



HABITAT

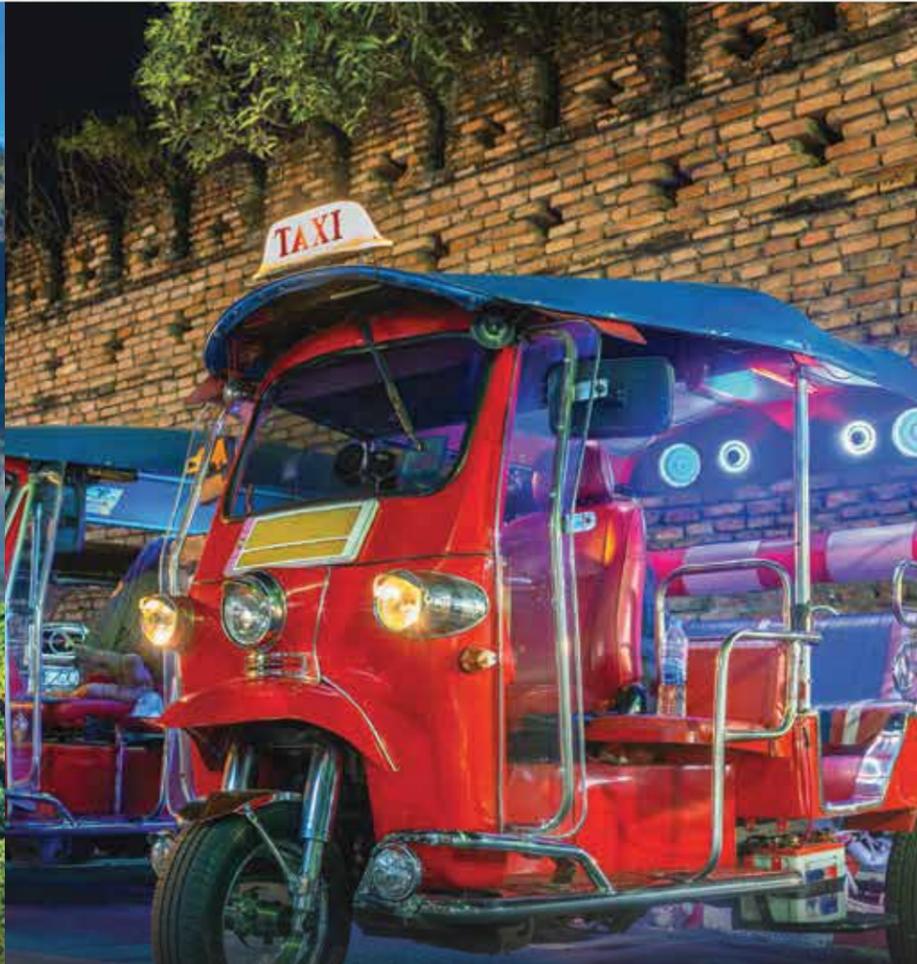
MAHIDOL

# CHIANG MAI

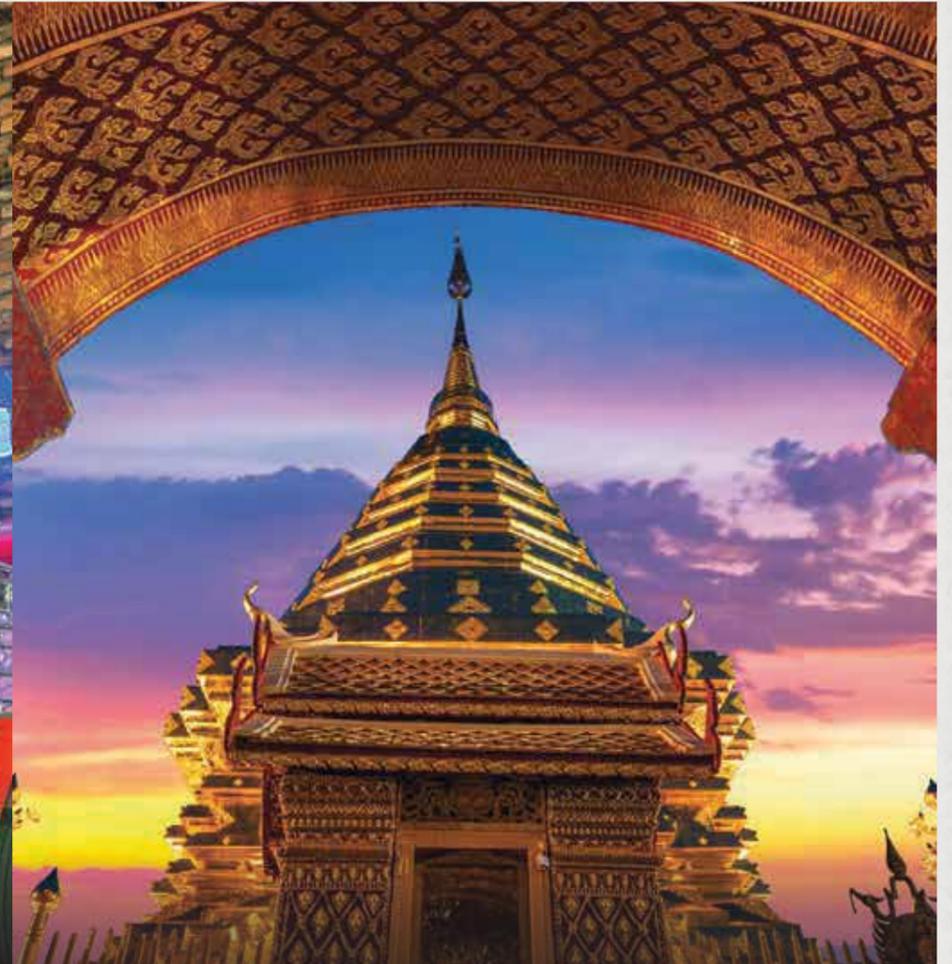
NORTHERN THAILAND



NATURE



TRANSPORTATION



CULTURE

**“Chiang Mai”** is a livable city,  
a city of culture and a tourist destination.



Mahidol Road serves as the primary route connecting Chiang Mai International Airport to the city center. It is a key transportation network supporting tourism and driving the province's economic growth, fueled by the recovery of the tourism sector and the increasing number of flights.

“

To develop and expand capacity, facilities, and public utility systems to be sufficient to accommodate air traffic and passengers not less than 16.5 million people per year at international standards.

”

A residence with an on-site community mall at the front of the project, designed to enhance everyday convenience. Residents can easily access daily necessities and essential services without long-distance travel—perfectly suited to modern lifestyles.

## The Backyard Mahidol – “Your Everyday Neighborhood”

Enjoy Convenience | Comfort | Connection in a warm, welcoming atmosphere. The project features a Pet-Friendly Zone and a diverse mix of amenities, including retail shops, dining options, cafés, supermarkets, children’s facilities, and a variety of well-known brand stores.



# HABITAT

## MAHIDOL



### Shopping Destinations

#### Community Mall / Market

Central Airport Plaza	1.4 km.
Go Wholesale	1.4 km.
Central Chiang Mai	11 km.
Jing Jai Market	12 km.

### Hospitals

Suan Dok Hospital	4 km.
Chiang Mai Ram Hospital	4.5 km.
Bangkok Hospital Chiang Mai	11 km.
Lanna Hospital	14 km.

### Education

Varee Chiang Mai School	2.3 k.m.
Montfort College (Secondary)	6.5 km.
Chiang Mai University	10 km.
Payap University	15 km.

### Transportation

Chiang Mai International Airport	2.6 km.
Chiang Mai Railway Station	7 km.
Arcade Bus Terminal	9 km.



A black and white photograph of a man in a tuxedo. A woman's hand is placed on his chest. The man is wearing a white shirt, a black bow tie, and a boutonniere on his lapel. The woman's hand is wearing a ring.

**Grandeur  
Your  
Legacy**

## **Elegance That You Deserve**

**True luxury is not measured by what one owns,  
but by the taste one chooses to preserve beyond time.**

This is a space where living is redefined, transformed into a legacy...  
from the delicacy of refined details  
to enduring value passed down from generation to generation.

Not merely a residence, but a symbol of luxury  
that transcends time—connected to a prime location, convenient travel,  
and perfectly suited for both modern living today  
and being passed on as a legacy for the future.



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# Living Legacy

A Legacy Beyond Time Not merely a residence, but the creation of a “Living Legacy”— where Timeless Elegance is seamlessly blended with Quiet Luxury, refined, serene, and rich in value. An elevated living experience that reflects success and a taste that goes beyond the ordinary.

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# Timeless Quiet Luxury Legacy

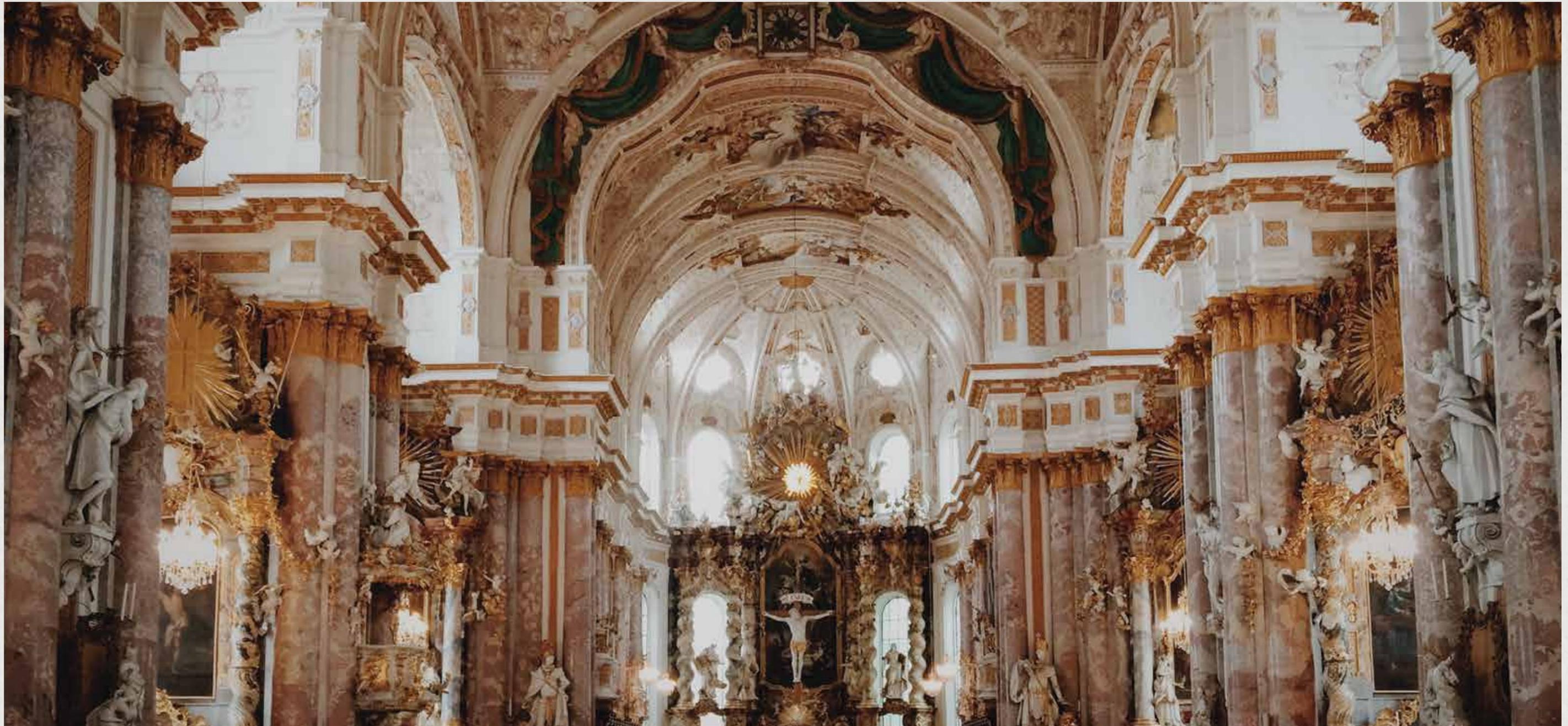
Designed in Modern Neo-Classic architecture,  
standing above passing trends, reflecting a form of luxury  
that remains unchanged as time goes by.  
Even as years pass, the home retains its elegance—  
a symbol of stability and success,  
passed down from generation to generation.

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## Project info.

Project Name

Habitat Mahidol

Project Area

13-2-82.6 rai

Project Type

2-storey single houses

Total Units

29 units

Land Size

≈ 89 – 96 sq.wah

Project Location:

Mahidol Road,  
Chang Klan Sub-district

House Size

≈ 252 – 383 sq.m.

Mueang Chiang Mai District,  
Chiang Mai 50100



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# Elegant & Distinctive Facilities

Shared happiness, spaces for everyone



## Swimming Pool

Swimming pool and relaxation area  
Overlooking the central garden



## Fitness

Indoor fitness center  
Equipped with a wide range  
of machines



## Living room & Meeting Room

Resident lounge  
and meeting room



## Garden Space

Central garden & European-style  
clubhouse



## Playground Park

Children's playground



## Kids room

Children's playroom



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# The Art of Living — French Château-Style Architecture



## Arched

Doors and windows feature graceful curved arches



## Wrought-Iron

Decorative wrought-iron balconies



## Mood & Tone

Bright and airy interior design



## Cornices

Ornamental plaster moldings adorning the walls



## Formal Garden

Formal garden design with fountains



## Natural Materials

Use of natural materials throughout Formal garden and fountains



## Effortless Parking

Parking space for 4-6 vehicles



## Brick Wall

Natural-inspired brick-pattern walls

# Arden

# HABITAT MAHIDOL



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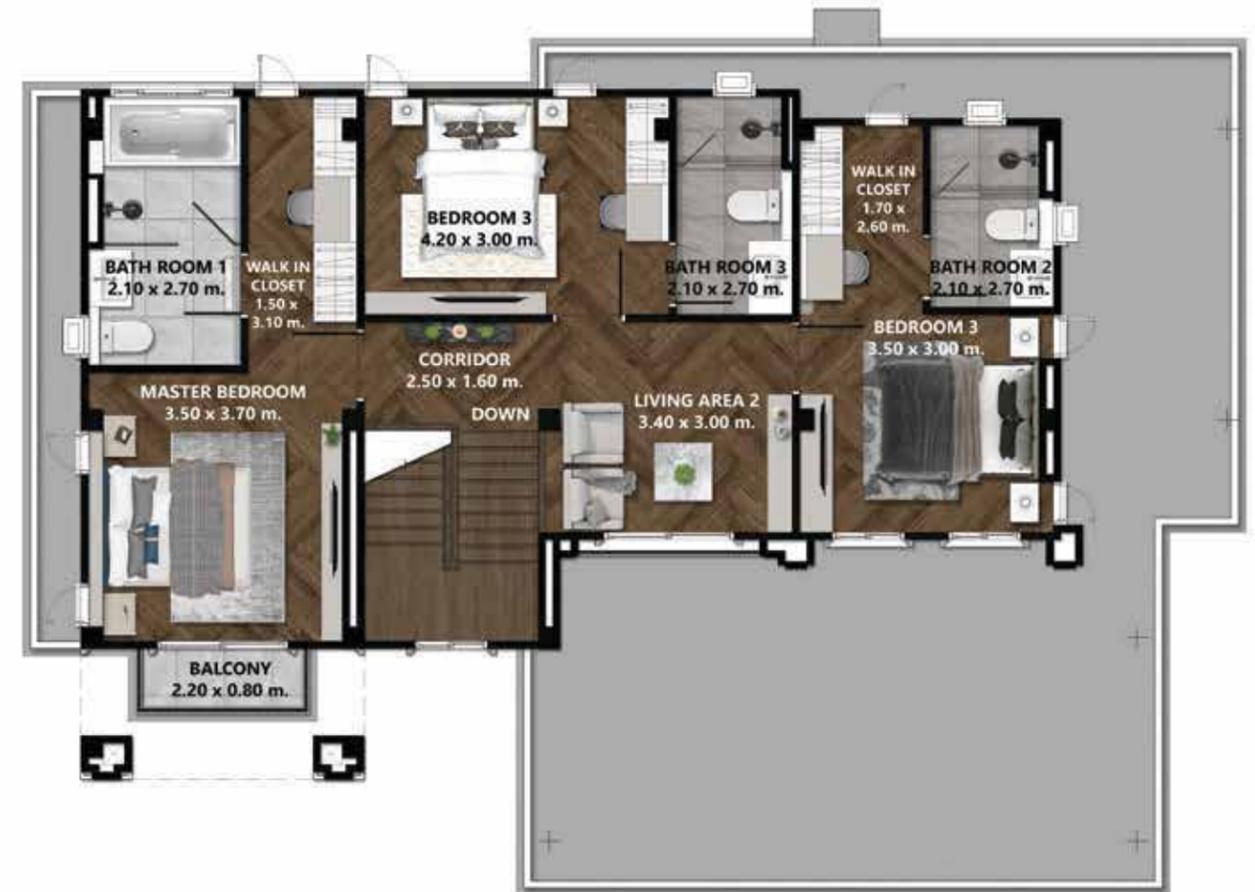
## The Calm Beginning

S

# 1<sup>st</sup> Floor



# 2<sup>nd</sup> Floor



# Arden

Usable Area: 252 sq.m.

-   
 4 BEDROOM
-   
 2 LIVING ROOM
-   
 KITCHEN
-   
 5 BATH ROOM
-   
 3 PARKING
-   
 1 MAID ROOM
-   
 1 MAID BATH ROOM

REMARK  
 : THE LAYOUT, SIZE AND DETAILS OF THE BUILDING IDENTIFIED HEREIN MAY VARY AS APPROPRIATE,  
 WITHOUT COMPROMISING THE OVERALL FUNCTION AND USE.  
 : THE COMPANY RESERVES THE RIGHT TO CHANGE THE PROJECT'S DETAILS WITHOUT PRIOR NOTICE.

# Vittoria

# HABITAT MAHIDOL



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## The Pride of Achievement

M

# 1<sup>st</sup> Floor



# 2<sup>nd</sup> Floor



# Vittoria

Usable Area: 292 sq.m.

-   
 4 BEDROOM
-   
 2 LIVING ROOM
-   
 KITCHEN
-   
 5 BATH ROOM
-   
 3 PARKING
-   
 1 MAID ROOM
-   
 1 MAID BATH ROOM

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# Éterna

# HABITAT MAHIDOL



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## Timeless Elegance

L

# 1<sup>st</sup> Floor



# 2<sup>nd</sup> Floor



# Éterna

Usable Area: 383 sq.m.



5 BEDROOM



2 LIVING ROOM



KITCHEN



6 BATH ROOM



4 PARKING



1 MAID ROOM



1 MAID BATH ROOM

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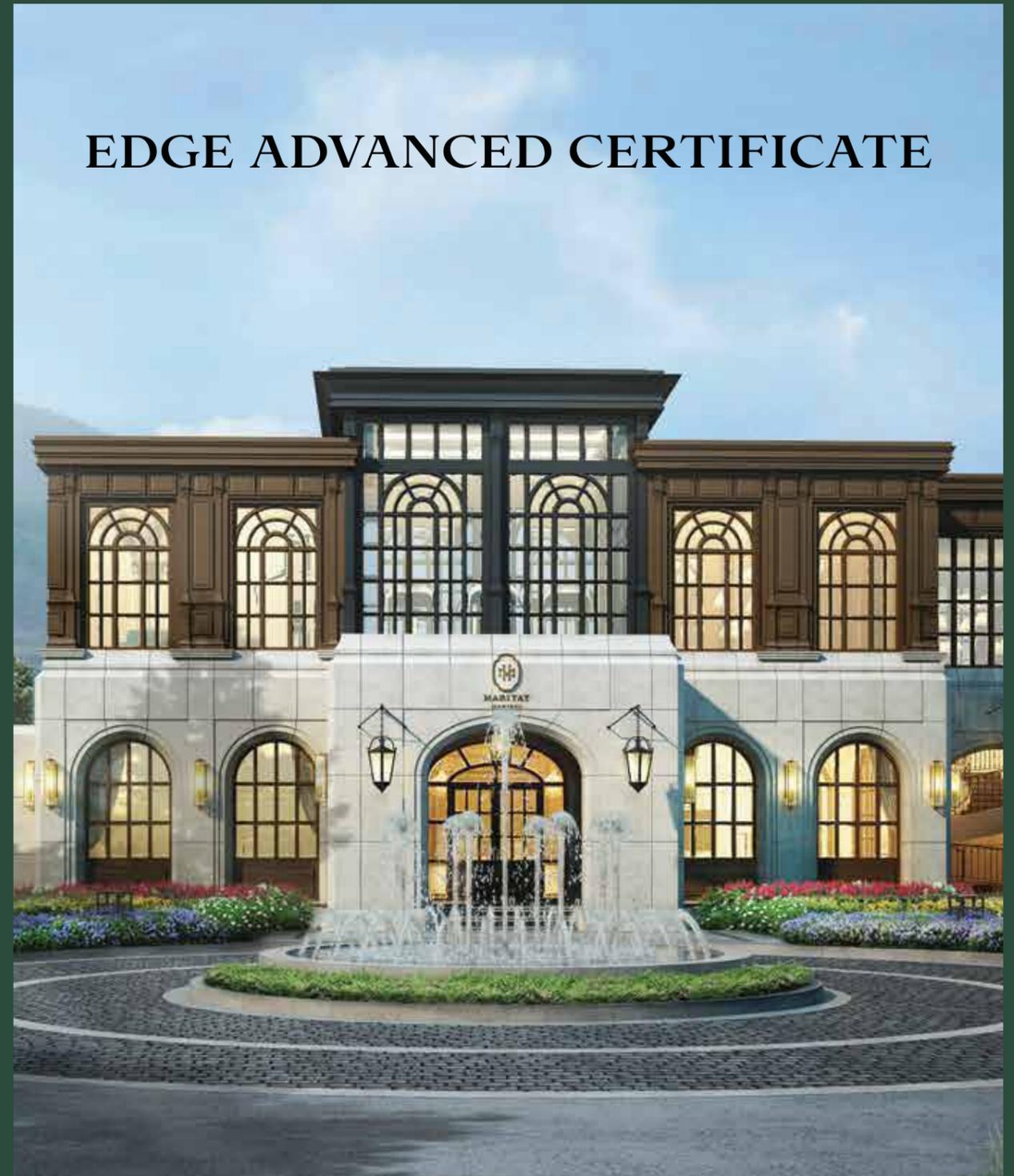
# EDGE

## Excellence in Design for Greater Efficiencies

The EDGE standard helps promote quality of life and well-being for residents, both physically and mentally. This includes enhanced living comfort through designs that improve ventilation and reduce heat, health safety through the selection of materials that do not emit volatile chemicals, and reduced carbon dioxide emissions—supporting an environmentally conscious lifestyle.

In addition, homes certified under this standard have strong potential to increase property value in the long term, driven by growing demand in the real estate market for environmentally friendly and sustainable developments.

### EDGE ADVANCED CERTIFICATE

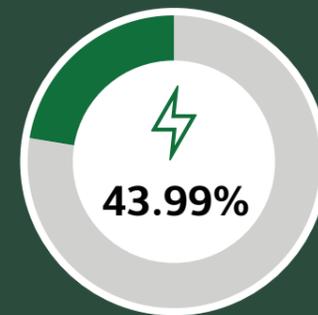




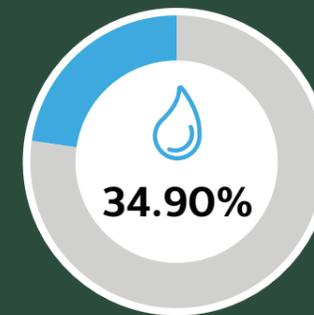
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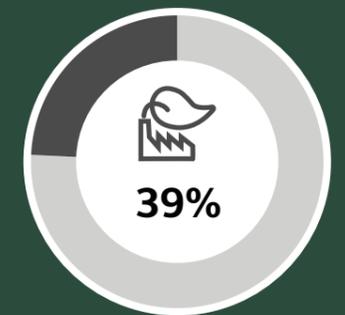
# Arden



**Energy Savings**  
 Save approximately  
 THB 25,000 per year  
 THB 2,083 per month



**Water Savings**  
 Save approximately  
 THB 4,329 per year  
 THB 360 per month



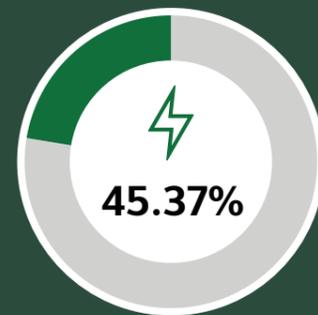
**Less Embodied Energy  
 in Materials**  
 Equivalent to planting 3,005 trees  
 (over the building  
 lifespan of 30 years)



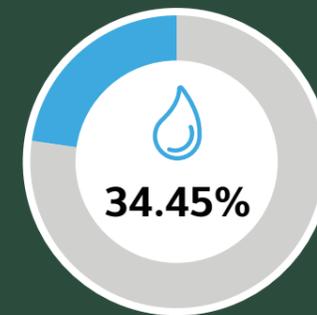
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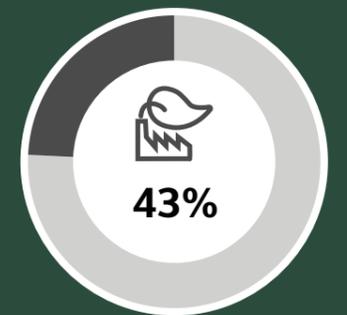
# Vittoria



**Energy Savings**  
Save approximately  
THB 27,500 per year  
THB 2,291 per month



**Water Savings**  
Save approximately  
THB 9,000 per year  
THB 750 per month



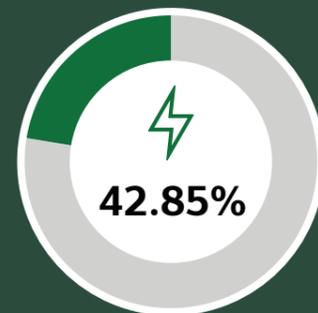
**Less Embodied Energy  
in Materials**  
Equivalent to planting 3,905 trees  
(over the building  
lifespan of 30 years)



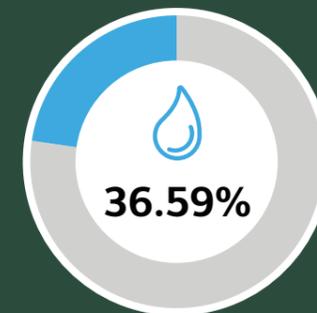
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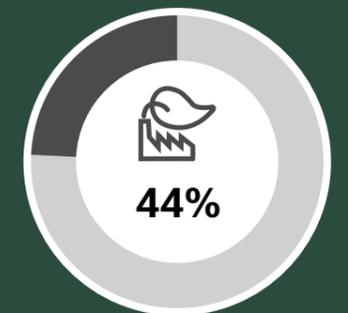
# Éterna



**Energy Savings**  
 Save approximately  
 THB 30,817 per year  
 THB 2,568 per month



**Water Savings**  
 Save approximately  
 THB 7,939 per year  
 THB 661 per month



**Less Embodied Energy  
 in Materials**  
 Equivalent to planting 5,010 trees  
 (over the building  
 lifespan of 30 years)



## Solar Roof System 3.3 kWp

Helps save approximately  
THB 1,500 per month on electricity costs

## AAC Block (Autoclaved Aerated Concrete)

· Helps reduce indoor temperature by approximately 2-4°C  
(compared to traditional clay bricks)

## Air Conditioning System

· Homes installed with No.5 energy-efficiency air conditioners  
maintain the same level of comfort  
while using 30-40% less electricity

## Exterior Wall Paint

- Heat-reflective coating with SRI value of 90
- Helps reduce indoor temperature by approximately 1-3°C

## Plank Slab Floor Structure

- Flooring materials and AAC block walls  
help reduce embodied carbon

This house helps reduce carbon  
emissions from construction  
materials equivalent to planting  
more than 3,905 trees

## Showerhead

- Water-saving showerhead with a flow rate of only 8.41 liters per minute
- Reduces water usage by approximately 30% per use without reducing water pressure
- Equivalent to nearly THB 1,000 per year in water savings per household

## Toilet

- Dual Flush system using only 4.75 liters per flush
- Reduces water usage by more than 50%



## FLOW & FINE

Breathe Easy Home... Dust-Free



An innovative system that enhances air quality by filtering dust and supplying fresh air into the home for better health and well-being of residents

- Increases oxygen levels in the air
- Helps reduce indoor heat
- Reduces accumulation of carbon dioxide
- Eliminates unpleasant odors



## SOLAR CELL

Solar Energy System

- Clean, environmentally friendly energy with no contribution to global warming
- Unlimited energy source, as sunlight never runs out
- Free energy—no fuel cost required
- Simply install a system that meets standards and enjoy free electricity during the daytime
- Long lifespan of 20–25 years depending on maintenance



## EV CHARGER READY

Electric vehicle charging support

- Reducing EV Sales
- Passenger EV Sales
- Global EV Sales
- Reducing EV Sales
- Passenger EV Sales
- Global EV Sales



# Smart Home by Aqara

Confidence with in-project systems that elevate your quality of life to a safer and more convenient level



### Smart Home

IoT (Internet of Things) by Aqara



### Digital Door Lock

Supports 5 access methods (PIN code, key card, key, Bluetooth, fingerprint scan)



### Magnetic Sensor

3 locations: garage / living area / laundry area



### Smart Switch

1 location: living area  
Control on/off via mobile application



### Sensor

Detects movement  
Helps prevent slips and falls  
Installed in the ground-floor bedroom and stairway area



สยามซีเมนต์  
มหาชน

# Material Specification



TOA Organiccare  
Termite control system installation



Porcelain tiles  
Throughout the entire house



Electrical switches & sockets  
Panasonic brand



SPC flooring  
Recognized as environmentally friendly  
Manufactured from natural limestone  
combined with plastic



Plant-based safe acrylic paint (BioPreferred)  
Inhibits viruses and bacteria up to 99.9%  
VOCs 0%



Facade stone decor  
Made from natural stone surfaces  
Environmentally friendly  
(Eco-Friendly)



- Arden  
TYPE S
- Vittoria  
TYPE M
- Éterna  
TYPE L

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**HABITAT**  
 MAHIDOL



**ORNSIRIN**



# ORNSIRIN

**096 335 5656 ornsirin.co.th**

เจ้าของโครงการและผู้มีกรรมสิทธิ์ในที่ดินและผู้ดำเนินการ บริษัท อรสิริน พร็อพเพอร์ตี้ จำกัด ทะเบียนนิติบุคคลเลขที่ 0505560001428 สำนักงานใหญ่ เลขที่ 79 ม.8 ต.สันปูเลย อ.ดอยสะเก็ด จ.เชียงใหม่ 50220  
กรรมการผู้จัดการ: นายปรีดิกร บุรณุปกรณ์ ทุนจดทะเบียน 559,400,000.00 บาท ชำระเต็มจำนวน ที่ตั้งโครงการ ซาบีแนท มหิดล ต.มหิดล ต.ช้างคลาน อ.เมืองเชียงใหม่ จ.เชียงใหม่ 50100  
พื้นที่โครงการ 13-2-82.6 ไร่ จำนวน 29 แปลง เลขที่ 142320, 142321, 142322 เริ่มก่อสร้าง ม.ค. 68 แล้วเสร็จ ก.พ. 69 (เฟส 1)  
มีภาระผูกพันกับสถาบันการเงิน (ธนาคารกสิกร) เนื้อหาที่ปรากฏบนเอกสารนี้ประกอบด้วยภาพ/บรรยากาศจำลองและข้อมูลรายละเอียดต่างๆ และเอกสารฉบับนี้อาจมีการเปลี่ยนแปลงโดยไม่ต้องแจ้งให้ทราบล่วงหน้า  
หากมีข้อสงสัยใดๆ สามารถสอบถามเจ้าหน้าที่หรือเข้าเยี่ยมชมโครงการสถานที่จริงโครงการ โทร 096 335 5656 \*เงื่อนไขเป็นไปตามที่บริษัทฯ กำหนด