

Fees & yield · worked example

What a \$150k Phuket condo really costs, and how to check a yield

The real cost of a **\$150,000** condo line by line, a yield check sheet, and what a "guaranteed 7%" actually guarantees. Plus the 10-project catalog.

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WHAT IS INSIDE

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- 02 Yield check sheet: brochure vs net
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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>

WORKED EXAMPLE

What a \$150,000 Phuket condo really costs

One-bedroom, 45 m², freehold, bought to rent out. Illustration at 34 THB/USD; each row is an assumed budget input, not a current project fee quote.

ITEM	BASIS	USD
Unit price	list price, freehold	150,000
Transfer fee, your half	2% of appraised value, split 50/50	1,500
Sinking fund, illustrative	THB 500-1,000 per m ² x 45	660-1,320
Common fee, first year	THB 40-80 per m ² per month x 45	640-1,270
Furniture package	if you rent out; developer packages	5,000-12,000
Lawyer, contract review	optional, recommended	900-1,800
Bank transfer and FX	SWIFT plus spread on THB conversion	500-1,500
Meter deposits, insurance	electricity, water, contents cover	300-600
All-in, year one	before any rental income	159,500-170,000

+6.3-13.3%
on top of the list price

The result of this worked example. Check whether your unit quote already includes furniture and fees.

Per unit
annual running costs

Request common fees, repairs, insurance and rental management costs separately.

TELEGRAM

Get the exact fee sheet for a project

→

Each developer states the sinking fund and common fee per m² in its price list; ask for it before reserving.

YIELD CHECK SHEET

How to check the number an agent gives you

"8% yield" on a \$120,000 one-bedroom means \$9,600 a year. Five questions turn a brochure figure into a real one.

QUESTION	BROCHURE	CHECK OR STRESS-TEST
Gross or net?	gross	net after fees below
Occupancy assumed?	80-90% all year	Model vacancy across all months; 65% below is an assumption
Nightly rate?	high-season rate	Use a weighted annual rate supported by comparable bookings
Management fee?	not mentioned	Obtain a signed fee schedule; 25% below is an assumption
Costs you still pay?	none	common fee, utilities on vacancy, repairs, insurance, income tax

THE SAME UNIT, BOTH WAYS

High-occupancy scenario: 20.1% gross

\$120,000 unit
Assumed THB 2,500 a night x 365 x 90% / 34 = **\$24,154** gross, 20.1% of \$120,000. This is a scenario, not market evidence.
No fees, no vacancy, no tax.

Illustration: 5.8% before tax

Blended THB 1,800 a night x 365 x 65% ≈ **\$12,600** gross
minus 25% management ≈ \$3,150
minus common fee, utilities, repairs, insurance ≈ \$1,800
Before income tax, financing and major repairs; tax depends on the owner and deductions
≈ \$7,620 before tax: 6.35% on \$120,000, or 5.8% on an assumed \$132,000 all-in cost.

Hypothetical calculation, not a market forecast. At 34 THB/USD, 1,800 x 365 x 65% = \$12,560 gross; less 25% management and \$1,800 other costs = \$7,620 before tax. Check rental permission and actual comparable records.

TELEGRAM

Ask for a 12-month rental statement

The only yield evidence that counts is a rental statement of a comparable unit, twelve months, with occupancy.

GUARANTEED YIELD

"7% guaranteed for 5 years": what the guarantee actually is

01 Who guarantees

The developer company, a management company or a hotel operator. Read the name. A guarantee from a company with no other assets is worth its cash flow, not its promise.

02 What it is paid on

The contract defines the eligible price basis. Example: 7% on \$100,000 is \$7,000, which is 6% of a \$117,000 all-in outlay.

03 What you give up

Check permitted owner stays, rate-setting, refurbishment obligations and the ability to exit the programme. Terms vary by unit and operator.

04 After the guarantee

The post-guarantee revenue split and deductions must be in the contract. Ask for the pool's actual numbers on completed phases.

05 Is it priced in

Compare the price per m² with non-guaranteed units in the same area. A premium can partly fund the promised payout; compare without assuming the guarantee is free.

IN THIS CATALOG

PROJECT	STATED YIELD	READ IT AS
Sea Heaven Naithon	7% guaranteed, 5 years	advertised programme; eligibility, guarantor and contract must be verified
Diamond Condominium	5% guaranteed, 5 years	project website advertises this; current resale unit eligibility unverified
The Title Legendary	not independently verified	request comparable records and a unit-level calculation
Serene Layan, Biancana	not independently verified	no verified net forecast in this catalog
Olive, Canvaz, Liberty	not stated	honest; build your own number

TELEGRAM

Ask for the guarantee contract 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.

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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.

TELEGRAM

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

<div>REFERENCE PRICE</div> <div>\$160,000</div> <div>THB 5.40M; see date below</div>	<div>HANDOVER REFERENCE</div> <div>2027-2028, confirm</div> <div>confirm per unit</div>	<div>BEACH</div> <div>200 m</div> <div>airport 35 min</div>	<div>OWNERSHIP</div> <div>FH / LH</div> <div>confirm title and quota</div>
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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.

<div>DISTANCES</div> <div><div>Surin beach</div><div>~200 m</div></div> <div><div>7-Eleven</div><div>~190 m</div></div> <div><div>Beachfront restaurants</div><div>2-5 min walk</div></div>	<div>CHECK BEFORE BOOKING</div> <div><div>☐ Completion year in the contract</div><div>☐ foreign quota</div><div>☐ realistic yield at 60% occupancy</div></div>
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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

asknot 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

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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