

# THE EXCLUSIVE NORTH

Chiang Mai has become a favoured corner for Thai nationals and expatriates alike. The luxury property development, Baan Sawan, offers a chance for buyers to snatch a perfect spot in Thailand's enchanting north

Kensington, the developer of Baan Sawan, offers a rare opportunity to those with a keen eye for luxury living and potential investment. Live a millionaire lifestyle in a first-class home for a fraction of the price of what it would cost elsewhere in Thailand.

For a long time a preferred choice of the social elite, Chiang Mai has become a place for people looking for that distinctive, countryside-type of residence. A serene blend of the old meets the new, giving way to five-star spas, golf and country clubs, fine restaurants, top-class hotels, Buddhist temples and a multitude of other recreational activities. Both property investment and government spending is now on the increase and Chiang Mai looks

set for a bright future. With visitors coming from all over the world, including stars such as Steven Segal and Angelina Jolie, the city's hidden treasures may not remain a secret for all too long.

Situated only 15 minutes from the centre of Chiang Mai, one such jewel is Baan Sawan. This exclusive development of three luxurious homes exudes quality, with all the features you would expect of a first-class project. The brand-new development sits in a peaceful and relaxing location, surrounded by beautiful open fields, lush tropical trees and panoramic views to the mountains in the distance. For your enjoyment, Chiang Mai's excellent golf clubs, shopping malls, supermarkets, restaurants, airport and health spas are only a short distance away.

Each house comes with four bedrooms, five bathrooms, a luxury kitchen of your choice, a private swimming pool, a sun deck, a beautifully landscaped garden with feature lighting and a heated jacuzzi. The superior facility features continue with an exquisite en-suite master bathroom, luxury en-suite shower rooms, an office/study, a balcony, an electronic security system, air conditioning, timer-controlled garden water sprinklers, as well as access to both satellite television and broadband internet. Each unit also has a living room, a dining room, a separate laundry room and a storage room.

To save you money on air conditioning costs, the houses are built with double-brick walls and a fully insulated roof. This lowers temperatures inside the house, making your home much more comfortable to live in and reducing the need to use air conditioning. Windows are double-framed in a natural-

treated hardwood, with custom-made mosquito screens. For peace of mind, each home comes with a cutting-edge security system which includes emergency stair-lighting, internal infra-red motion detectors, door and window break alarms, smoke alarms and a visual/voice monitor to the main development's remote-control electronic gate.

As one of the lucky owners of these spectacular homes, you may customise your luxury kitchen to your requirements. As an extra bonus Kensington will give you – absolutely complimentary – a fridge-freezer, an oven/hob and a dishwasher.

An easy payment plan allows buyers to pay the two percent booking fee and instalment payments during the construction period of approximately eight to 10 months. A deposit of only US\$6,500 secures you one of these beautiful residences for yourself – they make a perfect family home, a superb executive's

weekend retreat or an ideal retirement house.

In its overall concept, Baan Sawan remains faithful to the true meaning of exclusiveness, providing a privileged few with a residence of exceptional design and an abundance of luxurious features. A spokesman for Kensington comments, "We want to provide people the rare opportunity to own a luxurious house at a fraction of the normal cost. These homes have all the features of a house that would normally cost US\$1 million."

While House 1 is already sold, the other two plots are now available to begin the construction of your new home. House 2 sits on a 1,680-square-metre plot with a 479-square-metre home. With 1,232 square metres, House 3 is on a slightly smaller piece of land with the option of a three- or four-bedroom home spread over an area between 490 and 520 square metres.

Chiang Mai is on the rise and Baan Sawan

is one of the city's most desirable housing developments. Prices start at US\$328,000, presenting a double bonus in the form of an amazing investment opportunity and superb value for money. A truly attractive place to call home. Act now and take this opportunity to contact Kensington and view this exclusive development project.

Kensington specialises in the building of luxury homes, quality houses and exclusive developments. Contact the company for any type of advice or assistance in building the home of your dreams.

#### BAAN SAWAN

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