

Legal guide · 49% quota

Freehold or leasehold: what a foreign buyer actually gets in Phuket

What a foreigner can own in Thailand, **freehold vs leasehold** side by side, and the six documents to see before a deposit. Plus the 10-project catalog.

Photo: Sirinat National Park, Nai Yang, Athichitra, CC BY-SA 4.0, Wikimedia Commons

WHAT IS INSIDE

- 01 What a foreigner can and cannot hold
- 02 Freehold vs leasehold, side by side
- 03 How the 49% quota works in practice
- 04 Six documents before a deposit
- 05 Ten projects with quota notes

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>

OWNERSHIP FOR FOREIGNERS

Three things a foreigner can hold in Thailand, and one they cannot

01 A condominium unit, freehold

Full ownership registered in your name at the Land Department. Allowed only while foreign-owned units stay within 49% of the total unit floor area of the registered condominium. Check the registered condominium and its foreign quota certificate; do not assume that each physical building has a separate quota.

02 A registered lease, up to 30 years

For a condo unit outside the quota, or for a villa or land. Registered at the Land Department. Ordinary immovable-property leases generally have a maximum 30-year term. Renewal wording does not create a presently registered 90-year right; enforceability requires Thai legal review.

03 Shares in a Thai company that owns property

Legal only with genuine Thai partners and real business activity. Using Thai nominees to hold land for a foreigner is illegal and contracts built on it can be voided. Not a route this catalog recommends for a condo.

04 Land in your own name: generally restricted

Direct foreign land ownership is generally restricted, with narrow statutory exceptions. Land leases and building ownership need separate legal analysis. Every project in this catalog is a condominium, where freehold is possible within the quota.

MONEY MUST COME FROM ABROAD

For the common non-resident eligibility route, arrange foreign-currency funds and matching bank evidence for the purchase price. Confirm the permitted remittance route with the receiving bank and Land Office before sending money. The receiving Thai bank issues a Foreign Exchange Transaction form for larger transfers or a credit advice for smaller ones. Keep every one of them: the Land Department asks for the full amount and you need them again to repatriate the money on resale.

TELEGRAM

Ask which projects still have freehold quota



Thai practice as of 2026, not legal advice. Have a licensed Thai lawyer review the sale agreement before you pay a deposit.

SIDE BY SIDE

Freehold vs leasehold

	FREEHOLD (49% QUOTA)	LEASEHOLD (30 YEARS)
What you get	Ownership of the unit, registered title in your name	Right to use for the lease term, registered on the title deed
Term	Indefinite; inheritable	30 years; renewals are contractual promises
Price	List price	Unit-specific; compare like-for-like terms
Resale	To Thais or foreigners (within quota)	Remaining term only; buyers discount short terms
Transfer cost	2% transfer fee on appraised value	1% registration + 0.1% stamp duty on total rent
Financing	Thai bank mortgages for foreigners are rare; some developers offer instalments	Same; usually cash
When quota is gone	Unavailable within that registration	Only if offered and legally suitable

HOW THE 49% QUOTA WORKS IN PRACTICE

Ask for the quota letter

The juristic person or developer issues a letter stating foreign-owned area vs total unit area of the registered condominium. In pre-sale it is a reservation of quota, confirmed at transfer.

Registrations differ

A development can contain one or more condominium registrations. Ask which registration covers your unit and obtain its quota certificate.

Quota is not for sale

Some agents offer "quota fees" to move a buyer up the list. Ask your lawyer for the legal basis and written terms before paying.

Resale by a foreigner

Selling your freehold unit to another foreigner keeps the quota; selling to a Thai buyer frees it up. Either way the Land Department re-checks the numbers.

TELEGRAM

Compare freehold and leasehold prices per project

Ratios and fees are typical 2026 practice; the price list of each project states what is included.

PER UNIT

Six documents to see before a deposit

☐ **Title deed (Chanote) of the land**

In the developer's name, with any mortgage disclosed. A bank mortgage on the land is normal in construction; ask how it is released at transfer.

☐ **Condominium licence and construction permit**

Plus the EIA approval for larger projects. Pre-sale without a permit means you are funding an application, not a building.

☐ **Foreign quota letter for your condominium**

Foreign-owned area today and what is reserved for you. See page 2.

☐ **Payment schedule tied to construction milestones**

Compare each payment with evidence of progress and your contractual refund rights. Have your lawyer assess front-loaded payments; no universal percentage threshold protects a deposit.

☐ **Sinking fund and common fee rates**

Written in THB per m², with the first year's common fee collected at handover. Compare with completed projects in the same area.

☐ **Who signs the sale agreement**

The developer company named on the permit, not a marketing company or agent. The name must match the one on the title deed.

DELAY AND EXIT CLAUSES

Have your own Thai lawyer identify the applicable mandatory consumer terms, contractual handover date, delay compensation and refund/termination mechanism. Confirm the governing-language clause and enforceable remedies before paying.

TELEGRAM

Ask for the quota letter and payment schedule

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 Residences Naiyang Nai Yang	\$80,000	COMPLETED	Completed Nov 2019	~250 m	~5 min

4

Completed projects

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

4

References under \$110k

Historical figures: Residences, 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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Get floor plans, prices and payment terms

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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

askconfirm 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.

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