

Siam Legal Phuket Advises Foreign Investors on Real Estate Trends as Island Property Market Attracts Global Buyers

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Siam Legal Phuket, a leading law firm specializing in Thai property law, reports continued strong interest from international buyers in Phuket's real estate market, driven by the island's tropical climate, established infrastructure, and diverse lifestyle offerings. The firm notes that foreign investors are increasingly seeking professional legal guidance to navigate Thailand's complex property ownership regulations while capitalizing on the island's investment potential.

Phuket remains one of Southeast Asia?s most attractive island destinations, offering a combination of tropical lifestyle, modern amenities, and long-term livability. Ongoing road improvements and increased air connectivity have made the island more accessible, reinforcing buyer confidence and supporting steady activity across residential and investment segments.

According to Siam Legal Phuket, foreign purchasers are increasingly focused on neighborhoods that align

lifestyle preferences with long-term value. Southern areas such as Nai Harn and Rawai continue to appeal to retirees and wellness-oriented residents seeking quieter surroundings and private villas or boutique condominiums. In contrast, Bang Tao, Cherng Talay, and the Laguna area attract families and professionals due to international schools, resort-style amenities, and reliable rental demand.

Phuket Town remains a practical choice for budget-conscious expatriates and island-based professionals, offering affordability, cultural character, and access to hospitals and coworking facilities. Along the west coast, Kamala and Surin draw buyers seeking privacy and high-end ocean-view properties, while Kata and Karon balance active beach lifestyles with family-friendly living, particularly outside peak tourist seasons.

"Phuket's unique combination of luxury developments, resort areas, and urban zones continues to attract a wide range of international buyers," said Omar O Manee, Senior Legal Advisor at Siam Legal Phuket. "However, appropriate legal structures remain critical for secure property ownership, particularly for expatriates who must navigate Thailand's specific regulations on foreign property ownership."

Thai law strictly regulates foreign property ownership, particularly regarding land ownership, making professional legal guidance essential for successful acquisitions. Foreign nationals cannot directly own land under current regulations, but can purchase condominium units or enter into leasehold agreements. Standard lease terms are limited to 30 years under the Civil and Commercial Code, with recent Supreme Court rulings invalidating automatic renewal clauses that attempt to extend beyond this period.

The Thai government has proposed extending lease terms from 30 to 99 years to attract more foreign investment, though these reforms await legislative approval. Additionally, the Board of Investment plans to implement stricter rules on land ownership privileges for foreign businesses starting September 2025, potentially affecting corporate property holding structures commonly used by international investors.

Siam Legal Phuket emphasizes that foreign buyers should confirm ownership structures, verify title deeds, and assess developer credibility before committing funds. Property acquisition involves both civil rights, such as ownership and usage rights, and ongoing financial responsibilities, including taxes, maintenance, and management rules. Misunderstandings around ownership limits or improper documentation can lead to prolonged disputes or financial exposure.

For additional information about navigating Thailand's property laws and recent market developments, see https://pressadvantage.com/story/83694-siam-legal-phuket-lawyers-guide-investors-through-complex-property-laws-amid-real-estate-growth.

Siam Legal International is a full-service law firm based in Phuket, Thailand, offering comprehensive legal services including property law, immigration and visa services, family law, business law, litigation, and corporate structuring. The firm specializes in assisting foreign investors and expatriates with Thai legal matters, providing expert guidance on property acquisition, regulatory compliance, and investment planning throughout Thailand.

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Siam Legal Phuket

Siam Legal Phuket provides litigation, immigration, family law, contract drafting, real estate conveyancing, and corporate services. Our lawyers assist foreign clients with effective, cost-efficient legal strategies in Southern Thailand.

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