PROJECT IN CAMBODIA

2026

HERITAGE PARK

SIEM REAP - CAMBODIA

DEVELOP BY

EXECUTIVE SUMMARY

Heritage Park Siem Reap is a landmark integrated tourism, hospitality, lifestyle, sports, healthcare, and retirement destination being developed on approximately 400 hectares of land in Siem Reap Province, Kingdom of Cambodia.

The project aims to become one of Cambodia's premier tourism destinations by combining world-class recreational attractions, sustainable urban development, hospitality facilities, sports infrastructure, wellness services, and retirement living communities within a single master-planned development.

Heritage Park is designed to complement the cultural and historical significance of Siem Reap while creating new tourism experiences that encourage longer visitor stays, higher tourism spending, increased employment opportunities, and sustainable economic growth.

COMPANY PROFILE

Developer By VICTORY & SYNERGY DEVELOPMENT Co., Ltd.

COMPANY PROJECT

VICTORY & SYNERGY DEVELOPMENT Co., Ltd. is a Cambodian development company committed to creating innovative tourism destinations, hospitality projects, recreational facilities, and sustainable mixed-use developments that contribute to Cambodia's economic growth and tourism industry.

The company focuses on:

- Tourism Development
- Hospitality and Resort Development
- Mixed-Use Property Development
- Sports and Recreation Infrastructure
- Healthcare and Wellness Projects
- Retirement and Senior Living Communities
- Sustainable Urban Development

VICTORY & SYNERGY DEVELOPMENT Co., Ltd. aims to attract both domestic and international investment while supporting the Royal Government of Cambodia's tourism and economic development objectives.

PROJECT OVERVIEW

PROJECT NAME

HERITAGE PARK SIEM REAP

PROJECT LOCATION

Siem Reap Province, Kingdom of Cambodia

TOTAL LAND AREA

Approximately 400 Hectares

DEVELOPMENT CONCEPT

"Creating Cambodia's Future Tourism Destination“

Heritage Park is envisioned as a large-scale integrated tourism city that combines:

- Tourism Attractions
- Crystal Lagoon Recreation Facilities
- Hotels and Resorts
- Sports and Entertainment Facilities
- Healthcare Services
- Retirement Living Communities
- Commercial and Retail Facilities
- Green Parks and Public Spaces

The project is designed to serve both local residents and international visitors.

PROJECT OWNER / DEVELOPER



MADAM. SARUN VITHOURAT

Board of Directors
Chairwoman



MADAM. CHAN SOTHY

Board of Directors
Vice-Chairwoman



DR. TENG RITHY

Board of Directors
Managing Director



MRS. CHAN THEARY

Board of Directors
Director



MR. TONG PHOLA

Board of Directors
Director



H.E. TAING CHUNGLY

SENIOR ADVISOR



H.E. MET MAKARA

SENIOR ADVISOR



MADAM. SARUN VITHOURAT

Board of Directors
Chairwoman

MADAM. SARUN VITHOURAT is Chairwoman of Victory & Synergy Development 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 Heritage Park.



MADAM. CHAN SOTHY

Board of Directors
Vice-Chairwoman

MADAM. CHAN SOTHY is Vice-Chairwoman of Victory & Synergy Development Co., Ltd., with over 10 years of experience in banking and finance. She holds a Master’s degree from USA and is an active investor across banking, microfinance and retail in Cambodia. She provides strong financial leadership, governance, and investment strategy for Heritage Park.



DR. TENG RITHY

Board of Directors
Chairman

MBA – National University of Singapore

Doctorate in Business Administration – Sydney University

More than 18 years of experience in:

- Real Estate Development
- Hospitality Management
- Construction Management
- Investment Management
- Business Development

Responsibilities:

- Corporate Strategy
- Investor Relations
- Project Management Control
- Business Development



MRS. CHAN THEARY

Board of Directors
Director

MRS. CHAN THEARY is Director of Victory & Synergy Development Co., Ltd., with over 10 years of experience in banking and finance. She holds a Master’s degree from USA and is an active investor across banking, microfinance and retail in Cambodia. She provides strong financial leadership, governance, and investment strategy for Heritage Park.



MR. TONG PHOLA

Board of Directors
Director

MR. TONG PHOLA is Director of Victory & Synergy Development Co., Ltd., with over 10 years of experience in banking and finance. He holds a Master’s degree from France and is an active investor across banking, microfinance, retail, agriculture, and rice processing industries in Cambodia. He provides strong financial leadership, governance, and investment strategy for Heritage Park.



H.E. TAING CHUNGLY

Board Advisor

H.E. TAING CHUNGLY is Secretary of State at the Ministry of Social Affairs, Veterans and Youth Rehabilitation and Board Advisor to Victory & Synergy Development 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. MET MAKARA

Board Advisor

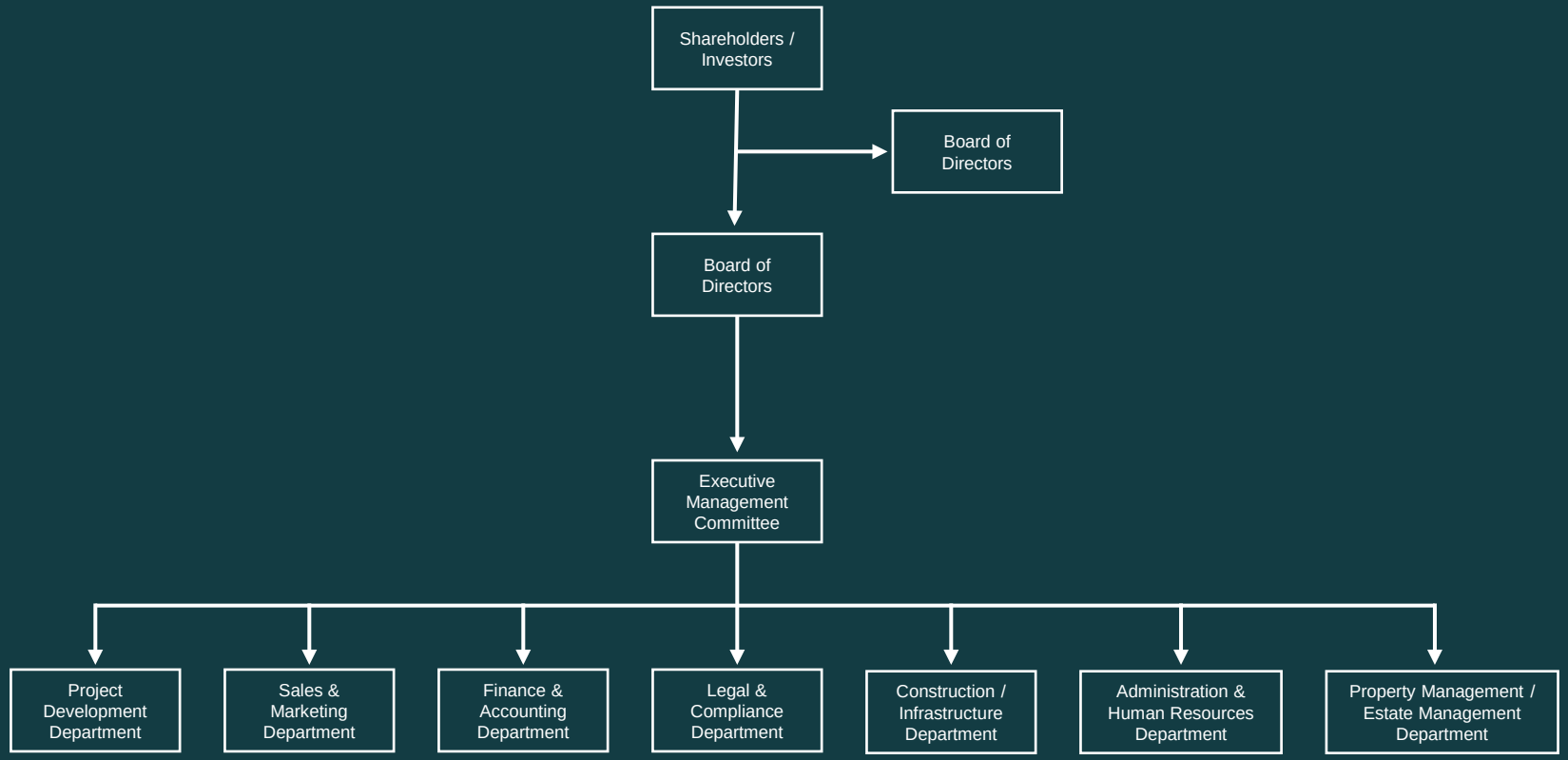
HERITAGE PARK
SIEM REAP - CAMBODIA

H.E. MET MAKARA is Secretary of State at the Ministry of Social Affairs, Veterans and Youth Rehabilitation and serves as Board Advisor to Victory & Synergy Development 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.

COMPANY STRUCTURE

VICTORY & SYNERGY DEVELOPMENT CO., LTD.

Corporate Structure



PROJECT VISION

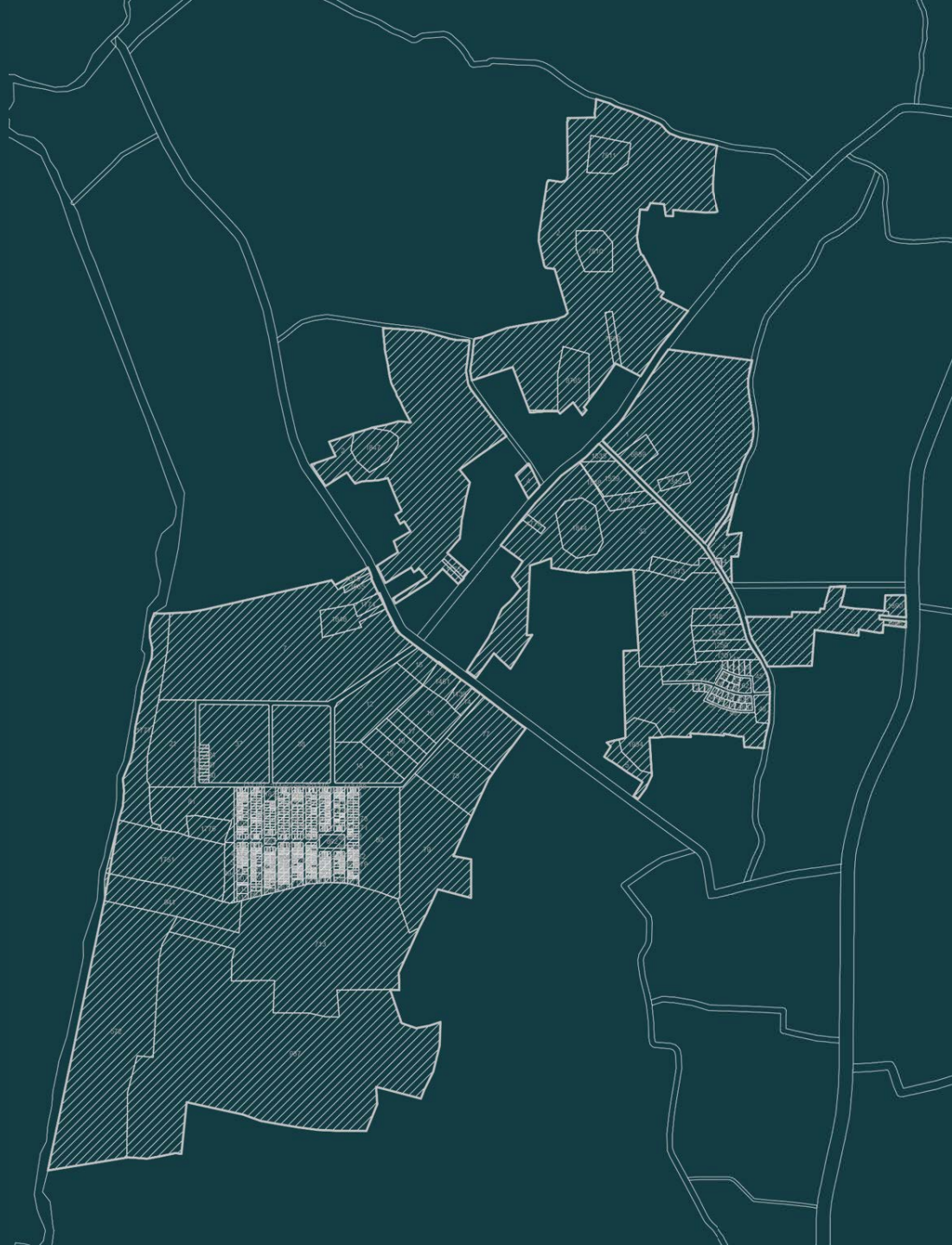
To establish Heritage Park as one of Southeast Asia's most attractive integrated tourism destinations while promoting sustainable tourism, investment, employment, and economic development in Cambodia.

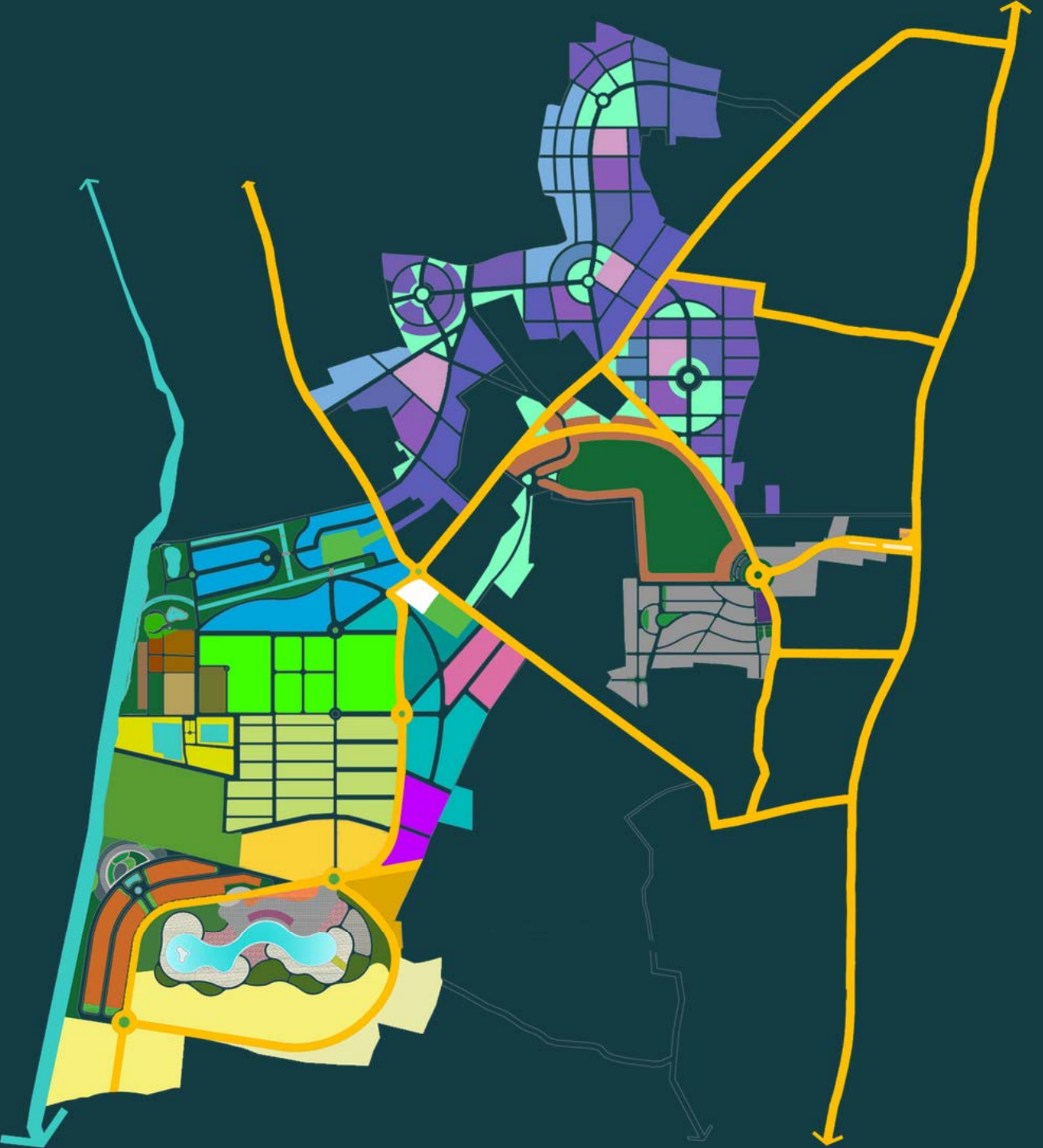
PROJECT MISSION

- Enhance Cambodia's tourism competitiveness
- Increase tourist length of stay in Siem Reap
- Create new tourism experiences
- Generate employment opportunities
- Attract foreign direct investment
- Promote sustainable development
- Support community and economic growth

DEVELOPMENT SCALE 400 HECTARES

“Heritage Park Siem Reap comprises approximately 400 hectares of land under the legal ownership and control of VICTORY & SYNERGY DEVELOPMENT Co., Ltd. and its shareholders. The project land is secured for long-term development and is being developed in full compliance with the laws and regulations of the Kingdom of Cambodia, providing confidence and security for investors, financial institutions, and development partners.”





DEVELOPMENT CONCEPTE

MASTER DEVELOPMENT PLAN

PHASE 1

Tourism and Entertainment District

Approximately 100 Hectares

Major Components:

❖ **Crystal Lagoon**

The Crystal Lagoon will serve as the project's signature attraction.

Features include:

- Approximately 6 hectares Crystal Lagoon
- White sand beaches
- Water sports activities
- Family recreation zones
- Event and festival spaces
- Beach clubs and restaurants
- Retail and commercial outlets

The Crystal Lagoon is expected to become a major tourism attraction for both local and international visitors.

❖ **Hospitality Zone**

Development of:

- 3-Star Hotels
- 4-Star Hotels
- 5-Star Hotels
- Luxury Resort Villas
- Serviced Residences

❖ **Commercial Area**

- Restaurants
- Cafes
- Retail Shops
- Entertainment Facilities

PHASE 2

Sports and Education District

Approximately 150 Hectares

Components include:

❖ **International Sports Complex**

- Football Stadium
- Training Fields
- Indoor Sports Facilities
- Sports Academy
- Athlete Accommodation

❖ **Convention and Exhibition Center**

- International Conference Facilities
- Business Events Venue
- Exhibition Halls

❖ **Educational Facilities**

- Sports Education Programs
- Training Centers
- Professional Development Facilities

❖ **Hotels and Supporting Facilities**

- Business Hotels
- Sports Hotels
- Serviced Apartments

PHASE 3

Healthcare and Wellness District

Approximately 150 Hectares

Components include:

❖ **International Hospital**

- Medical Center
- Specialist Healthcare Services
- Wellness Programs

❖ **Retirement Village**

The project aims to position Siem Reap as a regional retirement destination.

Facilities include:

- Independent Living Communities
- Assisted Living Facilities
- Nursing Care Facilities
- Wellness Centers

❖ **Senior Lifestyle Community**

- Community Centers
- Recreational Facilities
- Gardens and Parks
- Healthcare Support Services

❖ **Residential and Second Home Development**

- International Retirement Homes
- Vacation Residences
- Resort Villas

❖ **Golf Facilities**

- 9-Hole Golf Course
- Clubhouse
- Training Facilities

ECONOMIC IMPACT

Investment Value

The project is expected to attract substantial domestic and foreign investment throughout its development phases.

Employment Creation

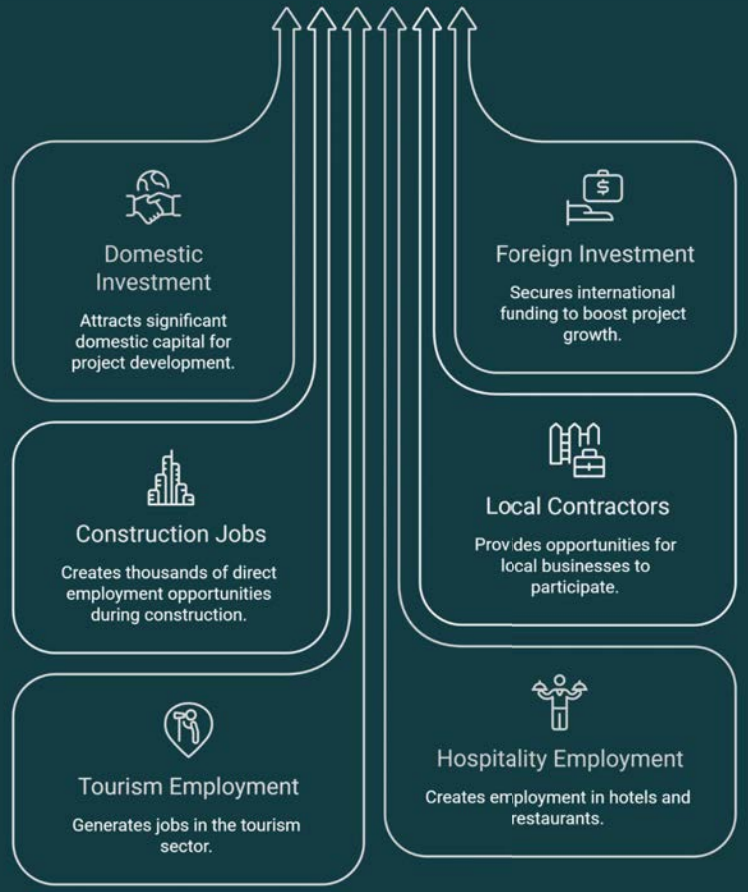
The project is expected to generate:

Construction Phase

- Thousands of direct jobs
- Local contractor opportunities
- Supply chain development

Operational Phase

- Tourism employment
- Hospitality employment
- Healthcare employment
- Sports management employment
- Facility management employment



TOURISM IMPACT

Heritage Park will contribute to:

Extended Tourist Stay

The project provides additional attractions beyond traditional cultural tourism, encouraging visitors to stay longer in Siem Reap.

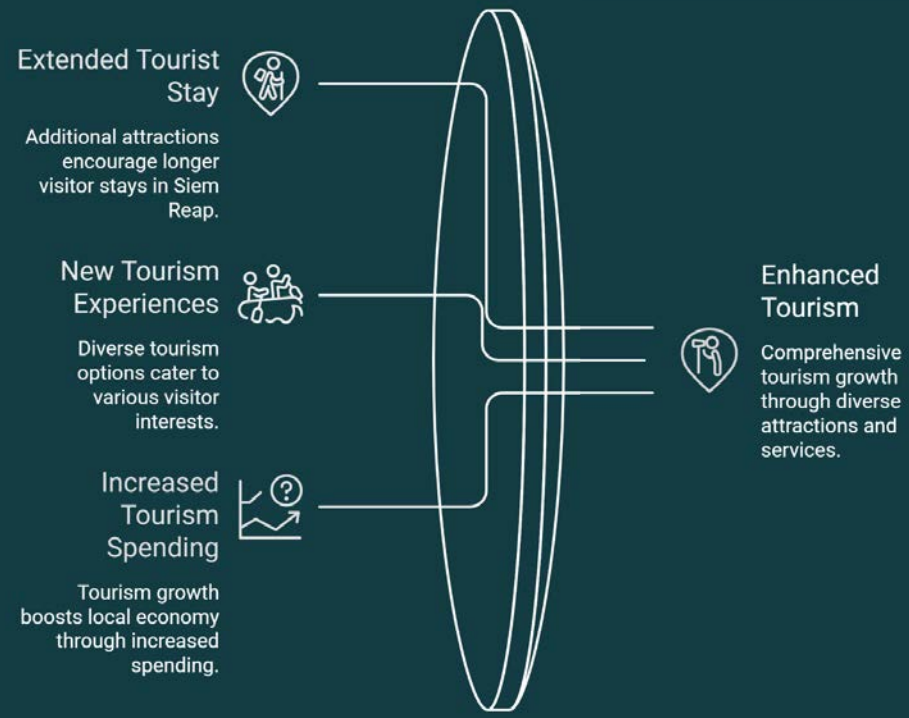
New Tourism Experiences

- Recreation Tourism
- Sports Tourism
- Wellness Tourism
- Retirement Tourism
- Family Tourism
- Business Tourism

Increased Tourism Spending

The project will support:

- Hotels
- Restaurants
- Retail Businesses
- Transportation Services
- Local Tourism Operators



ENVIRONMENTAL AND SUSTAINABLE DEVELOPMENT COMMITMENT

Heritage Park is committed to:

- Sustainable Tourism Development
- Green Open Spaces
- Environmental Protection
- Efficient Water Management
- Energy Conservation
- Community Development
- Responsible Tourism Practices

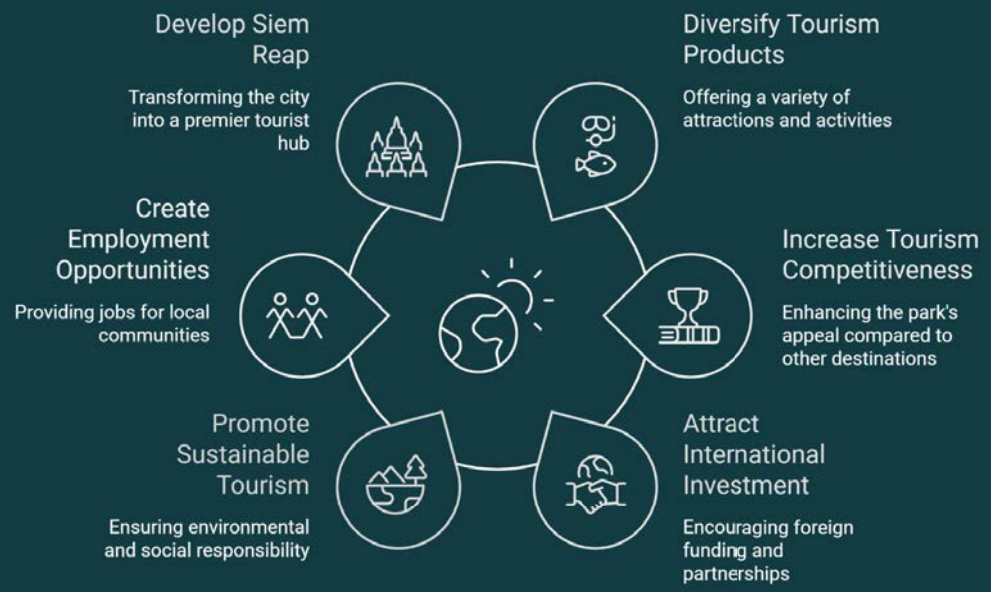
The project aims to balance economic growth with environmental stewardship and social responsibility.



ALIGNMENT WITH CAMBODIA TOURISM DEVELOPMENT STRATEGY

Heritage Park supports the Royal Government of Cambodia's objectives to:

- Diversify tourism products
- Increase tourism competitiveness
- Attract international investment
- Promote sustainable tourism
- Create employment opportunities
- Develop Siem Reap as a world-class tourism destination

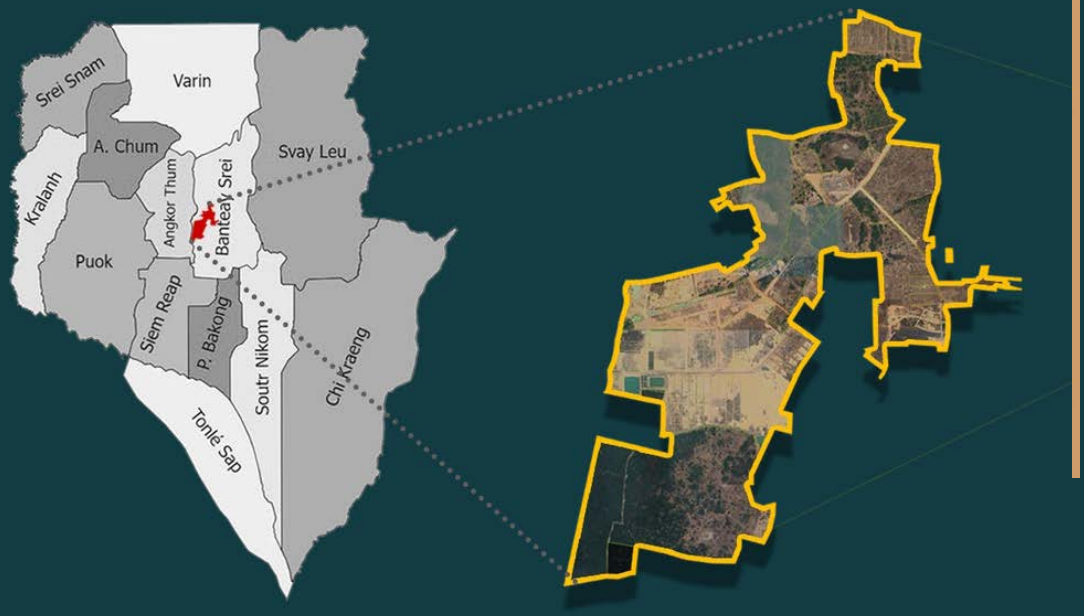


PROJECT PRESENTATION

Developed By VICTORY & SYNERGY DEVELOPMENT Co., Ltd.

ABOUT OUR PROJECT

SIEM REAP PROVINCE / CAMBODIA



PROJECT SIZE: 400 HECTARES

LOCATION: PREY VILLAGE, KNAR SONDAY COMMUNE, BUNTEAY SREY DISTRICT, SIEM REAP PROVINCE

PROJECT GOAL: To create a world-class tourism, leisure, and residential hub that promote Cambodia's Culture while generating substantial economic and social benefit



CAMBODIA

Cambodia is a beautiful country in Southeast Asia known for its rich history, vibrant culture, and warm hospitality. It is home to the world-famous Angkor Wat, a stunning ancient temple complex and symbol of national pride. The country features diverse landscapes, from the peaceful countryside and rice fields to the flowing Mekong River and tropical coastline. Cambodia's capital city, Phnom Penh, blends modern development with historical landmarks. With its deep-rooted traditions, delicious Khmer cuisine, and resilient spirit, Cambodia continues to grow while preserving its unique cultural heritage.



SIEM REAP

SIEM REAP is a vibrant cultural city in northwestern Cambodia, best known as the gateway to the magnificent temples of Angkor Wat. Blending ancient history with modern charm, the city offers a lively atmosphere filled with bustling markets, art galleries, traditional Apsara dance performances, and diverse restaurants. Visitors can explore the rich heritage of the Khmer Empire while also enjoying the relaxed riverside scenery and warm hospitality of the local people. With its unique mix of spirituality, history, and contemporary tourism, SIEM REAP stands as one of Southeast Asia's most captivating destinations.

SIEM REAP PROVINCE



Siem Reap is a vibrant cultural heart of Cambodia, renowned worldwide as the gateway to the ancient wonders of Angkor Wat and the vast Angkor Archaeological Park. Once a quiet provincial town, Siem Reap has grown into a dynamic destination that beautifully balances tradition and modern tourism. Visitors can witness breathtaking sunrise views over centuries-old stone temples, explore intricate carvings that tell stories of the powerful Khmer Empire, and immerse themselves in Cambodia's spiritual and architectural heritage.

Beyond the temples, the city offers lively experiences along Pub Street, colorful shopping at the Angkor Night Market, and peaceful walks beside the Siem Reap River. Traditional Apsara dance performances, local handicrafts, and authentic Khmer cuisine give travelers a deeper appreciation of the region's culture. With its welcoming atmosphere, growing café scene, luxury resorts, and nearby floating villages on Tonlé Sap, Siem Reap continues to enchant visitors seeking both adventure and cultural discovery.





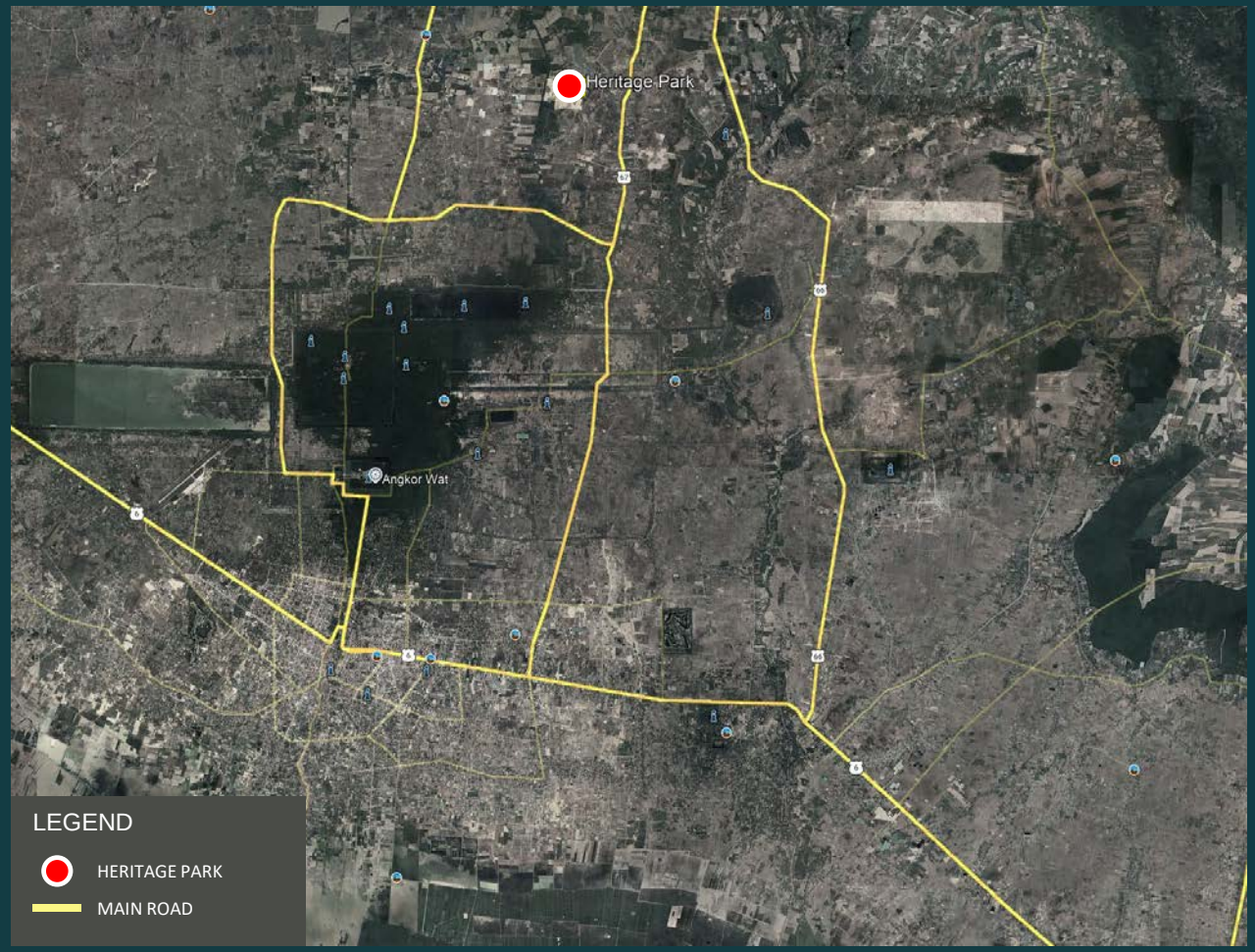








Road connectivity diagram



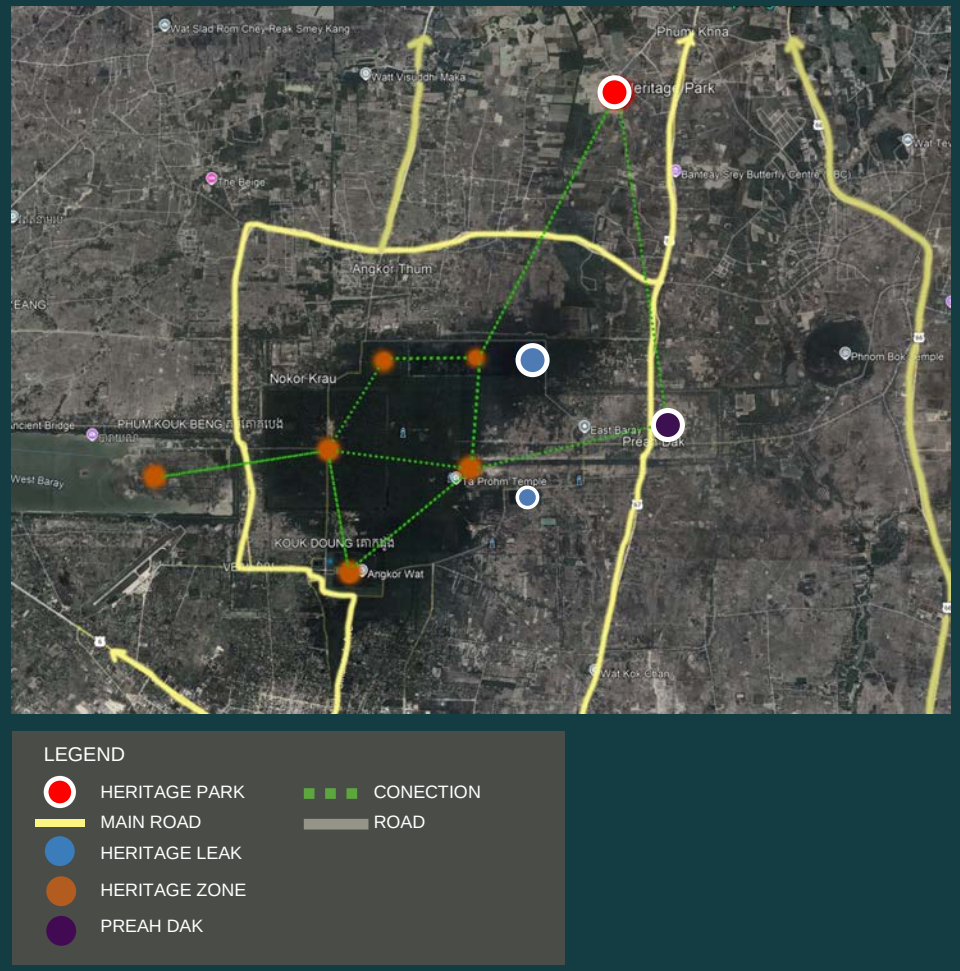
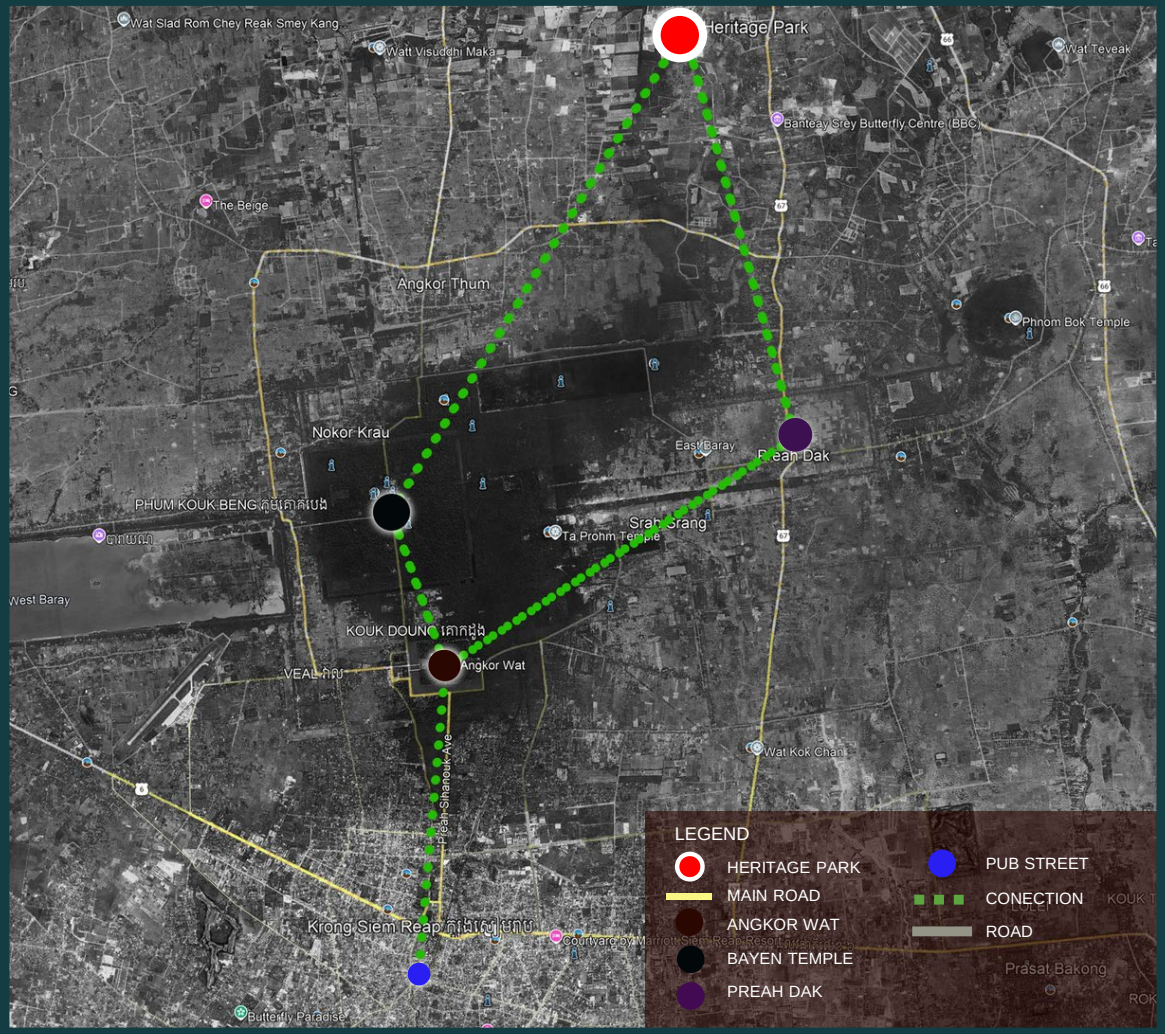


DIAGRAM CONNECTION OF REGIONAL TOURISM & LIFE STYLE





ANGKOR WAT



BAYON TEMPLE



PREAH DAK VILLAGE



BEONG TUNLE SAP



CRYSTAL LAGOON



PUB STREET

HERITAGE PARK
SIEM REAP - CAMBODIA

THE WORLD-CLASS TOURISM PROJECT IN CAMBODIA

SIEM REAP PROVINCE / CAMBODIA

PROJECT GOAL: To create a world-class tourism, leisure, and residential hub that promote Cambodia's Culture while generating substantial economic and social benefit

DETAILING ABOUT OUR PROJECT

HERITAGE PARK
SIEM REAP - CAMBODIA

400 HA DEVELOPEMENT PROJECT

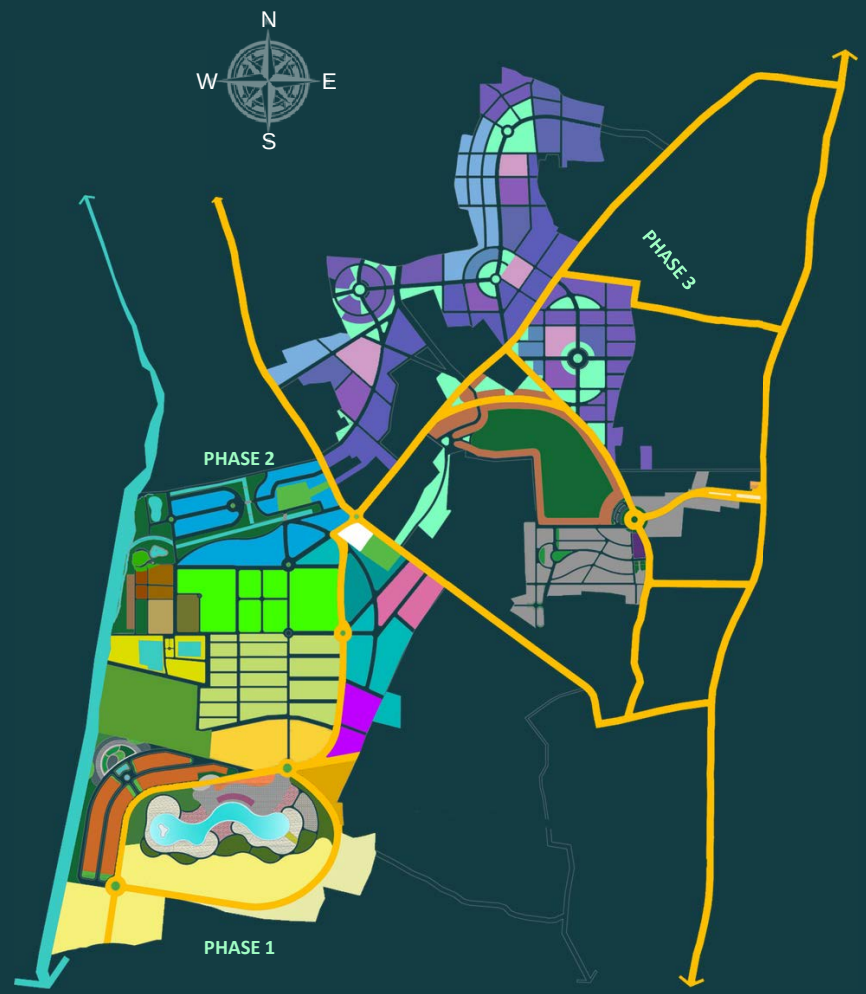
Crystal Lagoon, the largest man-made saltwater lagoon in Southeast Asia, spanning an impressive 6.3 hectares. This pristine lagoon offers a wide range of activities suitable for guests of all ages, from children to adults.

The Crystal Lagoon provides an array of activities, including kayaking, swimming, paddle boating, and floaties for leisurely enjoyment. For those seeking more exhilarating experiences, activities such as Cable Ski, Cable Tube, and the Slip and Slide are available, catering to those with an adventurous spirit.

The lagoon also offers the perfect setting to unwind and enjoy stunning sunset views over its vibrant turquoise waters. As the sun sets, the lagoon transforms into a tranquil and picturesque environment, providing a serene and memorable experience for all guests.

Swimming in the Crystal Lagoon is complimentary for all resort guests. Other activities are available at an additional cost, with a special 20% discount offered to guests during their stay.

N	LEGEND		
CRYSTAL LAGOON		PHASE 1	
LAGOON AREA			
BEACH AREA			
OPEN ACCES			
RESIDENTIAL EXCISIVE			
HOTEL			
PRIVATE VILLA			
PARKING			
FUTURE DEVELOPMENT			
OPERA SHOW			
LANDSCAPE AND PARK			
LOT LAND FOR SALE		PHASE 2	
HOME STAY			
SPORT			
SUPER MARKET			
SHOP HOUSE			
MALL			
COMMERCIAL BUILDING			
CENTRAL PARK			
RIVER RESORT			
PUBLIC GARDEN		PHASE 3	NURSING
SUPER MARKET			
SCHOOL			M.E
COMMUNITY AREA			ASIA EUROPE
SIMI VOCATION AREA			
PRIVATE VOCATION AREA			JAPAN
HOSPITAL			
GOLF & CENTER BUILDING			KOREA
LUXURY VILLA			
NURSING HOUSE			
PALM RESORT			
GASOLIN STATION			
MOOL HOTEL			

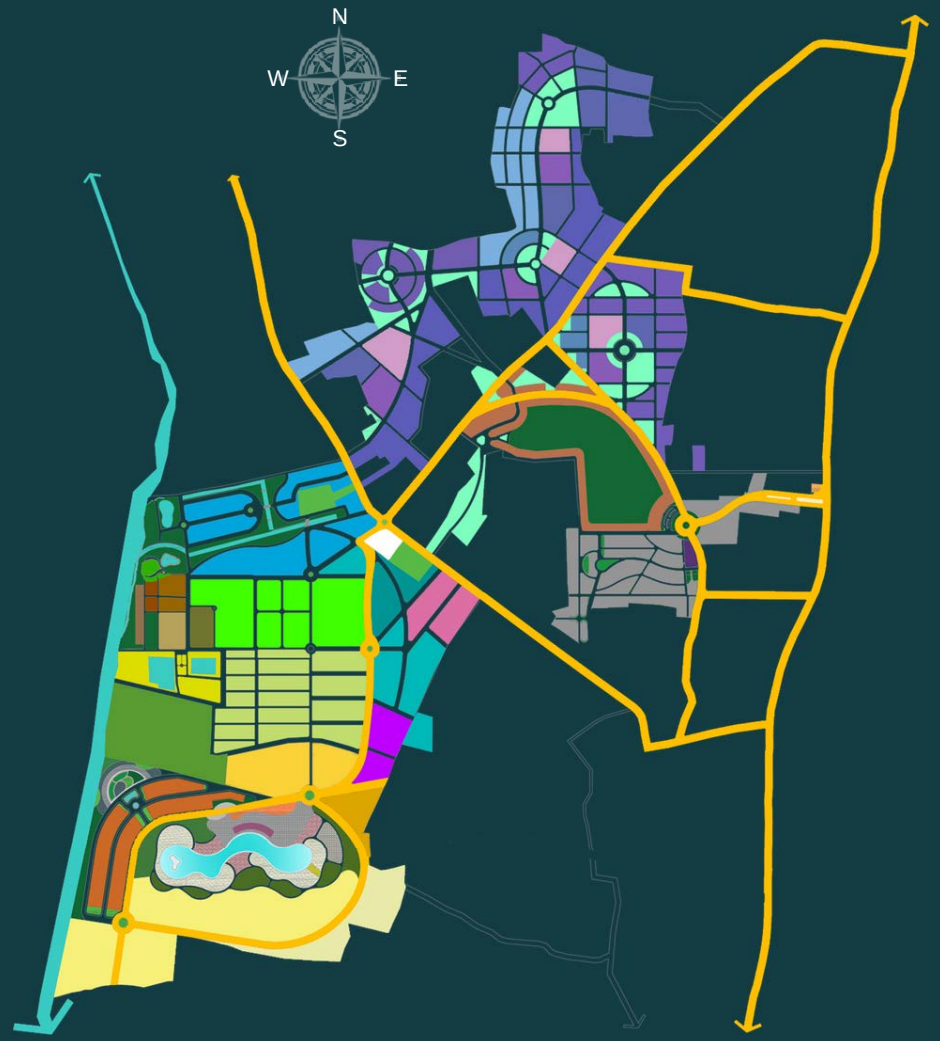


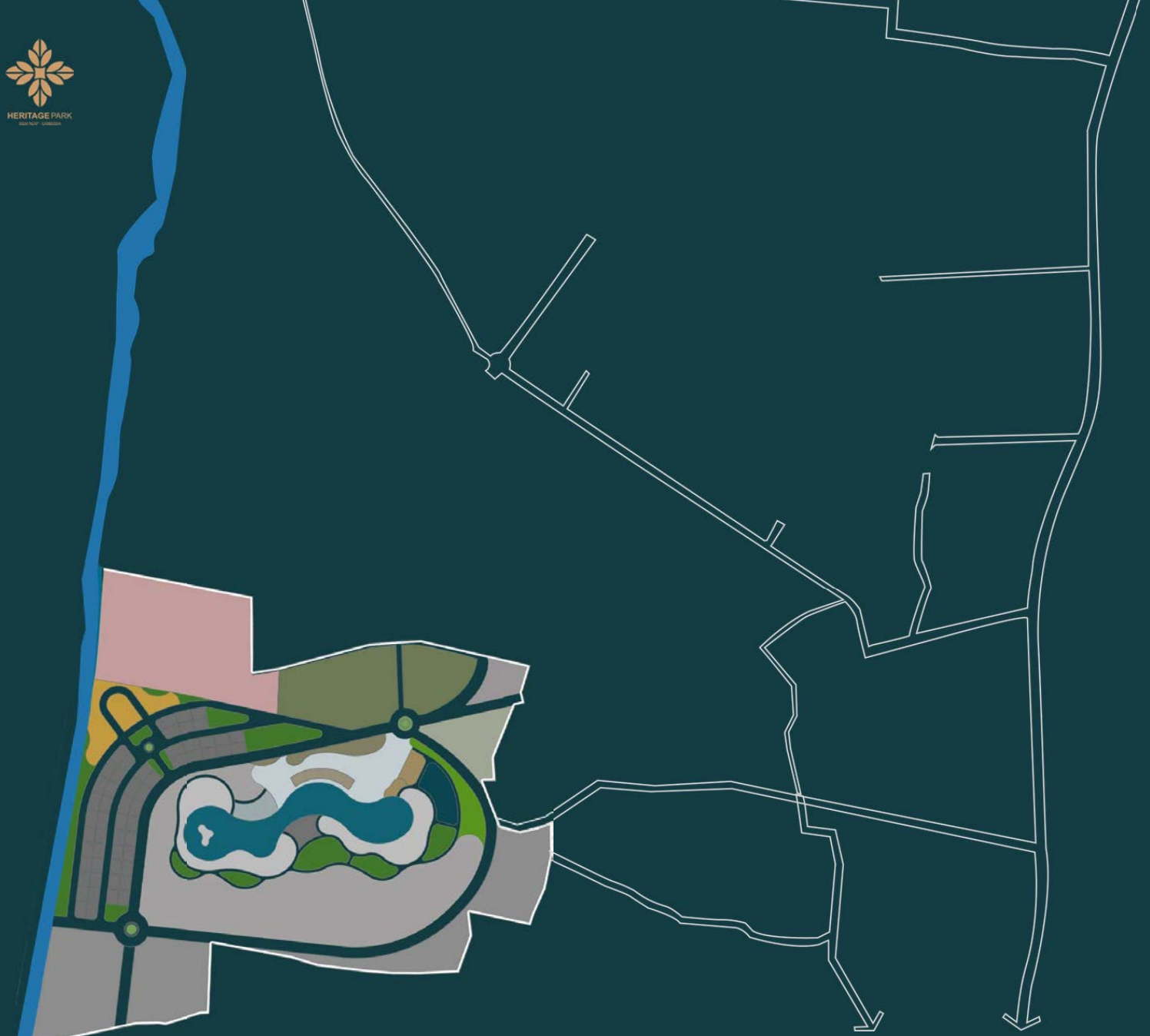
HERITAGE PARK MASTER PLAN

- Land area size : 400 hectares (3 PHASE)
- Zoning Strategies : Clear function for each phase

MASTER PLAN CONCEPTS

- PHASE 1 (100 ha) : 40 ha Crystal Lagoons, Golf, Hotels, Entertainment
- PHASE 2 (150 ha) : Sports Complex, Convention, Parks
- PHASE 3 (150 ha) : Hospitals, Retirement Homes, Second Homes





HERITAGE PARK
SIEM REAP - CAMBODIA

KEY COMPONENTS

PHASE 1-Entertainment & Hospitality (100 ha)

- 6-ha Crystal Lagoon (centerpiece attraction) (Total area: 40Ha)
- 3-5 Star Hotels & Resorts
- Parking capacity for 3000+ cars
- Retail, restaurants, cultural village

DEVELOP BY

PHASE 1 MASTER PLAN



Crystal Lagoon zoning Design Concept (115.45 Ha)

LEGEND

1. Crystal Lagoons (Lagoons area: 6.2Ha)
2. Ticket Lounge (0.6 Ha)
3.Beach Area
3a. Entertainment Beach (1.78 Ha)
3b. Activity Beach (1 Ha)
3c. Family Beach (1.2 Ha)
3d. VIP Beach (0.6 Ha)
3e. Residential Beach (0.56 Ha)
4. Island (0.2 Ha)
5. Sports Area (0.3Ha)
6. Beach Club (0.26 Ha)
7. Marina & Docks (0.6 Ha)
8. Waterfront Restaurant (0.7 Ha)
9. Retails Shop (0.6 Ha)
10. Event Esplanade (3 Ha)
11. Club House (1.4 Ha)
12. Wedding Peninsulas & Cocktail Lawn (0.2 Ha)
13. Continuous Pedestrian Promenade (2.39 Ha)
14. Possible Machine Room Location (0.5Ha)
15. Parking (10 Ha)
16. Hotels Area (25.8 Ha)
17. High Value Plot For Future Development (7.41 Ha)
18. Opera (2.49 Ha)
19. Luxury Villas (9 Ha)
20. Main Road (18.82 Ha)
21. Landscape and Park (19.74 Ha)

PHASE 1





1. Crystal Lagoon



2. Private Residential



3. Marina & Dock



4. Parking

PHASE 1





5. Beach club



6. Hotels



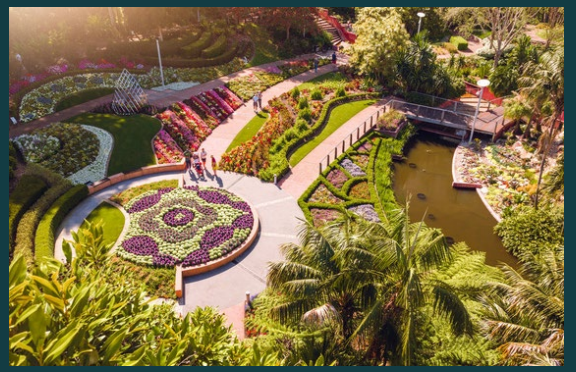
7. Island



8. Wedding Peninsula

PHASE 1





9. Recreational Park



10. Future Development



11. Restaurant



12. Opera Show











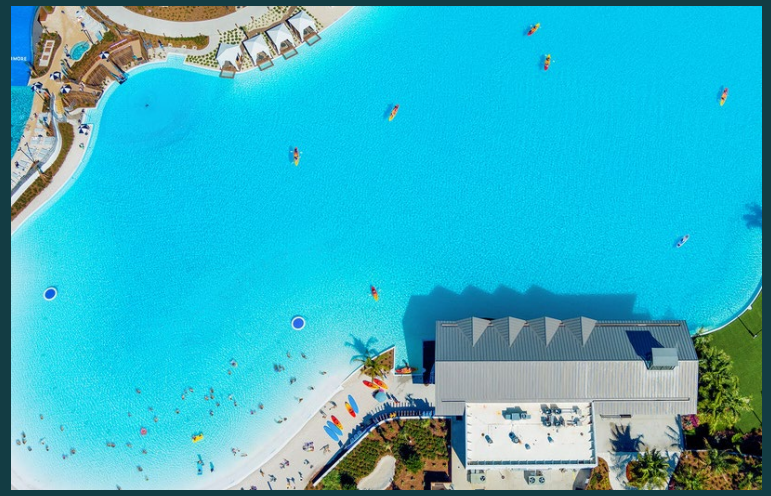




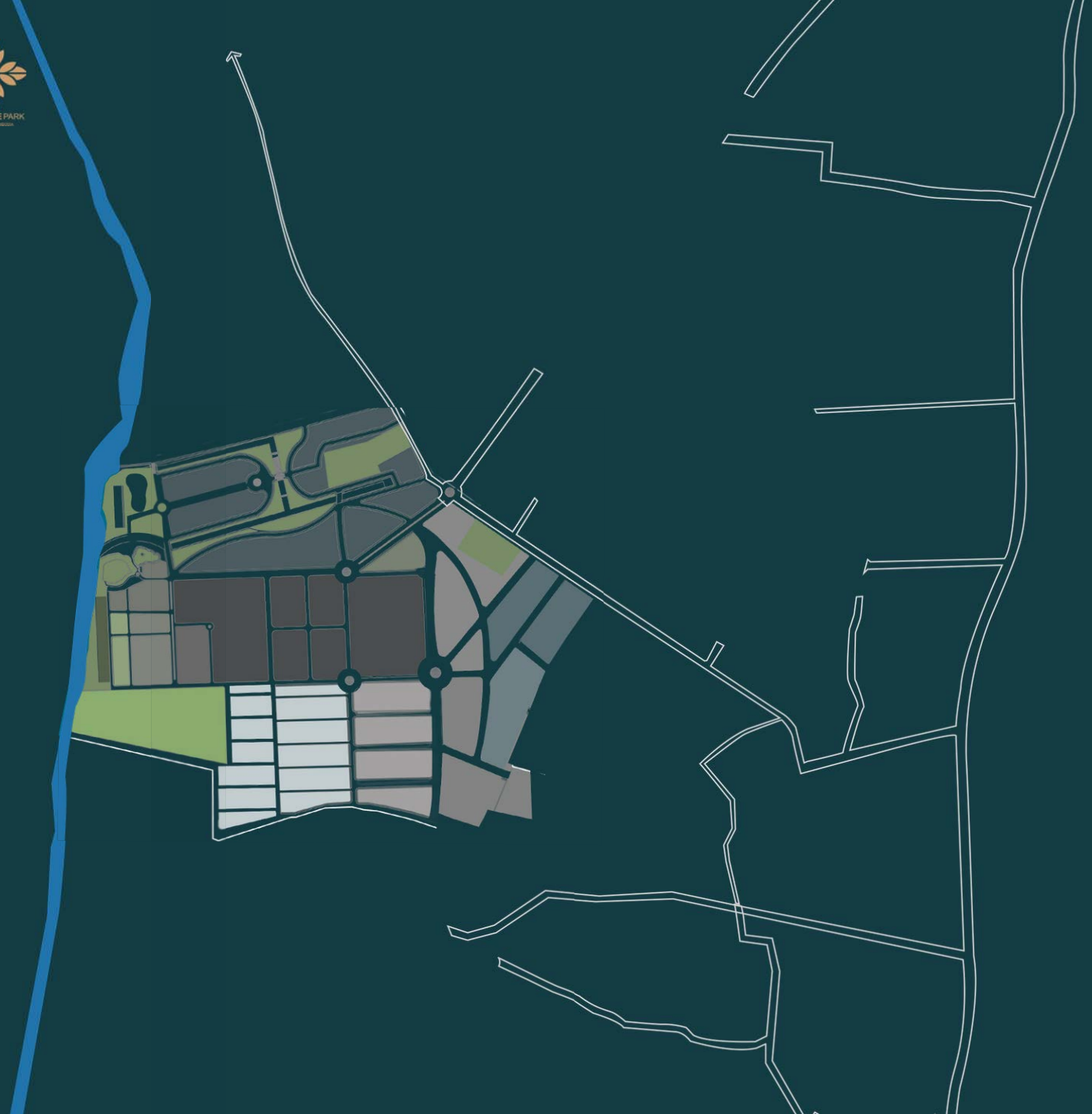












HERITAGE PARK
SIEM REAP - CAMBODIA

KEY COMPONENTS

PHASE 2-Sports & Convention Hub (150 ha)

- Football Stadium & Sports training facilities
- International standard dormitories
- Resorts & Convention Hall
- Public parks & Green spaces

DEVELOP BY

PHASE 2





1. Heritage Park Sport Center



2. Siem Reap United Stadium



3. Mall



4. Super Market

PHASE 2





5. Bungalow Residential



6. Bampenhreach Resort



7. Recreational Park



8. Lake Community Park

PHASE 2





9. Private residential



10. Shop House

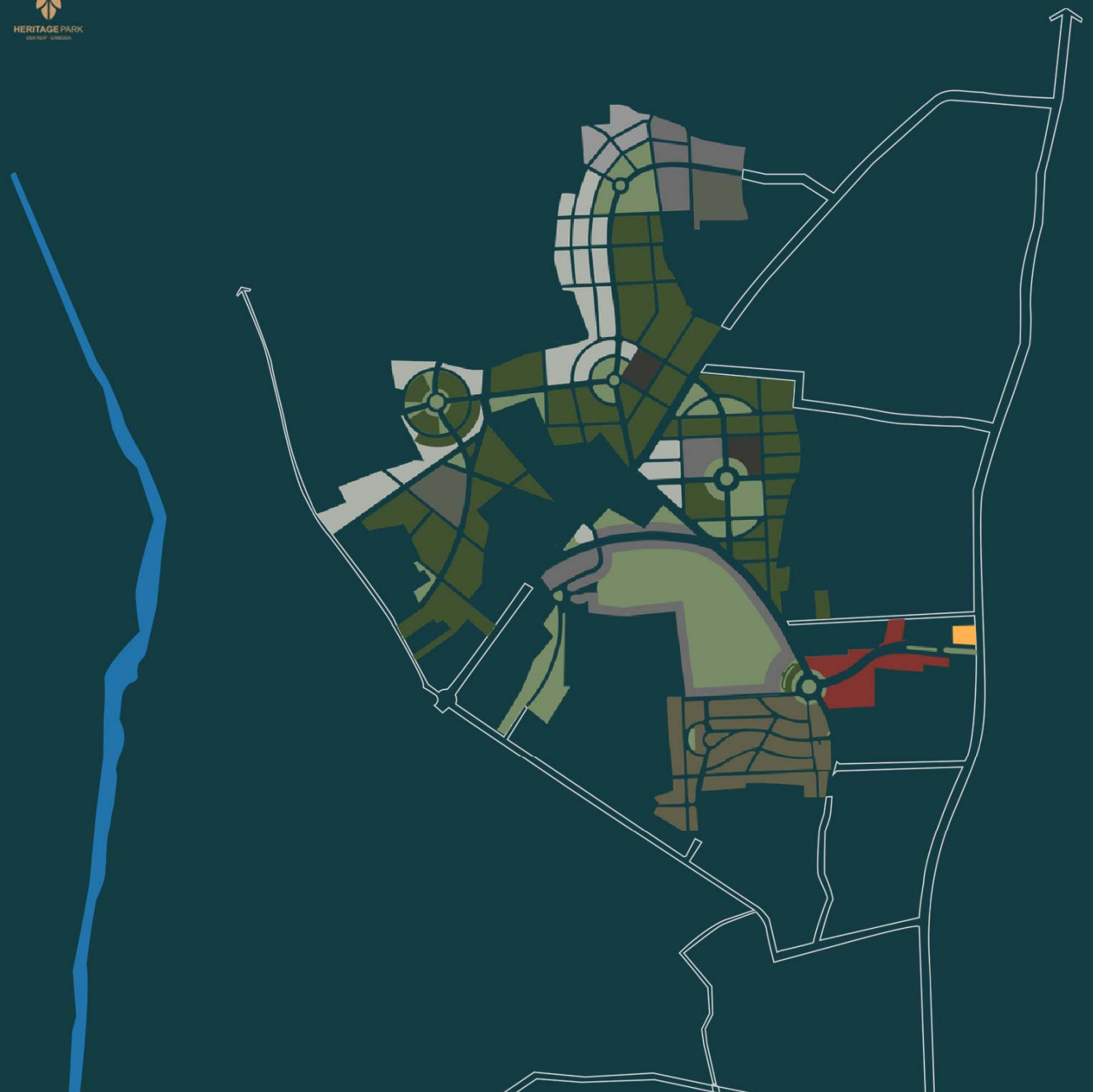


11. REAJ Restaurant



12. Commercial Building

TELEGRAM CHANEL



HERITAGE PARK
SIEM REAP - CAMBODIA

KEY COMPONENTS

PHASE 3-Hospital & Retirement Living (150 ha)

- Residential Complex
- International hospital
- Assisted living & retirement homes
- Wellness resorts & medical tourism
- Second homes & Retirement Homes

DEVELOP BY

CHINESE & KOREA VILLE

Nursing House









PHASE 3







PHASE 3







HERITAGE PARK

TELEGRAM CHANEL



PHASE 3

JAPAN VILLE

Nursing House



PHASE 3













KHMER & ASEAN VILLE



HERITAGE PARK

TELEGRAM CHANEL



PHASE 3

KHMER & ASEAN VILLE





HERITAGE PARK

TELEGRAM CHANEL



PHASE 3











PHASE 3

HERITAGE PARK

EUROPEAN VILLE

Residential Complex



PHASE 3







PHASE 3











PALM VILLE

RESORT & RESIDENCE





HERITAGE PARK

TELEGRAM CHANEL



PHASE 3






PHASE 3





TELEGRAM CHANEL

















PHASE 3









HERITAGE PARK
SIEM REAP - CAMBODIA

MASTER PLAN LAYER

Zoning in architectural design can be described as the rules or the guidelines that are established by the local city or town to control the physical expansion of the property. Usually, residential zoning regulations set building sizes and magnitude.

LEGEND
ROAD CONNECTION DIAGRAM

- Main road district
- Main road 30m
- Secondary road
- Sub road
- Private road

TOTAL AREA (sqm=20%)

LEGEND
LEGEND AND ZONING

PHASE 1

- LAGOON AREA
- BEACH AREA
- OPEN ACCES
- RESIDENTIAL EXCISIVE
- SOUVENIR STORE
- HOTEL
- PRIVATE VILLA
- PARKING
- FUTURE DEVELOPMENT
- OPERA SHOW
- LANDSCAPE AND PARK

PHASE 1

- LOT LAND FOR SELL
- HOME STAY
- SPORT
- SUPERMARKET
- SHOP HOUSE
- MALL
- COMMERCIAL BUILDING
- CENTRAL PARK
- RIVER RESORT

PHASE 8

- PUBLIC GARDEN
- SUPER MARET
- SCHOOL
- COMMUNITY AREA
- SIMI VOCATION AREA
- PRIVATE VOCATION AREA
- HOSPITAL
- GOLF & CENTER BUILDING
- LUXURY VILLA
- NURSING HOUSE
- PALM RESORT
- GASOLIN STATION
- MOOL HOTEL

NURSING M.E = ASIA JAPAN KOREA

TOTAL AREA (sqm=64.5%)

LEGEND
GREENARY CONNECTION DIAGRAM

- Recreational Park
- Golf field
- Crystal Lagoon garden
- Siem Reap Lake
- Crystal Lagoon

TOTAL AREA (sqm=15.5%)

HERITAGE PARK
SITE EXISTING

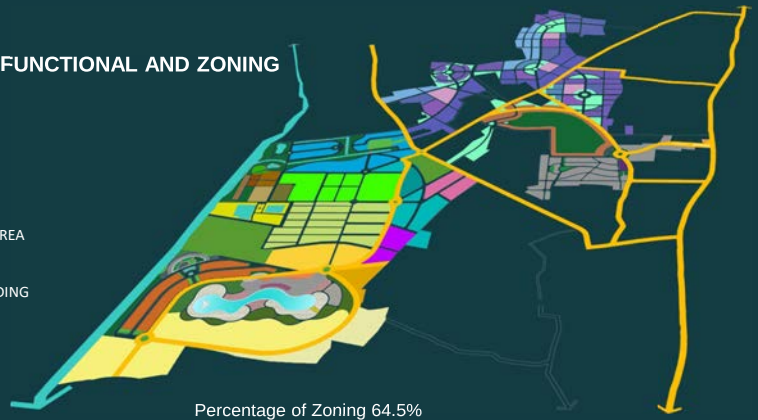
Siem Reap Province presents a significant opportunity for economic growth, tourism attraction, and cultural promotion. Below is a detailed project outline based on your goals and investment areas.
Project Size: 400 hectares
Location: Siem Reap Province, Cambodia

ROAD LAYER



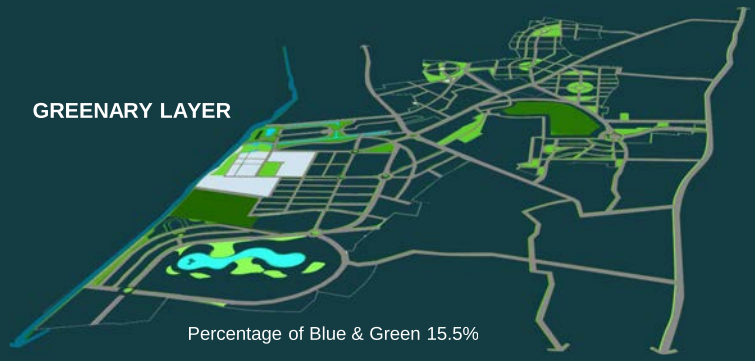
Percentage of road 20%

FUNCTIONAL AND ZONING



Percentage of Zoning 64.5%

GREENARY LAYER



Percentage of Blue & Green 15.5%



SITE EXISTING

HERITAGE PARK
SIEM REAP - CAMBODIA

THE WORLD-CLASS TOURISM PROJECT IN CAMBODIA

SIEM REAP PROVINCE / CAMBODIA

ROAD TYPE

PROJECT GOAL: To create a world-class tourism, leisure, and residential hub that promote Cambodia's Culture while generating substantial economic and social benefit



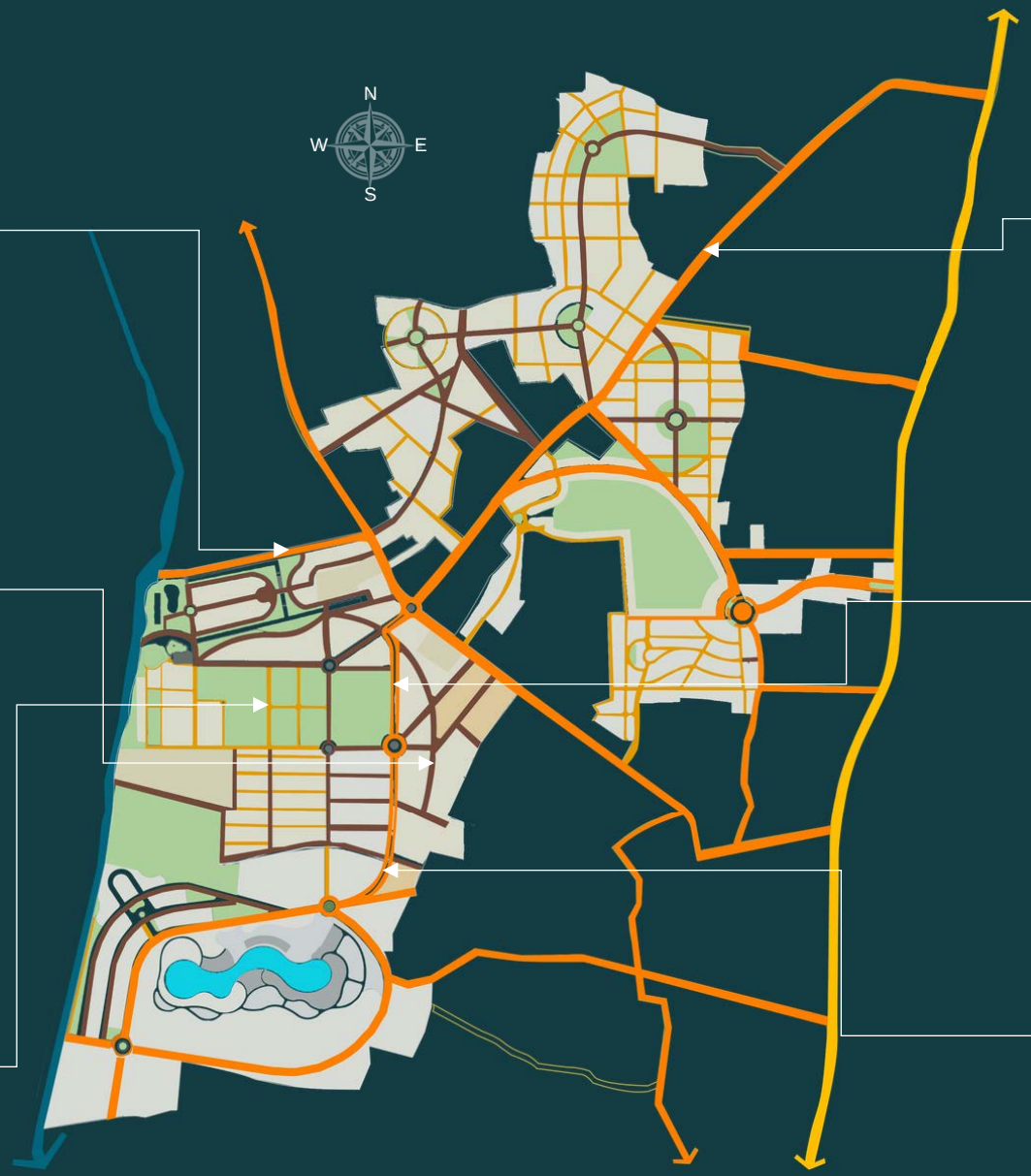
Road 25m



Road 20m



Road 15m





Road 30m
(Option 1)

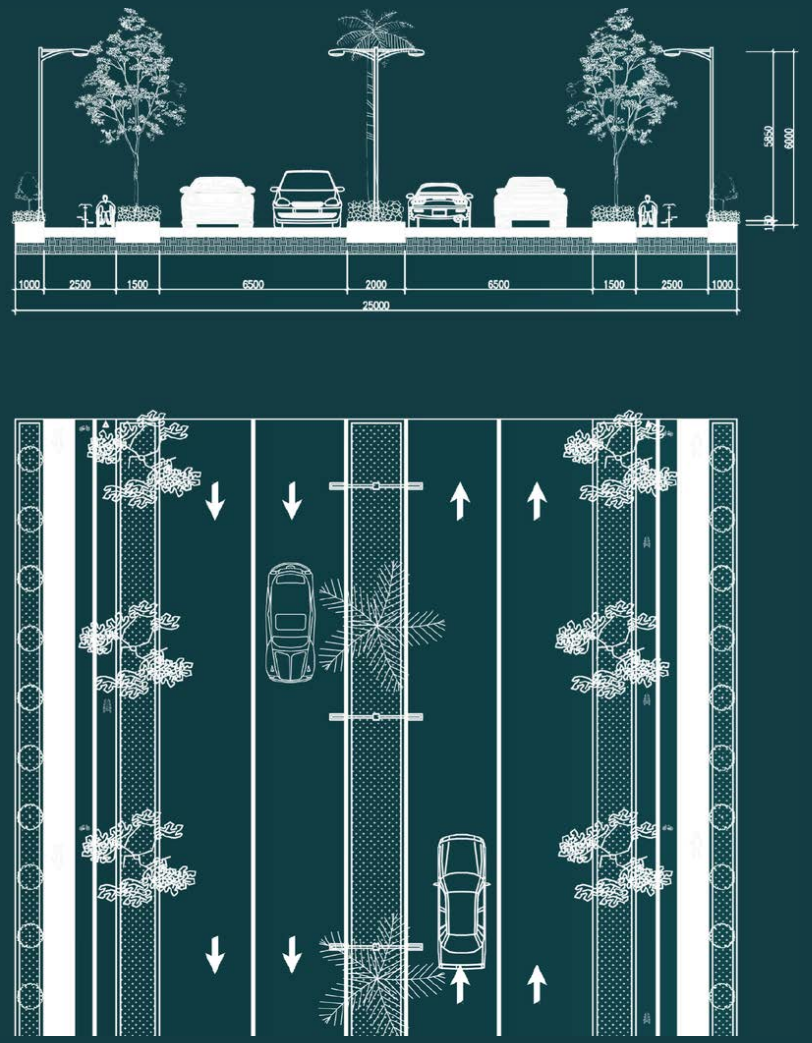


Road 30m
(Option 2)



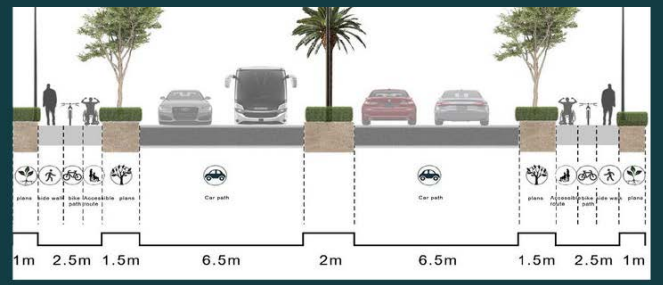
Road 30m
(Option 3)

1. Main Road



Road 25m 2D

Front view

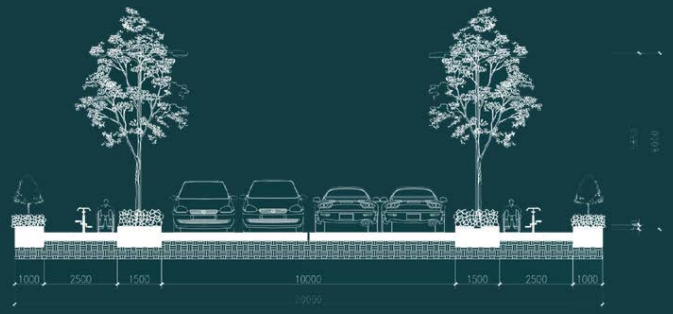




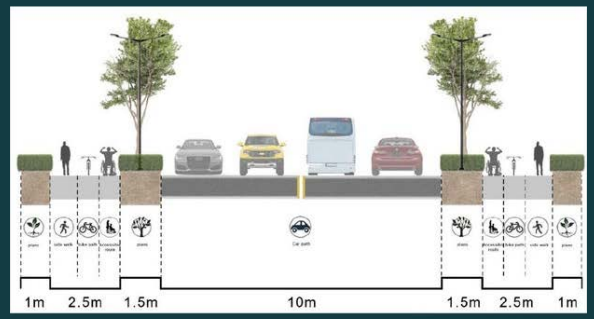
Top view

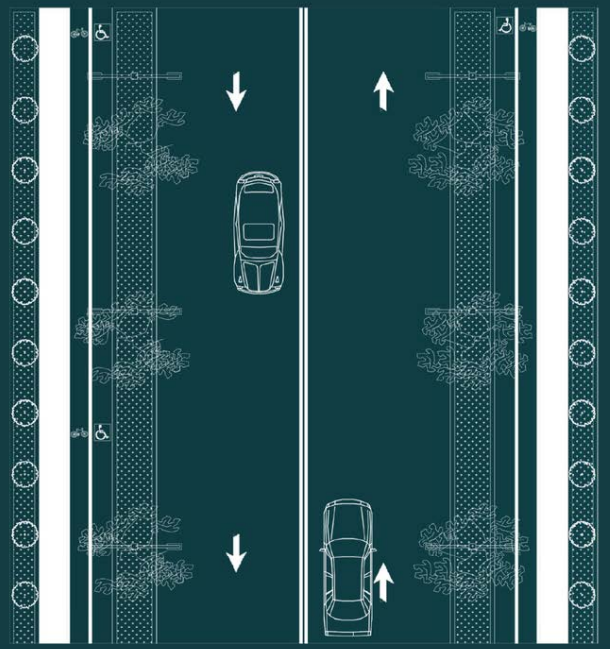
TELEGRAM CHANEL

2. SECONDARY ROAD

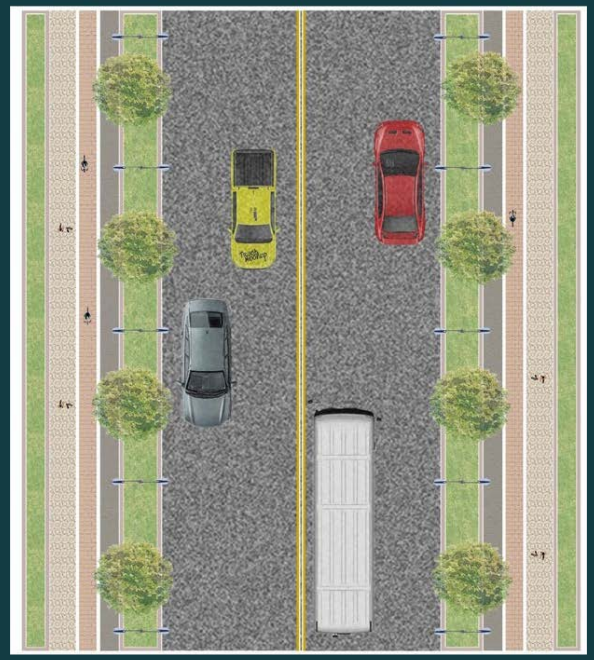


Front view





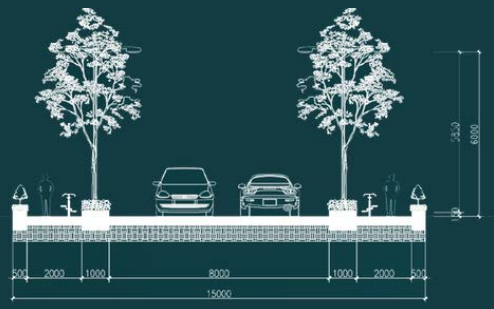
Road 20m 2D

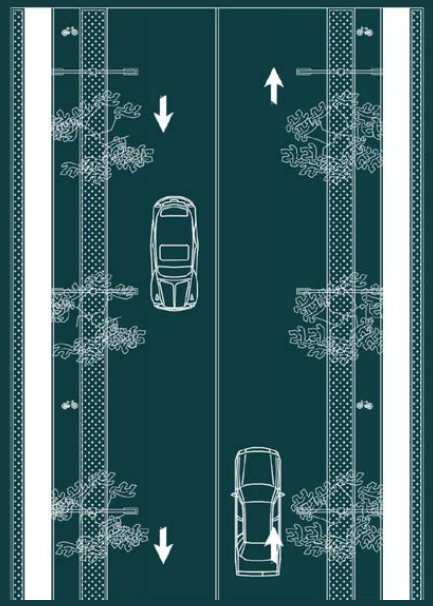


Top view

TELEGRAM CHANEL

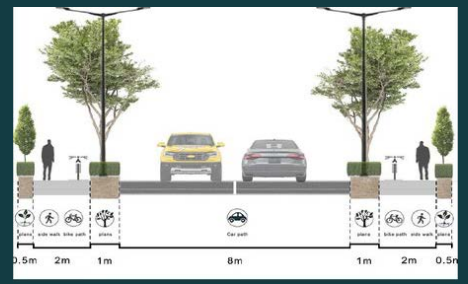
3. SUB ROAD

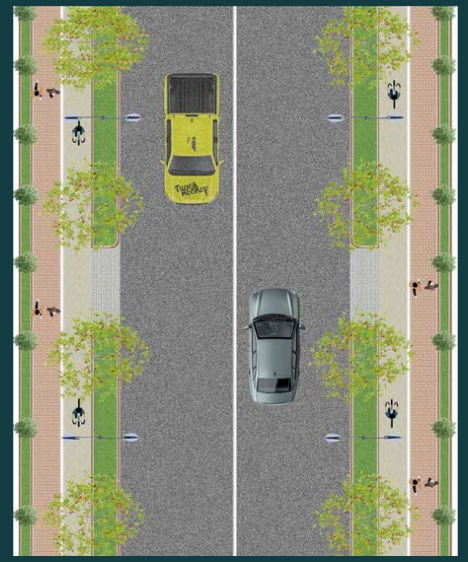




Road 15m 2D

Front View

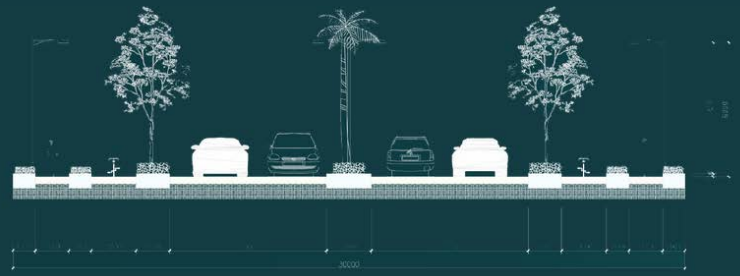




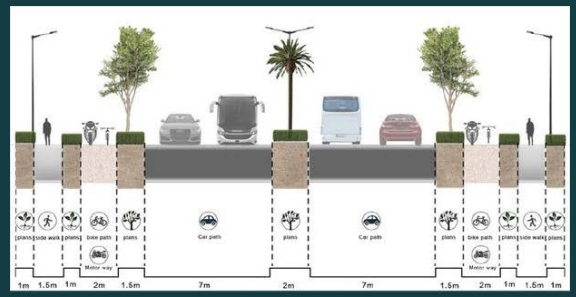
Top view

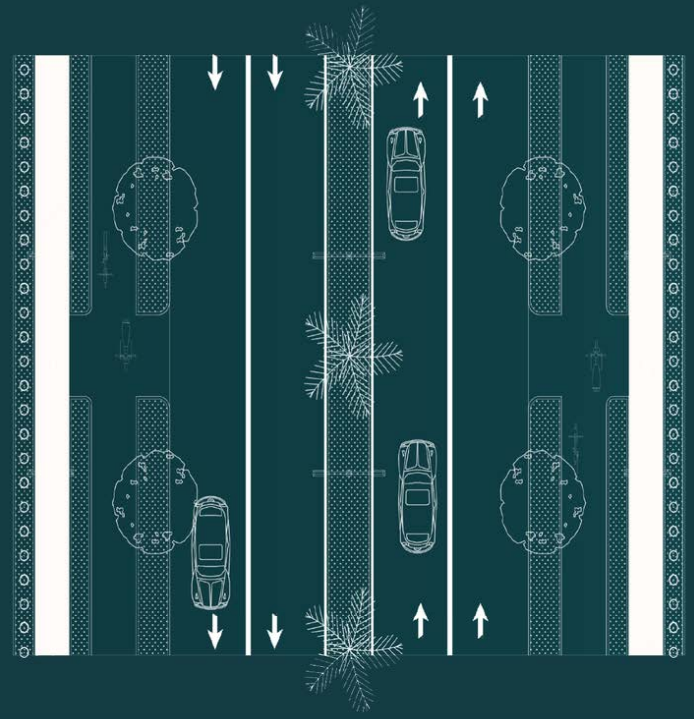
TELEGRAM CHANEL

4. Main Road (option 1)



Front view



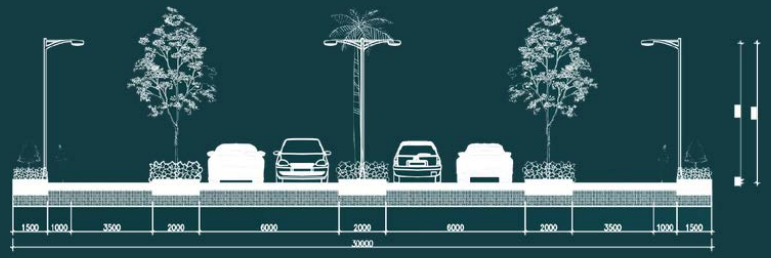


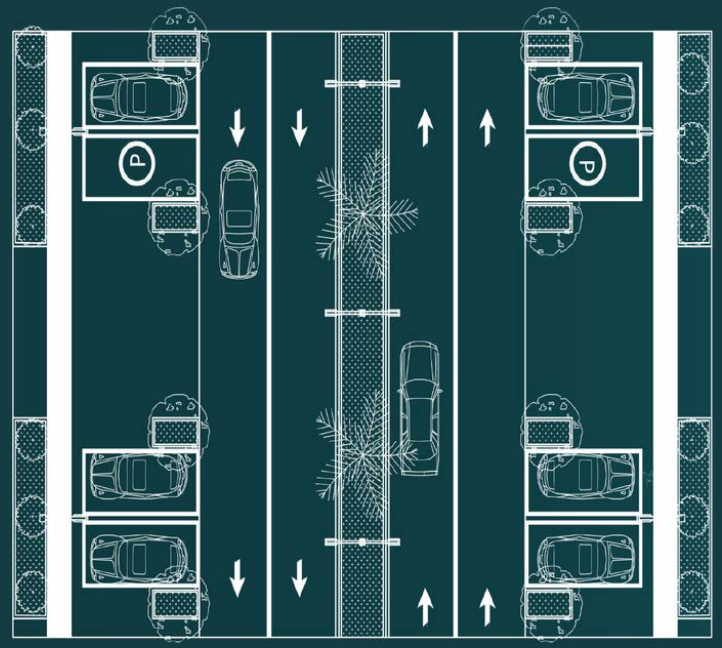
Road 30m 2D



Top view

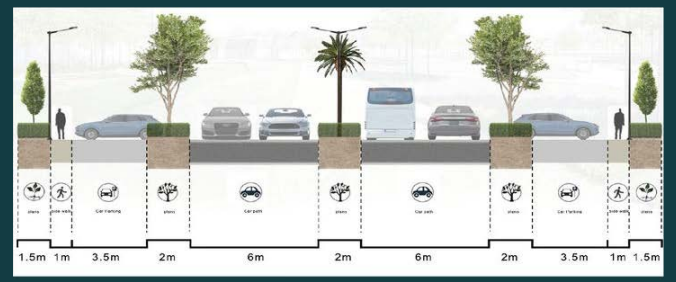
5. Main Road (option 2)





Road 30m 2D

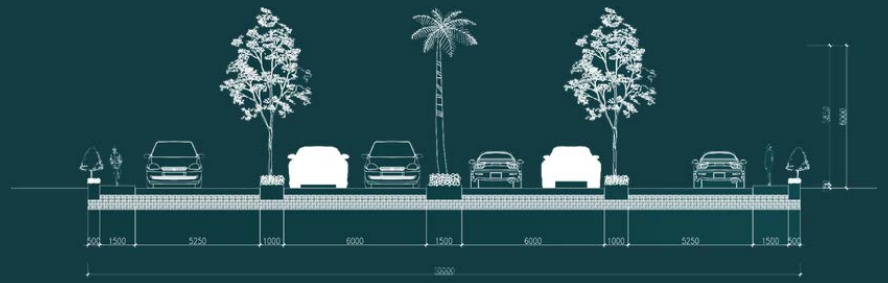
Front view



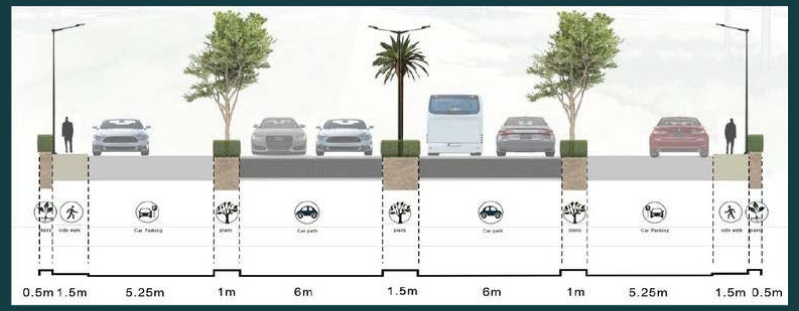


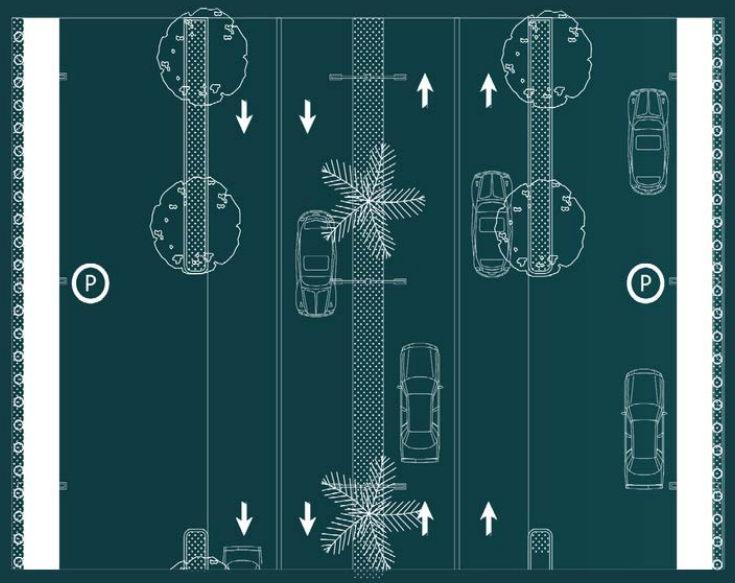
Top view

6. Main Road (option 3)



Front view





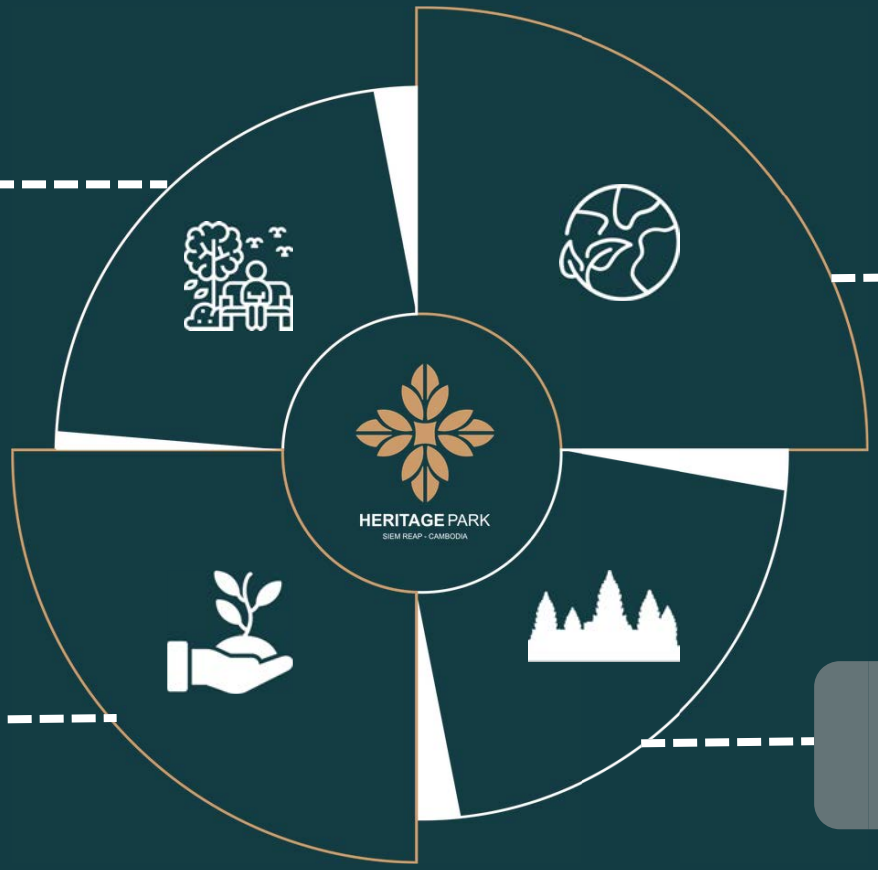
Road 30m 2D



Top view

- Public spaces, walkability, smart infrastructure

- Green master plan with water & energy efficiency



- Environmental & social sustainability commitment

- Integration of Khmer culture & architecture

HERITAGE PARK
SIEM REAP - CAMBODIA

THANK YOU

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TO DISCOVER MORE

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TELEGRAM
DR. TENG RITHY

DEVELOP BY