

A photograph of a golf course with several people on a green, overlaid with a blue banner containing the title text. The background shows a line of tall pine trees under a clear sky. The blue banner is positioned in the upper third of the image, and the text is centered within it. Below the banner, the scene shows a golf green with a caddy in white on the left, a golfer in a red shirt in the center, and two other people on the right. A golf bag is visible on the far right.

# PICH NIL GOLF RESORT DEVELOPMENT CONCEPT

KAMPOT & KAMPONG SPEU PROVINCE  
CAMBODIA



# PICH NIL GOLF RESORT

2026 LYSE EAN

# PICH NIL GOLF RESORT

## 1- INTRODUCTION

A Pich Nil global golf resort is proposed, featuring 27 holes spread across 210 hectares. The development will include resort housing and advanced facilities such as a state-of-the-art driving range with LCD monitors for night golfing, a bunker green, a pitching green, a putting green, and a mini-golf course. Additionally, the resort will comprise two attached golf wings, clubhouses, and a sports wing, all designed to achieve maximum revenue generation.

Our amenities will feature cafes, restaurants, local and western dishes, and primarily Asian cuisine that includes Halal options. Additionally, there will be various food and beverage services, merchandise sales, and general support facilities aimed at attracting different types of clients

# PICH NIL GOLF RESORT

## 2- OVERVIEW

OUR GOLF RESORT ranks among the finest golf courses in Cambodia and is also considered one of the best in Asia. The course remains pristine with lush fairways, true putting greens, a spotless clubhouse, and excellent service. A course you have to experience and one that will remain in your memory. Also provides night golf beginning at 3.30pm, which is quite favored by golfers.

OUR GOLF RESORT is a stunning 27-hole course created by professional designer, located in the hills above Kampot, offering breathtaking views in every direction. It is a top-tier course in every way and a fantastic golfing challenge.



# PICH NIL GOLF RESORT

## 3- Vision

We aim to be at the forefront in providing a high quality, value for money golfing and social experience for members and visitors

## 4- Mission

Our goal is to preserve and consistently enhance the golf course and clubhouse amenities for current and future members and visitors. To provide a fulfilling membership experience that aligns with our core values both on and off the course, by guaranteeing that services and facilities are of the utmost quality and offering our members outstanding value for their investment.



# PICH NIL GOLF RESORT

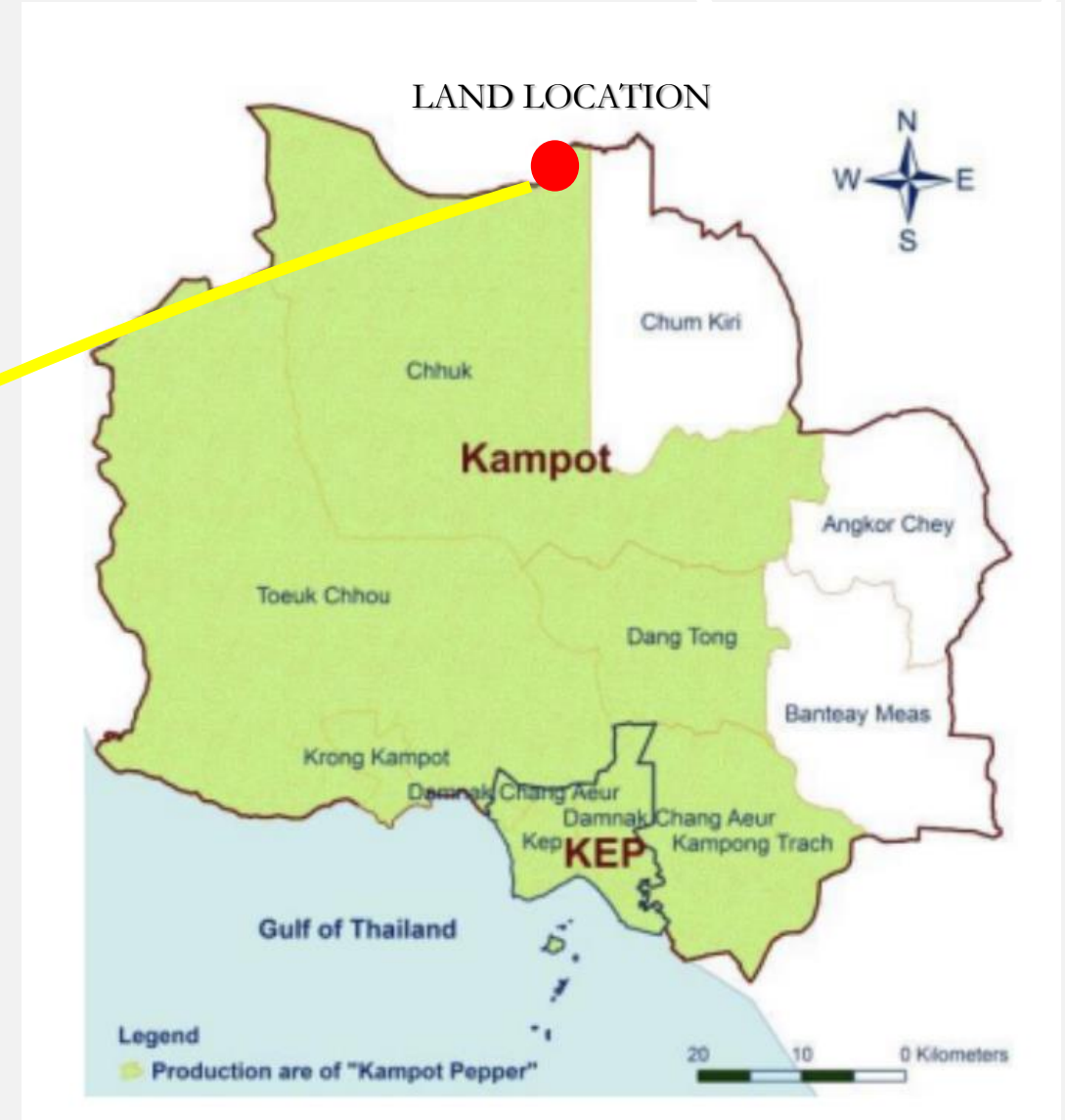
## 5- Our Core Values –

We will strive to:

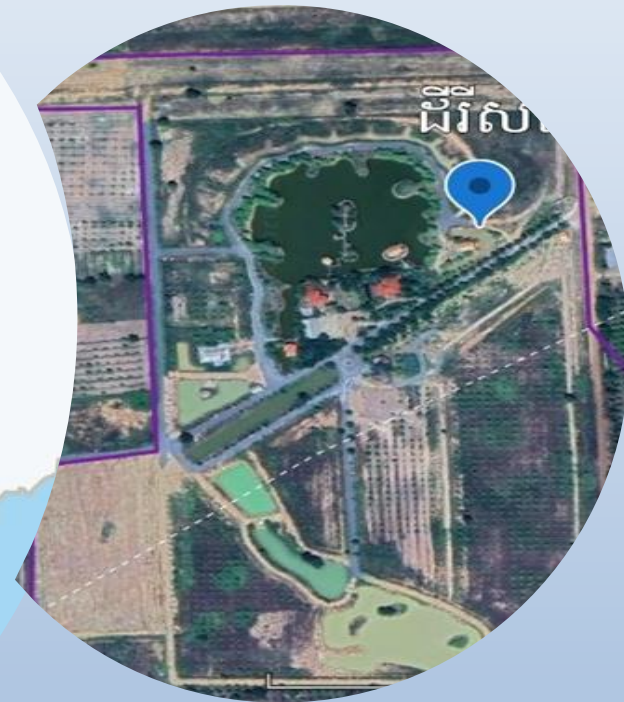
- Be responsive to members needs based on mutual respect between the members, the staff, the management and the rules of golf ‘the club where you always get a game’
- Be welcoming, friendly, relaxed and inclusive
- Provide open, transparent and accountable decision making
- Offer honesty, integrity and fair dealings with members, visitors and all stakeholders
- Be committed to provision of a safe and healthy environment
- Offer a friendly service from a well trained and talented team of staff

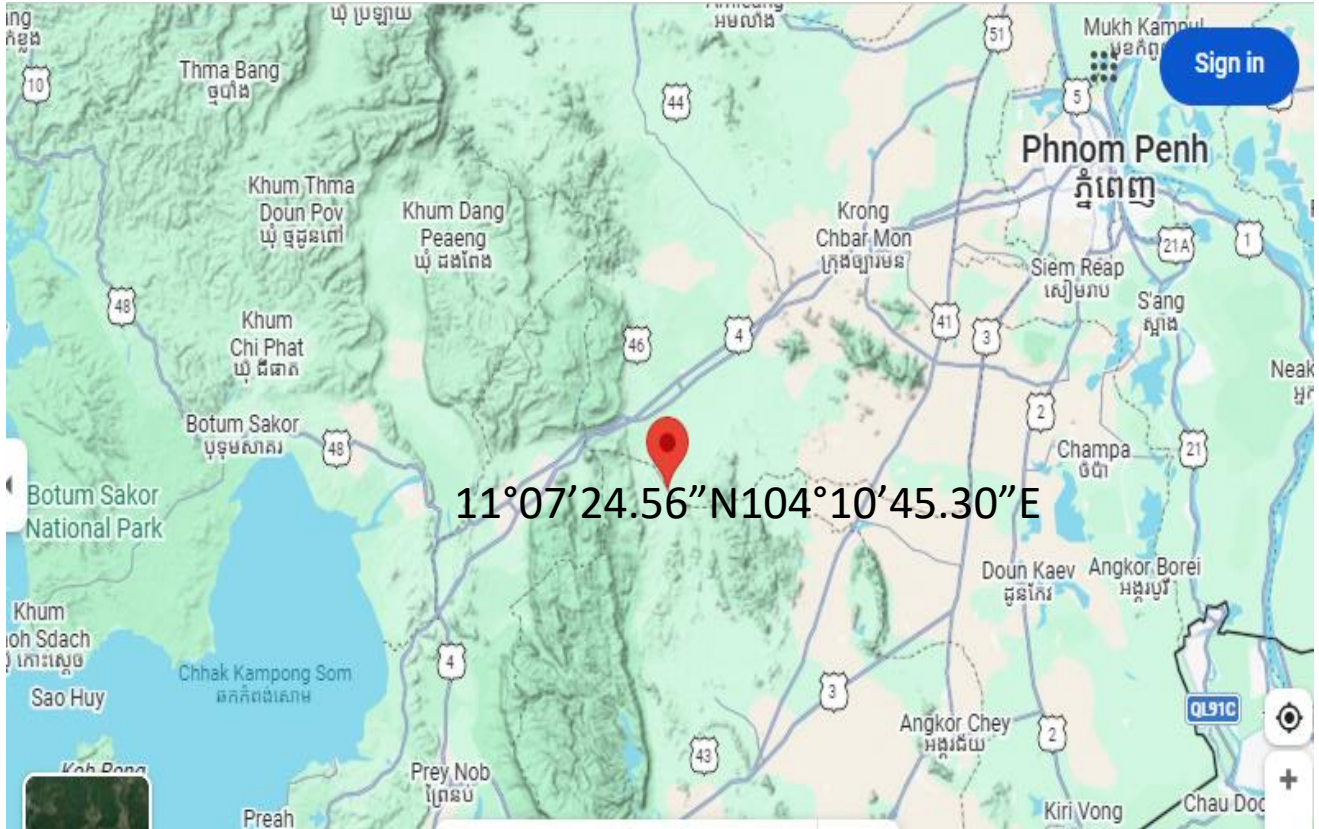


# MAP LOCATION



# PICH NIL KAMPONG SPEU PROVINCE

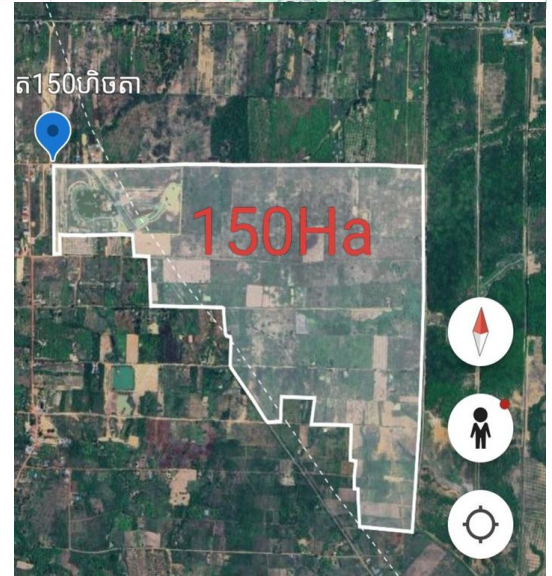


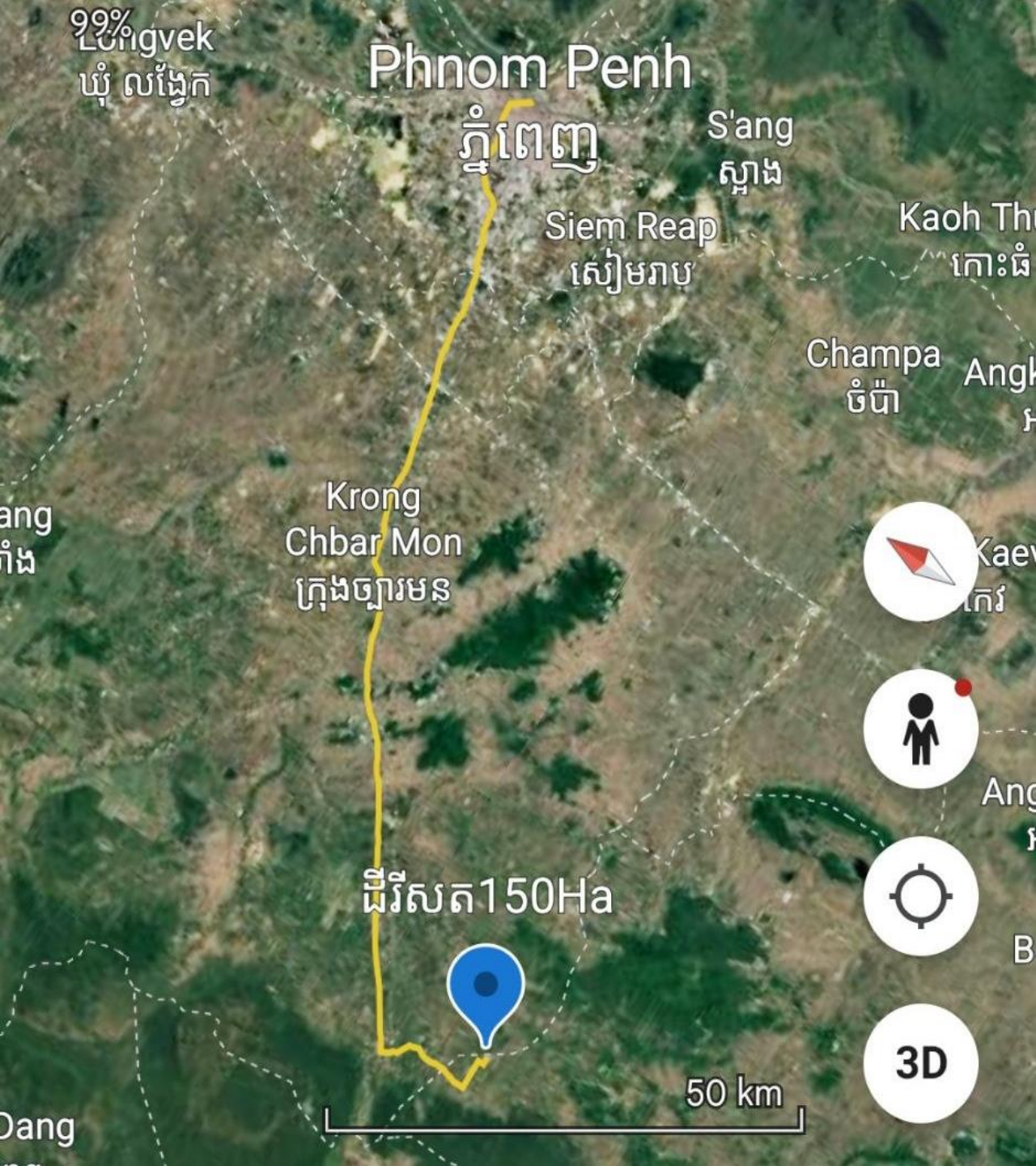


# 150 HECTARS Land location

11°07'24.56"N 104°10'45.30"E

- Driving Distant to the site:
- From Phnom Penh Airport : 130 km
- From Sihanouk Airport : 124km.
- From Siam Reap Airport: 430km
- From Koh Kong Airport: 208km





150 HECTARS

Land location

11°07'24.56"N 104°10'45.30"E

land is located next to Boko national park .  
Anlong pring village ,between Techo  
Aphivaodth, Chouk District Kampot Province  
and Phnom Srouch Kampong Speu Province  
Cambodia

Towards the 9 steps waterfall eco-tourism resort,  
you depart from Phnom Penh on National Road  
4 to the point between 99 km and 100km turn  
left at the entrance gate called Development  
Zone, then take the paved road for about 14 km  
or follow the sign indicating the name of Decho  
Akphivoadth 317 area It takes about 15 to 20  
minutes to get there

Land can be expand from 150 hectares to 210  
hectares or up 250 hectares

# CHOUK & PHNOM SROUCH DISTRICT

## Kam pong Speu & Kampot Province Cambodia



ដីសរុប 150 ហិកតា

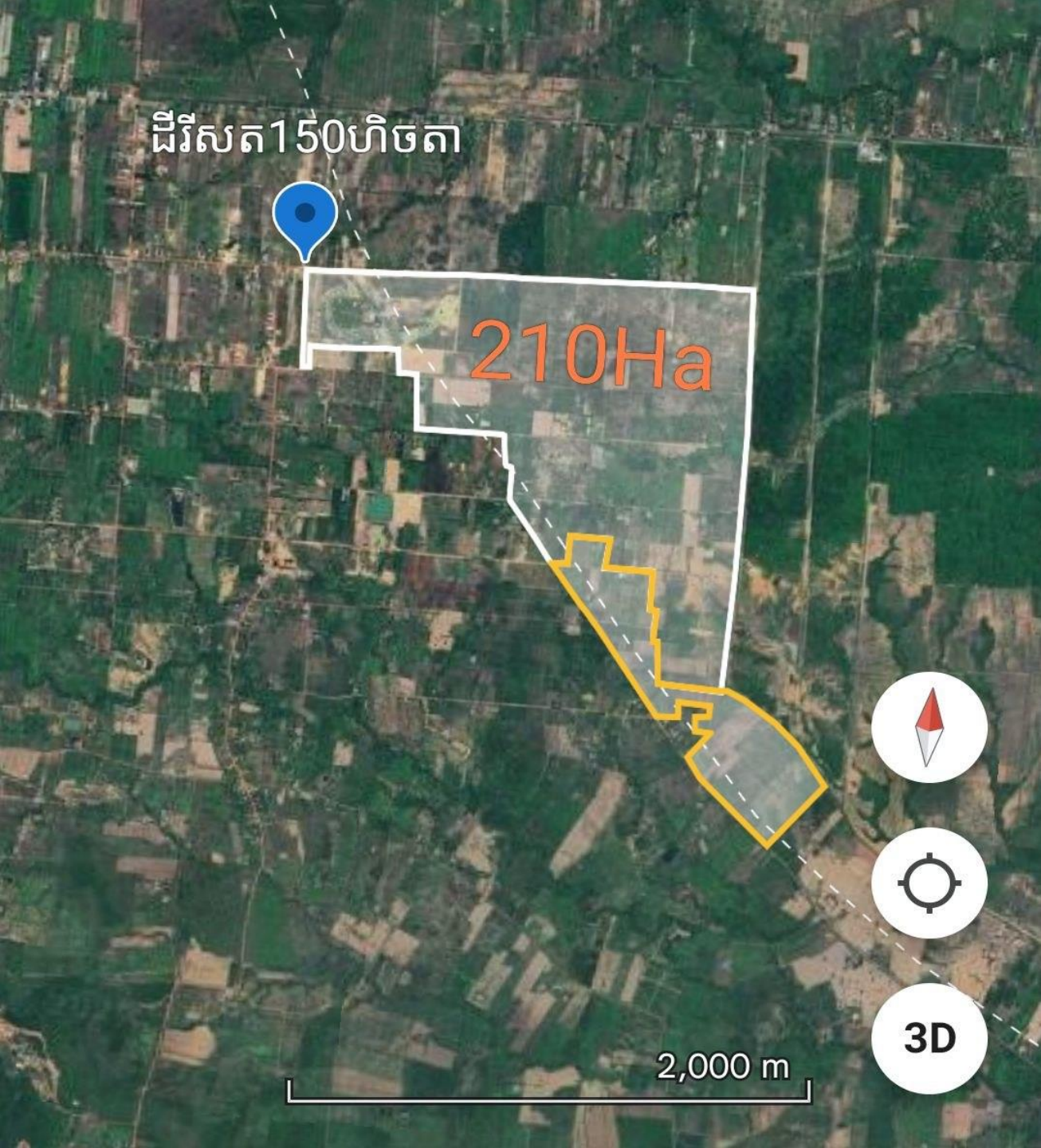


150Ha



150 HECTARS  
The same area

Land Price:	
Per square meter :	\$7.00
Per hectare :	\$70,000.
Total :	\$10,500,000.

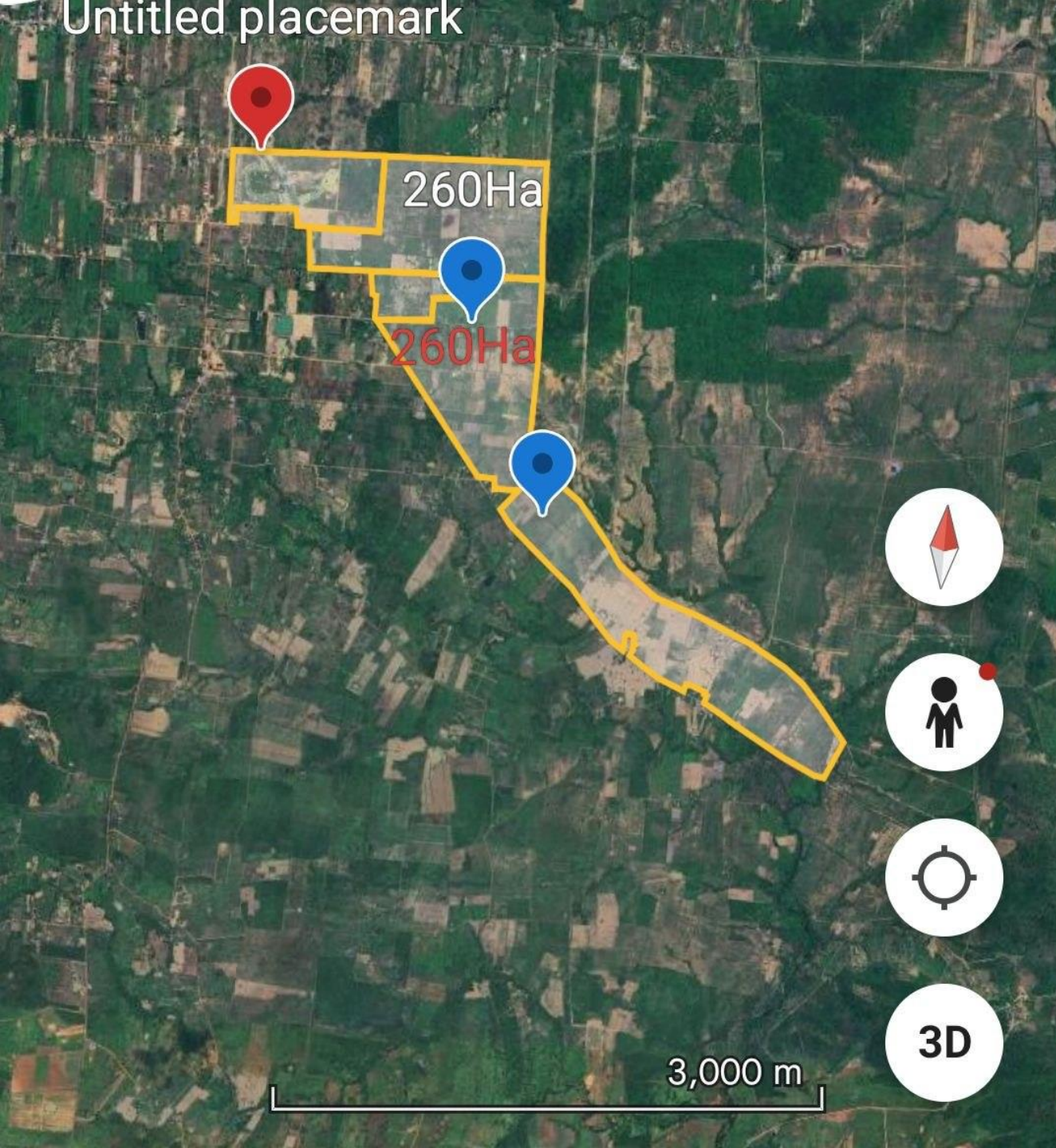


# 210 HECTARS

The same area

Land Price:	
Per square meter :	\$7.00
Per hectare :	\$70,000.
Total :	\$14,700,000.

Untitled placemark



260 HECTARS  
The same area

Land Price:	
Per square meter :	\$7.00
Per hectare :	\$70,000
Total :	\$18,200,000



## LAND CONDITION

Land with a gentle roll. It provides visual appeal and allows for natural hole routing without requiring massive earth-moving operations.

Steep slopes are suitable for golf fairways, while flatter slopes (minimum degrees) best for accessibility and tee construction

# Phase Design Impression



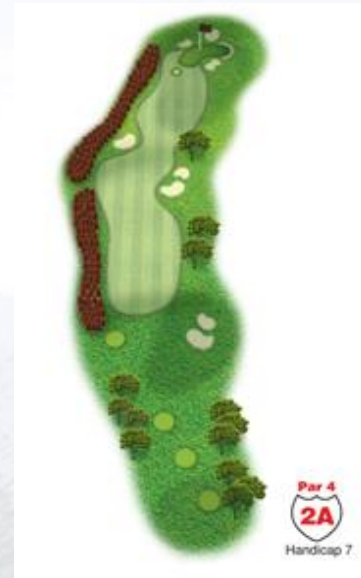
# Phase A Design

- Total Hole: 9
- PAR: 36

HOLE  
by  
HOLE



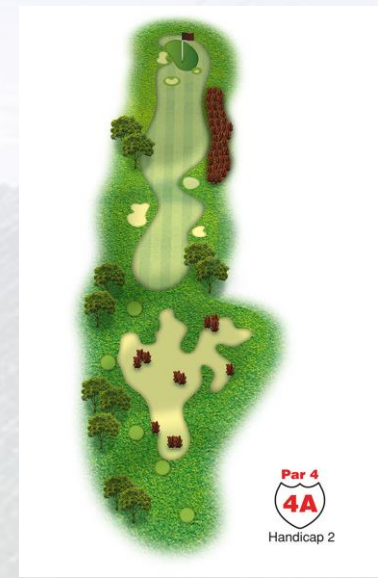
Hole 1 Par 4



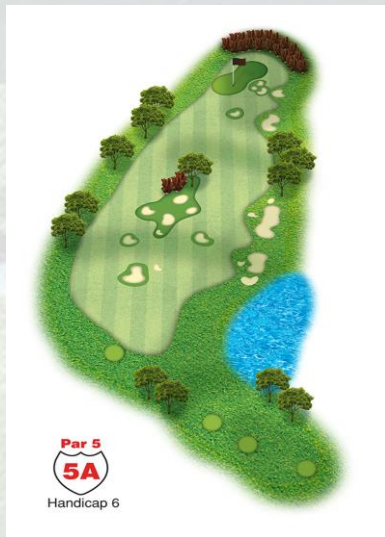
Hole 2 Par 4



Hole 3 Par 3



Hole 4 Par 4



Hole 5 Par 5



Hole 6 Par 3



Hole 7 Par 5



Hole 8 Par 4

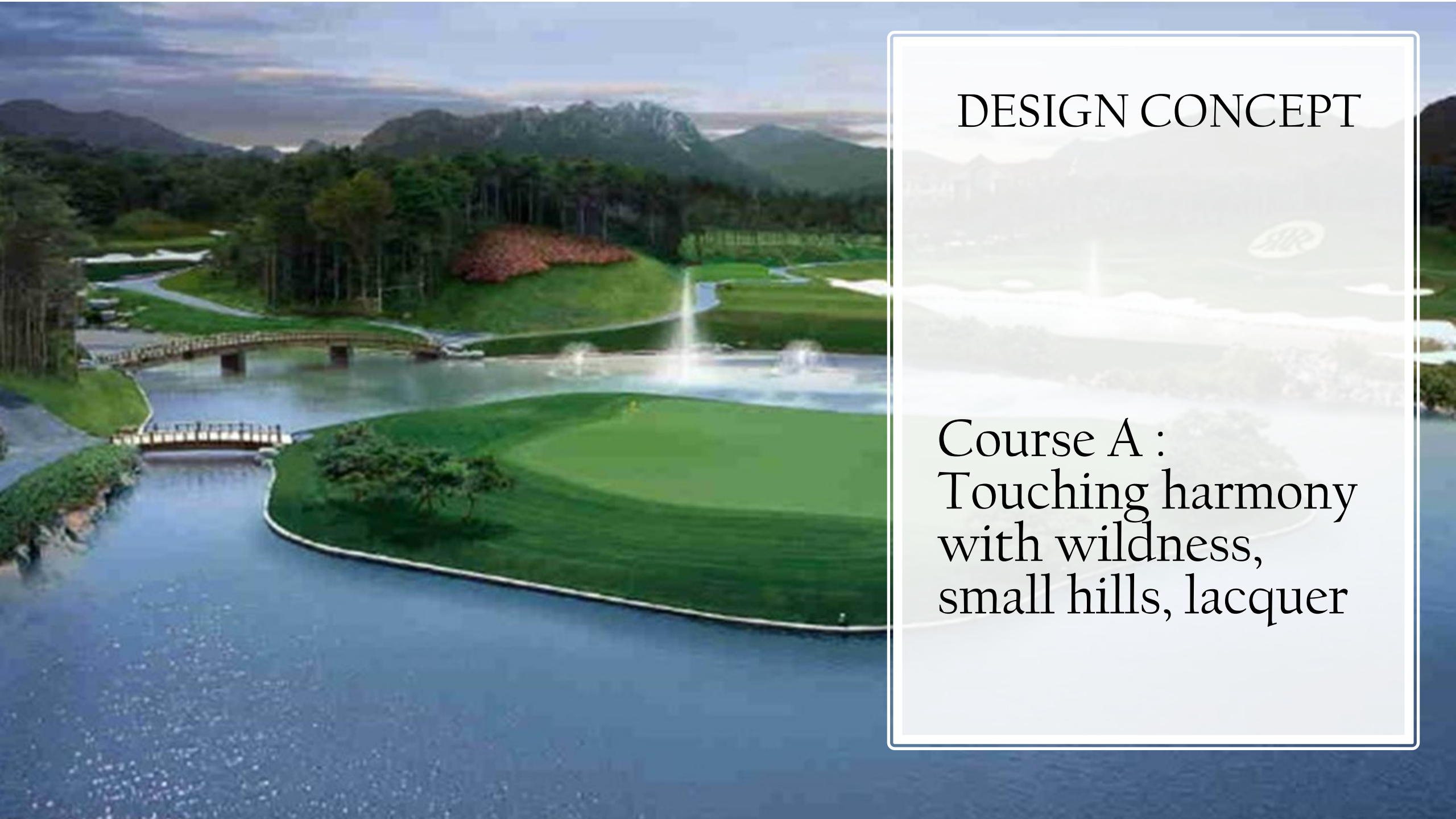


Hole 9 Par 4



# DESIGN CONCEPT

Course A :  
Touching harmony  
with wildness,  
small hills, lacquer



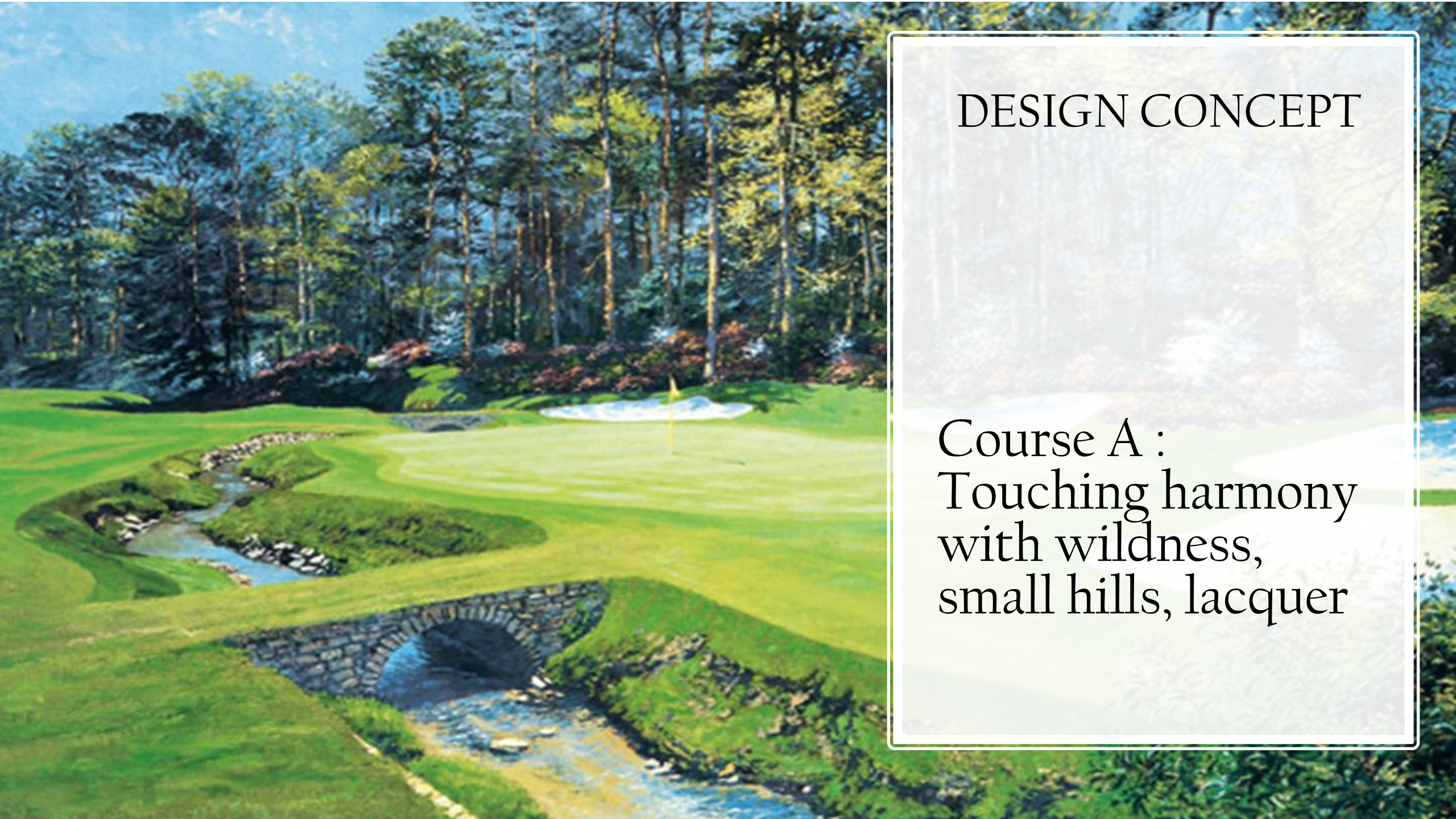
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Course A :  
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## DESIGN CONCEPT

Course A :  
Touching harmony  
with wildness,  
small hills, lacquer



## DESIGN CONCEPT

Course A :  
Touching harmony  
with wildness,  
small hills, lacquer

# Phase B Design

- Total Hole: 9
- PAR: 36

HOLE  
by  
HOLE



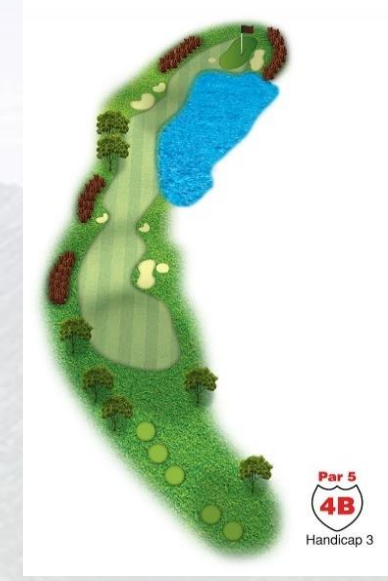
Hole 1 Par 4



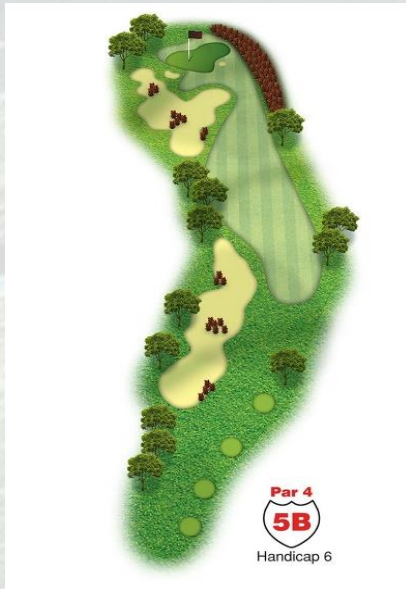
Hole 2 Par 5



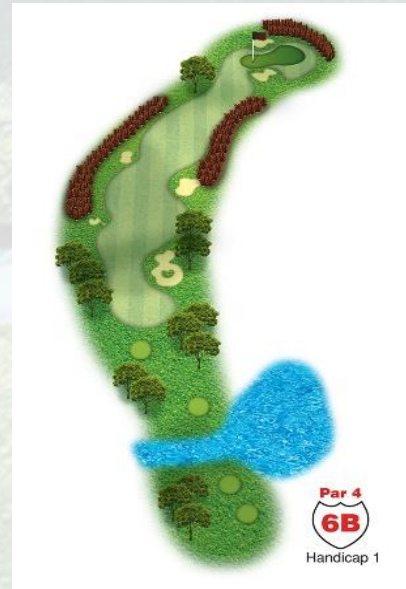
Hole 3 Par 3



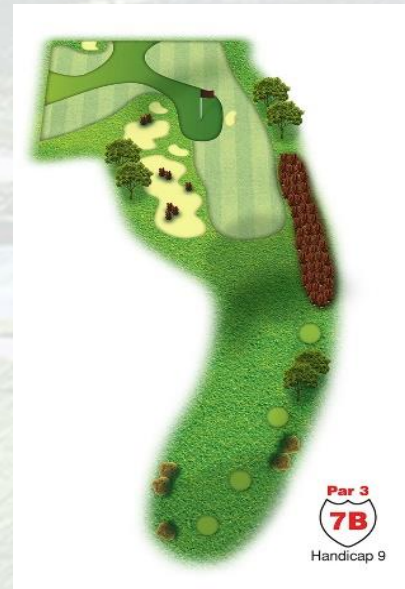
Hole 4 Par 5



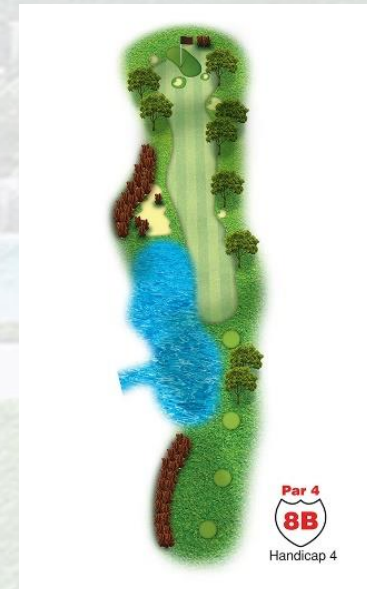
Hole 5 Par 5



Hole 6 Par 3



Hole 7 Par 3



Hole 8 Par 4



Hole 9 Par 4

An aerial photograph of a golf course featuring rolling green hills and a red flag on a green in the distance. The text is overlaid on the right side of the image.

# DESIGN CONCEPT

Course B :  
Enjoying the  
undisturbed nature



# DESIGN CONCEPT

Course B :  
Enjoying the  
undisturbed nature

An aerial photograph of a golf course featuring a prominent, winding water feature that meanders through lush green fairways. The water is contained within a series of interconnected ponds and channels, reflecting the sky. The surrounding landscape is a mix of vibrant green grass and scattered trees, creating a serene and naturalistic setting. The overall design emphasizes a harmonious blend of water and land.

# DESIGN CONCEPT

Course B :  
Enjoying the  
undisturbed nature

A wide-angle photograph of a golf course under a clear blue sky with light clouds. In the background, a large, white, multi-story clubhouse with a gabled roof is visible. The foreground and middle ground are dominated by lush green grass, several large, mature trees with dense foliage, and several sand traps. The lighting suggests a bright, sunny day.

# DESIGN CONCEPT

Course B :  
Enjoying the  
undisturbed nature

# Phase C Design

- Total Hole: 9
- PAR: 36

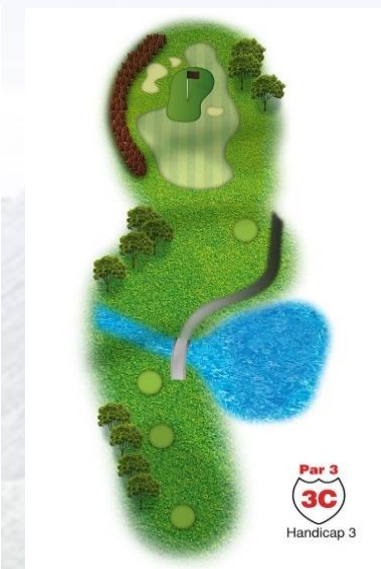
HOLE  
by  
HOLE



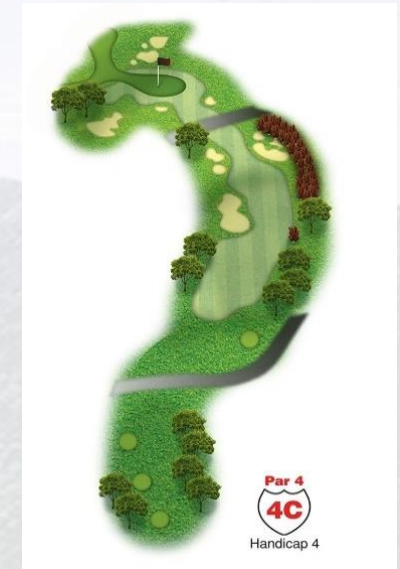
Hole 1 Par 4



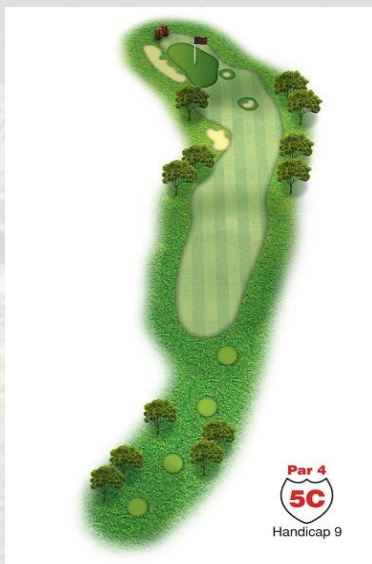
Hole 2 Par 5



Hole 3 Par 3



Hole 4 Par 4



Hole 5 Par 4



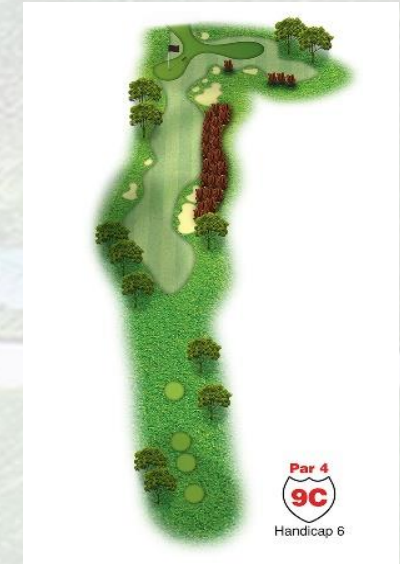
Hole 6 Par 5



Hole 7 Par 4



Hole 8 Par 3



Hole 9 Par 4

# DESIGN CONCEPT

Course C :  
Feeling the city  
garden In the  
Forest





# DESIGN CONCEPT

Course C :  
Feeling the city  
garden In the  
Forest



# DESIGN CONCEPT

Course C :  
Feeling the city  
garden In the  
Forest



# DESIGN CONCEPT

Course C :  
Feeling the city  
garden In the  
Forest

An aerial photograph of a golf course, showing a mix of vibrant green grass, white sand traps, and scattered trees. The terrain is undulating, with a prominent sand trap in the upper left and another in the lower right. The background shows a dense line of trees under a clear sky.

# GOLF RESORT

Best Place for the rest  
of your life


This is to propose a golf a scenic 27 holes championship golf course & Resort with one of its kind in Asia. The Team ( Professional Golf Design Company )

- Consultant Team
- Designing / Planning Team
- Golf Market Trends
- Marketing Tea



# GOFT RESORT DEVELOPMENT

- Master Plan Priorities
  - Club Houses
- Driving Range / Bowling
  - Perimeter Trails
  - Electric Cars Store
  - Sports Complex
- Golf Course Build In Bungalow For Champion
  - Luxury Villa



# DESIGN CLUBHOUSE CONCEPT

## Enjoy & Relaxation

Come join our family and feel the PECHNIL Golf Club. We feature golf, massage therapy, Souvenir shop, breakfast lunch, dinner, banquet and meeting facilities with spectacular views.

We believe in the importance of providing a pure golf experience to our members with unlimited access to excellence in friendly customer service, amazing golf, fantastic food, refreshing spa treatments, and lively entertainment for social events.

# DESIGN CLUBHOUSE CONCEPT

## All in the Clubs

- Snooker Club
- Cigar Club
- Football Club
- Ballroom
- Motivation Club
- Vintage Club
- Inhouse Mini-Golf course
- Swimming Pool / chalet
- Souvenir Shop
- Mini Market
- Ticketing's center
- Helicopter service.
- Restaurant & Foods Court





Foods outdoor

Mini mart

PICH NIL GOLF CLUBHOUSE

Restaurant

Bar & clubs



Tennis court



Golf Ranch Facility

# Sports & Clubs



Swimming Pool



Physical Fitness



## RESORT CONCEPT

It's perfect Place for

### ❖ STAY

- ✓ Enjoy Luxury Room & Relax

### ❖ PLAY

- ✓ Regular
- ✓ Tournaments
- ✓ Game & Sport Promotion

### ❖ EAT

- ✓ Place Buffet
- ✓ Legends Steakhouse
- ✓ Diner or Grill
- ✓ Café
- ✓ Atrium Bar & Draft Room

### ❖ MEET

- ✓ Meeting & Even



# VILLA & RESORT CONCEPT

Make home for your  
Comfortable life

- ✓ Luxury living
- ✓ Peaceful with Costal scenery
- ✓ Enjoy with Spa & Fitness
- ✓ Asian foods and Middle Est cuisine
- ✓ Exceptional Experiences
- ✓ Shopping adventure
- ✓ Endless Activates.
- ✓ Fund is in Full swing'



# Subdivision Site Plan

## LUXURY VILLA



The Best Place for  
the rest of your life



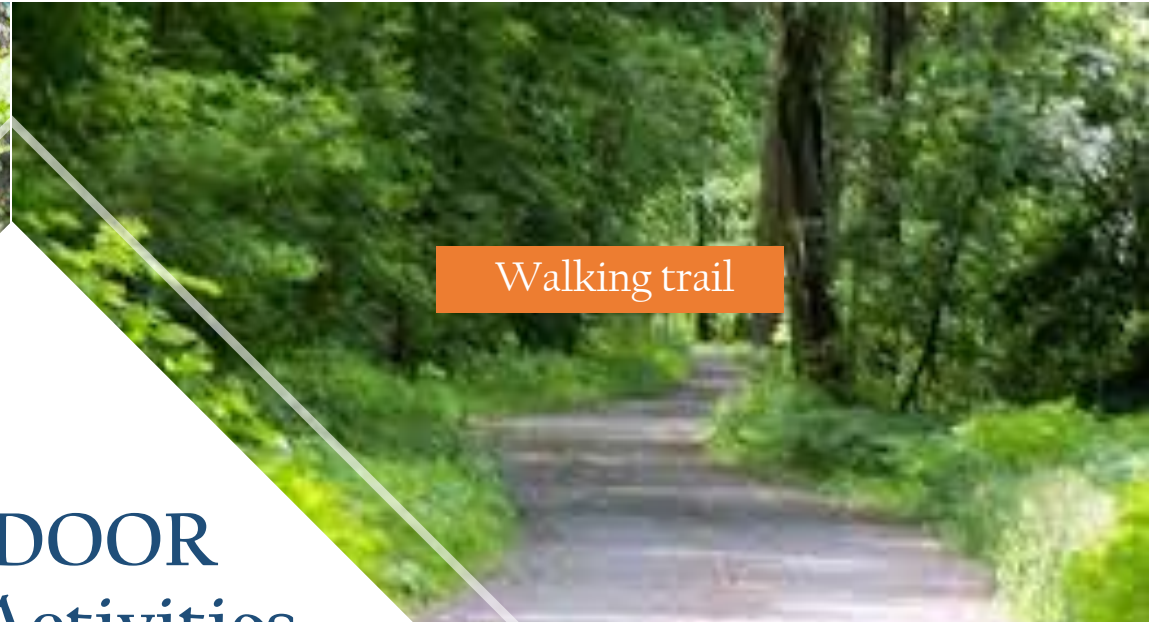


RESORT  
Villa  
Development





Biking



Walking trail

# OUTDOOR Sports Activities Development



Outdoor yoga



Indoor Sport Entertainment



Community outdoor Park

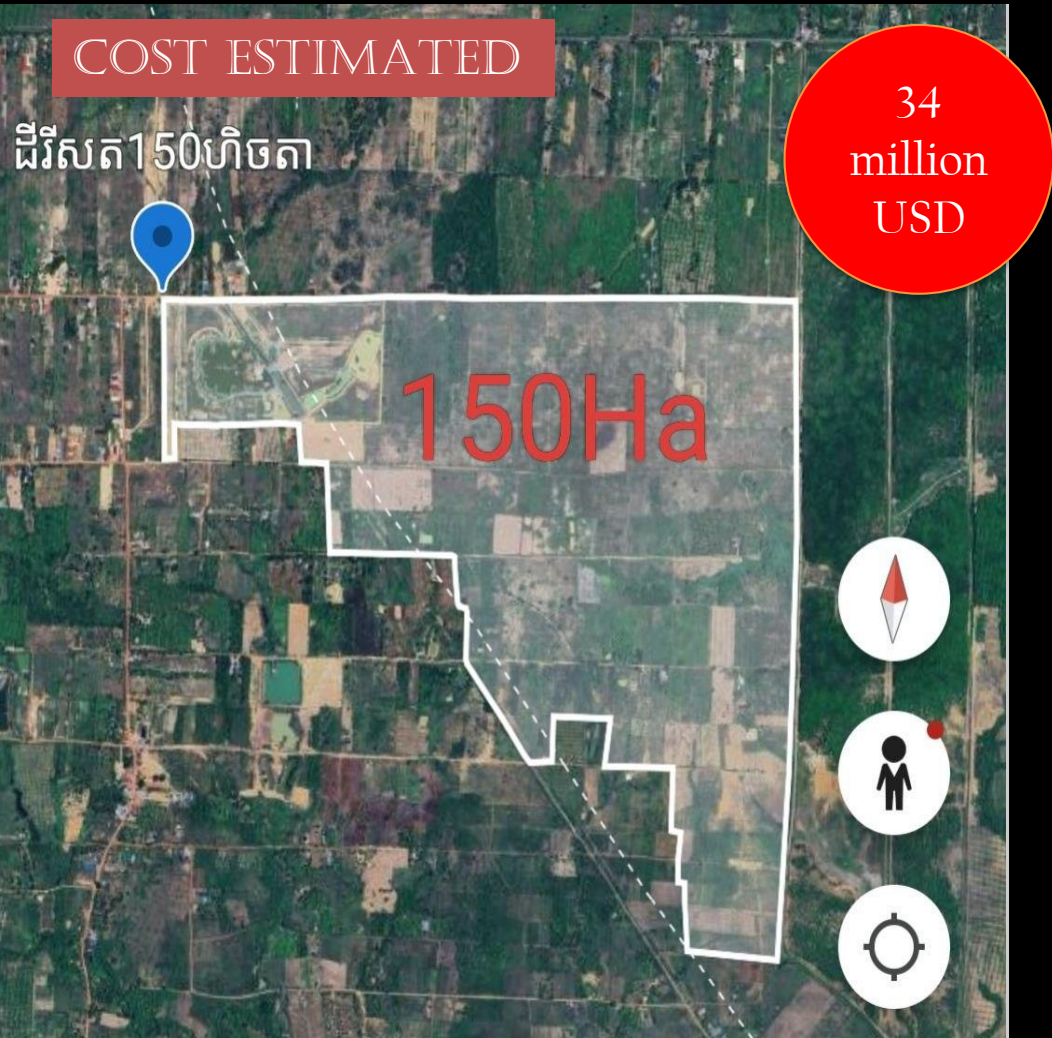
# Community Park & Golf Training



Mini Golf course



Outdoor Park



# LAND PURCHASE & INFRASTRUCTURE COST ESTIMATED

Estimated at \$34.5million USD

- ✓ Land Cost 150 hectares including transfer Tile : 10.5 million
- ✓ Design & Engineering 1.5 million
- ✓ License & permit 1 million
- ✓ Infrastructure : 10 million
- ✓ Club house: 6 million
- ✓ Resort villa 5 million
- ✓ Others: .5 million
- TOTAL : 34.5 million

COST ESTIMATED

10  
million  
USD

# INFRASTRUCTURE COST ESTIMATED

Estimated at \$10 million USD

• Layout and Staking:	\$200,000
• Erosion Control:	\$350,000
• Clearing and Grubbing:	\$350,000
• Topsoil strip:	\$350,000
• Rock Blasting:	\$100,000
• Earthmoving:	\$1,500,000
• Topsoil Replacement:	\$500,000
• Drainage:	\$1,200,000
• Irrigation and Pump station:	\$1,500,000
• Greens:	\$1,200,000
• Tees:	\$250,000
• Bunkers:	\$150,000
• Cart paths:	\$800,000
• Lakes And Water Features:	\$250,000
• Seeding and planting of grass/trees:	\$800,000
<b>Total:</b>	<b>\$ 9,500,000</b>

COST ESTIMATED



6  
million  
USD

## GOLF CLUBHOUSE COST ESTIMATED

Estimated at \$6 million USD

### Clubhouse

- Building: 3 million
  - Equipment: 2 million
  - Interior & design 1 million
- Total: \$ 6,000,000

## COST ESTIMATED

# RESORT HOUSE COST ESTIMATED

Estimated at \$5 million USD

## Subdivision Site Plan

5  
million  
USD



- License & Permit: 100k
  - Design & Engineering: 50k
  - Infrastructure: 600k
  - Construction (1,00 unit) \$4 million
  - Others: 200k
- Total cost: \$ 5 million
- (House Construction Each unit : 96 sqm  
(One bed room )  
Average unit villa Cost: \$40,000.each)

# GOLF RESORT COST ESTIMATED

Estimated at 34.5 million

For 150 ha land

## COST ESTIMATED



### Golf Area:

- ✓ Land Cost including transfer Tile :
- ✓ License & permit, Others
- ✓ Infrastructure :
- ✓ Golf Courses:

### Clubhouse

- ✓ Building:
- ✓ Equipment:
- ✓ Interior & design

### Resort Villa

- ✓ 1,00. units/Phase 1
- ✓ Others:

# GOLF RESORT BEST PLACE FOR THE REST OF YOUR LIFE



This is to propose a golf a scenic 27 holes championship golf course & Resort with one of its kind in Asia. The Team ( Study from Schmidt & Curley Golf Design Company )

- Consultant Team
- Designing / Planning Team
- Golf Market Trends
- Marketing Tea