



Buyer checklist · printable

10-point checklist before booking any Phuket condo

10 checks before you book, 7 mistakes foreigners make, 5 questions that expose a bad developer, and what protects your money off-plan.

Photo: Nai Thon coast. Anton Zelenov, CC BY-SA 4.0, Wikimedia Commons

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- 02 7 mistakes foreigners make in Phuket
- 03 5 questions to a developer
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TELEGRAM

Ask any question about these projects

Independent digest. No forms, no phone number. Reviewed 11 Oct 2026. Reference prices have individual source dates; request a live unit quote. Weekly picks: <https://t.me/phuketpropertydigest>

BEFORE BOOKING

10 checks before you book any Phuket condo

- ☐ **Developer's finished projects**
 Visit one. Two developers in this catalog are listed companies with audited accounts; the rest, ask for two completed addresses.
- ☐ **Land title deed in the developer's name**
 Chanote, with mortgages disclosed.
- ☐ **Construction permit and EIA**
 Numbers and dates on paper, not "in process".
- ☐ **Foreign quota letter for your condominium**
 Remaining freehold area and your reservation.
- ☐ **Payment schedule linked to construction stages**
 Not to calendar dates alone.
- ☐ **Full cost of ownership in writing**
 Sinking fund, common fee per m², transfer fee split, furniture package if any.
- ☐ **Handover date and delay penalty in the contract**
 Plus your right to cancel if the delay runs long.
- ☐ **Management and rental programme terms**
 Who manages, what fee, how long you are locked in, when you can use the unit.
- ☐ **Real rental statement of a comparable unit**
 Twelve months, with occupancy. Brochure yields do not count.
- ☐ **Contract reviewed by your own Thai lawyer**
 Not the developer's. Confirm which language governs your contract.

TELEGRAM

Get this checklist filled in for a project



Ask in the bot; the partner answers per project with documents. Not legal advice.

LEARNED THE HARD WAY

7 mistakes foreigners make buying in Phuket

01 Buying the yield, not the unit

A brochure figure may omit vacancy, management, tax and other costs; ask for the exact assumptions. Page 2 of the fee guide in the bot shows the maths.

02 Confusing leasehold with ownership

Check the registered term and lease validity; renewal promises do not create present ownership for 90 years.

03 Paying from a Thai account

Freehold registration needs money that arrived from abroad in foreign currency, with the bank's transaction form.

04 Signing the developer's lawyer's contract

Have your own lawyer read the governing text and request a written fee quote.

05 Ignoring the building, looking at the unit

Common fee arrears, a weak sinking fund and a juristic person at war with the developer cost more than a bad view.

06 Trusting a calendar handover date

Ask what stage the construction is at today and what the penalty for delay is.

07 Buying for the airport transfer

Nai Yang is five minutes from the airport and quiet; Bang Tao is forty minutes and lively. Decide which one you are buying for, holiday or rental.

5 QUESTIONS THAT EXPOSE A BAD DEVELOPER

1. Which of your buildings can I walk into today?

No address, no deposit.

2. Show me the permit number.

"Being issued" means not issued.

3. Who holds the land title and is it mortgaged?

A normal bank mortgage is fine if the release is explained.

4. What happens if you deliver 12 months late?

Look for penalty interest and cancellation with refund in the contract.

5. How much of the freehold quota in my registered condominium is already sold?

A number, in writing, from the juristic person or developer.



OFF-PLAN

Buying off-plan: five things that actually protect your money

01 Milestone payments

Pay for what is built: contract, foundation, structure, finishing, transfer. A schedule that collects most of the price in the first year shifts construction risk to you.

02 A developer with a balance sheet

Listed developers (Rhom Bho, Sansiri in this catalog) publish audited accounts. For private developers, request financial evidence and inspect completed projects; a finished building alone does not establish current solvency.

03 Permit before deposit

Construction permit and EIA approval in hand; condominium registration comes at completion. Without the permit your deposit funds paperwork.

04 Delay clause with teeth

Penalty interest on late handover and a right to cancel with refund after a defined delay. Check that the cancellation refund includes every instalment.

05 Snag list at handover

Inspect before the final payment, list defects in writing, agree a repair deadline. Check the agreed retention and warranty remedies before releasing the final instalment.

ESCROW IN THAILAND

Ask whether buyer payments use an independent escrow arrangement. Have your lawyer check the account holder, release conditions and refund mechanism; a marketing reference to escrow does not prove protection. Without one, assess payment exposure explicitly.

4
completed in this
catalog
inspect the specific unit

3
under construction
inspect the site today

3
pre-sale
verify construction and
contract

TELEGRAM

Ask for the payment schedule of a project

PHUKET PROPERTY CATALOG

Ten projects, one table

Ten projects to shortlist. Prices are dated references, mostly from 15 Sep 2026; they do not establish today's stock. Confirm unit, title type and handover in writing.

#	PROJECT · DISTRICT	FROM	STATUS	HANDOVER	BEACH	AIRPORT
01	Serene Condo Layan Layan / Cherng Talay	\$95,000	BUILDING	2027, confirm project/phase	~1.5 km	~15 min
02	The Title Olive Nai Yang	\$109,000	PRE-SALE	Q4 2028	~450 m	~5 min
03	The Title Biancana Surin	\$160,000	PRE-SALE	2027-2028, confirm	~200 m	~35 min
04	Sea Heaven Phuket Naithon Naithon / Sakhu	\$114,706	BUILDING	Q4 2027	~100 m	~14 min
05	Canvaz Palette Cherngtalay Cherng Talay	\$264,412	PRE-SALE	2028, quarter unconfirmed	~2.7 km	~25 min
06	The Liberty by Wallaya Pasak / Cherng Talay	\$242,000	BUILDING	2028, confirm	~3 km	~25 min
07	The Title Legendary Bang Tao	\$200,000	COMPLETED	Completed 2025	~800 m	~40 min
08	The Title Serenity Nai Yang / Sakhu	\$90,000	COMPLETED	Completed 2026	~400 m	~5 min
09	Diamond Condominium Bang Tao / Cherng Talay	\$130,000	COMPLETED	Completed May 2018	~600 m	~35 min
10	The Title Residencies Naiyang Nai Yang	\$80,000	COMPLETED	Completed Nov 2019	~250 m	~5 min

4

Completed projects

Legendary, Diamond, Residencies, Serenity; verify the specific unit.

4

References under \$110k

Historical figures: Residencies, Serenity, Serene Layan, Olive.

6

By listed developers

Rhom Bho (SET: TITLE) x5, Sansiri (SET: SIRI).

TELEGRAM

Get floor plans and payment terms



UNDER CONSTRUCTION

Serene Condo Layan

Reference **\$95,000** · studios, 1-2 bedroom · 36-72 m²

REFERENCE PRICE

\$95,000

THB 3.24M; see date below

HANDOVER
REFERENCE**2027, confirm
project/phase**
confirm per unit

BEACH

1.5 km

airport 15 min

OWNERSHIP

FH quota

freehold quota

WHY THIS PROJECT

Practically a town within a town: pools, restaurants, shops, co-working and sport inside Momentum District. Beach is a short drive (1-2 km), not a walk.

DISTANCES

Momentum District services	on site
Layan beach	1-2 km
Phuket International Airport	~15 min

CHECK BEFORE BOOKING

- ☐ Distance to the beach (1-2 km, not walking)
- ☐ unit count
- ☐ payment schedule

S

Serene Innovations and Developments Co., Ltd. (The Momentum Phuket). Units: 247. Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Historical registry schedule; the-momentum-phuket.com now shows different pricing and mixed project formats, so no current Serene unit quote verified. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.

PRE-SALE

The Title Olive

Reference **\$109,000** · 1-bedroom, 1-bedroom Plus, 2-bedroom · 32-63 m²

REFERENCE PRICE

\$109,000

THB 3.70M; see date below

HANDOVER
REFERENCE

Q4 2028

confirm per unit

BEACH

450 m

airport 5 min

OWNERSHIP

FH / LH

confirm title and quota

WHY THIS PROJECT

About 7 minutes on foot to the beach. Pet-friendly building, a format few complexes offer. Developer listed on the Thai stock exchange.

DISTANCES

Cafes and shops, Nai Yang ~2 min

Nai Yang beach ~450 m

Phuket International Airport ~5 min

CHECK BEFORE BOOKING

☐ Freehold vs leasehold pricing

☐ late-handover penalty

☐ pet policy in writing

R

Rhom Bho Property PCL (SET: TITLE). Units: 291. Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: 2028 is a historical project schedule; current handover date needs developer confirmation. Distances are approximate.

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PRE-SALE

The Title Biancana

Reference **\$160,000** · 1-3 bedroom, penthouses · 31-131 m²

REFERENCE PRICE

\$160,000

THB 5.40M; see date below

HANDOVER
REFERENCE**2027-2028,
confirm**

confirm per unit

BEACH

200 m

airport 35 min

OWNERSHIP

FH / LH

confirm title and quota

WHY THIS PROJECT

Only 200 metres to Surin beach and 30 leisure zones inside: lagoon pool, hot tubs, mini-golf, gym and co-working. 4 low-rise buildings.

DISTANCES

Surin beach	~200 m
7-Eleven	~190 m
Beachfront restaurants	2-5 min walk

CHECK BEFORE BOOKING

- ☐ Completion year in the contract
- ☐ foreign quota
- ☐ realistic yield at 60% occupancy

R

Rhom Bho Property PCL (SET: TITLE). Units: 350. Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Public project materials conflict; no current primary-source handover quarter verified. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

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UNDER CONSTRUCTION

Sea Heaven Phuket Naithon

Reference **\$114,706** · studios, 1-2 bedroom · 29-77 m²

REFERENCE PRICE

\$114,706

THB 3.90M; see date below

HANDOVER
REFERENCE**Q4 2027**

confirm per unit

BEACH

100 m

airport 14 min

OWNERSHIP

FH quota

freehold quota

WHY THIS PROJECT

A resort quarter 100 metres from the sea with completed, occupied earlier phases you can inspect before buying into phase 3.

DISTANCES

Naithon beach ~100 m

Cafes, restaurants, pharmacy 3-5 min walk

Phuket International Airport ~14 min

CHECK BEFORE BOOKING

- ☐ Phase and building of the unit
- ☐ guarantee contract and eligible price basis
- ☐ management and rental permission

B

Bestart Heaven Co., Ltd.. Units: phase 3 n/a; phases 1-2: 499 units, completed 2022-2023. Rental yield: 7% for 5 years advertised; eligibility and enforceable contract unverified. No independently verified income forecast.

Reference price dated 2026-10-11; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Project marketing schedule for phase 3.1, not an independent construction audit. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.



PRE-SALE

Canvaz Palette Cherngtalay

Reference **\$264,412** · 1-2 bedroom, duplexes, penthouses · 42-103 m²

REFERENCE PRICE

\$264,412

THB 8.99M; see date below

HANDOVER
REFERENCE

**2028, quarter
unconfirmed**

confirm per unit

BEACH

2.7 km

airport 25 min

OWNERSHIP

ask

confirm foreign quota
and title per unit

WHY THIS PROJECT

Sansiri's official page lists 248 units near Porto de Phuket, with co-working, pools and a pet yard. Confirm the current unit price and ownership terms.

DISTANCES

Porto de Phuket	0.4 km
Boat Avenue Park	1.3 km
Bang Tao beach	2.7 km

CHECK BEFORE BOOKING

- ☐ Current unit and ownership-specific price
- ☐ foreign quota certificate
- ☐ contractual handover date

S

Sansiri PCL (SET: SIRI). Units: 248. Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-10-11; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: 2028 remains a planning reference; official page does not specify handover quarter. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms



Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.

UNDER CONSTRUCTION

The Liberty by Wallaya

Reference **\$242,000** · 1-2 bedroom, penthouses · 61-120 m²

REFERENCE PRICE

\$242,000

THB 8.23M; see date below

HANDOVER
REFERENCE**2028,
confirm**

confirm per unit

BEACH

3 km

airport 25 min

OWNERSHIP

ask

not independently verified; ask

WHY THIS PROJECT

Apartments of 61-120 m² designed for full-time living rather than compact hotel rooms: more storage, home office, family and long stays.

DISTANCES

Blue Tree ~500 m

International school ~1 km

Bang Tao beach ~9 min drive

CHECK BEFORE BOOKING

☐ Ownership type☐ building count☐ completion date in the contract

W

Wallaya Villas Development Co., Ltd. Units: 324. Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Historical aggregator reference; no current primary-source quarter verified. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.

COMPLETED

The Title Legendary

Reference **\$200,000** · studios, 1-2 bedroom · 31-94 m²

REFERENCE PRICE

\$200,000

THB 6.80M; see date below

HANDOVER
REFERENCE**Completed
2025**

confirm per unit

BEACH

800 m

airport 40 min

OWNERSHIP

FH / LH

confirm title and quota

WHY THIS PROJECT

Completed development: inspect the unit, common areas and management records before buying. Rental use depends on the unit's permissions and management terms.

DISTANCES

Bang Tao beach ~800 m

Night market ~300 m

Catch beach club ~700 m

CHECK BEFORE BOOKING

☐ Remaining foreign quota☐ actual rental history☐ common fees

R

Rhom Bho Property PCL (SET: TITLE). Units: 637. Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Registry schedule, confirm in the unit contract. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.

COMPLETED

The Title Serenity

Reference **\$90,000** · 1-3 bedroom · 26-123 m²

REFERENCE PRICE

\$90,000

THB 3.08M; see date below

HANDOVER REFERENCE

Completed 2026

confirm per unit

BEACH

400 m

airport 5 min

OWNERSHIP

FH / LH

confirm title and quota

WHY THIS PROJECT

Rhom Bho investor relations reports Serenity newly completed in June 2026. Inspect the specific unit and confirm snagging, transfer readiness and foreign quota.

DISTANCES

Nai Yang beach	~400 m
Sirinat National Park	~2 min
Phuket International Airport	~5 min

CHECK BEFORE BOOKING

- ☐ Specific unit ready status
- ☐ remaining foreign quota
- ☐ snagging and handover documents

R Rhom Bho Property PCL (SET: TITLE). Units: 814. Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Rhom Bho IR 10 June 2026 reports newly completed Serenity; inspect and confirm the specific unit. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.

COMPLETED

Diamond Condominium

Reference **\$130,000** · 1-2 bedroom, penthouses · 33-228 m²

REFERENCE PRICE

\$130,000

THB 4.43M; see date below

HANDOVER
REFERENCE**Completed
May 2018**

confirm per unit

BEACH

600 m

airport 35 min

OWNERSHIP

ask

not stated

WHY THIS PROJECT

Operating since 2018: before buying you can assess the real condition of the building, common areas, running costs and the rental history of a specific unit rather than a forecast.

DISTANCES

Bang Tao beach ~600 m

Boat Avenue ~5 min

Porto de Phuket ~5 min

CHECK BEFORE BOOKING

- ☐ Foreign quota
- ☐ sinking fund balance
- ☐ active guarantee contract and eligible unit

S

Silk Projects Co., Ltd. (per official site). Units: 295. Rental yield: 5% for 5 years advertised on project site; current unit eligibility unverified. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Registry schedule, confirm in the unit contract. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.

COMPLETED

The Title Residencies Naiyang

Reference **\$80,000** · studios, 1-2 bedroom · n/a (studio to 2-bedroom) m²

REFERENCE PRICE

\$80,000

THB 2.74M; see date below

HANDOVER
REFERENCE**Completed
Nov 2019**

confirm per unit

BEACH

250 m

airport 5 min

OWNERSHIP

FH / LH

confirm title and quota

WHY THIS PROJECT

Completed resale complex near Nai Yang beach. Historical reference prices can help build a shortlist; inspect condition and obtain a live unit quote.

DISTANCES

Nai Yang beach ~250 m

Sirinat National Park ~3 min

Phuket International Airport ~5 min

CHECK BEFORE BOOKING

- ☐ Unit condition
- ☐ foreign quota for resale
- ☐ seller taxes

R

Rhom Bho Property PCL (SET: TITLE). Units: 472 (sources conflict). Rental yield: not independently verified; request a unit-level net calculation. No independently verified income forecast.

Reference price dated 2026-09-15; current unit quote required. USD uses a fixed 34 THB/USD illustration. Schedule: Registry schedule, confirm in the unit contract. Distances are approximate.

TELEGRAM

Get floor plans, prices and payment terms

Opens our Telegram bot. We pass your request to a licensed partner only with your consent. Photo shows the district, not the project; developer renders on request.

OWNERSHIP IN ONE PAGE

Freehold or leasehold: what a foreign buyer actually gets

Freehold, 49% quota

Foreigners may own condominium units outright, but only within 49% of the total unit floor area of the registered condominium. Most non-resident foreign buyers use an eligible foreign-currency remittance with bank evidence; statutory eligibility routes differ. If the quota is full, foreign freehold transfer is unavailable until quota becomes available; consider another registered condominium or a lawyer-reviewed lease.

Leasehold, up to 30 years

A lease registered at the Land Department, typically 30 years. Renewals are a contract promise, not an automatic right. Compare the remaining term, transfer rights and total price per unit.

What to check per unit

Remaining foreign quota in the registered condominium, payment schedule, sinking fund and common fees, management contract if you rent out, who signs the sale agreement.

What this catalog is not

Not investment or legal advice and not a guarantee of any income. Yields are estimates. Availability and prices change; confirm before booking and have a licensed Thai lawyer read the contract.

TRANSFER COSTS, TYPICAL

ITEM	WHO PAYS	RATE
Transfer fee (freehold)	Split by agreement, often 50/50	2% of appraised value
Lease registration fee + stamp duty (leasehold)	By agreement	1% + 0.1% of total rent
Specific business tax or stamp duty	Seller; eligibility varies	3.3% or 0.5%
Withholding tax	Seller	progressive / 1%
Sinking fund, illustrative	Buyer at handover	THB 500-1,000 / m ²
Common area fee, illustrative	Owner, monthly	THB 40-80 / m ²

These are baseline rates and planning assumptions, not a transaction tax assessment. Discounts, exemptions and seller status can change the payable amount. The developer's price list states which costs are included.

TELEGRAM

Ask which projects still have freehold quota

CHECKED 11 OCT 2026

What supports this edition

Links open the source. An online claim is not a verified unit offer, construction inspection or enforceable rental guarantee.

- ☐ **Sansiri: Canvaz official project page**
THB 8.99M, 248 units, mapped distances; checked 11 Oct 2026
- ☐ **Rhom Bho investor relations: news clippings**
10 Jun 2026 release reports Serenity newly completed
- ☐ **Sea Heaven public project marketing**
THB 3.9M Type N2, phase 3.1 schedule and advertised programme; checked 11 Oct 2026
- ☐ **Diamond official project website**
Advertised 5% / 5-year programme; current unit eligibility unverified
- ☐ **Thailand government: foreign purchase funds**
Common remittance route and bank evidence; exceptions apply
- ☐ **Thai Revenue Department: stamp duty**
Lease stamp-duty schedule; request a transaction-specific fee sheet
- ☐ **Thai Legal Execution Department: lease guide**
Ordinary term and exceptions; Thai lawyer review required
- ☐ **UWC Thailand: school fees**
Use the current school schedule; budget table is an assumption
- ☐ **Thailand MFA: Destination Thailand Visa**
Check eligibility and current consular requirements before applying

Other project prices and schedules remain historical registry references from 15 Sep 2026, explicitly dated on each project page. Fixed illustration FX: 34 THB/USD. All budgets, vacancy and management inputs are assumptions.

NEXT STEP

Pick a project, ask for the floor plans

Every button in this catalog opens our Telegram bot. Tell us your budget and timing, and a licensed Phuket partner sends floor plans, live availability and payment terms for the projects you picked. We pass your contact only after you say yes.

Editorial review	11 Oct 2026; source dates vary
Yields	advertised claims or unverified
Photos	district scenery, not renders
Weekly picks and legal basics	t.me/phuketpropertydigest

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TELEGRAM

Open the bot and ask your question