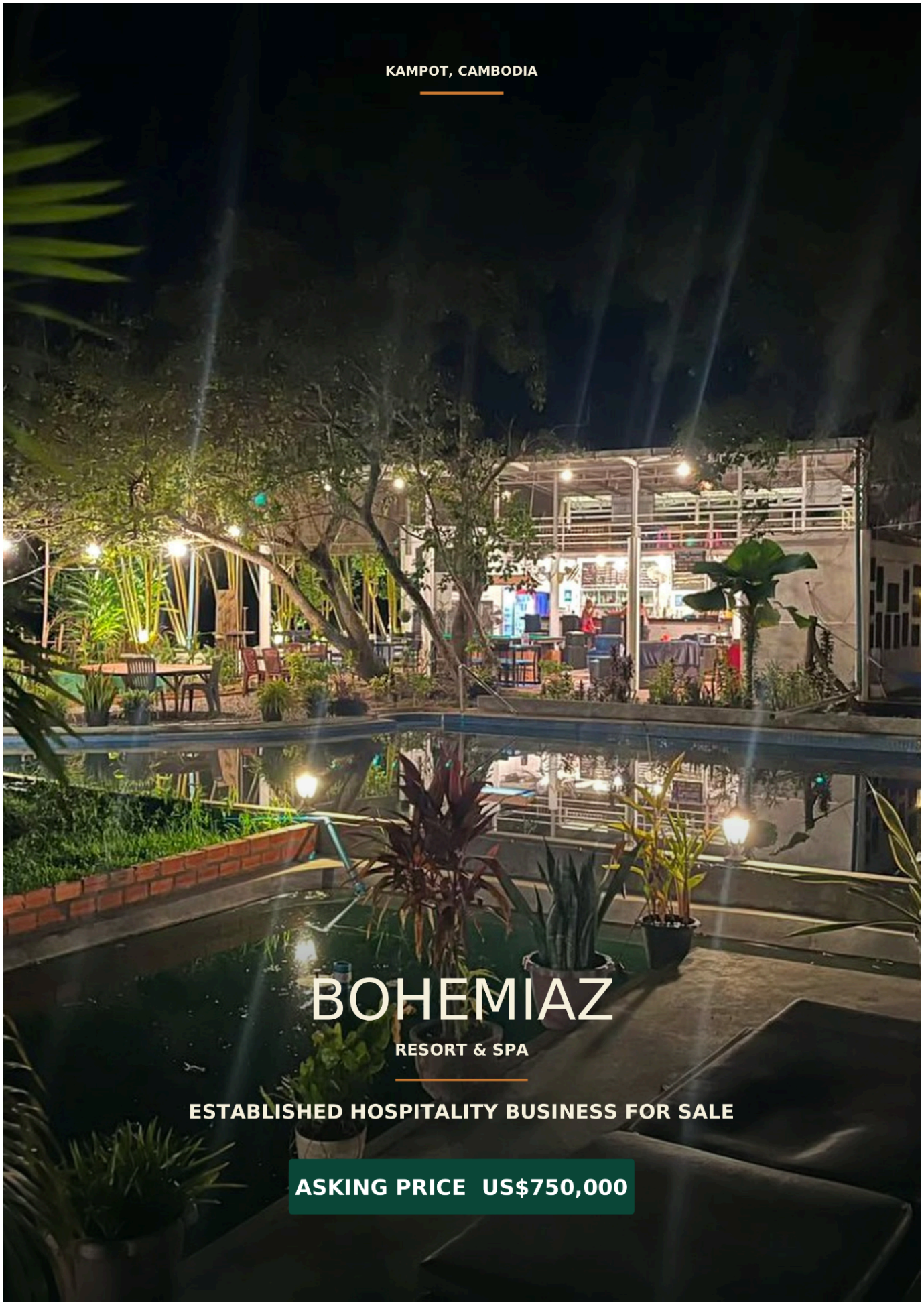

KAMPOT, CAMBODIA
BOHEMIAZ
RESORT & SPA
ESTABLISHED HOSPITALITY BUSINESS FOR SALE
ASKING PRICE US$750,000



BOHEMIAZ

RESORT & SPA · KAMPOT, CAMBODIA

An established resort, restaurant, bar & spa business on 3,857 sqm of hard-titled land

ASKING PRICE $750,000

PROVEN PERFORMANCE. CLEAR ROOM TO GROW.

Established in 2014 and owned and operated by the same father-and-daughter team for 12 years, Bohemiaz is a well-established hospitality business just outside Kampot, Cambodia. Set within mature tropical gardens, the property combines 22 guest rooms, two swimming pools, a busy restaurant & bar and a substantial spa & wellness complex.

Bohemiaz has built a strong reputation and an established customer base that extends well beyond overnight guests. The business attracts international travellers, longer-stay guests, repeat visitors, Kampot and Phnom Penh expats and a strong day-guest trade - creating demand across accommodation, food & drink and wellness.

A buyer is acquiring a complete, fully operational business, with the staff structure, booking systems, brand and online channels already in place — and clear opportunities to grow it further.

52 guests	2 pools	$190.5k	~50% / ~40%
sleeping capacity	18m natural + chlorine	3-year avg net sales	F&B / accommodation

WHY KAMPOT

Kampot has become one of southern Cambodia's most distinctive leisure destinations, attracting international travellers, domestic visitors, Phnom Penh weekenders and a long-standing expat community. Its appeal comes from a combination of river, countryside, nearby coast, food, outdoor activities and a relaxed atmosphere that encourages visitors to stay and spend time in the area.

Recent infrastructure investment has also strengthened Kampot's regional position. Upgrades to National Road 33 improve the connection to the Prek Chak/Ha Tien border with Vietnam, while the Kampot International Tourism Port opened in 2025. Cambodia and Vietnam have also been working towards stronger maritime connectivity between Kampot and Phu Quoc, adding further long-term potential for regional tourism.



Bohemiaz sits around 10 minutes by tuk-tuk from central Kampot — close enough for easy access to town, but far enough out to offer the space, gardens, pools and wellness facilities that would be difficult to create in the centre. That location is also central to Bohemiaz's value-for-money proposition, allowing guests to enjoy a resort-style experience with significantly more space and facilities than a typical town-centre property.

For an owner, that means access to several different customer markets — staying guests, day visitors, local residents and Phnom Penh visitors — while also benefiting from Kampot's wider tourism appeal and improving regional connectivity.

PROPERTY, FACILITIES & RECENT INVESTMENT

A substantial resort on one landscaped site

Set around 4 km from central Kampot, Bohemiaz brings accommodation, pools, restaurant & bar, spa & wellness and the back-of-house facilities needed to run the business together on one landscaped site.



THE ACCOMMODATION

A varied mix of rooms and bungalows

Bohemiaz offers a range of accommodation across the resort, from pool-view rooms and individual bungalows to family and budget options. The different room types allow the business to appeal to a broad mix of guests and price points.





ACCOMMODATION MIX

- 6 × double bungalows
- 2 × quad bungalows
- 3 × pool-view rooms
- 3 × self-catering rooms
- 1 × large self-catering studio
- 1 × large garden apartment
- 1 × large self-catering bungalow
- 3 × glamping pods (shared bathrooms)
- 2 × budget twin rooms (shared bathrooms)

RESORT & WELLNESS FACILITIES

- 18m natural swimming pool
- Second chlorine swimming pool
- 10-person jacuzzi
- 3 private spa treatment rooms
- Sauna & steam room • Gym
- Large spa deck
- Two-storey restaurant & bar
- Commercial kitchen, • Laundry room • 4 storerooms
- Pool table, foosball & large 90” TV
- Spa reception
- Mature tropical gardens

RECENT MAJOR IMPROVEMENTS

2024 - second swimming pool completed; new bar & restaurant roof and second level added; electrical supply upgraded from 32A to 63A.
2024-2026 - additional air-conditioning added across guest rooms.
2025 - kitchen extended with a new indoor/outdoor work area; space above the spa converted into two additional budget rooms.
2026 - new roof installed over the pool-view rooms.

THE TRADING MODEL

Several reasons to visit. Several ways to spend.

Bohemiaz is much more than an accommodation business. Accommodation, food & drink, day guests and wellness each create reasons to visit and spend, with staying guests also generating demand across the wider property.







Accommodation

The accommodation mix supports shorter visits and longer stays, while staying guests also become customers for the restaurant, bar and wellness facilities.

Restaurant & bar

A substantial revenue stream in its own right, attracting both staying guests and non-resident customers who come specifically to eat, drink and spend time at Bohemiaz.

Day guests

Pools, food, drink and wellness allow Bohemiaz to generate revenue from customers who never book a room.

Spa & wellness

Three private treatment rooms, sauna, steam room, gym and a 10-person jacuzzi create a substantial existing wellness offer with significant room to contribute more revenue.

A BROAD CUSTOMER BASE

The customer base spans international travellers, longer-stay guests, repeat visitors, local expats, Phnom Penh visitors, domestic travellers and day guests. This mix reduces reliance on any single customer type or source of demand.

THE TEAM & SYSTEMS ARE ALREADY IN PLACE

The Bohemiaz team handles the day-to-day guest experience, including regular interaction with staying guests and day visitors. Staff are a recognised part of the Bohemiaz experience and are regularly mentioned by name in guest reviews. Michelle and Brian focus on team management, business oversight, sales, marketing and new initiatives. The website, direct online booking, OTA channels, POS and social media are also established.

FINANCIAL PERFORMANCE

Consistent revenue. Two strong core income streams.

Bohemiaz recorded net POS sales of $187,078 in 2023, $192,201 in 2024 and $192,348 in 2025 - less than 3% between the lowest and highest full year. January-June 2026 recorded a further $96,570, providing a current, completed half-year view of trading.

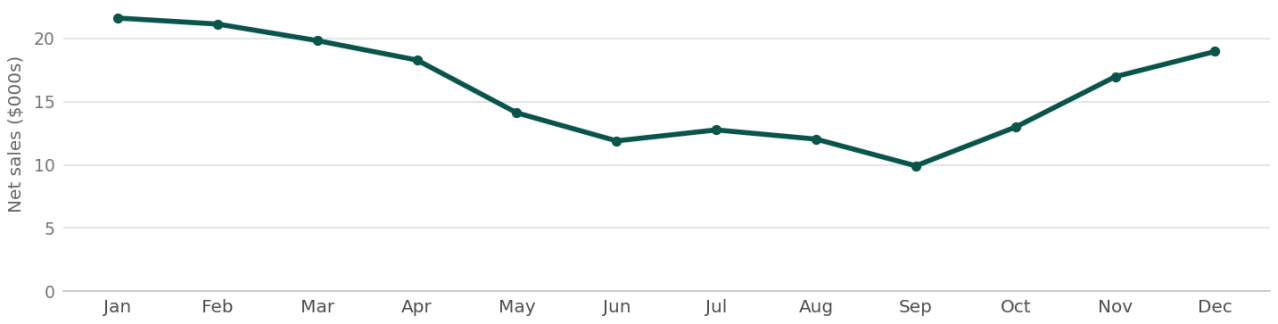
$187,078	$192,201	$192,348	$96,570
2023 net sales	2024 net sales	2025 net sales	Jan-Jun 2026

TWO SUBSTANTIAL CORE REVENUE ENGINES

49.4%	40.2%	10.4%
Food & drink	Accommodation	Spa, commissions & other
$47,701	$38,811	$10,058

Food & drink generates almost half of recorded sales and accommodation contributes another 40%, so the business is not reliant on either one alone. Other income includes commissions from motorbike rentals, bus tickets and tours. Spa itself is currently only 1.9% of H1 sales despite the substantial wellness infrastructure already in place.

YEAR-ROUND TRADING, WITH STRONGER HIGH-SEASON MONTHS



Across 2023-2025, even the lowest three-year-average month generated about $9.9k in net sales. The seasonal pattern is clear, with the strongest trading in high season, while longer stays and non-resident food & drink trade continue to generate business through quieter months.

OPERATING MODEL

A clear, understandable operating cost base

The figures below are current management estimates based on normal recurring expenditure and purchasing patterns, shown in full so the cost structure is easy to understand.

CURRENT RECURRING COST	APPROX. MONTHLY
Staff wages	**$3,800**
Staff accommodation	**$450**
Staff meals	**$700**
Food purchasing	**$3,342**
Drinks purchasing	**$1,083**
Electricity	**$1,500**
OTA commissions	**$417**
Maintenance & gardens	**$200**
Hotel tax	**$120**
Channel manager	**$100**
Rubbish collection	**$70**
Kitchen gas	**$60**
Laundry	**$50**
Taxes & licences	**$30**
Spa products	**$30**
Website / phone / admin	**$25**
Internet	**$20**
Water	**$10**
TOTAL CURRENT MONTHLY OPERATING COST	**$12,007**

WHAT THE CURRENT MODEL SHOWS

$190.5k
3-year average recorded sales

~$144.1k
annualised current operating cost

~$46.5k
indicative operating surplus

WHERE THE NEXT OWNER CAN GROW

More value from assets and demand already in place

The clearest opportunities come from making better commercial use of facilities, customer traffic and booking channels that already exist.

A SUBSTANTIAL WELLNESS COMPLEX WITH CLEAR COMMERCIAL UPSIDE



Spa sales were $1,835 in H1 2026 — just 1.9% of total sales — despite Bohemiaz already having three private treatment rooms, sauna, steam room, gym and a 10-person jacuzzi.

Increasing therapist availability and focused marketing to staying guests and day visitors creates clear scope to grow wellness revenue using facilities already in place. Offers such as "A Day Off. Bohemiaz Style." also show the potential to combine spa, food, drinks and resort facilities into higher-value day-guest experiences.

Increase room yield, not room count

Three additional AC rooms have already been well occupied at low-season rates. Stronger seasonal pricing creates an opportunity to earn more from rooms that are already built and already in demand.

Keep more of the revenue already generated

OTA commissions are about $5,000/year. Growing the direct-booking share improves margin on existing demand without needing additional room nights.

Grow the day-guest & F&B business

Food & drink already generates almost half of H1 sales. Further day-guest growth can increase use of the pools, restaurant, bar and spa without adding a single room.

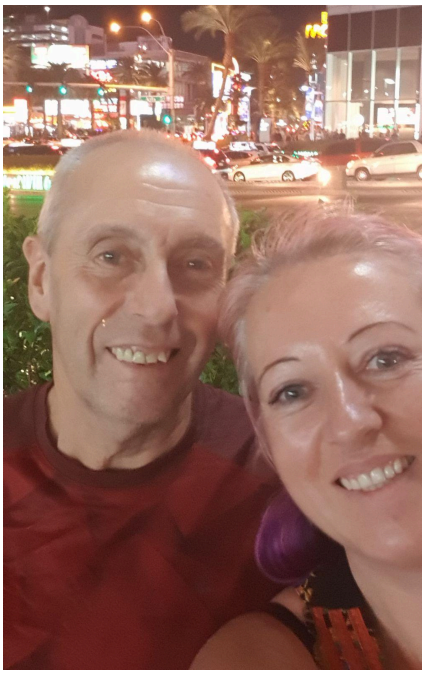
Build on celebrations and group trade

Bohemiaz already hosts celebrations, food-led events and spa experiences. More consistent marketing can grow this demand using facilities and customer traffic already in place.

WHY BOHEMIAZ IS FOR SALE

After 12 years of building and running Bohemiaz together as a father-and-daughter team, Michelle and Brian are ready for something new and for the next chapter of their lives. The timing feels right to pass Bohemiaz on to a new owner who can bring fresh energy, ideas and their own vision to the business.





WHAT IS INCLUDED IN THE SALE

PROPERTY & EQUIPMENT

- 3,857 sqm hard-titled land
- All buildings and accommodation
- Fixtures, fittings and furniture unless specifically excluded in writing
- Restaurant & bar furniture and equipment
- Commercial kitchen equipment, crockery & cookware
- Guest-room furniture and furnishings
- Spa furniture and equipment

BRAND & BUSINESS INFRASTRUCTURE

- Pool table, foosball table and large bar TV
- Outside and road signs
- Bohemiaz brand and name
- Website, business domain and email
- Social media accounts
- OTA accounts where transferable
- Direct online booking system

The $750,000 asking price reflects both the hard-titled property and the complete operating business.

UNDERSTANDING THE ASKING PRICE

The $750,000 asking price reflects Bohemiaz as a complete freehold resort and established operating business, rather than simply the underlying land.

The sale includes 3,857 sqm of hard-titled land, with an indicative local land value of approximately 70–80 per sqm.

Over the past 12 years, approximately $300,000 has been invested in developing the site into the resort that exists today, including guest accommodation, two swimming pools, spa and wellness facilities, restaurant and bar areas, commercial kitchen, utilities and infrastructure, landscaping and other improvements.

The property is also being sold with the fixtures, fittings, furniture and operational equipment required to run the resort, including guest-room furnishings, restaurant and bar equipment, commercial kitchen equipment, spa equipment and leisure facilities.

The asking price also reflects the value of acquiring an established trading business with 12 years of operating history, an established customer base and reputation, the Bohemiaz brand and name, website and domain, social media channels, booking systems, OTA presence, operating systems, staff structure and business goodwill.

The buyer is therefore acquiring the land, the developed and equipped resort, and the established operating business together.

READY FOR WHAT COMES NEXT?

The numbers show a stable, diversified business with clear room to grow. But Bohemiaz is more than the numbers — the scale of the property, the gardens, the atmosphere and everything that has been created here are difficult to capture on paper.

Come and see Bohemiaz for yourself. The business case is strong — and the place does the rest.