



## **Siam Legal International Expands Thailand Property Law Services for Foreign Investors**

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Siam Legal International has expanded its comprehensive property law and immigration services to better serve the growing number of foreign investors seeking real estate opportunities in Chiang Mai and Northern Thailand. The firm now provides enhanced support for international buyers navigating the complex legal landscape of Thai property ownership while addressing the critical need for proper visa arrangements.

The expansion comes as Northern Thailand experiences increased interest from foreign investors attracted to the region's condominiums, villas, and land lease opportunities. With property purchases by non-Thai nationals subject to specific legal restrictions and requirements, the firm has positioned itself to provide essential guidance through every stage of the acquisition process. For those seeking comprehensive information about property acquisition in Thailand, the firm maintains detailed resources at <https://www.siam-legal.com/realestate/thailand-property.php>, covering all aspects of foreign property ownership.

"Foreign property investment in Thailand requires careful navigation of legal frameworks that differ significantly from Western countries," said Rex Baay, Senior Legal Advisor at Siam Legal International.

"Many investors are unaware that purchasing property in Thailand does not automatically grant residency rights, making it essential to address both property acquisition and visa requirements simultaneously."

The firm's property services encompass due diligence and title searches, contract review and negotiation, lease agreement structuring, and Land Office registration. These services address the unique challenges foreign buyers face, including the restriction that limits foreign ownership in condominium buildings to 49 percent of total unit space and prohibitions on direct land ownership by non-Thai nationals.

The property purchase process in Thailand follows several critical steps that require professional oversight. Buyers must first conduct thorough due diligence on their chosen property, followed by careful contract review and negotiation. After placing a deposit, the final stage involves title registration at the Land Office, where all documentation must comply with Thai legal requirements.

Foreign investors must understand that while they can own condominium units outright, land purchases require alternative structures such as 30-year renewable leases or company ownership arrangements. Each method carries specific legal implications and compliance requirements that demand expert guidance to ensure proper execution.

A crucial aspect often overlooked by property buyers is that real estate ownership alone does not provide legal residency in Thailand. Siam Legal International addresses this gap by offering comprehensive visa consultation services. The firm assists clients with long-term visa options, including the Destination Thailand Visa, accessible at <https://www.siam-legal.com/thailand-visa/dtv-visa-thailand.php>, the Long-Term Resident visa program, and the Thailand Elite Visa, detailed at <https://www.siam-legal.com/thailand-visa/thai-elite-visa.php>.

These visa programs offer various benefits and qualification criteria, allowing foreign property owners to maintain legal residency status while enjoying their Thai investments. The firm's dual expertise in property law and immigration regulations enables clients to secure both their real estate investments and their legal right to remain in the country.

Siam Legal International operates as a full-service law firm specializing in Thai legal matters for international clients. The firm provides expertise across multiple practice areas including immigration, property law, business formation, family law, and litigation services, maintaining offices throughout Thailand to serve the diverse needs of foreign investors and expatriates.

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## **Siam Legal International**

*American-managed Thailand law firm with 22+ years? experience. Experts in corporate setup, BOI, FBL, family & divorce, property, litigation, immigration, notary, wills, contracts & due diligence across Bangkok, Phuket, Pattaya & more.*

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