



VICTORIA PARK



COMPANY PROFILE

VICTORIA PARKLAND CO., LTD.

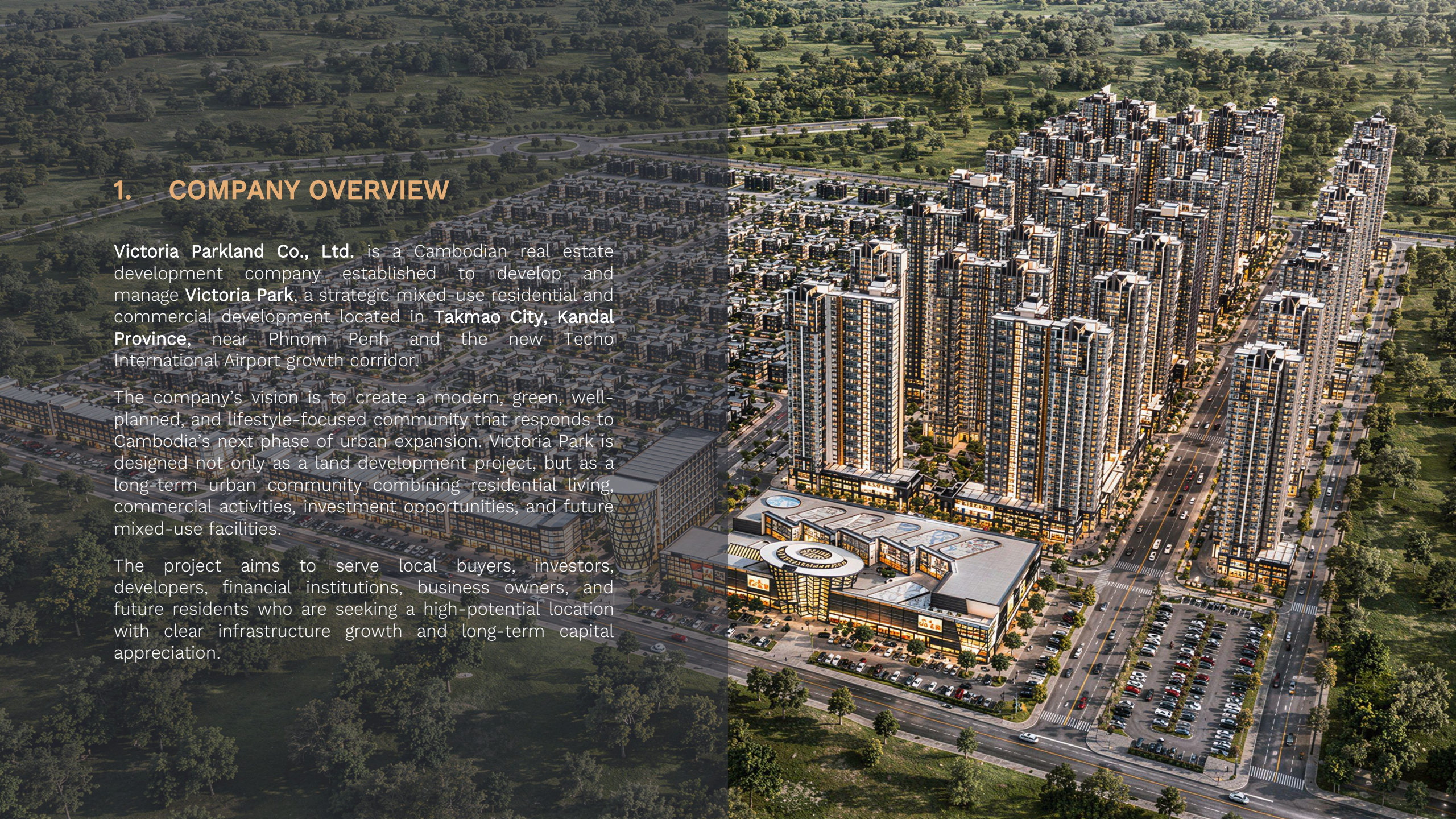
DEVELOPER OF “VICTORIA PARK” – TAKMAO CITY, KANDAL PROVINCE, CAMBODIA

1. COMPANY OVERVIEW

Victoria Parkland Co., Ltd. is a Cambodian real estate development company established to develop and manage **Victoria Park**, a strategic mixed-use residential and commercial development located in **Takmao City, Kandal Province**, near Phnom Penh and the new Techo International Airport growth corridor.

The company's vision is to create a modern, green, well-planned, and lifestyle-focused community that responds to Cambodia's next phase of urban expansion. Victoria Park is designed not only as a land development project, but as a long-term urban community combining residential living, commercial activities, investment opportunities, and future mixed-use facilities.

The project aims to serve local buyers, investors, developers, financial institutions, business owners, and future residents who are seeking a high-potential location with clear infrastructure growth and long-term capital appreciation.



2. PROJECT NAME

VICTORIA PARK



3. Project Owner / Developer

VICTORIA PARKLAND CO., LTD.



MADAM. SARUN VITHOURAT is Chairwoman of Victoria Parkland Co., Ltd., with over 10 years of experience in banking and finance. She holds a Master's degree from France and is an active investor across banking, microfinance, retail, agriculture, and rice processing industries in Cambodia. She provides strong financial leadership, governance, and investment strategy for Victoria Park.

MADAM. SARUN VITHOURAT

- Chairwoman of Board of Directors
- Chairwoman of Victoria Parkland Co., Ltd.





DR. TENG RITHY is Manage Director of Victoria Parkland Co., Ltd. and R' Investment Group, with over 18 years of experience in real estate, investment, and business development. He holds a Doctorate in Business Administration from the University of Sydney and a Master's degree from the National University of Singapore. He leads strategic development initiatives including Victoria Park and Heritage Park Siem Reap, focusing on sustainable, practical, and high-value urban development in Cambodia.

Dr. TENG RITHY

- Board of Directors
- Managing Director of Victoria Parkland Co., Ltd.
- Chairman of R' Investment Group





Mr. TONG PHOLA is Global Business Development Expert / International Contract Strategy & Risk Management 25+Yrs Global Trade & Contract Negotiation / Sorbonne Law Alumnus Core.

Areas of Expertise: International Business Development: Market entry strategy, key account management and global trade partnerships.

Legal & Commercial Security: Contract negotiation, drafting international agreements and compliance management.

Global Operations: Intercultural leadership, supply chain supervision and risk mitigation.

Today I help ambitious companies navigate complex international markets with maximum agility, legal security and profitability.

Mr. TONG PHOLA
- Board of Directors
- Director of Victoria Parkland Co., Ltd.





H.E. TAING CHUNGLY is Secretary of State at the Ministry of Social Affairs, Veterans and Youth Rehabilitation and Board Advisor to Victoria Parkland Co., Ltd. With over 15 years of experience in finance, taxation, and investment, he provides strategic guidance on financial structuring, tax compliance, and corporate governance.

H.E. TAING CHUNGLY

- Secretary of State of the Ministry of Social Affairs, Veterans and Youth Rehabilitation
- Senior Advisor of Victoria Parkland Co., Ltd.





H.E. MET MAKARA is Secretary of State at the Ministry of Social Affairs, Veterans and Youth Rehabilitation and serves as Board Advisor to Victoria Parkland Co., Ltd. With over 15 years of experience in legal frameworks, public administration, and investment advisory, he provides strategic guidance on regulatory compliance, governance, and public-private collaboration.

H.E. MET MAKARA

- **Secretary of State of the Ministry of Social Affairs, Veterans and Youth Rehabilitation**
- **Senior Advisor of Victoria Parkland Co., Ltd.**

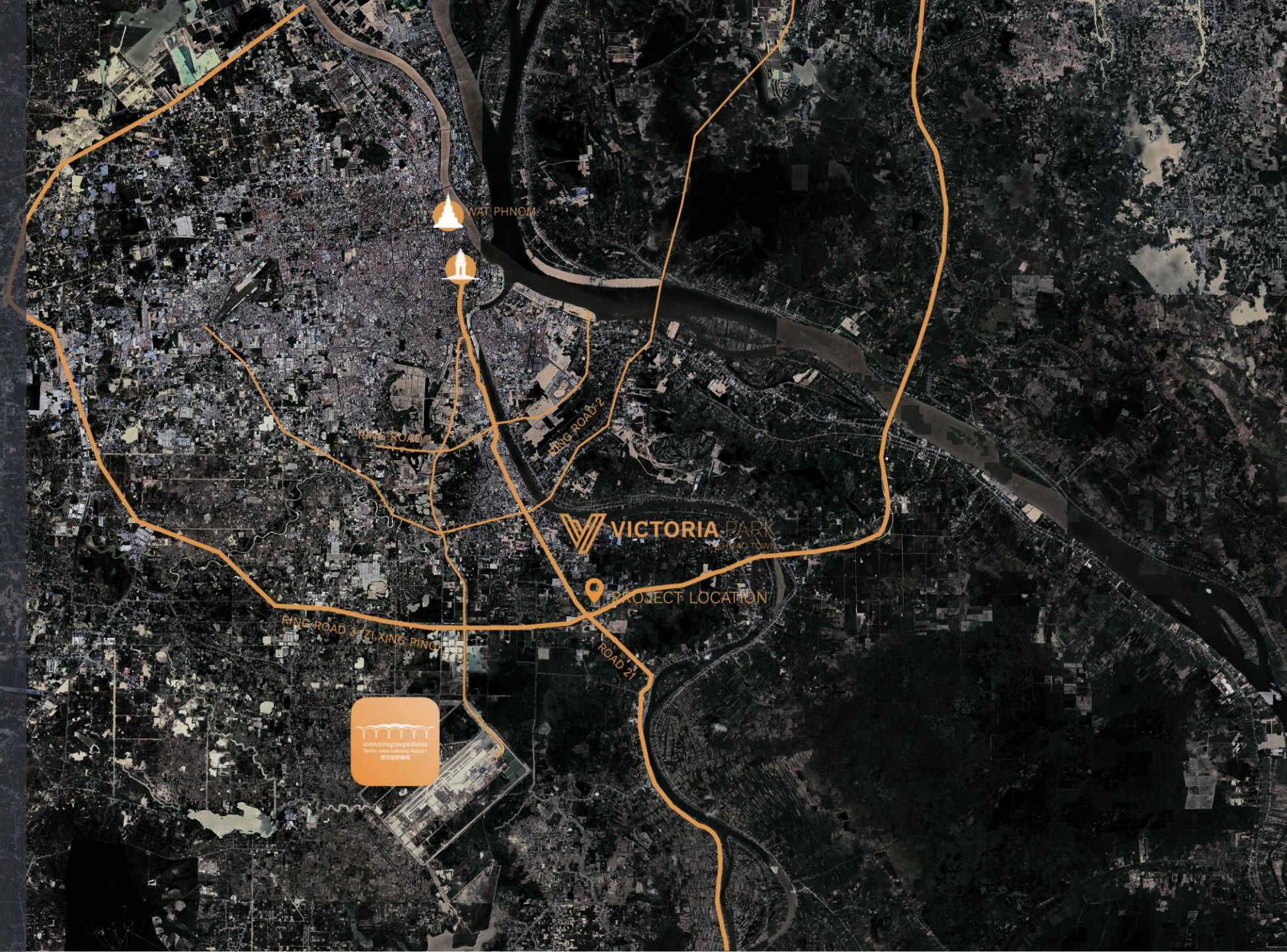


4. Project Location

Takhmao Town, Kandal
Province, Cambodia

Strategically positioned
within the southern Phnom
Penh expansion zone,
Victoria Park benefits from
proximity to:

- Phnom Penh City
- Takhmao Town Center
- Major national roads and future infrastructure connections
- Techo International Airport development corridor
- Emerging residential, commercial, and logistics growth areas



5. Development Vision

Victoria Park is envisioned as a **modern green urban community** that balances real estate value, lifestyle quality, environmental consideration, and practical market demand.

The project is not designed as a “concrete jungle.” Instead, the development concept focuses on:

- Green spaces
- Wide internal roads
- Organized residential zoning
- Commercial convenience
- Community lifestyle
- Practical urban planning
- Long-term investment value
- Future mixed-use development potential

Victoria Park aims to become a new-generation community where people can live, invest, work, operate businesses, and enjoy a better urban environment.



6. Development Concept

The total project area is approximately 50 hectares, planned with two major development zones:

A. Residential Development Zone – Approx. 30 Hectares

This zone is planned for residential land plots and landed property development, including:

- Villa plots
- King villa plots
- Shophouse plots
- Private residential lots
- Future serviced residential products
- Green neighborhood streets
- Internal roads and infrastructure

The residential zone is designed for families, investors, and buyers who want to own land in a strategic growth area close to Phnom Penh and the new airport corridor.

B. Mixed-Use Development Zone – Approx. 20 Hectares

This zone is planned for future commercial and mixed-use development, including:

- Condominium development
- Community mall
- Retail and commercial facilities
- Parking areas
- Lifestyle facilities
- Possible hospitality or serviced residence components
- Future partnership opportunities with investors and developers

This mixed-use zone creates strong future potential for joint ventures, development partnerships, and long-term recurring income.



7. Key Project Components

Victoria Park is planned to include:

- Residential land plots
- Villa land plots
- King villa plots
- Shophouse development
- Commercial land areas
- Mixed-use development areas
- Community mall concept
- Green parks and landscape areas
- Wide internal roads
- Utility infrastructure
- Drainage system
- Street lighting
- Security and estate management
- Future EV-ready parking and community facilities



8. Strategic Positioning

Victoria Park is positioned as a **strategic land and lifestyle investment opportunity** in one of Cambodia's most important future urban expansion corridors.

The project focuses on four main value drivers:

1. Location Growth

The area benefits from the growth of Phnom Penh's southern expansion and future airport-related development.

2. Land Value Appreciation

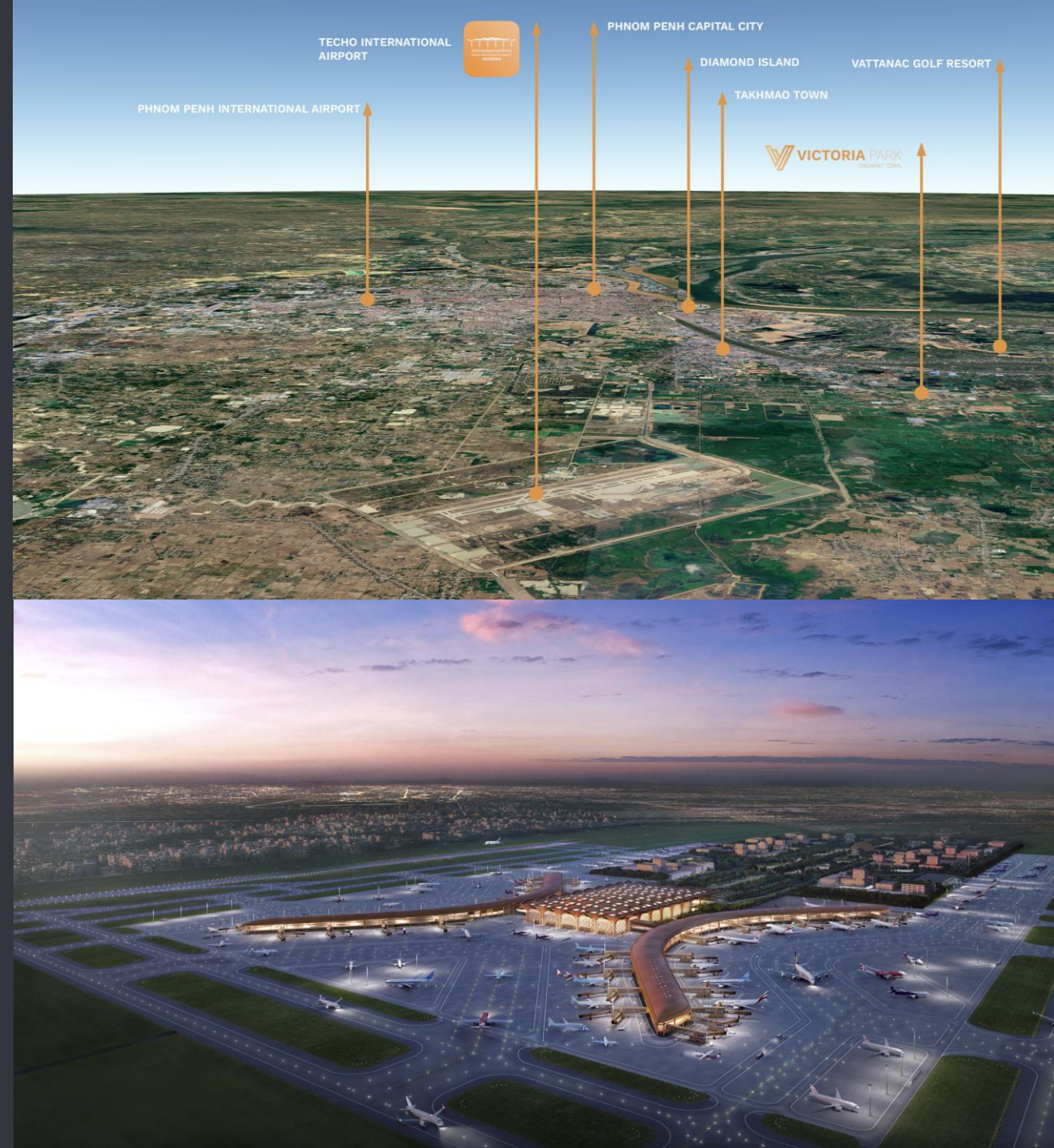
As infrastructure improves and urban expansion continues, land in well-planned locations is expected to gain stronger long-term value.

3. Practical Market Demand

The project provides land plots and shophouse opportunities that match real buyer demand, rather than relying only on oversized high-rise development.

4. Development Flexibility

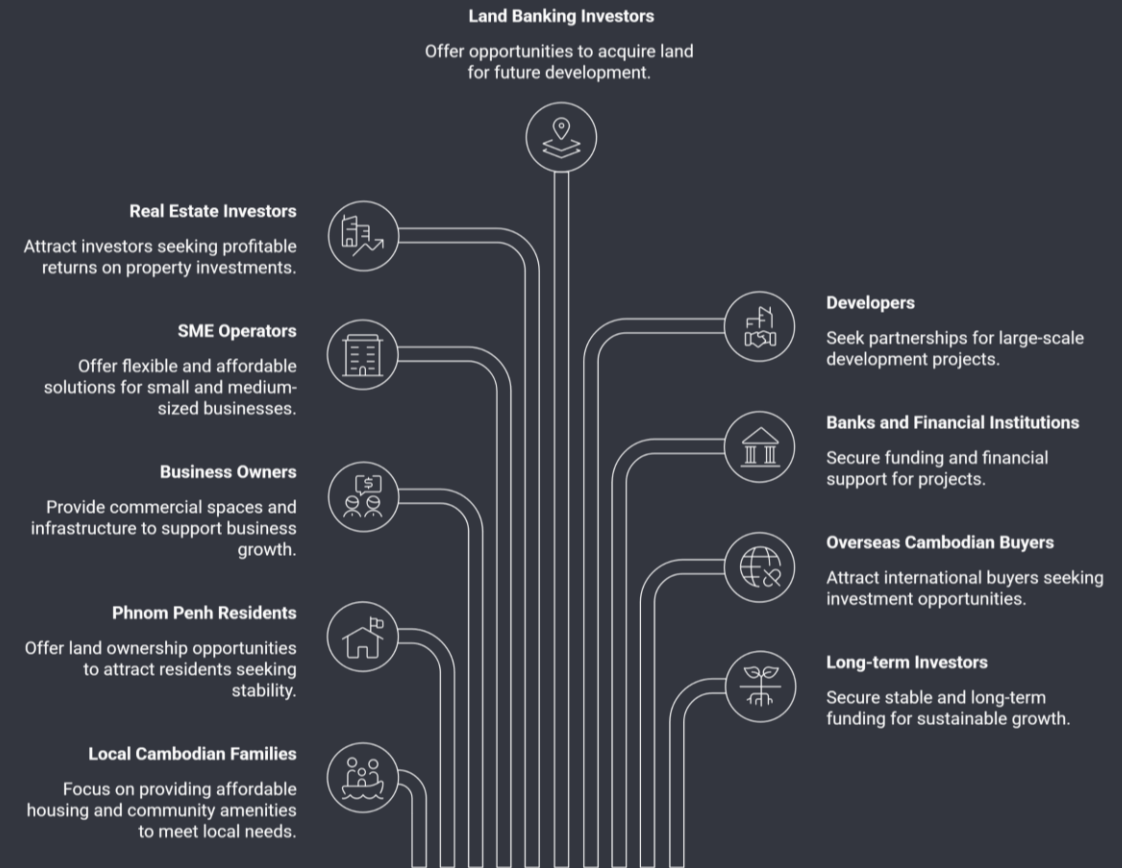
With residential and mixed-use zones, Victoria Park can support multiple development models, including land sales, joint ventures, commercial leasing, and future development partnerships.



9. Target Market

Victoria Park targets the following groups:

- Local Cambodian families
- Phnom Penh residents seeking land ownership
- Business owners
- SME operators
- Real estate investors
- Land banking investors
- Developers seeking partnership opportunities
- Banks and financial institutions
- Overseas Cambodian buyers
- Long-term institutional or strategic investors



10. Business Model

Victoria Parkland Co., Ltd. may generate revenue through several channels:

A. Land Plot Sales

Sale of residential land plots, villa plots, king villa plots, and shophouse plots.

B. Developer Partnership

Joint venture or development partnership for the mixed-use zone, including condominium, mall, retail, and hospitality components.

C. Commercial Development

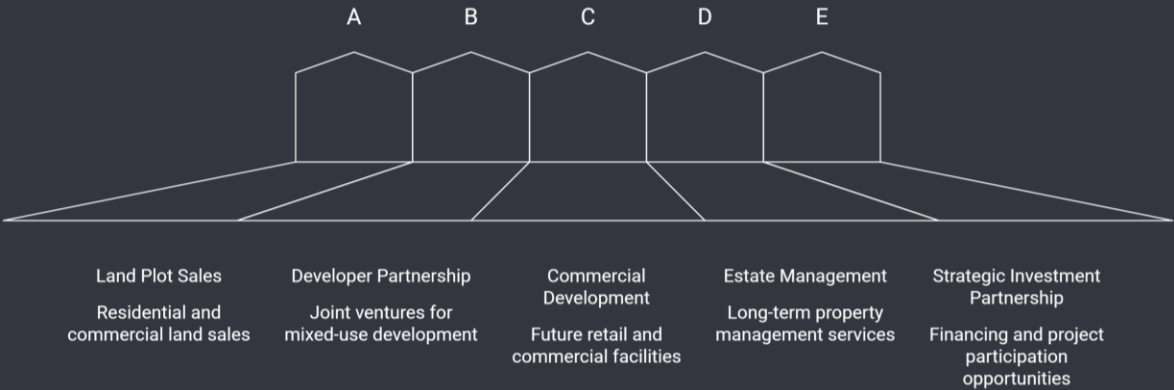
Future development of retail, community mall, commercial facilities, and leasing opportunities.

D. Estate Management

Long-term property management, security, landscaping, maintenance, and community services.

E. Strategic Investment Partnership

Opportunity for banks, investors, and developers to participate through financing, JV structure, project partnership, or infrastructure support.





PROJECT PRESENTATION

VICTORIA PARKLAND CO., LTD.

DEVELOPER OF “VICTORIA PARK” – TAKMAO CITY, KANDAL PROVINCE, CAMBODIA



WAT PHNOM



10KM

15 KM FROM THE END OF ROAD NO. 6



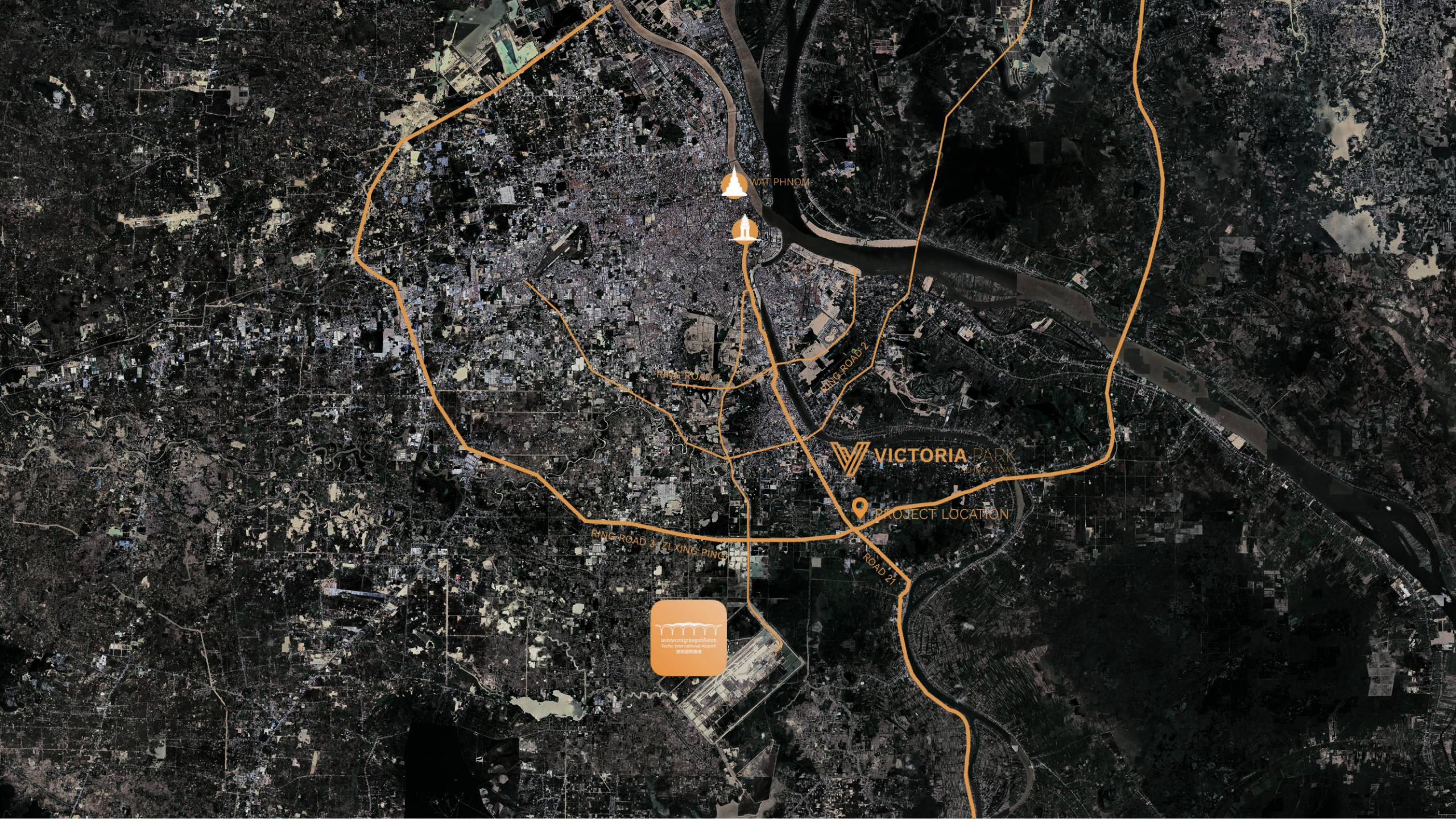
VICTORIA PARK
JALASARTON



PROJECT LOCATION

20KM





WAT PHNOM



RING ROAD 1

RING ROAD 2



VICTORIA PARK
PHNOM PENH TOWNSHIP



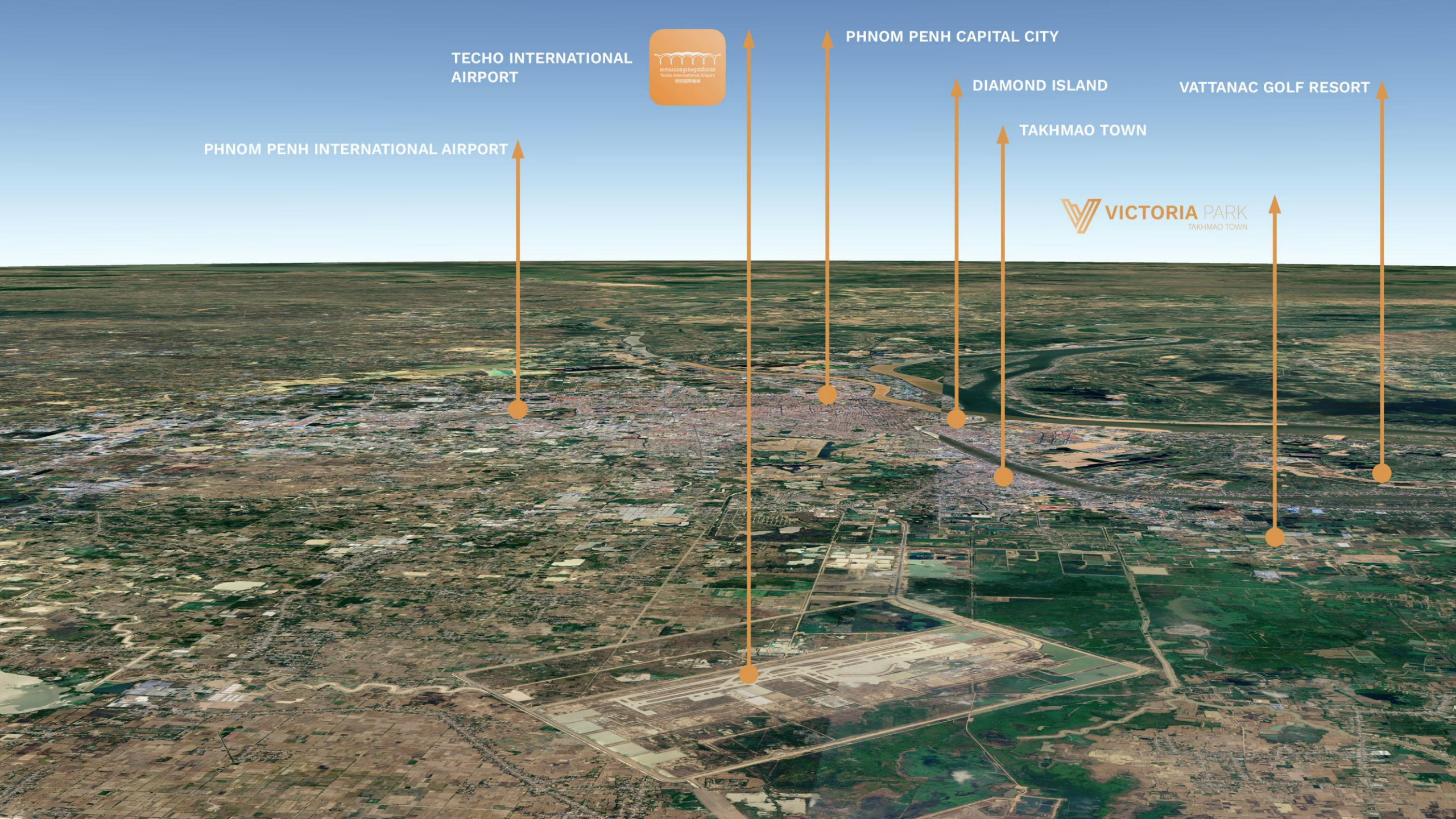
PROJECT LOCATION

RING ROAD 3 (ZI XING PING)

ROAD 21



វិចិត្របារក
The Victoria Park Project
THE VICTORIA PARK PROJECT



TECHO INTERNATIONAL
AIRPORT



PHNOM PENH CAPITAL CITY

DIAMOND ISLAND

VATTANAC GOLF RESORT

TAKHMAO TOWN

PHNOM PENH INTERNATIONAL AIRPORT

 **VICTORIA** PARK
TAKHMAO TOWN



VATTANAC GOLF RESORT

DIAMOND ISLAND

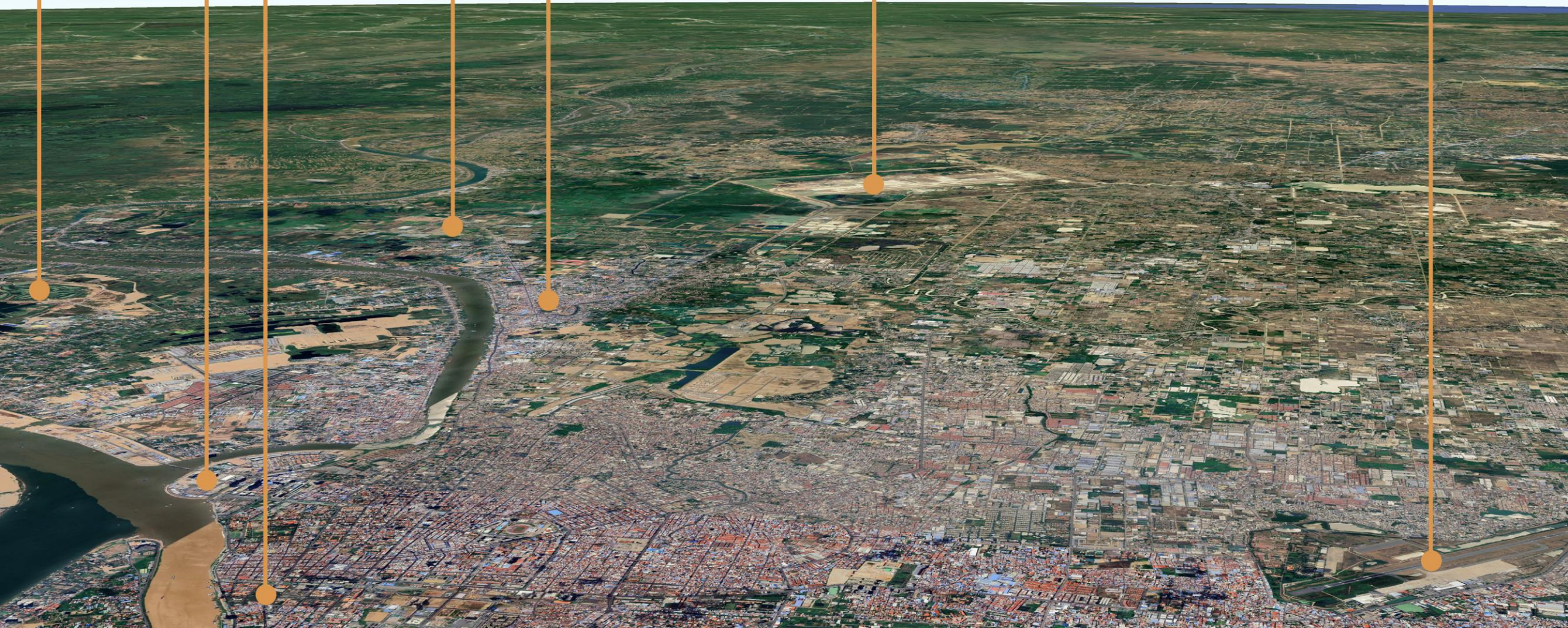
WAT PHNOM

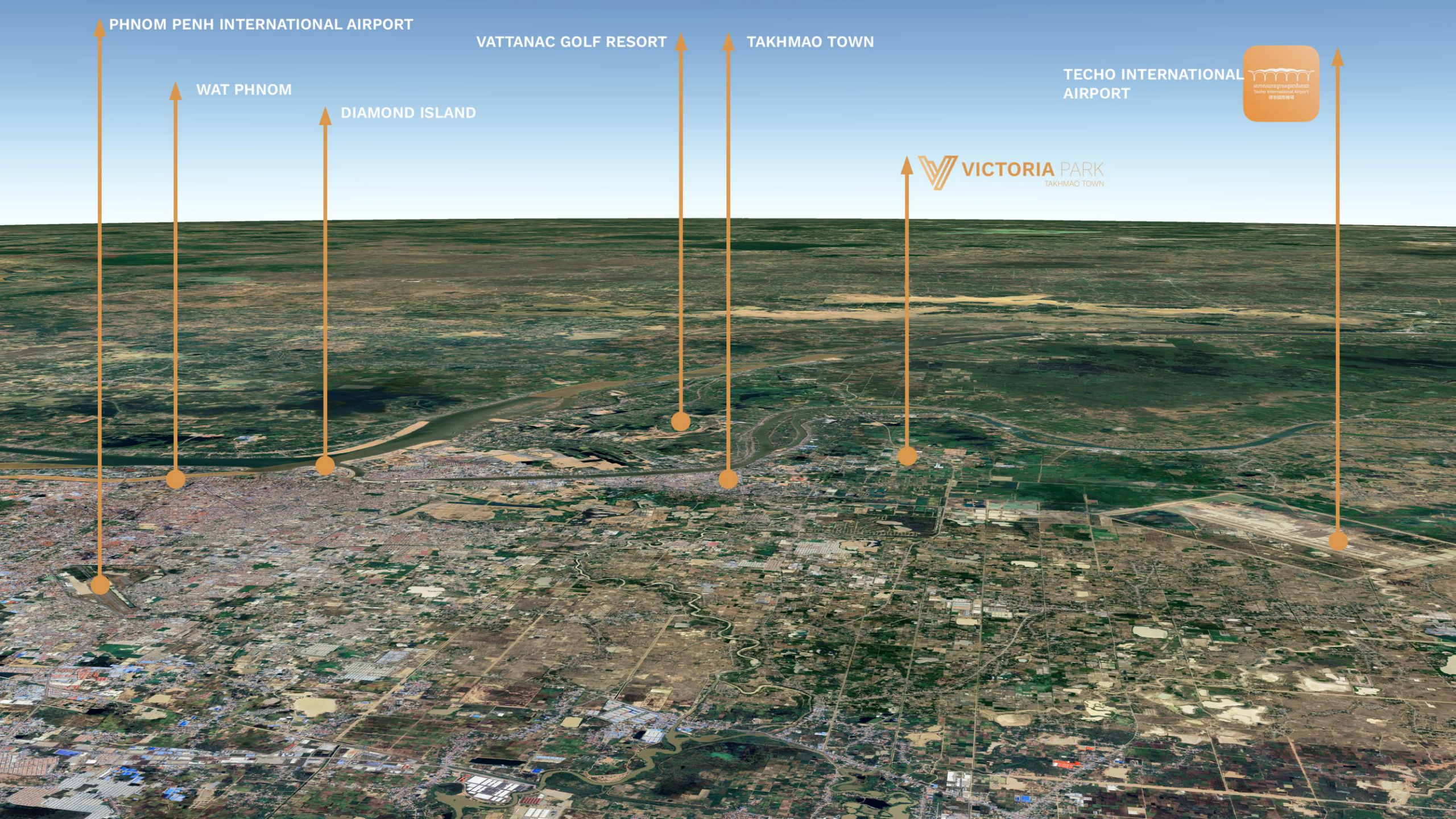
TAKHMAO TOWN



TECHO INTERNATIONAL
AIRPORT

PHNOM PENH INTERNATIONAL AIRPORT





PHNOM PENH INTERNATIONAL AIRPORT

VATTANAC GOLF RESORT

TAKHMAO TOWN

TECHO INTERNATIONAL
AIRPORT



WAT PHNOM

DIAMOND ISLAND

 **VICTORIA** PARK
TAKHMAO TOWN



TECHO INTERNATIONAL
AIRPORT

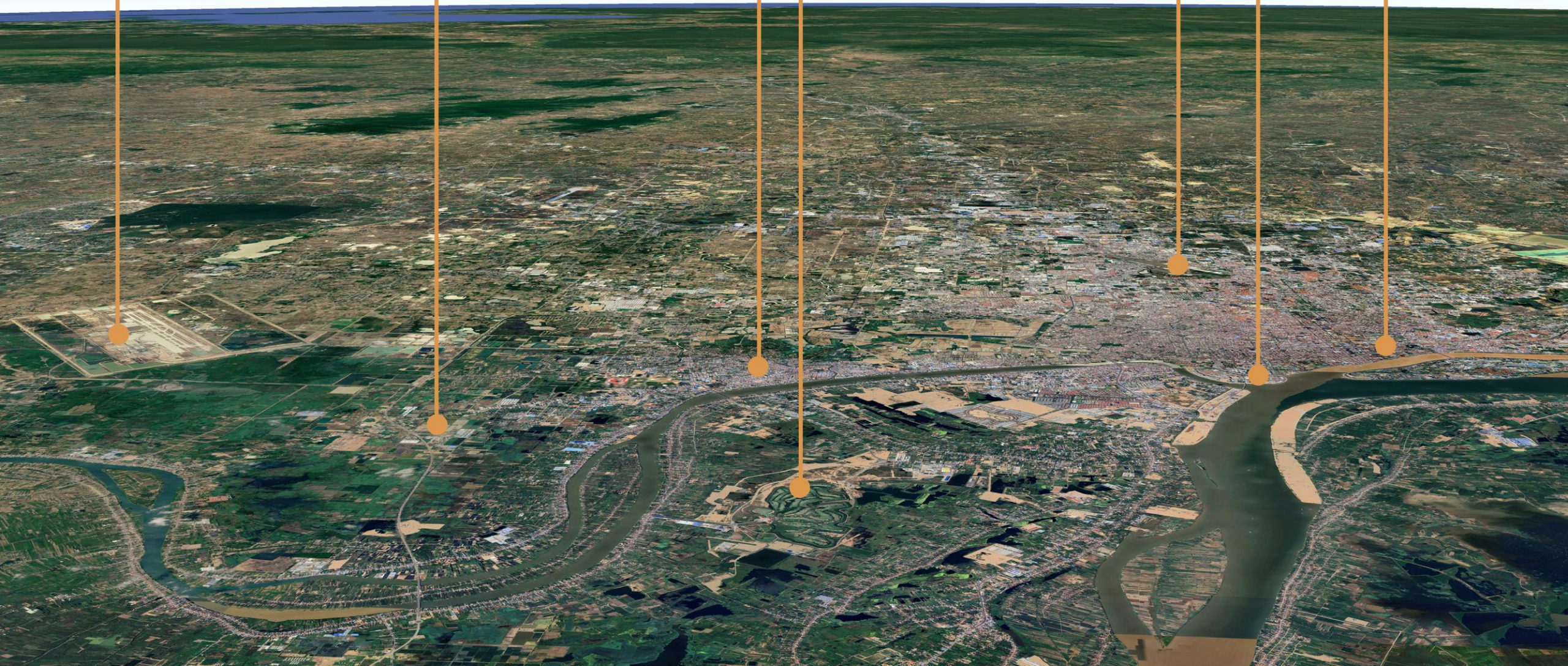
TAKHMAO TOWN

VATTANAC GOLF RESORT

DIAMOND ISLAND

WAT PHNOM

PHNOM PENH INTERNATIONAL AIRPORT



LAND PLOT QUEEN VILLA

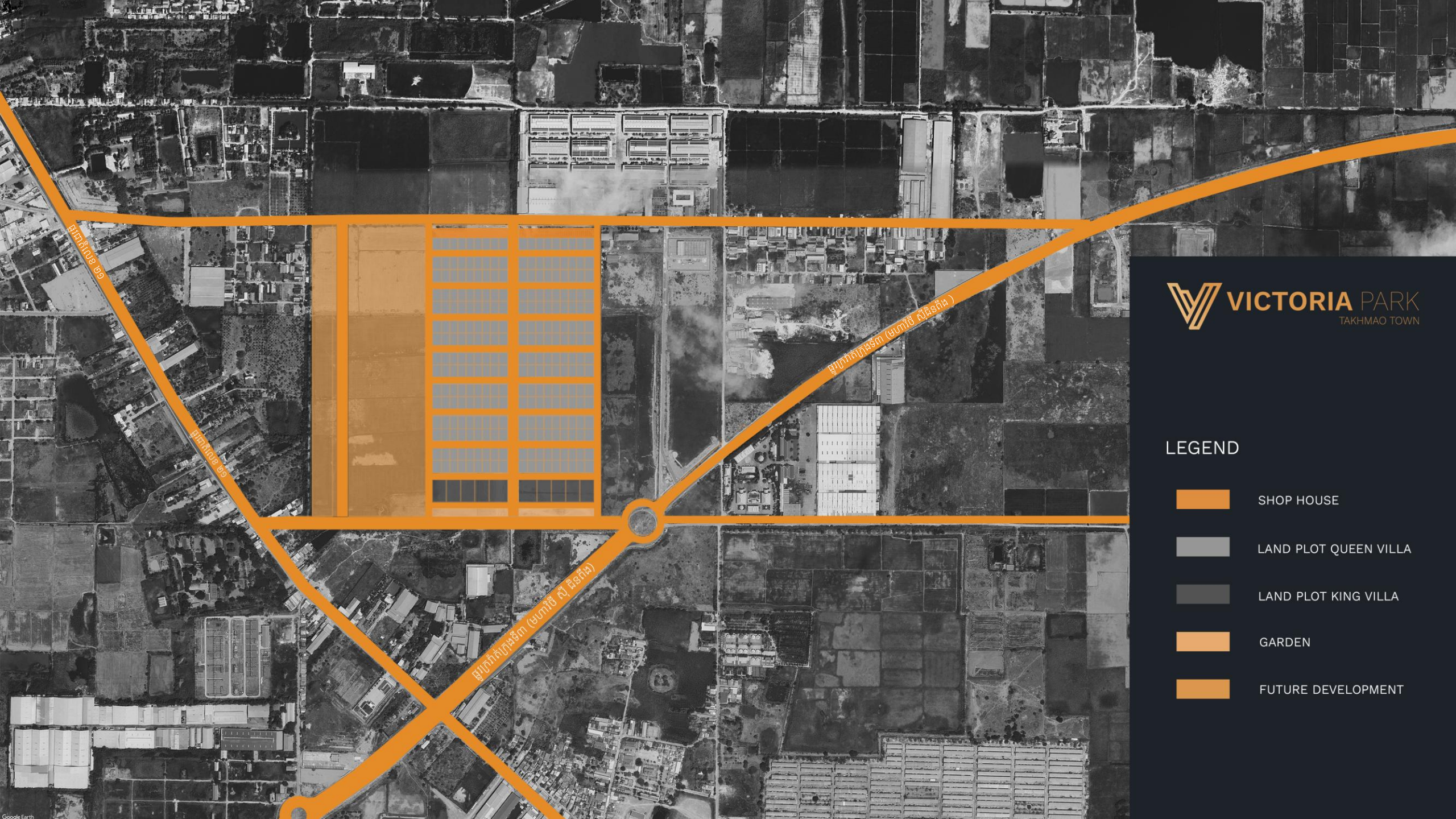
SHOP HOUSE

LAND PLOT KING VILLA

RING ROAD 3 (ZI XING PING)

MIX USED DEVELOPMENT

ROAD 27



VICTORIA PARK TAKHMAO TOWN

LEGEND

- SHOP HOUSE
- LAND PLOT QUEEN VILLA
- LAND PLOT KING VILLA
- GARDEN
- FUTURE DEVELOPMENT



គម្រោង អភិវឌ្ឍន៍លំនៅដ្ឋានចម្រុះ
MIXD-USE DEVELOPMENT





គម្រោង អភិវឌ្ឍន៍លំនៅដ្ឋានចម្រុះ
MIXD-USE DEVELOPMENT





គម្រោង អភិវឌ្ឍន៍លំនៅដ្ឋានចម្រុះ
MIXD-USE DEVELOPMENT





MASTER PLAN BIRD EYE VIEW

VICTORIA PARK

TAKHMAO TOWN



MASTER PLAN BIRD EYE VIEW

An aerial photograph of a large-scale urban development. The central part of the image shows a grid of residential blocks, each containing multiple rows of townhouses or small apartment units. To the right, a dense cluster of tall, modern high-rise apartment buildings rises above the surrounding greenery. The entire development is bordered by lush green parks and trees. A major road with a roundabout is visible in the top left corner. In the bottom left, a smaller inset map shows the overall layout of the project area.

VICTORIA PARK

TAKLIMAO TOWN

MASTER PLAN BIRD EYE VIEW



MASTER PLAN BIRD EYE VIEW



MASTER PLAN BIRD EYE VIEW

PERSPECTIVE VIEW



VICTORIA PARK
TAKLIMAO TOWN



PERSPECTIVE VIEW

VICTORIA HARBOR CITY
TSIM SHAO TOWN



ដីទ្បត់សម្រាប់ វីឡាឃ្វីន
LAND PLOT QUEEN VILLA





Land Plot Queen Villa 20 x 30 m

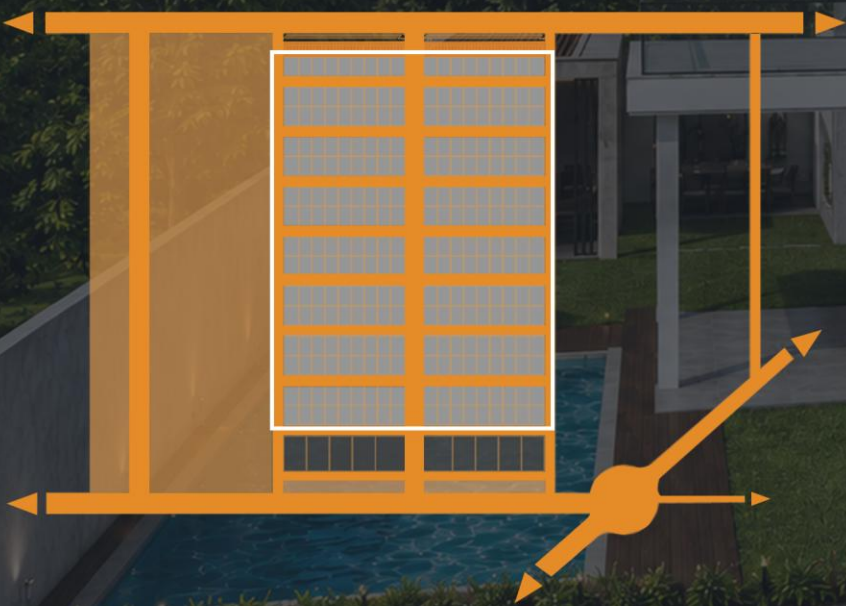


 **VICTORIA** PARK
TAKHMAO TOWN

ដីទួតសម្រាប់ វីឡាប៊ូន
LAND PLOT QUEEN VILLA



ដីទួតសម្រាប់ វីឡាឃ្វីន
LAND PLOT QUEEN VILLA



 **VICTORIA PARK**
TAKHMAO TOWN

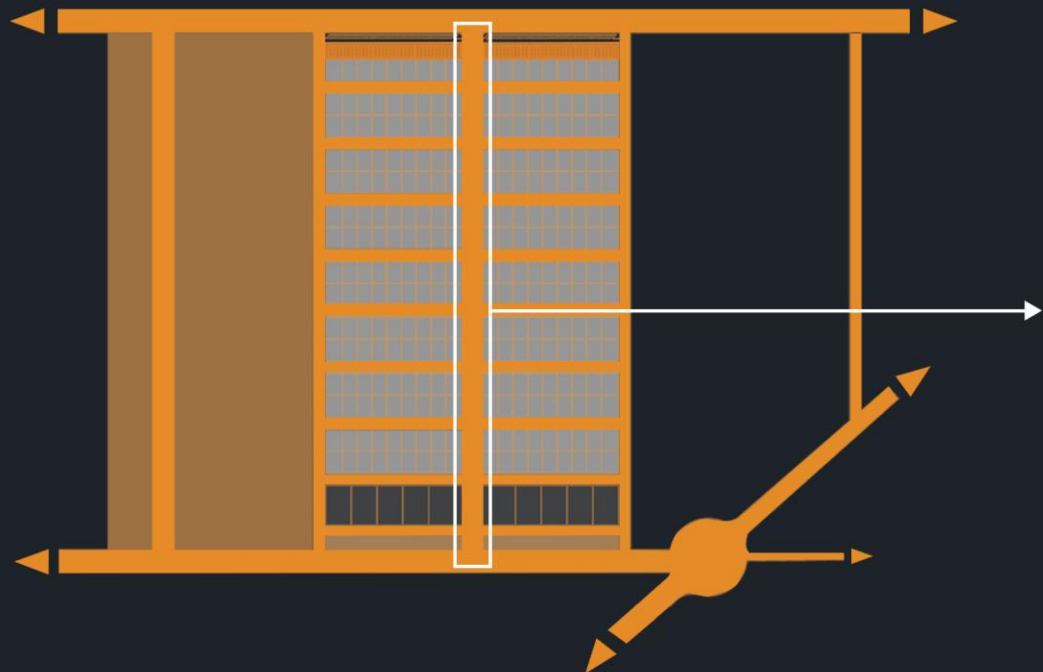
ដីទ្វារសម្រាប់ វីឡាបឹង
LAND PLOT KING VILLA



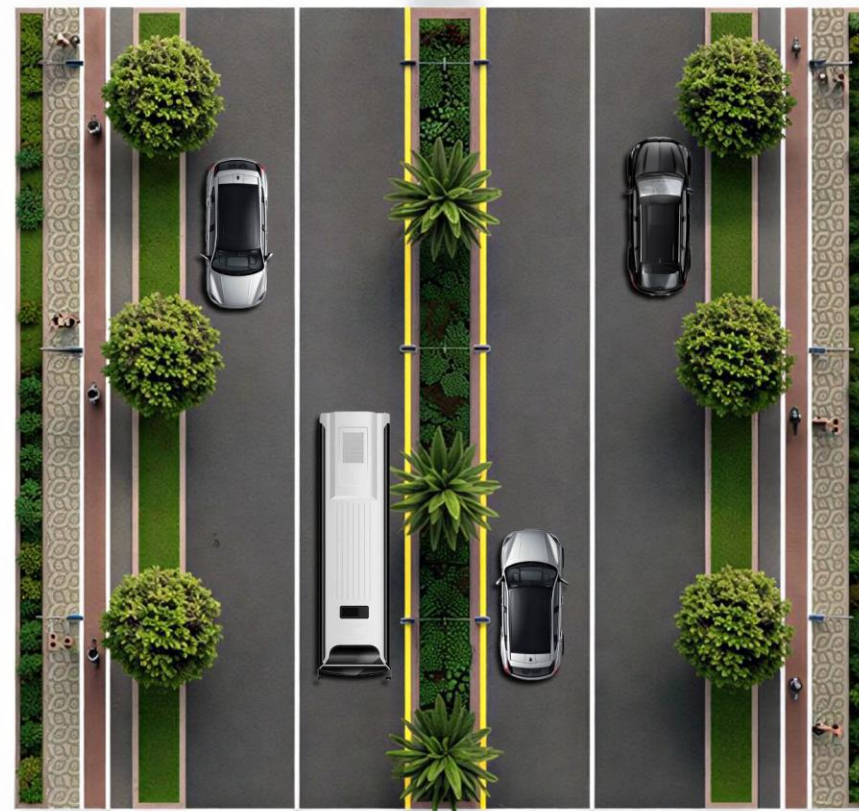
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LAND PLOT KING VILLA



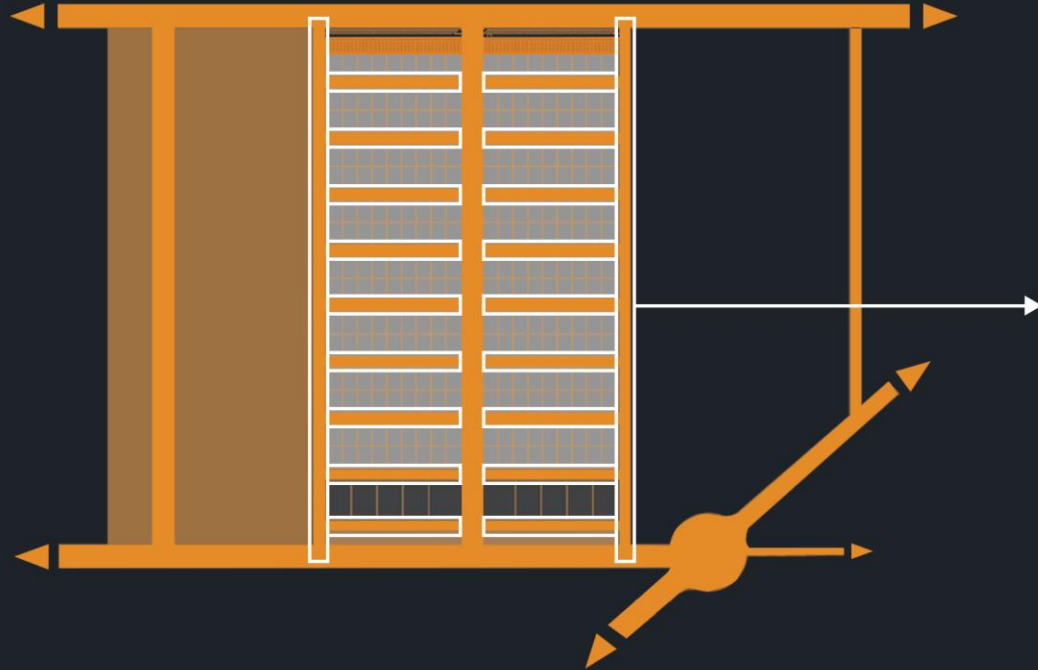
ROAD LAYOUT 25 m



ROAD 25 m



ROAD LAYOUT 15 m



ROAD 15 m



GARDEN

GREEN SPACE FOR LIVING & WELL-BEING

A THOUGHTFULLY DESIGN GARDEN THAT CONNECTS NATURE AND COMMUNITY BEAUTIFULLY, LANDSCAPE FOR RELAXATION, RECREATION AND HEAVIER LIFESTYLE



PERSPECTIVE VIEWS



LANDSCAPE ELEMENTS



MATERIAL PALETTE



WALKWAY
PAVING

FITNESS
TRACK

LIGHTING

GREEN
PLANTS

SEATING
MATERIAL

DESIGN CONCEPT



NATURE
& SHADE



WALKING &
EXERCISE

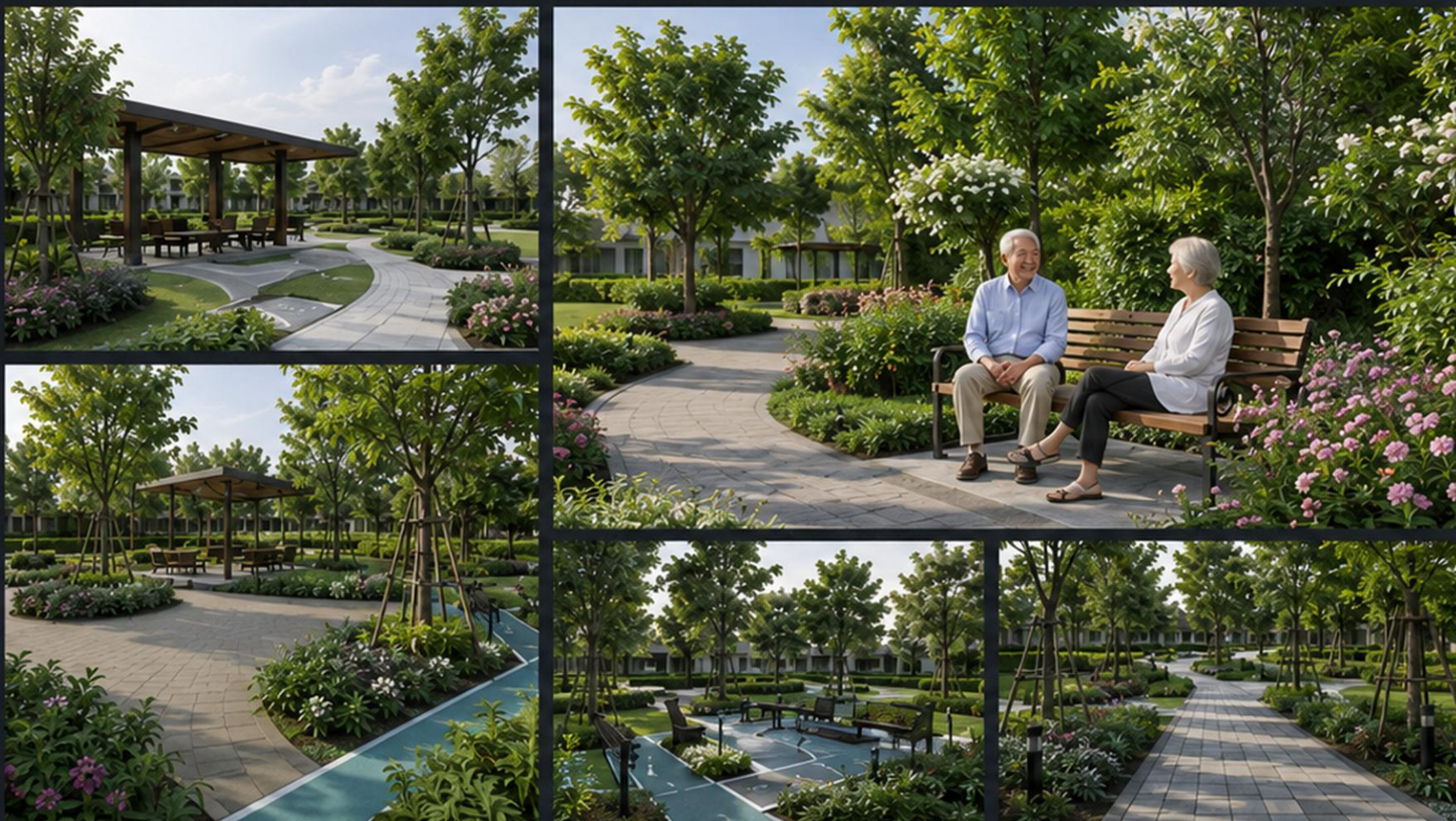


SOCIAL &
COMMUNITY



HEALTHY
LIFESTYLE

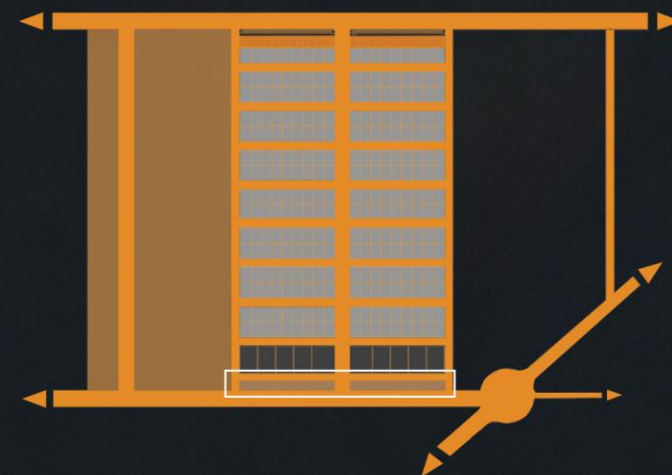
PERSPECTIVE VIEWS



ELDERLY GARDEN

A PEACEFUL SPACE FOR RELAXATION & WELL-BEING

A THOUGHTFULLY DESIGN GARDEN FOR THE ELDERLY TO RELAX, SOCIALIZE, AND ENJOY NATURE IN SAFE AND COMFORTABLE ENVIRONMENT



DESIGN CONCEPT



SAFE & ACCESSIBLE



NATURE & SERENITY

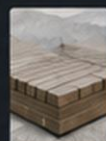


SOCIAL & CONNECTION



COMFORT & RELAXATION

MATERIAL PALETTE



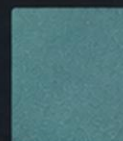
FITNESS TRACK



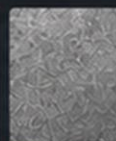
GREEN PLANTS



LIGHTING

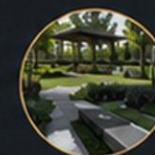


SEATING MATERIAL



WALKWAY PAVING

LANDSCAPE ELEMENTS





KID PLAY GROUND

A FUN AND SAFE PLACE TO PLAY & LEARN

A VIBRANT PLAYGROUND DESIGNED FOR CHILDREN
TO EXPLORE, PLAY AND LEARN THROUGH NATURE
AND CREATIVE ACTIVITIES



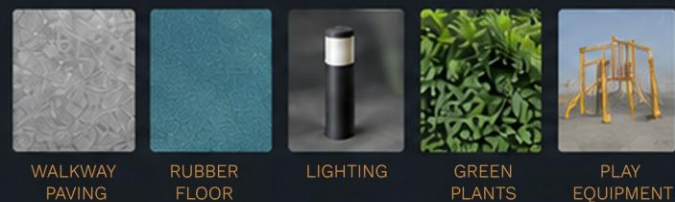
PERSPECTIVE VIEWS



LANDSCAPE ELEMENTS



MATERIAL PALETTE

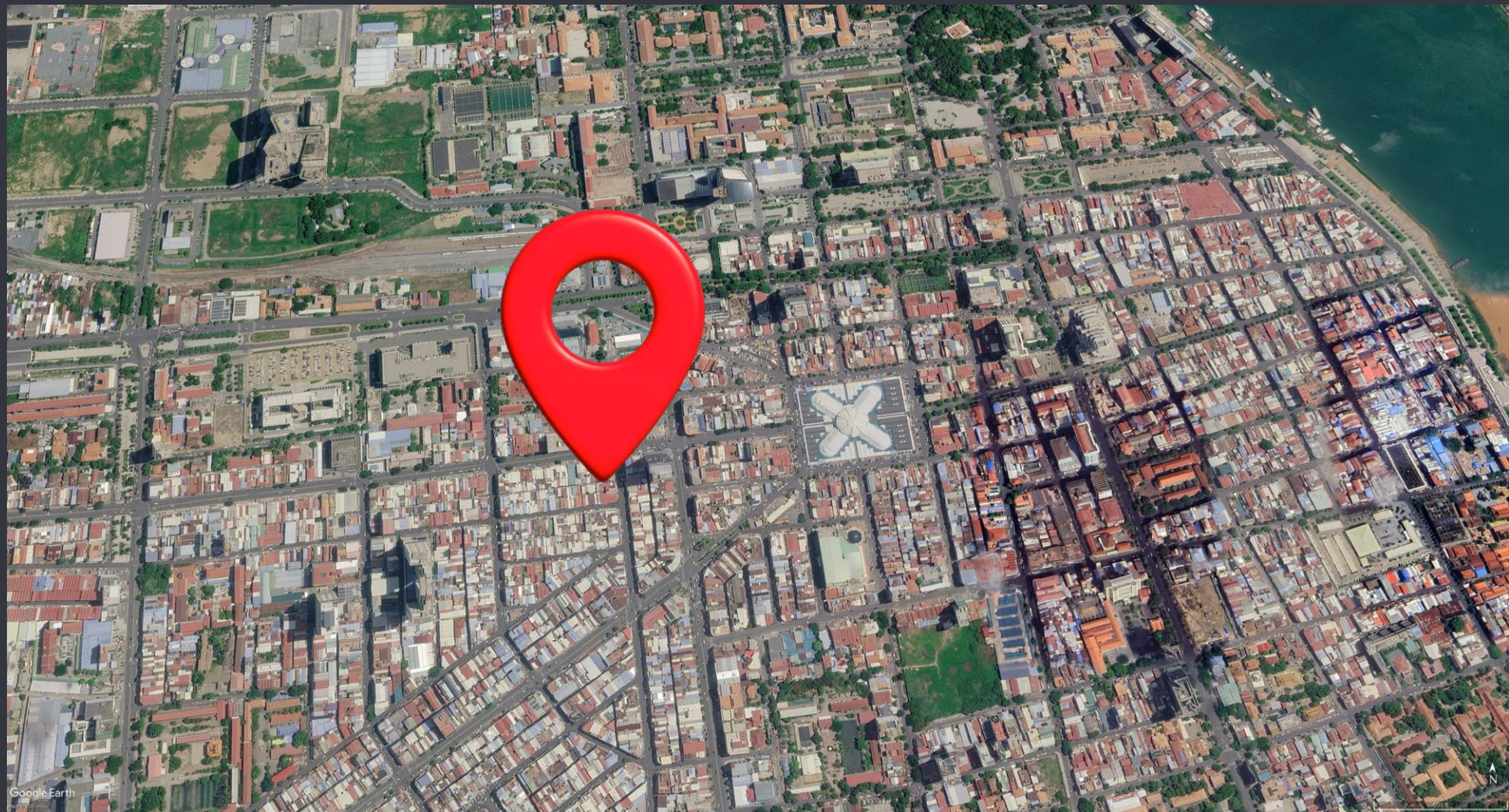


DESIGN CONCEPT



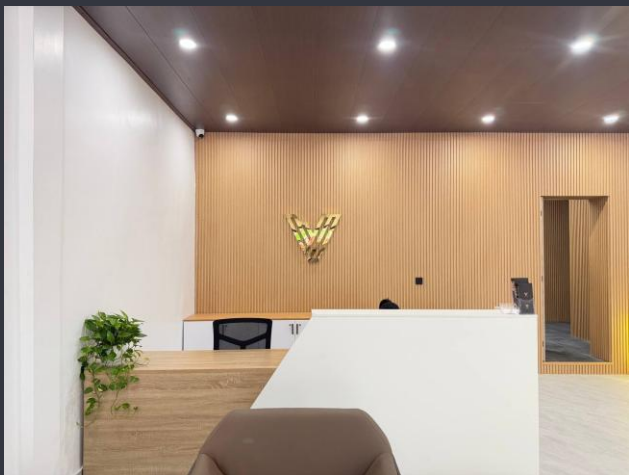


SCAN OFFICE LOCATION





BUILDING N 49 STREET 107, 4VILLAGE, SANGKAT MONOROM, KHAN
7MAKARA, PHNOM PENH CAPITAL CITY



SCAN OFFICE LOCATION



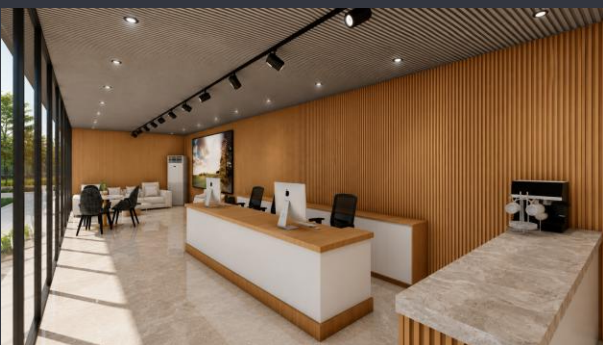
OFFICE LOCATION (PHNOM PENH)
VICTORIA PARKLAND CO., LTD.





LOCATION AT TAKMAO CITY, KANDAL PROVINCE, CAMBODIA

OFFICE SALE GALLERY LOCATION
VICTORIA PARKLAND CO., LTD.



SCAN OFFICE LOCATION





VICTORIA PARK

FACEBOOK



TELEGRAM



LOCATION

