Sihanouk International in Sihanoukville, is positively booming with new international direct flights being added each year. The number of passengers traveling through the airport rose from 150,000 in 2016 to an incredible 333,971 in 2017 - a growth of 115%. Thanks to recent renovations, the airport is equipped to welcome approximately 1 million passengers a year.⁴

As Sihanoukville gradually becomes a casino-driven destination, an increasing number of tourists head to Kampot in search of relaxation and natural surroundings. Some 1.6 million tourists visited the area in 2017 alone². Yet, the area remains severely underserved when it comes to luxury accommodation, with a significant gap between the supply and demand of resorts charging more than US\$150 per night.

Kampot is just 80 minutes by private car from Sihanouk International Airport in Sihanoukville, or just two hours from Phnom Penh Airport.



AUTHENTIC ADVENTURE

Amber Kampot is the gateway to secret sites and off-the-beaten-path discoveries, so your adventurous spirit can delight in genuinely experiencing all Kampot has to offer. Expand your horizons and delve deep into Cambodian culture, all while surrounded by extravagance and beauty.

Cycle your way through the town's winding streets, being sure to look up and admire the French Colonial architecture. Witness the sunset as you cruise along the Preaek Tuek Chhu River aboard a traditional wooden longtail boat. Or explore the lush pepper plantations and sparkling salt fields of the Cambodian countryside.



DESTINATION: CAMBODIA

Grandeur and colonial charm await you in the Kingdom of Cambodia. Cambodia's tourism industry has grown significantly over the past ten years, attracting travelers the world over with its architectural gems, floating villages and tranquil island beaches. Yet, so much of this mystical Utopia remains relatively unexplored.

Encircled by the countries of Thailand, Laos and Vietnam, Cambodia sits on the north-eastern side of the Gulf of Thailand, resulting in a sweeping coastline and miles of mangrove stands. On the interior, the country features towering mountains, winding rivers and lush lowlands.

Due to its turbulent past and diverse influences, Cambodia is home to a culture unlike anywhere else in Asia. Ancient worlds, colonial influences and modern traditions collide to create a truly unique destination -- from the intricate temples of Angkor Wat to its vibrant rice paddies and pepper plantations.

International airports are located in Sihanoukville, Phnom Penh and Siem Reap, with flights from Thailand, Vietnam and Laos arriving multiple times a day.



LIST OF ACTIVITIES & IMAGES

CYCLING

Rent a bike and pedal through the winding streets of charming Kampot to explore the town's historic French Colonial architecture, decorated roundabouts and riverside pathways.

MARKETS

Soak up the lively atmosphere of Kampot's old market, with its bustling stalls and friendly faces. Rise early and watch local fishermen gather at the recently restored fish market on the riverside.

WAT SAMPOV PRAM (below)

Make your way to the top of the towering Bokor Mountain to indulge in the incredible views from Wat Sampov Pram, an intricately detailed temple. On a clear day, you can see out beyond vast Bokor National Park onto the sparkling Gulf of Thailand.



PEPPER PLANTATIONS (below)

The pepper of Kampot is world-renowned. Taste it for yourself amidst the lush green fields of crop beneath the beaming Cambodian sun at La Plantation, the area's most well-known plantation.

KAYAKING

Leisurely paddle your way through a narrow, winding canopy of green as you kayak through what the locals have named the 'Green Cathedral'.

STAND UP PADDLING

Take in unmatched views of the surrounding forest as you stand atop your board, paddling your way across the calm Preaek Tuek Chhu River.



KEP NATIONAL PARK (below top)

Enjoy a resort-led tour of this sprawling national park, where you can unleash your adventuring spirit as you trek its many beautiful tracks and trails.

RIVER CRUISE (below bottom)

Watch as the sun slowly sets behind towering Bokor Mountain as you cruise your way down the Preaek Tuek Chhu River. As the sky darkens, look to the trees to spot dancing fireflies.



A COMMUNITY OF INVESTORS

In addition to offering an enticing investment opportunity, we want our investors to feel they've found a brand that respects their values and zest for life.

We're equally committed to growing a team who find joy in providing extraordinary experiences: staff who know you by name, who share in your excitement

and who will eagerly tell you about the secret local hideaways you shouldn't miss.

Finally, Amber Kampot is also dedicated to involving the local community, with whom we promise to share 3% of our profits.



Man working in salt fields in Kampot, Cambodia

SPA

Unwind after a day of exploration with one of our world-class spa treatments. Choose from a carefully curated menu of therapies designed to treat the body, relax the mind and reinvigorate the soul.

Also part of our spa area is our swimming pool, fully-equipped gym and lounge area, where you are invited to rest and soak up Kampot's mystical forest atmosphere.



EXPAND YOUR HORIZONS AT AMBER KAMPOT

Where relaxation meets adventure, all within the mystical charm of an ancient forest.

To learn more about this rare opportunity to own an elite property in one of the most spectacular untouched corners of the globe, please contact:

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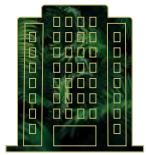
www.amber-kampot.com



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“EXPLORE FORGOTTEN PARADISES AND OFF-THE-BEATEN-PATH DELIGHTS”

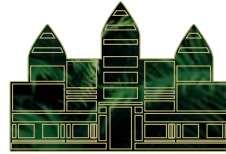
AMBER INTERNATIONAL IS MORE THAN A COLLECTION OF RESORTS.
WE ARE A COMMUNITY OF ADVENTURERS. OF PEOPLE WHO BELIEVE
IN A PHILOSOPHY OF AUTHENTIC, LUXURIOUS TRAVEL IN
UNDISCOVERED LOCATIONS.



In 2017, tourism arrivals increased by 11.8% year on year, resulting in a **hotel occupancy of 71.3%** (average length of stay 6.6 days)¹



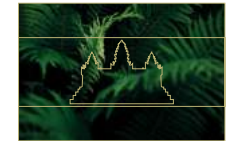
The country anticipates visits from 7 million international tourists in 2020, with **a projected growth of 7.3% between 2018 and 2025**²



More than **1 million tourists** visit Angkor Wat each year³



Cambodia surpassed 5M annual visitors for the first time in 2016, with total annual income from international tourism reaching **\$3.2 Billion**¹



The country's tourism slogan is **“Kingdom of Wonder Feel the Warmth”**