



Discover the One & Only Ultra Pool Villa in Northern Thailand  
Where Luxury Meets Nature.

[www.winsgroup.com](http://www.winsgroup.com)

# What is Wintara?

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- Wintara is a one-of-a-kind luxury pool villa located in the heart of Northern Thailand, Chiang Mai.
- A sanctuary designed for those who seek elegance, comfort, and an immersive lifestyle experience.
- Crafted with passion, precision, and architectural brilliance.

## The Vision Behind Wintara

- A villa that harmonizes modern luxury with the natural beauty of Chiang Mai.
- Designed for those who appreciate fine living and timeless architecture.
- A space where every detail reflects sophistication, relaxation, and exclusivity.





## EMBRACE THE SUN

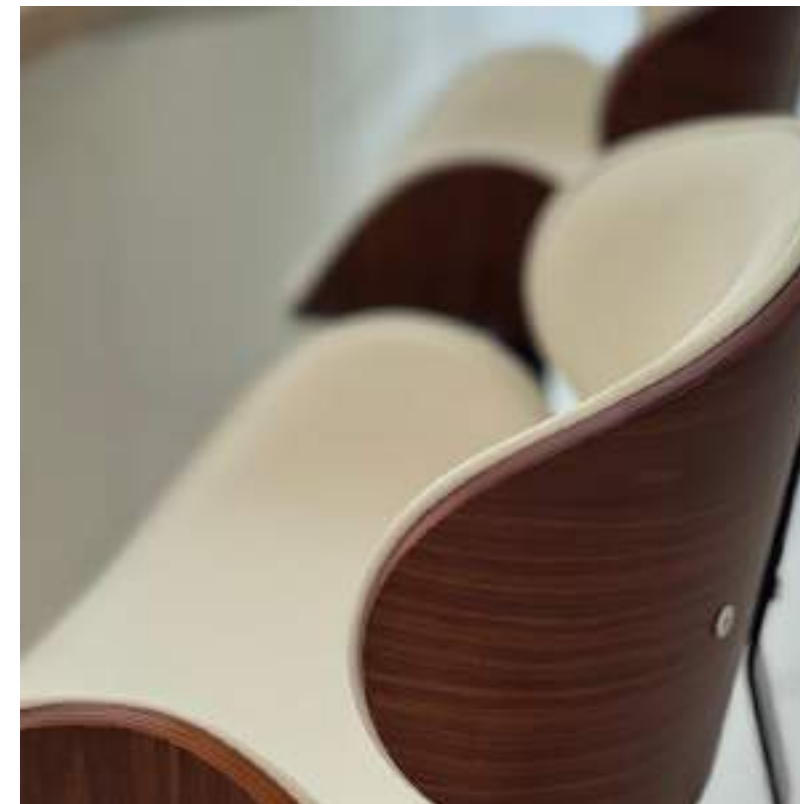
A house designed to embrace the sun and its evergreen surroundings seamlessly blends architecture with nature, creating a serene and energy-efficient living space. Large floor-to-ceiling windows and open-plan layouts allow natural light to flood the interiors, reducing the need for artificial lighting and enhancing the connection to the outdoors. The use of skylights, clerestory windows, and strategically placed openings ensures ample ventilation while framing picturesque views of lush greenery.







## A Home Built with Passion and Precision



At Wintara, we believe that a home is more than just walls and a roof—it's an experience, a feeling, a sanctuary. From the very beginning, our vision was clear: to create a space where luxury meets comfort, where every material, texture, and detail enhances your lifestyle.

But perfection doesn't happen by chance. It's the result of thoughtful design, expert craftsmanship, and an unwavering commitment to quality.







# Luxury Without Limits— Even in the Heart of Nature

At Wintara, we believe that true luxury isn't about being surrounded by excess—it's about freedom. The freedom to wake up to the sound of rustling leaves, to breathe in the crisp mountain air, and to feel connected to nature without sacrificing comfort.

This is why we designed Wintara as a home that thrives in the wilderness, where you can enjoy modern conveniences even when you're miles away from the city.











## A Kitchen Designed for Ultimate Comfort & Elegance

At Wintara, we believe the kitchen is more than just a place to cook—it's the heart of the home, where functionality meets sophistication. Our kitchen design is crafted to provide an extremely comfortable and elegant experience, ensuring every detail enhances your daily life.

### Seamless Comfort, Thoughtful Design

- Spacious & Intuitive Layout – Designed for effortless movement, whether you're preparing a quick meal or hosting a gathering.
- Ergonomic Features – Perfectly positioned counters, cabinets, and appliances for maximum convenience and ease.
- Premium Materials – A combination of natural stone countertops, high-quality wood cabinetry, and sleek metal finishes to bring warmth and durability.











# A Warm Earth-Tone Bathroom: Embracing Nature with Elegance

At Wintara, we designed the bathroom to be more than just a functional space—it's a sanctuary where luxury meets nature. Our warm earth-tone bathroom is crafted to create a sense of tranquility, perfectly complementing the beauty of the surrounding mountain landscape.





# Unique Material Selection for Every Piece of Furniture



## Premium Wood: Timeless Warmth & Durability

- Handpicked Teak & Oak – Known for their strength, rich textures, and ability to age beautifully.
- Sustainable Bamboo Accents – Lightweight, eco-friendly, and perfect for a modern, natural touch.
- Walnut & Ash Wood – Used for statement furniture, bringing deep, warm tones to create a sophisticated ambiance.

## Natural Stone: Strength Meets Elegance

- Marble & Travertine Countertops – Luxurious, durable, and perfect for adding a refined touch to kitchens and bathrooms.
- Granite & Basalt Tables – Offering a raw, organic feel with exceptional durability.



OUTDOOR ACTIVITY

















# The private sauna

offers a serene, spa-like escape with natural wood interiors and customizable heat settings. Seamlessly connected to the pool area, guests can enjoy a refreshing dip or relax in a shaded lounge after a rejuvenating session. Designed for ultimate relaxation, it enhances the villa's luxurious and wellness-focused experience.











## THE OUT DOOR FIRE

The outdoor fire pit and long dining table create a cozy, social atmosphere for gatherings. Surrounded by nature, the fire pit offers warmth and ambiance, while the spacious table invites guests to enjoy alfresco dining under the stars, enhancing the villa's luxurious outdoor living experience.











## MINI BAR

A selection of beverages is thoughtfully prepared for indoor living, offering guests ultimate comfort and convenience. From freshly brewed coffee and herbal teas to fine wines and refreshing juices, every drink enhances relaxation, making indoor moments as indulgent as the outdoor experience.





The home theater offers the perfect setting for family time, with plush seating, immersive sound, and a high-definition screen. Whether enjoying a movie night, streaming a favorite show, or playing games, it creates a cozy, cinematic experience that brings everyone together in comfort and style.















Mintara  
VILLA

























## A Tranquil Escape in Mae Rim, Chiang Mai

Nestled in the lush mountains of Mae Rim, just 20 minutes from Chiang Mai Airport, Wintara offers a peaceful retreat surrounded by nature. With its serene atmosphere and stunning landscapes, it's the perfect destination for relaxation, wellness, and adventure in northern Thailand.





ISTY

BOOK

DESIGN HOTEL

VIVONO

CHIANG MAI



WINTARA

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With over 10 years of experience in the hospitality industry, we specialize in creating unique and memorable stays. We own and operate ISTDY, a stylish book-design hotel, and VIVONO, an exclusive ultra pool villa—the only one of its kind in Northern Thailand. Our passion for exceptional service, innovative design, and luxury living defines every experience we offer.





### ทำเลเยี่ยม:

- ด้านหน้าติดแหล่งน้ำธรรมชาติ ด้านหลังติดภูเขา วิวสวยเป็นส่วนตัว
  - อยู่ห่างจากปั้ม ปตท. แม่ริมเพียง 7 กิโลเมตร
  - เดินทางสะดวกเพียง 35 นาทีจากสนามบินนานาชาติเชียงใหม่
- ใกล้แหล่งอำนวยความสะดวก เช่น โลตัส บิ๊กซี กาดฝรั่งแม่ริม ฯลฯ

### รายละเอียดตัวบ้าน:

- พื้นที่ใช้สอยกว่า 1,200 ตารางเมตร บนที่ดินขนาด 1 ไร่ครึ่ง
- บ้านออกแบบในสไตล์ Palm Beach หูหราบีเอกลักษณ์
- จำนวน 5 ห้องนอน 1 ห้องแม่บ้าน กว้างขวาง พร้อมห้องน้ำในตัวและอ่างอาบน้ำ
  - ครีดยุโรป 3 ชุด และ ครีดยไทย 2 ชุด พร้อมใช้งาน
  - ห้องซาวน่าส่วนตัว
  - สระว่ายน้ำระบบเกลือ พร้อม jacuzzi
  - โรงภาพยนตร์ภายในบ้าน
- ศาลาริมน้ำ เหมาะสำหรับจัดอีเวนต์หรือดินเนอร์กลางธรรมชาติ
  - สนามบาสเกตบอลครึ่งสนาม
  - น้ำตกและลำธารธรรมชาติไหลผ่านสวน
  - ลานกิจกรรม สำหรับก่อกองไฟ หรือปาร์ตี้กลางแจ้ง
  - ลานจอดรถ รองรับได้สูงสุด 10 คัน
  - จุดชมวิว เห็นเทือกเขาแม่ริมแบบพาโนรามา
- บาร์บนดาดฟ้า และ สระว่ายน้ำขนาดเล็ก บนชั้นดาดฟ้า

Luxury Pool Villa for Sale – “WINTARA Villa” | 39 Million Baht  
Located in Maeram, Mae Rim, Chiang Mai

### Prime Location:

- Front of the property faces a natural water source; the back opens to stunning mountain views
  - Only 7 km from PTT gas station, Mae Rim
  - Just 35 minutes from Chiang Mai International Airport
- Close to major conveniences including Lotus's, Big C, Kad Farang Mae Rim, and more

### Property Details:

- Usable area: 1,200 sq.m. on a land plot of 1.5 rai (2,400 sq.m.)
  - Designed in elegant Palm Beach style
- 6 spacious includes maid bedrooms with ensuite bathrooms and bathtubs
  - 3 fully equipped European kitchens and 2 Thai kitchens
  - Private sauna room
  - Saltwater swimming pool with jacuzzi
  - Private home cinema
- Lakeside pavilion perfect for hosting events or private dinners
  - Half basketball court
- Natural waterfall and stream flowing through the garden
  - Outdoor activity lawn with fire pit for gatherings
  - Parking area for up to 10 cars
- Scenic viewpoint overlooking the Mae Rim mountain range
  - Rooftop bar and small rooftop pool