



CITYVILL PHINOM PENH

**Bodaiju**  
Residences

## LIVING IN A GARDEN

Bodajji Residences, a home set within beautiful landscaped gardens, offers a harmonious balance of quality modern living and tranquility of nature. The elegantly crafted landscaping and lush exterior garden deck complement sleek and contemporary interior enhanced with refined finishes sourced from all over the world. These charming qualities transcend the premier development. Draw up your grandest plans, or create memorable moments at every corner - this is a home you truly deserve.





## AN URBAN MEADOW

### INSPIRED BY NATURE'S BEST

Sodajū Residences is a unique and beautifully crafted estate basking in the splendour of lush foliage and greenery. Draw inspiration as you stroll through the generous grounds and fill your senses with a potpourri of wondrous sights and smells, with elegantly designed landscaping inspired by nature's best.





## EVERYDAY LIVING

### MADE BEAUTIFUL

A lovely day beckons as you wake up in a modern space that you can call your own. The six apartment buildings are thoughtfully spaced for maximum privacy, while the central garden deck serves as the perfect spot to socialize and host a party. To cater to your every need, amenities in this beautifully crafted estate include rooftop gardens, sky pools with sweeping views, alfresco cafes, private balconies for all apartments, two levels of parking space and a large playground. Discover new experiences right in the estate for your preferred lifestyle.



## HOUSING

### AMENITIES & FACILITIES

#### BBQ Pit with alfresco dining

A perfect setting to entertain and socialise.



#### Garden Pavilion

Elegantly crafted landscaping with lush foliage and greenery.



#### Rooftop Garden

A cool and fresh place to relax with picturesque views.



#### Japanese Garden

A serene corner for recreation and reflection that captures the beauty of nature.



#### Sun Deck

Take in some tropical sunshine on the sun deck with private cabanas.



#### Mini Mart

Groceries and other conveniences readily available at your doorstep.

#### Infinity Sky Pool

Indulge in unobstructed panoramic views and relax in our infinity pools.



#### Forest Café

Enjoy your favourite coffee outdoor under a canopy of trees.

#### Sky Fitness

A secluded corner designed to achieve a tranquil mind and body.



#### Kids Centre

Convenience for families with young children with the option of responsible and quality care services.



## Type C1

Net Area: 42.8 - 49.7 sqm (balcony area included)  
 Balcony Area: 7.3 - 14.4 sqm

## Type C1-a

Net Area: 43.8 sqm  
 (Balcony Area: 10.3 sqm)



Stack C03 Level 11/21/13P  
 Stack C08 Level 11 to 13P  
 Stack C04 Level 11/21/31/41/51/61/71/81/91/101/111/121/131P  
 Stack C07 Level 11 to 13P  
 Stack C12 Level 11/21/31/41/51/61/71/81/91/101/111/121/131P  
 Stack C13 Level 11 to 13P  
 Stack C15 Level 11/21/31/41/51/61/71/81/91/101/111/121/131P  
 Stack C14 Level 11 to 13P

## Type C1-b

Net Area: 49.7 sqm  
 (Balcony Area: 14.4 sqm)



Stack C03 3P to 13P  
 Stack C12 31/ 71/ 81/ 111P  
 Stack C15 31/ 71/ 81/ 111P

## Type C1-c

Net Area: 42.4 sqm  
 (Balcony Area: 7.3 sqm)



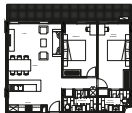
Stack C04 31/ 71/ 81/ 111P

## Type C2

Net Area: 103.7 - 114.9 sqm (balcony area included)  
 Balcony Area: 14.4 - 21.4 sqm  
 2 bathrooms (no bathtub)

## Type C2-a

Net Area: 103.7 sqm  
 (Balcony Area: 14.4 sqm)



Stack C03 Level 11/21/13P  
 Stack C08 Level 11 to 13P  
 Stack C11 Level 11 to 13P  
 Stack C17 Level 11/21/13P

## Type C2-b

Net Area: 110.3 sqm  
 (Balcony Area: 23.0 sqm)



Stack C08 31/ 21P  
 Stack C15 31/ 21/ 13P



## Type C2-c

Net Area: 108.3 sqm  
 (Balcony Area: 21.2 sqm)



Stack C03 3P to 13P  
 Stack C08 3P to 13P  
 Stack C11 3P to 13P  
 Stack C17 3P to 13P



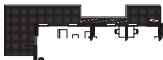


## Type C2

Net Area: 132.7 - 116.9 sqm (balcony area included)  
 Balcony Area: 16.4 - 29.4 sqm  
 2 bedrooms (no bathtub)

## Type C2-d

Net Area: 108.2 sqm  
 (Balcony Area: 23.9 sqm)



Stack C2d: 37/47/57/107/127



## Type C2-e

Net Area: 116.7 sqm  
 (Balcony Area: 29.4 sqm)



Stack C2e: 37/47/57/107/127



## Type C2-f

Net Area: 127.8 sqm  
 (Balcony Area: 23.3 sqm)



Stack C2f: 37/77/87/117



## Type C2-g

Net Area: 129.8 sqm  
 (Balcony Area: 23.3 sqm)



Stack C2g: 37/77/87/117



## Type C3

Net Area: 132.7 - 134.8 sqm (balcony area included)  
 Balcony Area: 21.2 - 42.9 sqm  
 3 bedrooms (bathtub is included in master bedroom)

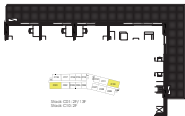
## Type C3-a

Net Area: 132.7 sqm  
 (Balcony Area: 21.2 sqm)

Stack C3a: 17  
Stack C3d: 17

## Type C3-b

Net Area: 146.8 sqm  
 (Balcony Area: 33.3 sqm)

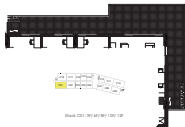


Stack C3b: 27/17

Stack C3d: 27

## Type C3-c

Net Area: 131.4 sqm  
 (Balcony Area: 29.7 sqm)



Stack C3c: 37/47/57/107/127

3 Bedrooms

## Type C3

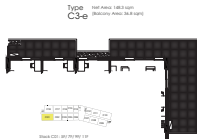
Net Area: 132.7 - 134.6 sqm (balcony area included)  
Balcony area: 21.2 - 42.9 sqm  
2 bathrooms (bath tub is included in master bathroom)



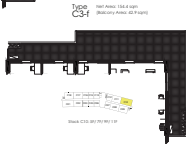
3 Bedrooms

## Type C3

Net Area: 132.7 - 134.6 sqm (balcony area included)  
Balcony area: 21.2 - 42.9 sqm  
2 bathrooms (bath tub is included in master bathroom)



Stack C3-e: 30/70/80/100



Stack C3-f: 30/70/80/100





**Architects:** Asma Architects

### LIVING IN A GARDEN

Bodaiju Residences was designed as an ensemble of buildings woven into an inviting tropical landscape. Away from the congested roads of Phnom Penh, the residential buildings are built upon a multi-level garden covering the entirety of the first and ground-floor parking.

Large forest trees grow from the natural ground and their leafy tops emerge at a pedestrian garden level. Here, a planted promenade links the six proposed residential buildings as well as amenities such as children's day care, convenient mini-markets, cafes and the club house - a common space for gathering. The project was conceived as a composition of four linear buildings that provide a large array of apartment layouts and two circular buildings made up of uniquely spacious units.

Every unit has a view and is delineated by large covered terraces acting as second outdoor living rooms. These generous liveable balconies provide sun-shading and allow for ample natural light. On the roof, each building offers a communal garden and a swimming pool with panoramic views of the city and beyond.



Ivan Tiziane

A French-Cambodia collaboration, Asma Architects was established in Paris and made its first appearance in Cambodia with the completion of the Kartha Bopha Hospital's conference center in Slem Reap in 2001. With its founding partners Yalin Bun, Ivan Tiziane, Lisa Ros, and Cyril Ros at its helm, the firm has grown and completed a great number of projects in Cambodia. Some of their notable projects include the VIP terminals for both Phnom Penh and Slem Reap airports, Viroth Hotel 1 and 2, Rambutan Hotel, and numerous villa to name a few.

Asma Architects designs with attention to detail and context, striving to create architecture that harmonizes and responds to climates. Diffusing light, balancing heat and providing shade serve as inspirations for the firm to create architecture that is both inviting and relevant to local context.

**Developer:** CREED GROUP



### INTRODUCTION TO CREED

Founded in 1996, Creed Group is a Japanese real estate investment firm with experience in the mature real estate market in Japan and also specializes in property investment and development.

Muneyoshi Toshihiko, founder of Creed Group, set about with the mission of offering "Japan Quality to emergent nations in Asia". With offices in Singapore, Malaysia, Cambodia, Vietnam, Bangladesh and Japan - Creed Group has been investing in the Asian real estate market since 2012, partnering with the best players in the region and bringing in expertise from Japan. As of 2015, Creed Group has an invested amount of 340 million USD.

### PROJECTS IN PHNOM PENH



Cambodia - Bodaiju Residences



Cambodia - Asma Garden Residences



Cambodia - Borey Maha Sen Sok

### Group of Companies

- Creed Corporation (Japan)
- Creed Asset Investment Co., Ltd. (Japan)
- Creed Holdings Pte. Ltd. (Singapore)
- Creed Investments Pte. Ltd. (Singapore)
- Creed Asian Development (M) Sdn. Bhd. (Malaysia)
- Creed Asia (Cambodia) Co., Ltd. (Cambodia)
- CRD Franciscop P.L.C. (Cambodia)
- Creed Development BD Company Ltd. (Bangladesh)
- Representative Office of Creed Holdings Pte. Ltd. in HCMC (Vietnam)

### PROJECTS IN ASIA



Malaysia - Jinhua



Vietnam - Ho Chi Minh City



Vietnam - Ho Chi Minh City



[www.bodajju-residences.com](http://www.bodajju-residences.com)  
023 900 866 | 023 900 966  
[info@creed-projects.com](mailto:info@creed-projects.com)

Sales Gallery: #269, Russian Blvd, Kakab, Posenchey, Phnom Penh  
(in front of Airport & next to Lion Mall)

Produced by Creed Asia (Cambodia) Co., Ltd  
Developed by Tomeya Asset Holdings Co., Ltd. and Paulownia Asset Holdings CO., Ltd.

Disclaimer: While every reasonable care has been taken in preparing this brochure and all marketing materials, the Developer and the Marketing Agent shall not be held responsible for any inaccuracies or omissions. All visual representations are intended to provide only artistic impressions of the development and cannot be regarded as statements or representations of fact. All information, specifications, renderings, visual representations, and plans are current at the time of publication and may be subjected to changes.