




RESIDENCES

AT FOUR SEASONS RESORT CHIANG MAI



Elegant villas against a backdrop of mountains and rice fields. The flawless service of one of the world's most iconic hospitality brands. A magical combination of luxury, tradition and natural beauty.

Welcome to Residences at Four Seasons Resort Chiang Mai.

Natural Beauty

Villas set amidst verdant rice fields. Lush hills rising in the distance. The graceful service of one of the world's most iconic hospitality brands in an evocative setting so distinctly Thai.

Awaken to a lifestyle refined to a perfect art by Four Seasons Resort Chiang Mai.



Lush rice terraces at Four Seasons Resort Chiang Mai



Northern Rose

Savor endless modern comforts and the timeless beauty of the Mae Rim Valley. Known as Thailand's "Rose of the North," Chiang Mai continues to maintain the allure it has held on travelers for centuries.

Abounding with lush hillsides, fertile valleys, terraced rice paddies and ancient temples, Northern Thailand charms with its idyllic mountain backdrop and culturally rich way of life. While the serene beauty might seem a lifetime away from the hustle and bustle of commercial hotels and tourist hubs, Four Seasons Resort Chiang Mai residents are only a short one-hour flight from Bangkok and a 30-minute drive from the traditional yet increasingly cosmopolitan vibe of Chiang Mai.

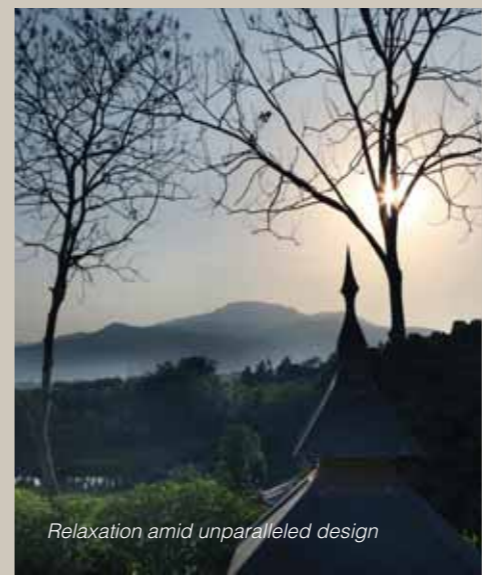




Villa Residences at Four Seasons Resort Chiang Mai set amid lush gardens



Condominium Residences set within tropical gardens



Relaxation amid unparalleled design

Scenic Splendor

An unparalleled lifestyle awaits at Chiang Mai's only branded luxury residences, serviced by the award-winning five-star management team of Four Seasons Resort Chiang Mai. Amid the quiet beauty of the Mae Rim Valley, Residences unfold over 20 acres of lush greenery and authentic working rice fields, with five luxurious four-bedroom villa residences available with options for rental or sale.

Each residence is marked by elegant design inspired by Northern Thailand's Lanna architecture and traditional design motifs and is surrounded by its own garden, designed by the internationally acclaimed landscape architect Bill Bensley.

In 2010, Chiang Mai was voted Number 2 in the Top Cities in Asia by Travel + Leisure magazine's World's Best Awards. Take advantage of this exclusive opportunity to own a piece of the most prestigious residential development in this acclaimed region.

Tropical Bliss

Admire the natural beauty of your surrounds as accentuated by the understated elegance and grace of Residences at Four Seasons Resort Chiang Mai. Designed in harmony with nature, each residence is enclosed in its own individually landscaped garden, creating a relaxing habitat of natural streams, majestic stones and a brilliantly diverse range of flora. A river runs sleepily through this exclusive community, a gentle reminder of the slow pace of life characteristic of Thailand's rural north.

Spend your days exploring the property's flowing rice terraces and blooming lily ponds, or simply take in the breathtaking mountain scenery from your own private verandah, knowing that you own a coveted place in paradise.



Swimming pool at Four Seasons Resort Chiang Mai at dusk



Quiet Elegance

Each villa is designed to provide the ultimate in luxury living, creating an environment rich with modern comforts to complement the area's stunning natural beauty and charming tradition.

Every villa is a personal sanctuary, with each room recalling the grace of traditional Lanna style. Unique curved ceilings along with the villa's arched windows and subtle niches create a blend of natural light and free-flowing space, while decorative doors and shutters, ornamented in elaborate gold leaf, recall the splendor of the Lanna era. Each residence is also fully equipped with the luxuries of modern technology, including state-of-the-art entertainment and communication systems, and of course, the on-call service of a Four Seasons butler at any hour of the day.





Modern living spaces with Lanna design



A Sense of Home

- + Spectacular style and Lanna design
- + Fully furnished residences of up to four bedrooms
- + Private gardens and lap pools
- + Scrupulous attention to detail
- + Maids' rooms
- + Sunken dining pavilions
- + Fully equipped kitchen and laundry
- + Elegant outdoor living spaces



Bedroom infused with Thai style



Afternoon by the pool at Villa Residences



A private pool oasis at Villa Residences



Endless Indulgence

Residents will enjoy access to all of the award-winning facilities offered at adjacent Four Seasons Resort Chiang Mai. These include a state-of-the-art fitness center, tennis courts, library and reading room, swimming pool, world-class spa and specialty restaurants that bring an endless array of fine dining experiences to this verdant rural oasis.



Yoga practice harmonized with natural wonder



Flawless Detail

With amenities to ensure an exceptional lifestyle, our privileged residents also enjoy the intuitive style of service perfected by the award-winning Four Seasons Resort Chiang Mai. This includes all-day room service, bell attendant service, 24-hour security, parking, as well as daily housekeeping available to all residents.

In addition, residents can take full advantage of the numerous recreational, leisure and cultural activities provided at the resort, including mountain biking, Muay Thai boxing, Thai language classes and courses on recreating Thai cuisine.



Rejuvenation at the Spa at Four Seasons Resort Chiang Mai

Frequently Asked Questions

General Information

Q What is Residences at Four Seasons Resort Chiang Mai and where is the project located?

A Residences at Four Seasons Resort Chiang Mai is an exclusive and private collection of villas and condominiums located upon 35 acres (75 rai) amid the stunning scenery of the Mae Rim Valley. Located adjacent to Four Seasons Resort Chiang Mai, it is just 30 minutes from Chiang Mai International Airport. The project is comprised of 24 Condominium Residences, housed in three- and four-story Lanna-style villas, and a new development of five spacious Villa Residences.

Residences were designed by the well-known Lek Bunnag Architects in Bangkok, with landscaping and master planning by Bill Bensley. The magnificent condominium residences range in size from approximately 350 square meters to 550 square meters, and are offered in three different styles: Garden Terrace, Mountain View and Penthouse. The garden units feature their own individual plunge pools, while the Penthouses occupy the top two floors of each villa. Exclusive four-bedroom villas offer the heights of refinement and luxury living, featuring private lap pools, fully equipped kitchens, full back-of-house amenities and stunning private gardens.

Q What are some of the facilities and services available to residents?

A Residents can access the amenities of nearby Four Seasons Resort Chiang Mai. These include a wide range of luxurious facilities and services, such as a fully equipped fitness center, tennis courts, library and reading room, a world-class spa, and some of the best dining options in Thailand. Owners will also enjoy a world of five-star amenities, including all-day room service, bell attendant service, 24-hour telephone operator, cable television, 24-hour security, car parking and housekeeping.

Q When will the project be completed?

A All private villas are now completed and are available for immediate viewing or purchase.

Ownership Structure

Q What ownership structure is available at Residences at Four Seasons Resort Chiang Mai?

A At Residences at Four Seasons Resort Chiang Mai, we offer both freehold and leasehold structures, depending on the eligibility of the purchaser. Under the present law, freehold ownership is available to Thai nationals or Thai registered companies. For non-residents, we provide 90-year leasehold ownership, comprising three successive 30-year terms. Through leasehold arrangement, non-residents can acquire a villa without the hassles of having to set up a Thai company (non-Thais can only own up to 49% of a company).

Q Are there charges related to freehold and leasehold registration?

A Yes, there are charges associated with the registration of both freehold and leasehold interests and these fees are payable to the Land Department. For freehold interest, the associated costs include transfer fee and stamp duty (approximately 1% of the appraisal price), while for leasehold interest, registration fee and stamp duty amount to 1.1% of the leasehold amount.

Q Can leasehold interest be assigned or converted to freehold interest?

A After registering the lease agreement at the Land Department, the purchaser will have unfettered rights to use the land and make improvements, in accordance with the terms and conditions of the lease agreement. Leasehold rights can be transferred to a third party, but the new owner shall remain bound to the conditions and provisions stipulated in the initial lease agreement. An option clause to convert the property to freehold status during the term of the lease is included in the agreement, providing the lessee is qualified under Thai law. The lessee would be responsible for all taxes and legal and administrative costs associated with such conversion.

The Rental Program

Q Is there a rental program offered to villa owners?

A Yes, owners have the option of putting their villa into the rental program. The rental program is a one-year contract with an option to renew. For the utmost convenience to owners, our villas come fully furnished with the highest quality specially designed furniture and fixtures.

Q Are there restrictions on the use of villas if owners join the rental program?

A Upon signing the rental agreement, owners are asked to provide a schedule of when they would like to use their villa over the next 12 months. Owners can reside in the villas for as long as they like. Owners can withdraw from the program by giving 90 days' written notice. Any reservation made prior to the termination of the contract must be honored.

Q How are rental revenues shared?

A Revenues received by the resort management are allocated to the owner (60%) and the resort operator (40%) after the expenses associated with marketing of the villa have been deducted.

Maintenance and Service Charges

Q Who is responsible for maintenance of Residences at Four Seasons Resort Chiang Mai?

A The external area of the villas and common area facilities are managed by our dedicated staff, trained and supervised by the resort management team, to ensure that the quality of services and standards matches that of the resort. This will include general administration, landscaping maintenance, routine and preventive maintenance, general repairs, pest control, refuse collection, pool cleaning and 24-hour security.

Q What charges are owners responsible for?

A Owners are responsible for the payment of maintenance and management fees to properly maintain common area infrastructure and amenities. Owners are also responsible for specific charges such as electricity, water and sundries for their individual villa. Additional expenses include the daily housekeeping charge which includes linen change and turndown services as well as toiletries and cleaning supplies. Housekeeping costs only apply during the owner's stay.

The Developer

Sribhathana Garden Company Limited is a joint venture between Sribhathana Company and Minor International PCL., one of Thailand's largest hospitality and leisure companies, with a portfolio of 35 hotels operating in eight countries under the Four Seasons, St. Regis, Marriott, Anantara, Elewana and Minor International brands in Thailand, the Maldives, Vietnam, Africa, the Middle East, Sri Lanka and Indonesia. The company is also one of the leading spa operators in Asia Pacific with over 30 spas under the Mandara and Anantara brands. A member of the Stock Exchange of Thailand blue chip SET 50 Index, Minor is also recognized by Asia Money magazine as Thailand's Best Managed Medium Cap Company for financial and business performance, management strategy and vision, and shareholder value creation.

<http://www.minorinternational.com/>

Our Portfolio

Residences

The Estates Samui
Residences at Four Seasons Resort Chiang Mai
The Residences at The St. Regis Bangkok

Four Seasons

Four Seasons Hotel Bangkok
Four Seasons Resort Chiang Mai
Four Seasons Tented Camp Golden Triangle
Four Seasons Resort Koh Samui

St. Regis

The St. Regis Bangkok

Marriott

Bangkok Marriott Resort & Spa
Hua Hin Marriott Resort & Spa
Pattaya Marriott Resort & Spa
JW Marriott Phuket Resort & Spa

OAKS

Australia
New Zealand
UAE

Anantara China

Anantara Xishuangbanna Resort & Spa, Yunnan

Indonesia

Anantara Seminyak Resort & Spa, Bali
Anantara Bali Uluwatu Resort & Spa

Maldives

Anantara Dhigu Resort & Spa
Anantara Veli Resort & Spa
Anantara Kihavah Villas

Thailand

Anantara Bangkok Sathorn
Anantara Baan Rajprasong Serviced Suites, Bangkok
Anantara Golden Triangle Resort & Spa
Anantara Hua Hin Resort & Spa
Anantara Bophut Resort & Spa, Koh Samui
Anantara Lawana Resort & Spa, Koh Samui
Anantara Phuket Villas
Anantara Sikao Resort & Spa
Anantara Rasananda Resort & Spa, Koh Phangan

Anantara Vacation Club

Anantara Bophut Resort & Spa, Koh Samui, Thailand
Anantara Phuket Villas, Phuket, Thailand

United Arab Emirates

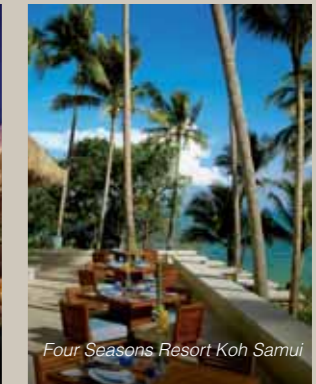
Desert Islands Resort & Spa by Anantara, Abu Dhabi
Anantara Qasr Al Sarab Desert Resort, Abu Dhabi
Al Sahel Lodge by Anantara, Abu Dhabi
Al Yamm Lodge by Anantara, Abu Dhabi

Vietnam

Anantara Mui Ne Resort & Spa

Others

AfroChic at Diani Beach, Kenya
Marula Manor, Kenya
Arusha Coffee Lodge, Tanzania
Tarangire TreeTops, Tanzania
Serengeti Migration Camp, Tanzania
The Manor at Ngorongoro, Tanzania
Masai Mara Camp, Tanzania
Amboseli Camp, Tanzania
Kilindi Zanzibar
Naladhu Maldives
Club Hotel Dolphin, Sri Lanka
Kani Lanka Resort & Spa, Sri Lanka
Hotel Serendib, Sri Lanka
Hotel Sigiriya, Sri Lanka
Harbour View Hotel, Haiphong, Vietnam
Harbour View Hotel, Haiphong Vietnam
Oaks Hotels & Resorts



A Wealth of Experience

Minor International PCL. is one of Thailand's largest hospitality and leisure companies in the Asia Pacific region with over 1,000 restaurants and 35 hotel and resorts meeting the growing needs of consumers in these dynamic markets. From its founding in 1978 with a single beachfront resort in Pattaya, the company has expanded to include hotel and resorts under the Anantara, Four Seasons, Marriott, St. Regis, Elewana and other brands in Asia, Middle East and Africa. The Company mixed-use development including The Estate Samui and St. Regis Residence are currently in the market. In addition to our award winning hotel and resort properties, the Company is the leading premium destination spa operator with over 30 Anantara and Mandara Spa that have consistently been named as the best in Asia and among the best in the world. Complementing our resort and hotel operations, are over 1,000 restaurants world wide restaurants under The Pizza Company, Swensen's, Sizzler, Dairy Queen, Burger King, The Coffee Club and Thai Express. Minor is the market leader in Thailand with nearly all of our concepts being leaders in their respective segments. In addition to our large presence in the retail market, we are also the largest players in the airport and remotesite catering segments together with having our own large ice cream and cheese factories to support both our own restaurants and third parties.



Guard House
Residences Entrance & Exit

Tennis Courts

Villa Residences

VR 29
VR 28
VR 27
VR 26
VR 25

Boundary Line

Pathway

Residences Entrance & Exit

Lake

Rice Terraces

Lower Pool

Terraces
Patree Bar

Sala Mae Rim
Elephant Bar
Boutique
Lobby

A B

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Yoga Barn

Lake

The Spa

Residences Pool

Residences Management Office

Resort & Residences Main Entrance

Mae Rim & Chiang Mai

VR

Private Villa Residences

R

Private Condominium Residences

PV

Hotel Pavilion Rooms

PV

Hotel Pool Villas

- A. Kasalong
- B. Library
- C. Tennis & Health Club
- D. Intanin
- E. Rice Barn
- F. Cooking School Shop

Project name: Residences at Four Seasons Resort Chiang Mai **Developer:** Sribhathana Garden Co., Ltd.
Registered capital: THB 80,000,000 **Registered address:** 16th Floor, Berli Jucker Building, 99 Soi Rubia, Sukhumvit 42 Road, Prakanong Sub-district, Klongtoey District, Bangkok 10110, Thailand **Project location:** Rim Tai Sub-district, Mae Rim District, Chiang Mai Province **Plot no.:** 2, 19 and 29-31 **Title deed no.:** 18801 and 43112-13-43116 **Project area:** 6 rai, 3 ngan and 381.3 square wah **Number of villas:** 24 residences in phase 1 and 5 villas in phase 2 **Construction permit no.:** 82/2550 **Scheduled completion date:** Completed



Embrace the captivating mix of luxury, charming Thai tradition and matchless natural beauty of Chiang Mai's most exclusive branded residential development.

Contact us today to schedule a private viewing and to discuss opportunities for ownership or rental.

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