



BUTLER ESTATES



AREA GUIDE

Layan, Phuket

An Advisor's Guide

20 min

AIRPORT

10–15 min

BOAT AVENUE

10–15 min

SCHOOLS

฿13M

VILLAS FROM

฿5M

CONDOS FROM



Layan is what people picture when they close their eyes and imagine owning in Phuket: a quiet beach at the protected northern end of Bang Tao bay, hillsides of private villas looking over the Andaman, and almost none of the noise. It is the seclusion end of the west coast's prime corridor, ten minutes from everything Bang Tao offers and a world apart from it in feel. If Bang Tao is the neighbourhood and Cherng Talay is the family address, Layan is the retreat.

The lifestyle

The beach sets the tone. Layan Beach is the calm northern continuation of the bay, backed by casuarina trees rather than beach clubs, with a river mouth at one end and protected coastline running north. It stays quiet even in high season because there is simply less built around it, and much of what is built is discreet. The area's landmarks are resorts of the calibre of Anantara rather than retail strips, and the dining scene is a handful of good restaurants rather than an avenue of them.

Daily life leans on the neighbours. Boat Avenue, Porto de Phuket and the supermarkets sit ten to fifteen minutes south, close enough that nothing is a mission, far enough that none of it follows you home. That distance is the entire point of Layan. You come here for mornings that start with birdsong and a view, not foot traffic.

Who it suits

Layan suits the buyer whose priorities are privacy, position and outlook. Second-home owners who want to arrive, close the gate and hear nothing. Full-time residents who have done their years in busier corridors and now want elevation and a horizon. Buyers at the top of the market for whom the property itself is the destination, because in Layan it has to be: the villa, the pool and the view carry the lifestyle rather than the street outside.

It suits less well the first-time arrival who wants to walk to dinner, or the family whose week revolves around school runs and activities. Both are better served a few minutes south, and I would rather tell you that now than after a viewing. A good filter question: if the villa had no view and no silence, would you still want the location? In Bang Tao the answer can be yes. In Layan the view and the silence are the location.

The property landscape

Layan is prime territory, and the market treats it that way. Knight Frank Thailand names Layan among the west coast areas where land values continue to rise on scarcity, and scarcity is the operative word: the hillsides are finite, the beachfront is largely protected, and new supply arrives in considered releases rather than volume. Island-wide, villa sales rose 12.9 percent in 2025 with villas outperforming condominiums, and Layan sits at the quality end of that demand.



The entry point is friendlier than the area's reputation suggests. Older resale villas can be found from around ฿13 million, and newer off-plan villas start from around ฿20 million, though at that level they are compact. Proper family-scale villas, comparable to the new stock in Cherng Talay, run from around ฿30 million off-plan, with hillside and sea-view estates climbing well beyond. This is also branded-residence territory, with resort-managed condominiums offering foreign freehold and hands-off ownership from around ฿5 million off the plan. The buyer profile still skews toward people purchasing a specific position, a specific view, a specific level of privacy, though the fundamentals of developer track record and title diligence matter here as much as anywhere.

Renting in Layan

Layan sits at the edge of the corridor that leads the island for rental demand, but its rental market behaves differently from Bang Tao or Cherng Talay: stock is thin, quality is high, and the right villa rents on presentation and position rather than price. Roughly 71 percent of all property demand island-wide is to rent rather than buy, and a share of that demand is specifically hunting what Layan offers, which is quiet at a premium.

Ranges here are honest ranges, because stock varies and anyone quoting a precise figure without seeing the property is guessing. Condominiums run from around ฿50,000 a month for a one bedroom to around ฿100,000 for a two bedroom, reflecting the branded and resort-managed quality of the stock. Villas are genuinely thin on the ground: anything decent starts from around ฿150,000 a month on a twelve-month lease, and choice at any given moment is limited. The tenant pool is smaller but more committed: people renting in Layan chose Layan, they did not settle for it.

For owners, that is the opportunity. A well-presented villa here has little direct competition, and the September to October window ahead of high season remains the strongest moment to secure a twelve-month tenant.

Getting around

Layan's quiet comes with a genuinely good position. Phuket International Airport is roughly twenty minutes north, closer than almost anywhere else on the prime west coast, which matters for owners who fly often and tenants who do the same. Boat Avenue and the daily conveniences of Cherng Talay are ten to fifteen minutes south, the international schools cluster a similar drive, and private healthcare a comfortable run down the coast.

The honest caveat: you drive for everything. There is no strip of restaurants at the end of the road, no supermarket around the corner, and in the green season the quiet can tip into genuinely sleepy. Buyers who love Layan love exactly that, and it is worth being honest with yourself about which camp you are in before committing.



Buying and renting here: the practical part

The essentials in brief, because the detail belongs with your lawyer and in the dedicated guides. Foreign buyers can own condominium units freehold under Thailand's Condominium Act, within the 49 percent foreign ownership quota per building, with purchase funds remitted from abroad and documented. Villas sit on land, which foreigners cannot own, so villa purchases are typically structured as a registered 30-year lease. Following the Thai Supreme Court's 2025 ruling, treat 30 years as the term: pre-agreed renewals beyond it are not enforceable, whatever the brochure says, and a purchase should be priced on that basis. Rental agreements over three years must be registered to be enforceable beyond three.

None of this is a reason to avoid Layan. It is a reason to structure properly, use an independent lawyer rather than the seller's, and work with someone who will tell you the position straight. I cover ownership structures and the full cost picture in separate guides: Foreign Ownership in Phuket: How It Actually Works and What Buying in Phuket Actually Costs .

Talk to me about Layan

I live and work in this corridor. If you are weighing Layan against the busier areas, looking for a twelve-month rental, or want an honest read on a specific villa or project, get in touch. No obligation, no sales pitch.

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