



CUSTOM PROPERTY REPORT • CHIANG MAI

THE CHIANG MAI CONDO REPORT.

Every pick carries a live listing URL.

PREPARED FOR
An anonymised client

PREPARED BY
Stan Brinkman · Brinkman Data · 29 Jun 2026

BUDGET
฿11.5M ceiling

WHAT'S INSIDE.

Five sections: a Golden 6 shortlist and a city-wide building reference. Every candidate was individually researched for build quality and foreign-quota; rents come from actual comparable rental listings.

01 Scope & Method

02 Area Overview

03 The Golden 6

04 City-Wide Building Scan

05 How to Use This Report

From clicking a URL to confirming a foreign-quota slot to your own legal counsel.

HOW THIS LIST WAS BUILT.

Built fresh from a live cross-source scan (FazWaz, PropertyHub, Lazudi, Perfect Homes).

INVENTORY FILTER

Condos for sale, 3-bed minimum (or a 2-bed ≥ 90 sqm giving a dedicated office). De-duplicated across platforms; studios/1-beds and implausible rows removed. **169** comparable condos; **120** within the \$11.5M budget.

RENT FROM REAL COMPS

Each unit's rent is the P25–P75 of **actual rental listings** for the closest comparables — same building & bedroom count & nearest size first. We do not multiply a blanket per-sqm rate (which over-states large units).

BUILD QUALITY + FOREIGN QUOTA

Every ranked building was individually researched (developer, finish, age, reviews) and graded **premium / mid / budget** — some expensive-per-sqm units are budget builds. Condos are freehold within the 49% foreign quota; slot is a per-building juristic check.

WHERE THE PICKS COME FROM.

ZONE	RENTAL DEMAND
Dellow Fields	Highest
Kessock Reach	High
Bellmoor Cross	High
Varrick Side	Good
Ravelle Side	Moderate
Aldren Side	Good

Cross-cutting: burning season (Feb–Apr) PM2.5 saturates the whole basin — prioritise a 2018+ build with sealed-window / HEPA-capable HVAC.

THE GOLDEN 6 — SIX UNITS, LIVE URLS.

RANK #1

TOP PICK

The Marlvale Residence

DELOW FIELDS • 12Y OLD • WITHIN BUDGET

BUILD

Premium

Price / m²

₹55,193

Rent (verified comps)

₹35,000-₹43,000/mo

Foreign quota

FQ TAG • CROSS-VERIFIED

Premium build • 12y old • Dellow Fields

FAZWAZ ↗ OPEN LISTING

https://example.invalid/listing/1

RANK #2

GOLDEN PICK

Thorncombe Condominium

DELOW FIELDS • AGE N/A • WITHIN BUDGET

BUILD

Mid

Price / m²

₹68,723

Rent (verified comps)

₹45,000-₹55,000/mo

Foreign quota

AWAITING VERIFICATION

Mid build • age not published • Dellow Fields

PERFECTHOMES ↗ OPEN LISTING

https://example.invalid/listing/2

RANK #3

GOLDEN PICK

The Harwick Residence

RAVELLE SIDE • 3Y OLD • WITHIN BUDGET

BUILD

Premium

Price / m²

₹69,089

Rent (verified comps)

₹22,000-₹32,000/mo

Foreign quota

FQ TAG • CROSS-VERIFIED

Premium build • 3y old • Ravelle Side

FAZWAZ ↗ OPEN LISTING

https://example.invalid/listing/3

RANK #4

GOLDEN PICK

Wexwick Condominium

BELLMOOR CROSS • 16Y OLD • WITHIN BUDGET

BUILD

Premium

Price / m²

₹50,687

Rent (verified comps)

₹30,000-₹45,000/mo

Foreign quota

FQ TAG • CROSS-VERIFIED

Premium build • 16y old • Bellmoor Cross

FAZWAZ ↗ OPEN LISTING

https://example.invalid/listing/4

RANK #5

STRETCH PICK

Marlcombe Court

DELOW FIELDS · AGE N/A · ABOVE BUDGET

BUILD

Mid

Price / m² €65,880

Rent (verified comps) €55,000-€70,000/mo

Foreign quota FQ TAG · CROSS-VERIFIED

Mid build · age not published · Dellow Fields

PERFECTHOMES ➤ OPEN LISTING

https://example.invalid/listing/5

RANK #6

GOLDEN PICK

The Valwick Tower

DELOW FIELDS · AGE N/A · WITHIN BUDGET

BUILD

Mid

Price / m² €82,773

Rent (verified comps) €40,000-€50,000/mo

Foreign quota FQ TAG · CROSS-VERIFIED

Mid build · age not published · Dellow Fields

PROPERTYHUB ➤ OPEN LISTING

https://example.invalid/listing/6

40 BUILDINGS — PER-M² REFERENCE.

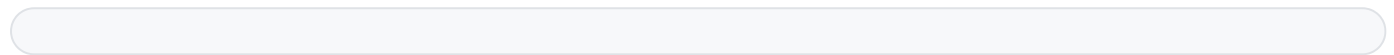
#	BUILDING	AREA	MEDIAN ₪/M ²
1	Emberworth Tower	Dellow Fields	₪37k/m ²
2	Emberleigh Tower	Dellow Fields	₪50k/m ²
3	Fernby House	Dellow Fields	₪53k/m ²
4	The Marlvale Residence	Dellow Fields	₪55k/m ²
5	Marlcombe Court	Dellow Fields	₪66k/m ²
6	Thorncombe Condominium	Dellow Fields	₪69k/m ²
7	Glencombe Place	Dellow Fields	₪79k/m ²
8	Merrmere Place	Dellow Fields	₪80k/m ²
9	The Thornby Tower	Dellow Fields	₪81k/m ²
10	The Valwick Tower	Dellow Fields	₪83k/m ²
11	Sabledene Court	Dellow Fields	₪83k/m ²
12	Norvale Suites	Dellow Fields	₪88k/m ²
13	Corford Heights	Dellow Fields	₪88k/m ²
14	Dunstead Terrace	Dellow Fields	₪100k/m ²
15	Merrworth Residence	Dellow Fields	₪105k/m ²

#	BUILDING	AREA	MEDIAN \$/M ²
16	Braedene Gardens	Dellow Fields	\$119k/m ²
17	Oakbrook Lofts	Ravelle Side	\$51k/m ²
18	The Harwick Residence	Ravelle Side	\$85k/m ²
19	Merrleigh Place	Bellmoor Cross	\$37k/m ²
20	Thornwick Court	Bellmoor Cross	\$41k/m ²
21	Norworth Condominium	Bellmoor Cross	\$42k/m ²
22	Wexwick Condominium	Bellmoor Cross	\$51k/m ²
23	Stanwick Residence	Bellmoor Cross	\$55k/m ²
24	Pellby Residence	Bellmoor Cross	\$55k/m ²
25	Ivelwick Lofts	Bellmoor Cross	\$65k/m ²
26	Merrbrook Tower	Bellmoor Cross	\$70k/m ²
27	Orwvale Lofts	Bellmoor Cross	\$70k/m ²
28	Silervale Suites	Bellmoor Cross	\$76k/m ²
29	Wexworth Point	Bellmoor Cross	\$78k/m ²
30	Wilbrook Suites	Bellmoor Cross	\$84k/m ²

#	BUILDING	AREA	MEDIAN \$/M ²
31	Hazelstead Terrace	Bellmoor Cross	\$139k/m ²
32	The Quenby Heights	Varrick Side	\$31k/m ²
33	Hazelholt Heights	Varrick Side	\$34k/m ²
34	Marlholt Gardens	Varrick Side	\$38k/m ²
35	Calbrook Gardens	Varrick Side	\$40k/m ²
36	Ivelby Court	Varrick Side	\$43k/m ²
37	Galworth Place	Varrick Side	\$48k/m ²
38	Sableleigh Point	Varrick Side	\$48k/m ²
39	Lindholt Residence	Varrick Side	\$52k/m ²
40	Nordene Terrace	Varrick Side	\$53k/m ²

HOW TO ACT ON IT.

1. **Start with the Golden 6.** Click each live URL to confirm price, size and tenure against the public portal.
2. **Pick your lens.** The Golden 6 balances both with build quality.
3. **Confirm the foreign-quota slot.** Phone the building's juristic office to confirm a freehold FQ slot for the specific unit. Bring funds from overseas with a Foreign Exchange Transaction Form (FETF). Every Thai condo is structurally 49% FQ by law — the badge confirms historical inventory, not a slot reserved for you today; slots cycle weekly.
4. **Verify the real rent.** Ask for actual achieved rents on the same unit type, not asking prices.
5. **Check build quality & sinking fund** in person on the budget-build value picks.
6. **Engage your own Thai property lawyer** before any deposit or transfer.





BRINKMAN DATA ANALYTICS

Stan Brinkman

Founder · Brinkman Data Analytics

Any questions on this report, or want a second-city scan or a follow-on round? Reach me directly.

stanbrinkman.com

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SCOPE & LIMITS

This report is decision-support, not financial or legal advice. Figures are from public listings captured 29 June 2026 and require per-unit verification before any offer.

Rents are P25–P75 of comparable listed asking rents, deduped across platforms; achieved rents settle below asking. Thin-comp buildings carry wider uncertainty.

Build quality grades are from per-building research (developer, finish, age, reviews) — directional, confirm condition in person.

Foreign quota availability is per-building and time-sensitive — always confirmed at the juristic office, never assumed.

Budget ceiling ≈ \$11.5M; over-budget standouts are labelled.

PREPARED BY **STAN BRINKMAN** · BRINKMAN DATA ANALYTICS · STANBRINKMAN.COM