

# Centennial Chang Khlan Road The One and Only Residence

In the heart of Chiang Mai's Old City, the luxury residential-tourism zone of Chang Khlan Road.  
Adjacent to prestigious hotels such as Marriott and InterContinental—  
an irreplaceable prime location

The only new development in the area in six years  
Multiple regional growth drivers—an unrepeatable core asset.

**Astra 3**

29–95 m<sup>2</sup> luxury residences



Chiang Mai Old City  
Tourism & Culture Hub



Prestigious Chang Klan luxury district  
Rare location



Astra Phase 3  
An upgraded masterpiece



Hotel-level  
luxury public amenities



Freehold ownership  
Top-tier returns



### Irreplaceable Cultural-Tourism Asset

Located in the very center of Chiang Mai's century-old Chang Khlan Road, this rare Old City site sits beside an international luxury-hotel cluster—Marriott, InterContinental, and the upcoming Okura from Japan. It is the only new development in the district in six years and enjoys a dual-zone location, making it a one-of-a-kind core asset that cannot be replicated.

### New-York Old-Money Architectural Aesthetics

The facade blends Upper East Side Art-Deco neo-classical lines with fine stonework and detailing, creating a timeless, high-end texture that contrasts yet harmonizes with Chiang Mai's fresh local character for a dialogue across eras.

### Inspired by the World's Top Luxury Hotels

Crafted to deliver five indulgent experiences: a Waldorf-grade grand entrance, a Hyatt-style 600 m<sup>2</sup> double-height lobby, a Ritz-Carlton-level French garden, a W-Hotel sky-view infinity pool, and a Mandarin-Oriental-standard 4.8 m high clubhouse—global inspirations elevating Chiang Mai living.

### Residence-Series Luxury with Refined Finishes

Interiors feature 2.7 m ceiling heights, international-brand finishes, and a modern fresh-air system. Guided by the Versailles ideal of "nature in harmony with order," function and beauty merge to redefine the spatial quality of Chiang Mai's residence-series homes.

### Chiang Mai's Only Grand French Garden

One-fifth of the site is dedicated to a 1,400 m<sup>2</sup> central French garden, combining a people-vehicle separation layout with rare greenery. Rows of tall trees and a classic French fountain create striking visual elegance while integrating "wind-gathering" feng-shui principles.



## Astra Brand Power

Benefiting from the planned upgrade of the Chang Kang Road night market and the surrounding commercial complex, the area's value keeps rising. The listed developer, Osirin Group, brings another Residence-series luxury project to life. The only thing beyond Astra is the next Astra—offering higher specifications, better experiences, and greater value.

## Multi-View Infinity Pool

Continuing Astra 2's iconic design, the rooftop of the Residence series features a multidimensional infinity pool. Its minimalist mirror-like water surface seamlessly merges with the sky, creating instant social-media-worthy shots and an elevated lifestyle experience.

## Exclusive Owner VIP Privileges

Owners enjoy three key VIP benefits: tri-lingual butler service (Chinese, English, Thai), tuition discounts at international schools, and premium healthcare management—tailored one-stop services for a global community.

## Freehold Title & Return Assurance

As a freehold property, Astra has demonstrated appreciation potential with Phase 1 and 2 yielding annual returns of 7% or more. Phase 3 upgrades with lower density, higher standards, and genuine income, providing strong security for overseas investments.

## Best Time to Buy

Internal pre-sale countdown underway! This is the final “bottom-price” entry opportunity—capture a prime asset during its value-growth window before it's gone.



 Project Name		 Developer	
ASTRA INFINITE		North Home Company Limited (Ornsirin Group)	
 Location	 Architectural Style	 Site Area	
Chang Khlan Road Cultural-Tourism Center, Chiang Mai	Art Deco Neo-Classical	5-0-88 (5.22) RAI	
 Ownership Type	 Construction Start	 Estimated Completion	
Freehold	2026	The third quarter of 2028	
 Building Height	 Unit Types		
16 Floors	Studio Room	29.54-29.82 m <sup>2</sup>	
	1 Bedroom	34.45-35.87 m <sup>2</sup>	
 Total Units	1 Bedroom Plus	37.66-39.25 m <sup>2</sup>	
	2 Bedroom	56.33-56.88 m <sup>2</sup>	
421 Residences	3 Bedroom	94.56-94.73 m <sup>2</sup>	
  Facilities & Amenities  			
6 m-high five-star grand lobby, Intelligent private mailbox system, Iconic sky infinity pool (separate adult & children zones), 360° dual-view rooftop gym, Fully equipped sky clubhouse, Inspirational rooftop garden, French-style central landscaped garden, Immersive leisure reading lounge, Natural-light yoga & meditation room, Advanced fresh-air ventilation system			





ASTRA  
INFINITE

# With the sophistication of New York's Upper East Side

Honoring the century-old Lanna heritage

Astra Residence is situated in the vibrant heart of Chang Khlan Road, providing breathtaking views of Suthep Mountain from its windows. Its architectural design draws inspiration from the Art Deco style of New York's Upper East Side, featuring sleek metal trims and geometric facades. The architectural textures reminiscent of New York's Golden Age honor Chiang Mai's century-old Lanna heritage.



# In the style of London's Hyde Park

## Cultivate the elegant character of a gentleman

Astra Residences is Chiang Mai's answer to Hyde Park One, nestled amidst the city's vibrant resources. Open your window to marvel at the natural scenery, while the bustling city of Changkang Road is just a short stroll away. With the understated elegance of a British gentleman, this project offers a private, premium community nestled within the bustling city.





ASTRA  
INFINITE

# France of the Palace of Versailles

Crafting a  
novel travel  
experience

**Chiang Mai's largest central  
garden for pedestrian and vehicle  
diversion is exceptional.**

The axial layout, central fountain,  
and harmonious romantic design  
seamlessly incorporate the French  
garden artistry of the Palace of  
Versailles into the essence of  
Chiang Mai.





**The foremost luxury home  
developer in Chiang Mai.**



**ORNSIRIN**

## **Ornsirin Group**

**A developer with 18 years of experience in Chiang Mai and a listing on the mainboard.**

The Group has successfully developed over 50 projects, featuring a diverse array of product types, such as high-end apartments, luxury villas, and commercial complexes. Its successful listing on the Thai Main Board in 2023 underscores its robust capital base and financial stability, establishing a strong foundation for its brand reputation and sustainable development.

**Product positioning and concept:** Emphasize luxury residences that blend Northern Thai culture with contemporary design, fostering a residential community that meets international standards.

**Diversified development and operational capabilities:** The enterprise encompasses the management of luxury apartments, villas, commercial complexes, and five-star hotels (such as Rati Lanna), and possesses comprehensive development capabilities.



Architectural aesthetics that harmoniously integrates Eastern and Western elements.

## When New York's "Old Money Aesthetic" Converges with Chiang Mai

The Aishijia Mansion embodies the classic aesthetic of New York's Upper East Side, featuring Art Deco neoclassical decorative lines and stone facades, complemented by metal mosaic accents. This design presents a timeless and luxurious texture, creating a distinctive architectural expression that harmonizes international and local influences.





The mansion embodies a French-style garden aesthetic.

## Mansion

In communities where individuals and vehicles are limited, the practice of returning home and the feeling of safety are paramount.

French garden: The homecoming pathway intersects with the landscape axis, enabling residents to relish a serene, secure, and refined walking experience.





**French aesthetics, harmonious coexistence.**

The 1,400-square-meter French garden, the largest in Chiang Mai, is inspired by the Palace of Versailles, featuring a primary north-south axis and a secondary east-west axis. The visual corridors exude a sense of solemnity, while the central fountain encapsulates an enchanting atmosphere, and the lush greenery coexists harmoniously with nature.





### | Comprehensive and accessible for all ages

The axis layout of rest nodes accommodates various scenarios, including socializing, reading, and meditation. The design, characterized by low maintenance costs, guarantees the enduring beauty and functionality of the garden. Owners benefit from a luxurious, immersive garden experience that is uncommon in Chiang Mai, enhancing both their quality of life and asset value.





**Integrate the premier standards of luxury hotels worldwide to create your own private residence.**

**Waldorf Astoria-style exclusive drop-off zone**



### **Exclusive "Transportation Cabin Island"**

The lobby entrance showcases a designated "transportation island" for esteemed guests—a Waldorf Astoria-style five-star drop-off zone. This distinctive five-star hotel-inspired double-porch design, highlighted by an antique bronze metal façade, fosters a sense of arrival, elevating the conventional driveway into a welcoming ritual that harmonizes functionality with aesthetics.





Your "Urban Super Living Space"

HYATT®

**Hyatt Regency features 6-meter-high ceilings and a 600-square-meter double lobby.**

Inspired by Hyatt's design philosophy, Astra Residences seamlessly integrates various functions, including socializing, waiting, relaxing, and temporary workspaces, resulting in a dual lobby system that emphasizes both functionality and aesthetics. The main lobby, soaring 6 meters high and spanning approximately 600 square meters, serves as a cutting-edge social space, embodying the concept of a "super living room." Hyatt's hallmark expansive ceilings and transparent glass curtain walls invite natural light and offer captivating views, fostering a welcoming ambiance akin to that of a world-class hotel.





Collector's Edition: French Garden



THE RITZ-CARLTON

### Ritz-Carlton caliber immersive art garden

The project features Chiang Mai's largest 1,400-square-meter French-style garden, inspired by the gardens of the Ritz-Carlton Hotel, offering an ongoing artistic display. Its precise geometric design, carefully curated plantings, and strategically positioned artwork establish a genuinely welcoming social garden.





Embracing the fashionable luxury essence of W Hotel



## Reimagine an Exclusive "Sky Party"

Astra Residences' sky pool embodies W Hotels' hallmark trendy and luxurious design, infused with a vibrant social atmosphere, creating a private "party in the sky." Mirroring W Hotels' iconic infinity edge design and glass walls, it presents breathtaking views of Doi Suthep Mountain and the historic city, delivering world-class vistas. Distinct areas for children's and massage pools ensure unique family-friendly experiences. This is your exclusive W hotel amenity, a year-round, uninterrupted retreat.





**A comprehensive high-end community, experiencing a luxurious lifestyle in the cloud.**

**Multi-dimensional infinity pool landscape**

Featuring distinct zones for both adults and children, the mirrored waterfront elegantly merges the sky with the view of Doi Suthep mountain, offering a multi-dimensional landscape experience. This iconic design, frequented by internet celebrities, pays homage to classic aesthetics.



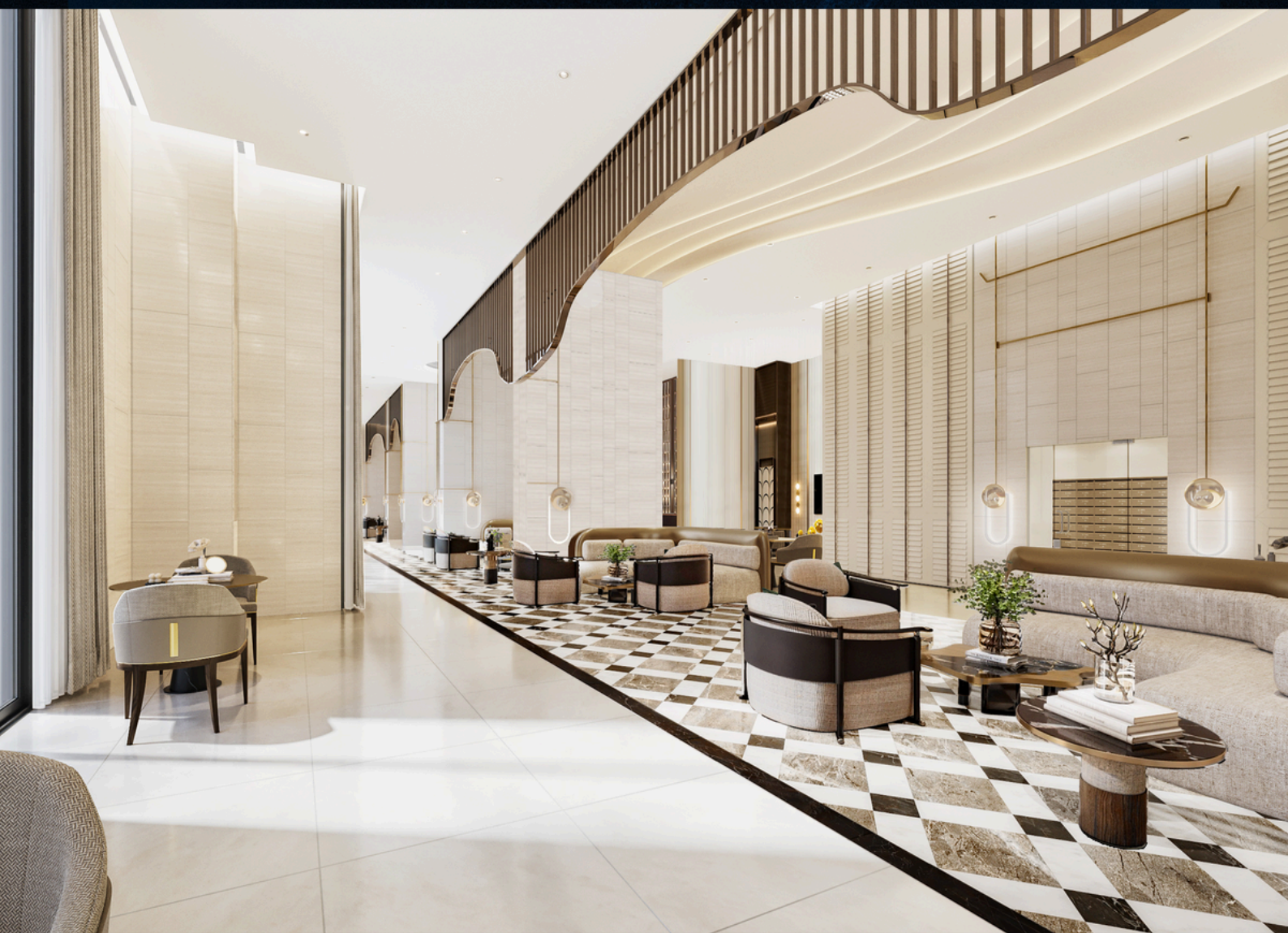


Mandarin Oriental Art Society



**Your exclusive circle club**

Inspired by the Mandarin Oriental Hotel's design philosophy of "functions serving people," Astra Residences has developed a multifunctional clubhouse that surpasses typical community amenities. Its remarkably high ceilings and expansive floor-to-ceiling glass walls convert the area into an extensive, transparent "gallery of living," accommodating all your needs, from professional engagements to everyday activities.





360° dual-view fitness center in the sky

International premier fitness equipment, featuring areas dedicated to aerobics, strength training, free weights, and functional training, complemented by an intelligent fresh air system, a hydration station, and changing shower facilities, fosters an exceptional club experience.





## Astra Mansion Sky Lounge

The expansive floor-to-ceiling glass curtain wall provides a sweeping view of Doi Suthep Mountain and the vibrant cityscape. The lofty interior is complemented by premium international furnishings and artistic textiles, catering to both professional networking and leisurely gatherings.







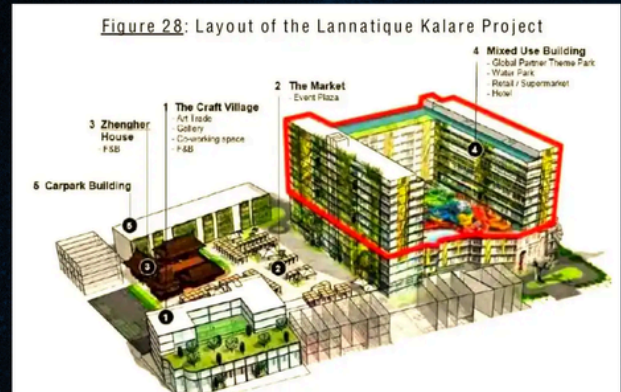


**Changkang Road undergoes another transformation, as new enterprises propel additional growth in commercial value.**

Dual-core enterprise engine



**Lannatique Super Complex:** AWC Group has invested 11.95 billion baht to develop a cultural tourism masterpiece that encompasses a Marriott conference center, a water park, a five-star hotel, and a cultural market.



**Pantip Lifestyle Shopping Center:** An investment of 800 million baht in renovations is set to unveil a new lifestyle center.

Primary supporting resources



It features the Okura Hotel in Japan (scheduled to open in 2028), a Japanese Zen garden, an international conference center, and a variety of entertainment options, offering residents world-class living amenities.



**Regional value enhancement:** Facilitate the transformation of Changkang Road from a conventional tourist destination into a central hub for international culture, tourism, and commerce, thereby strengthening the long-term competitiveness of its assets.



t r a n s p o r t a t i o n   c e n t e r



Chiang Mai International Airport

 8 minutes



Chiang Mai Bus Station

 10 minutes



Cultural and  
tourism amenities



4 minutes

Mae Kha Japanese-inspired streetscape



5 minutes

Chiang Mai Historic City



5 minutes

7-11 Convenience Store



5 minutes

Watsons



5 minutes

KFC



5 minutes

Curve Commercial Plaza



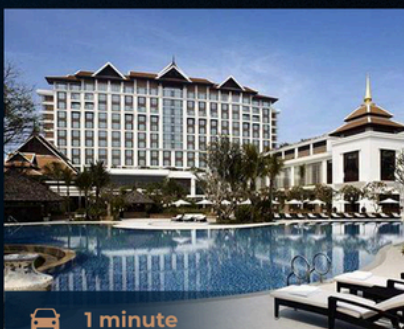
2 minutes

Night Market



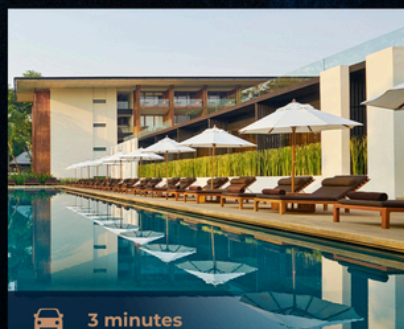
2 minutes

Lannatigue Destination



1 minute

Shangri-La Hotels



3 minutes

Anantara Resort



5 minutes

Marriott International



Commercial  
establishments



2 minutes

Pantip Lifestyle Hub Shopping Center



5 minutes

Rimping Nawarat Import Supermarket



7 minutes

Central Airport Shopping Center



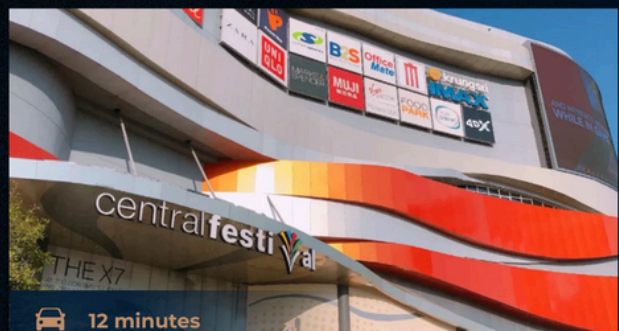
8 minutes

Big C Supermarket



8 minutes

Nim City Community Shopping Center



12 minutes

Central Festival Mall



12 minutes

One Nimman Shopping Center



12 minutes

Maya Shopping Center

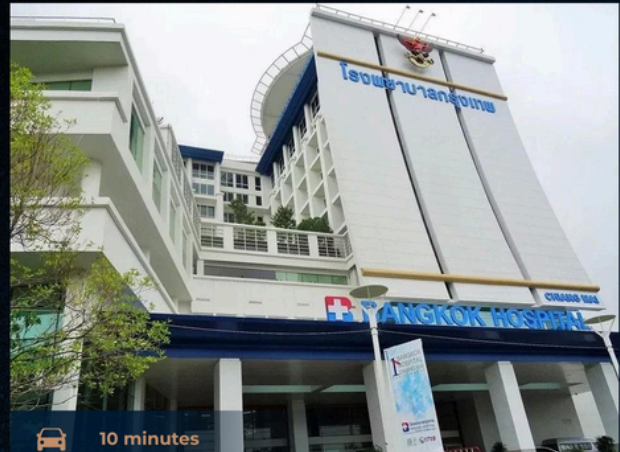


Healthcare  
institutions



8 minutes

Ram International Private Hospital, Chiang Mai



10 minutes

Bangkok International Hospital



10 minutes

McCormick Mission Hospital



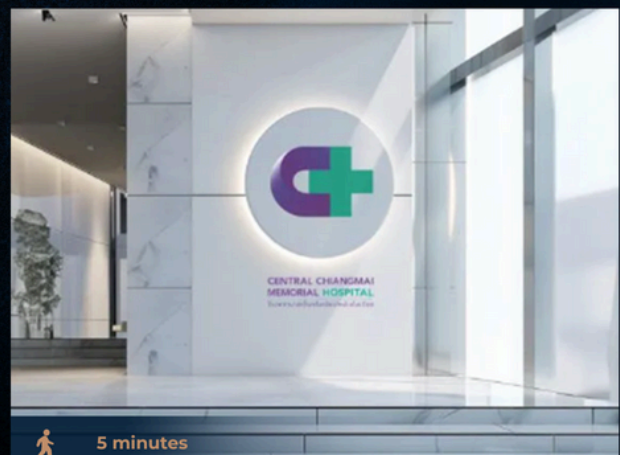
10 minutes

Ram International Private Hospital Chiang Mai (Phase II in development)



13 minutes

Chiang Mai Lanna Private Hospital



5 minutes

Chiang Mai Memorial Hospital

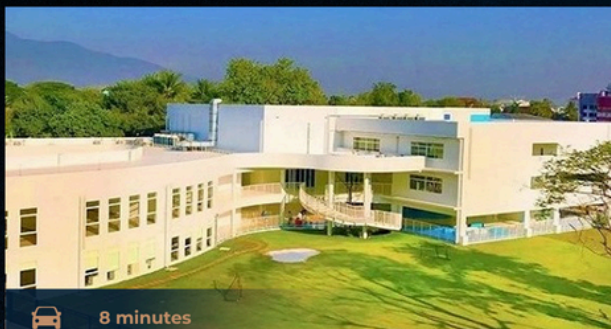


International  
Academy



5 minutes/10 minutes

Montfort Private School (Primary and Secondary)



8 minutes

SISB Singapore International School



8 minutes

Varee International School



12 minutes

Unity International School



13 minutes

CMIS Chiang Mai International School



15 minutes

ABS International School



15 minutes

ACIS American-Chinese International School



15 minutes

APIS Pacific International School



Global Academy



20 minutes

NIS International School



22 minutes

Lanna International School



24 minutes

Mill Hill International School



45 minutes

Prem International School



15 minutes

Chiang Mai University



15 minutes

Northwestern University



The recently enhanced Gongguan series exemplifies technological innovation and healthy living in Chiang Mai.

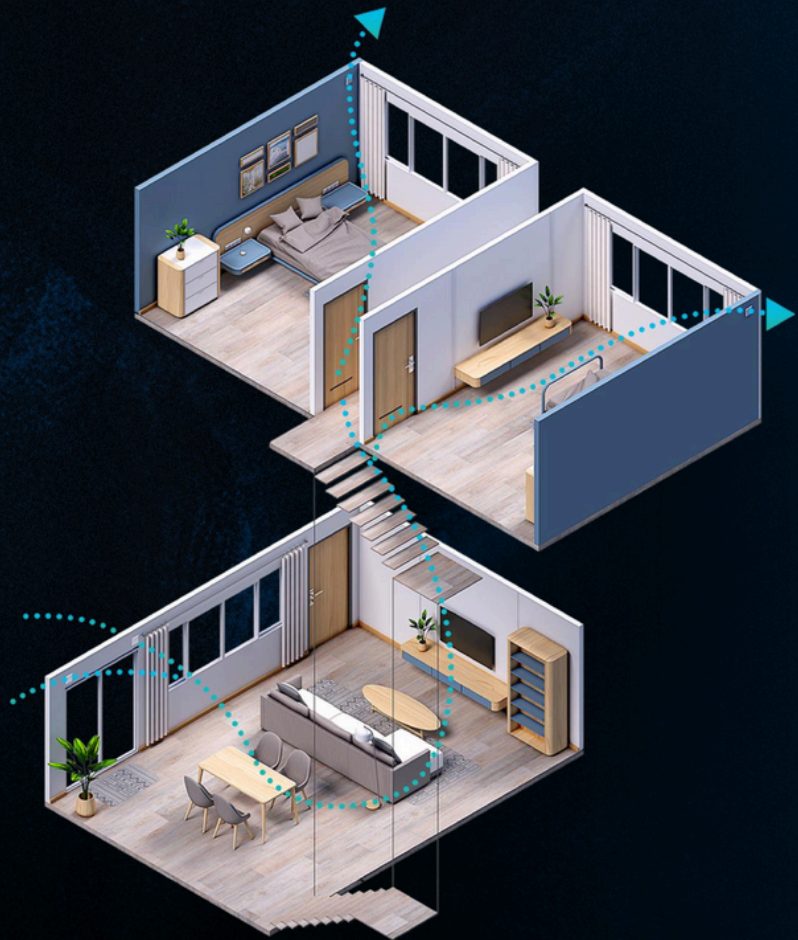
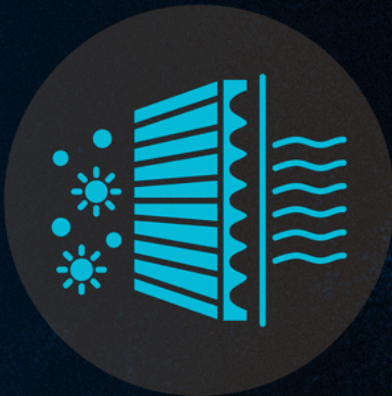
The units at Astra Residence feature a net height of 2.7 meters, surpassing the typical standard of 2.4 to 2.6 meters prevalent in the Chiang Mai market. This design enhances spatial openness, optimizes vertical utilization, and reflects the genuine commitment of the Residence series products.

### Gongguan series technology luxury residence

**Healthy fresh air system:** 24-hour concealed circulation ventilation that effectively expels formaldehyde, CO<sub>2</sub>, and other noxious gases while inhibiting mold growth.

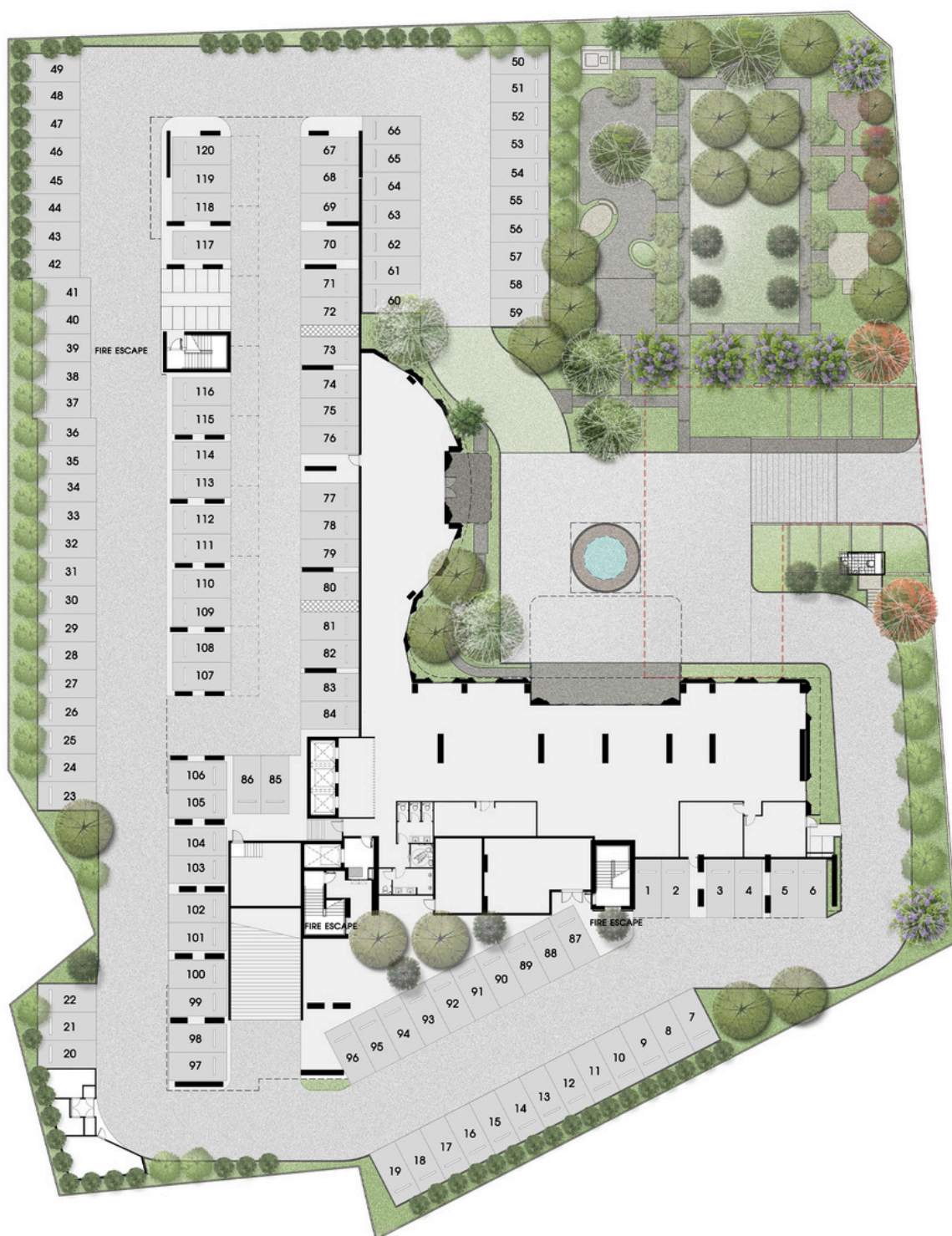
Safeguards individuals with allergies and families with long-term conditions.

**Premium interior design package:** complimentary high-quality furnishings for the entire residence, along with a limited-time discount on appliance bundles, allowing you to relocate with only your personal belongings.





FLOOR 1



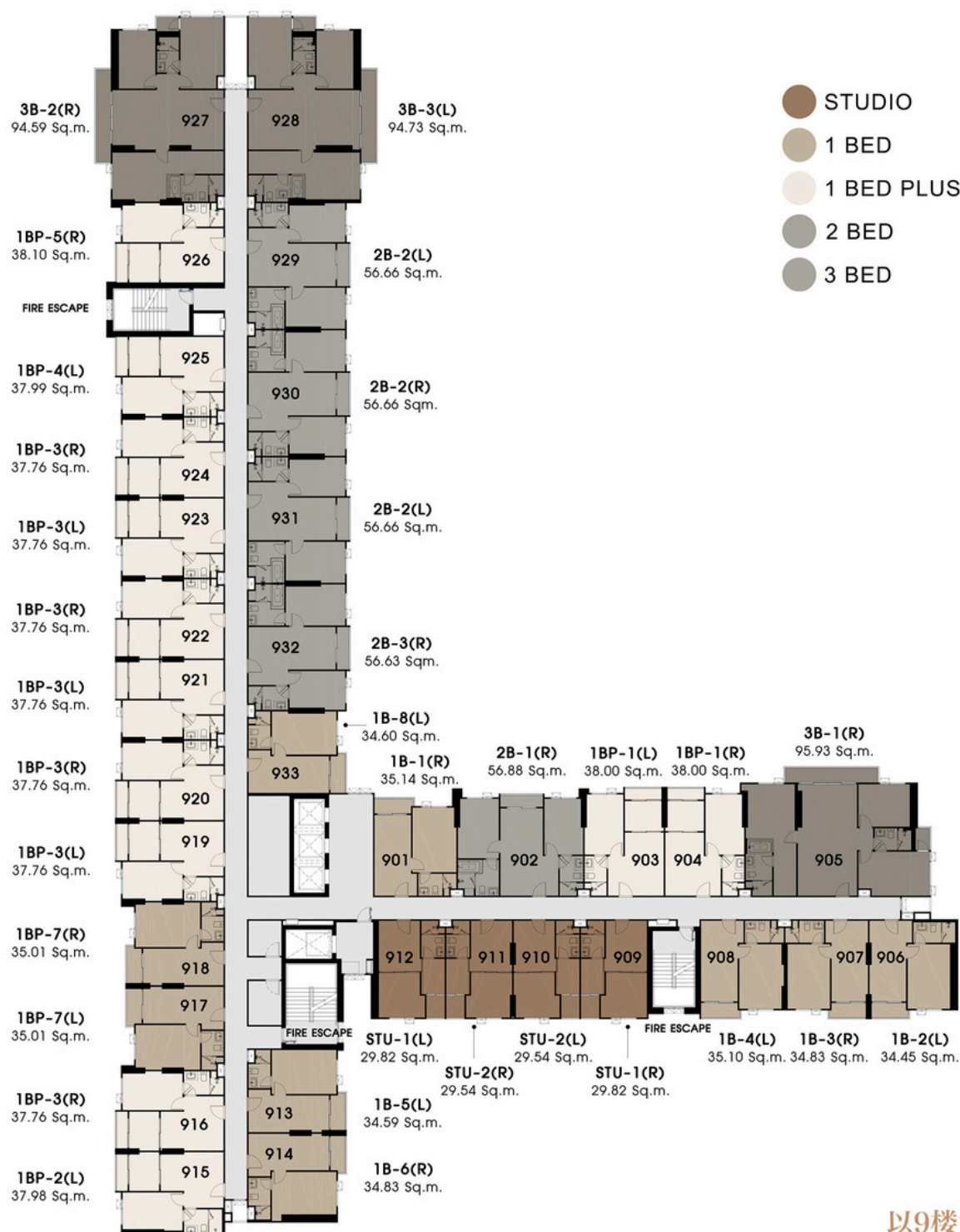


# FLOOR 3





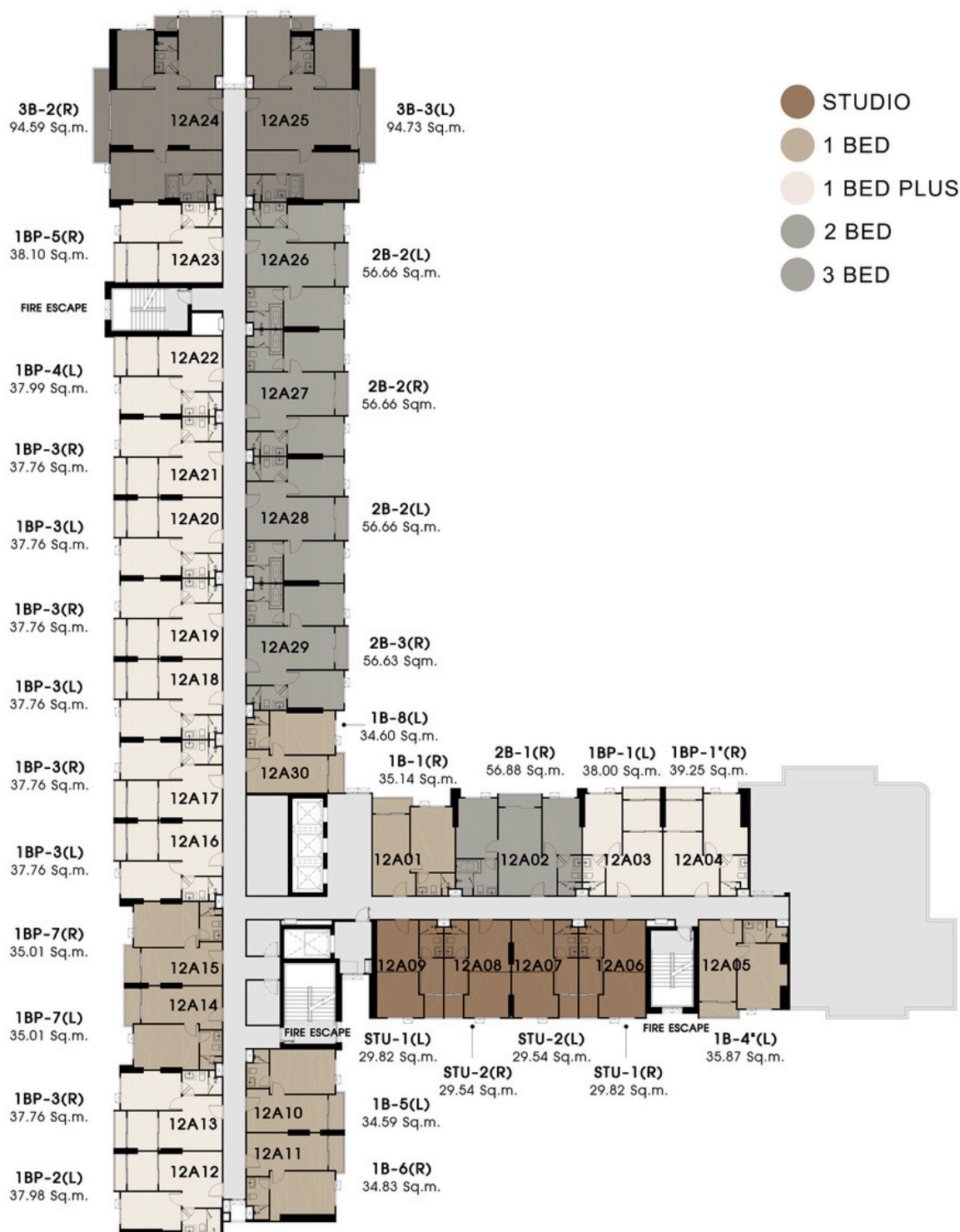
# Floor 4 - 12 (Typical Floor Plan)



以9楼为例

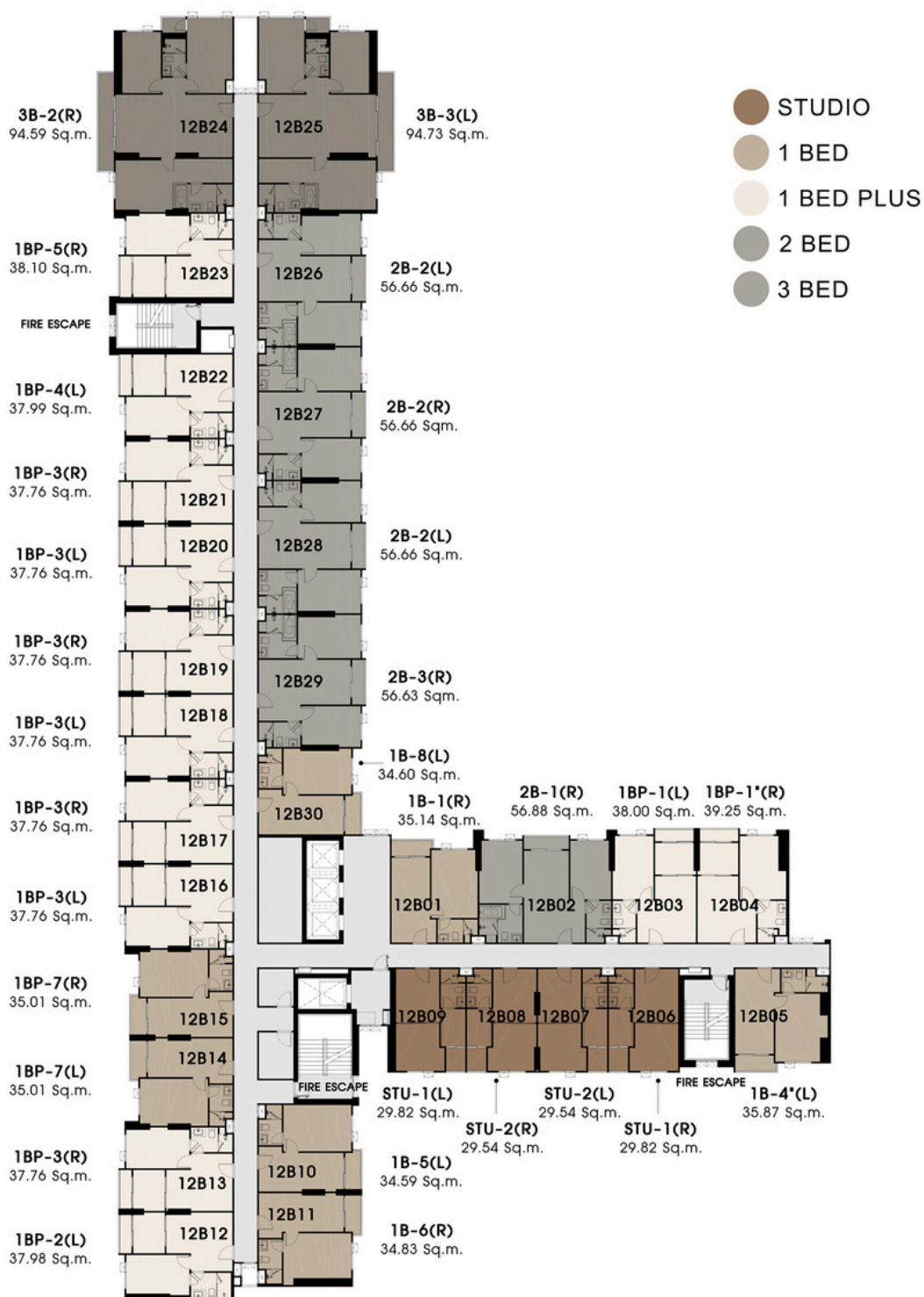


# FLOOR 12A





# FLOOR 12B



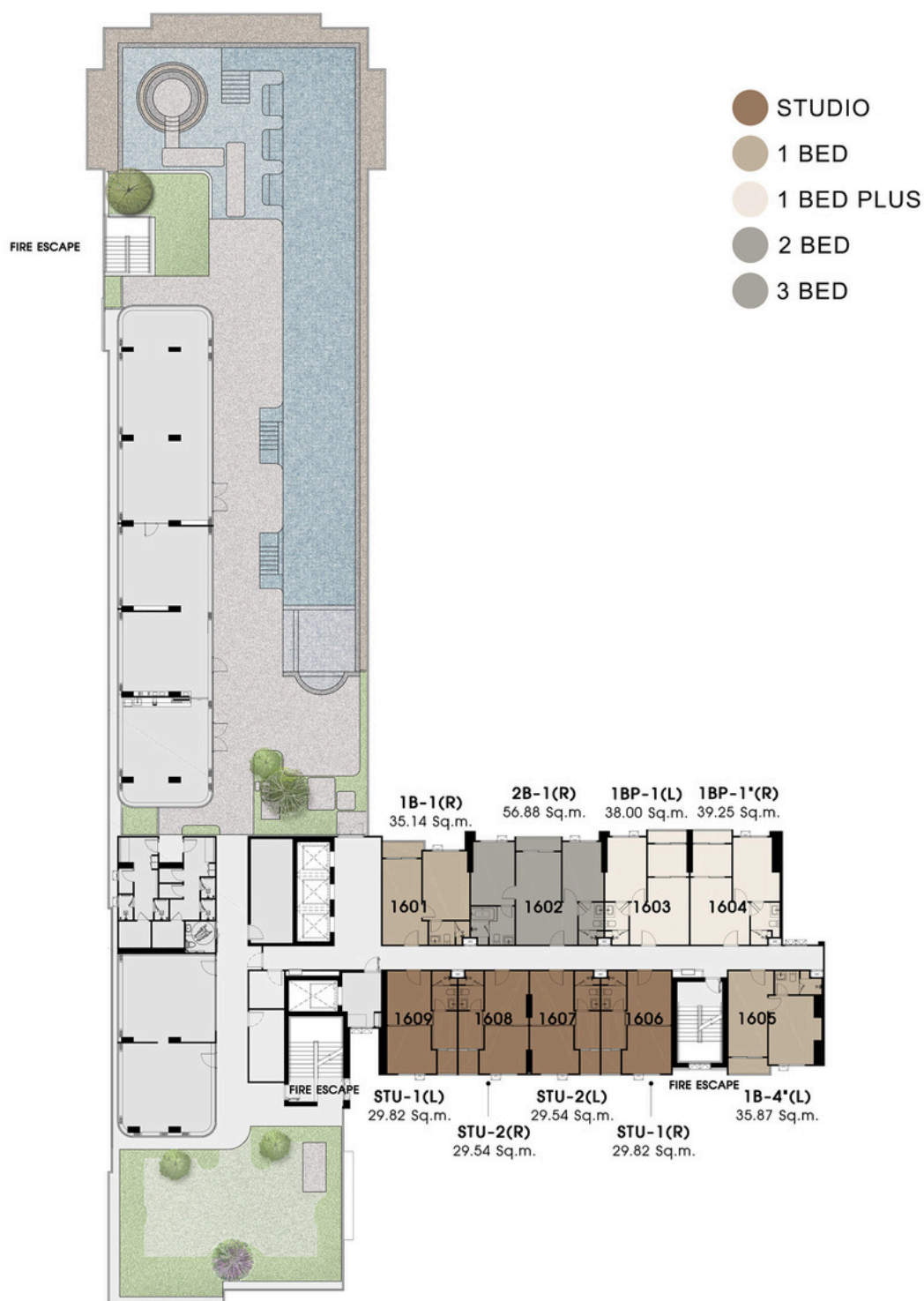


# FLOOR 15





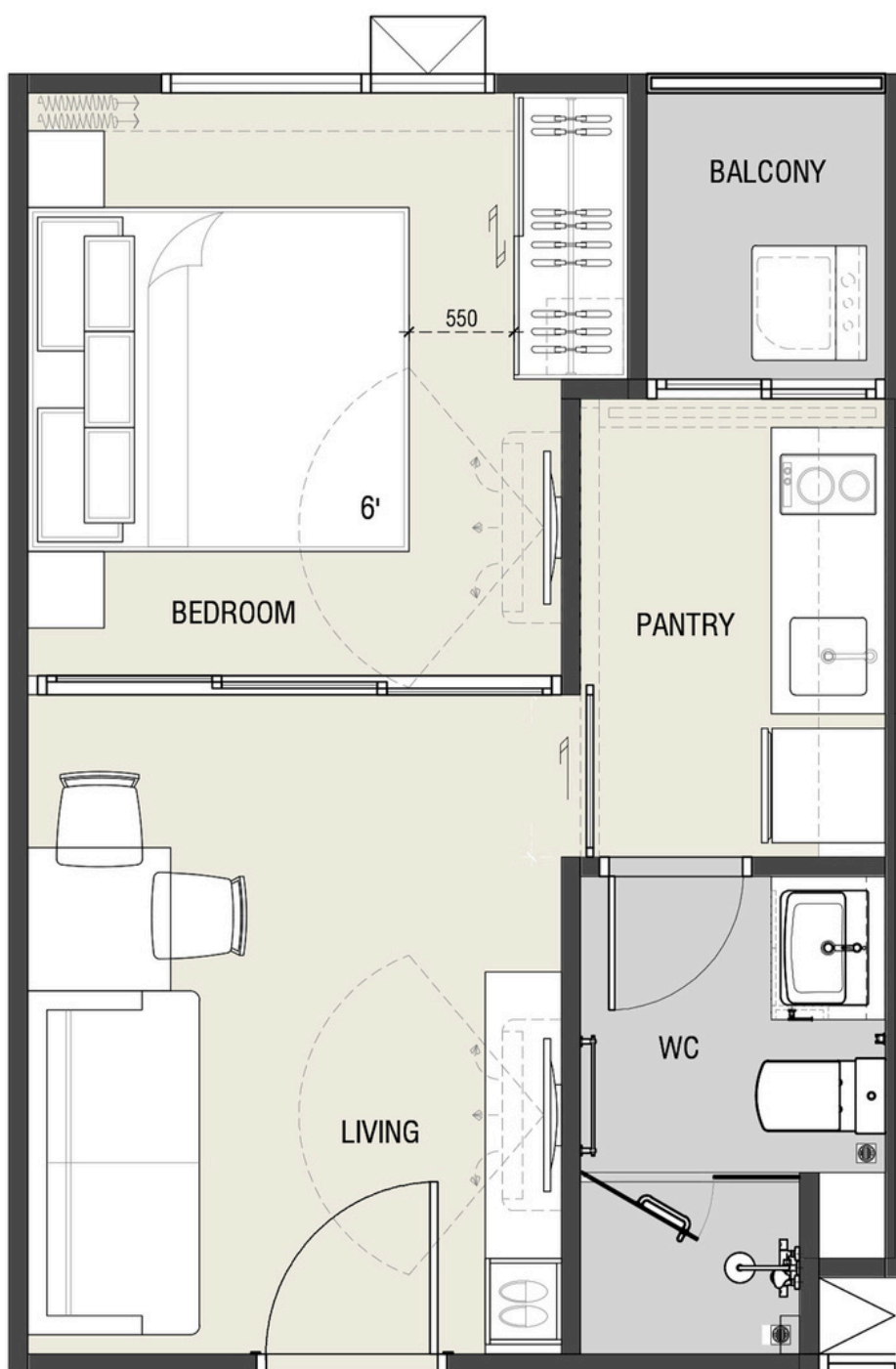
# FLOOR 16





Studio

Approx. 29.79 m<sup>2</sup>



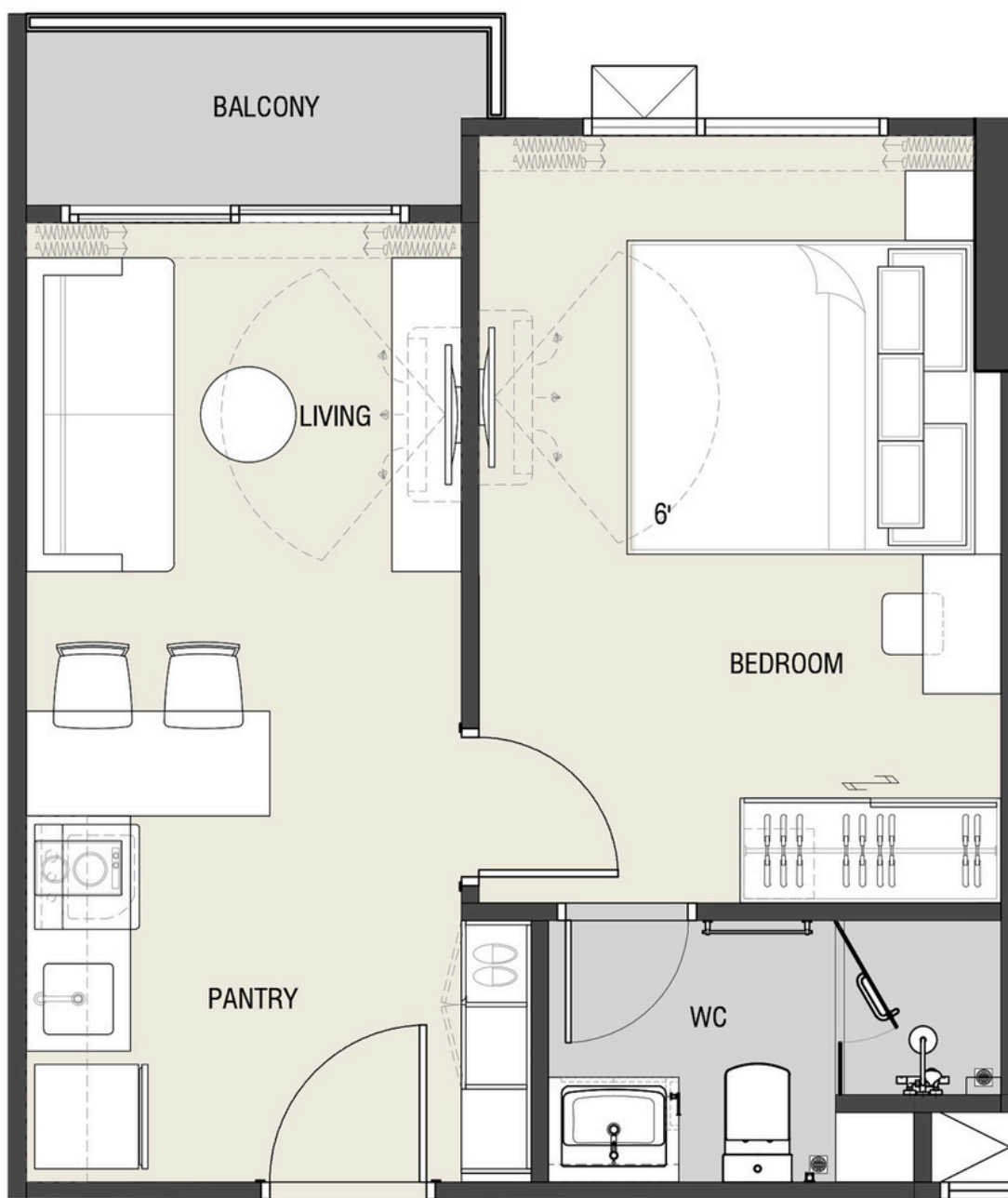






1 Bedroom

Approx. 34.99 m<sup>2</sup>









1 Bedroom Plus

Approx. 37.97 m<sup>2</sup>



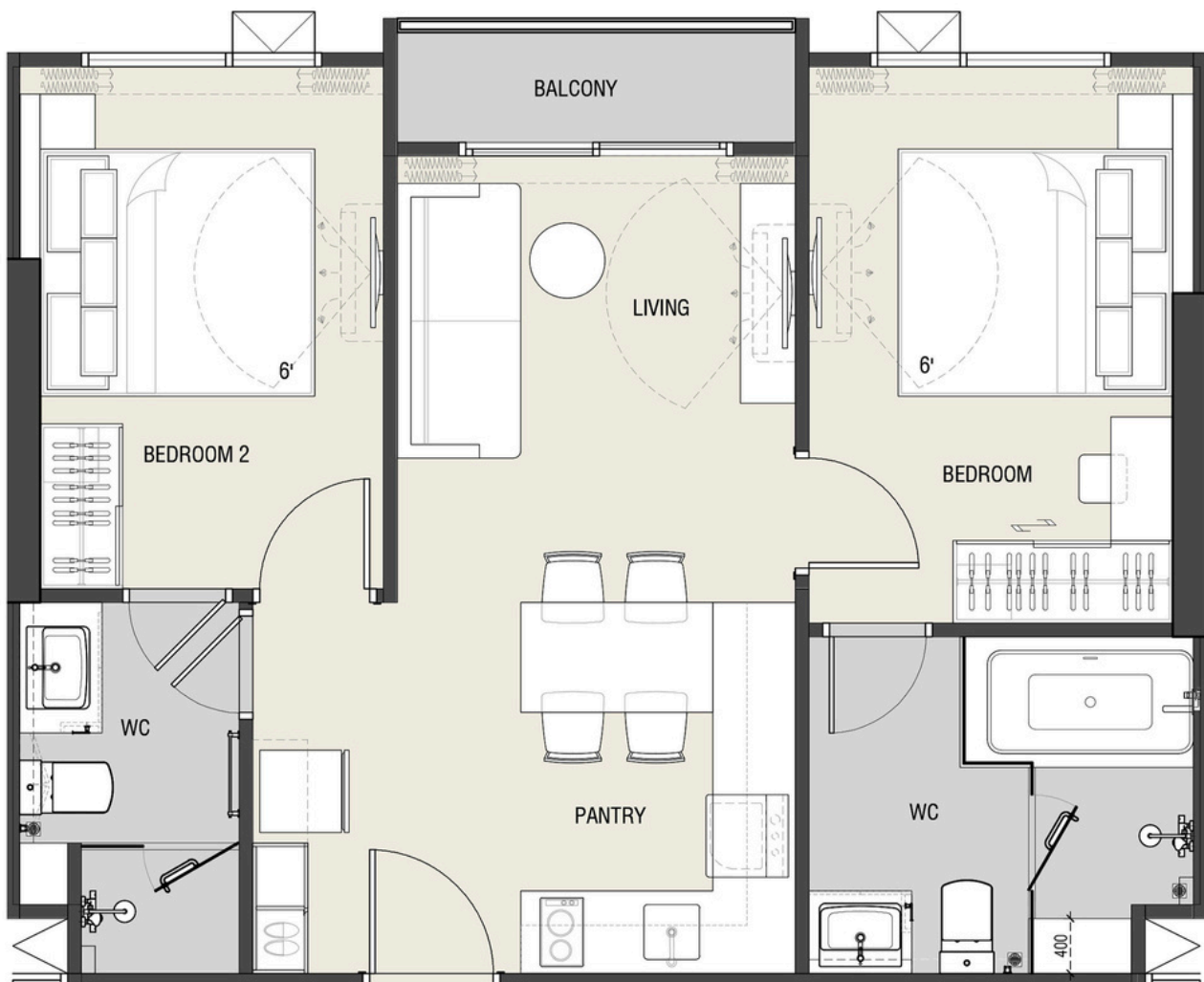






2 Bedroom

Approx. 56.60 m<sup>2</sup>









3 Bedroom

Approx. 95.87 m<sup>2</sup>













## Comprehensive Benefits System for a High-End Lifestyle

Astra Residence provides owners with a full-spectrum, international lifestyle support system covering three dimensions: concierge services, education, and healthcare. A professional team ensures standardized, multilingual, full-cycle operational support.

### 1. Multilingual Concierge Services

Dedicated concierges fluent in Chinese, English, and Thai. Services include property maintenance requests, lifestyle consultations, and cross-cultural community events to strengthen owner connections.



### 2. Priority Access to International Education Resources

Owners' children enjoy tuition discounts at international schools. Regular campus open days and education consultation events help families plan academic pathways.



### 3. Premium Healthcare & Wellness Services



Through the developer-operated Ornsirin Health Hub and strategic partnerships with Chiang Mai professional care institutions, owners receive VIP medical access post-purchase. Services include personalized health and medication reminders, fitness and wellness programs for seniors, family doctor and nurse visits, at-home health monitoring, and safety support for children and seniors—creating an age-friendly, full-lifecycle wellness community.