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AREA GUIDE

Surin, Phuket

An Advisor's Guide

30 min

AIRPORT

10 min

BOAT AVENUE

10 min

SCHOOLS

฿25M

VILLAS FROM

฿3M

CONDOS FROM



Surin is the classic prestige address of Phuket's west coast. Long before Bang Tao became the island's centre of gravity, the hillsides above Surin Beach were where serious money built serious houses, and the area has never lost that standing. It is compact, established and quietly grand: a small, beautiful bay, headlands stacked with some of the island's finest villas, and a neighbouring coastline that Aman chose for its flagship resort decades ago. If Layan is the retreat and Bang Tao is the neighbourhood, Surin is the address.

The lifestyle

Surin runs at a different tempo. The beach itself is one of the island's most attractive, a short crescent of pale sand and steep clear water, and since the authorities cleared the permanent structures from its frontage some years ago it has stayed refreshingly uncommercial. What nightlife and dining exists sits back from the sand: a compact strip of good restaurants, wine bars and cafés along the main road, polished rather than rowdy.

The hospitality around Surin tells you what the market thinks of it. This stretch commands the highest average room rates on the island, which is the clearest independent signal of where Phuket's premium demand concentrates. The lifestyle is dinner at a good table, a morning swim, and privacy behind the gate, rather than beach clubs and retail hubs. For those, Bang Tao is ten minutes north.

Who it suits

Surin suits established buyers who want the classic west coast position: elevation, a sea view, and an address that has meant something for decades. Second-home owners who value discretion. Buyers at the top of the market who want to be near the island's best hotels and restaurants without living inside a resort estate. It also suits owners who intend to hold long term, because Surin's supply is genuinely constrained: the hillsides are largely built, and what changes hands is mostly resale rather than new release.

It suits less well the buyer who wants brand-new off-plan choice, walkable daily amenities, or a family setup built around schools and activities. The off-plan volume is north in Bang Tao and Cherng Talay, and the school runs are easier from there too.

The property landscape

Surin's market is defined by scarcity and maturity. This is predominantly resale territory: established hillside estates, sea-view villas of genuine pedigree, and a limited pool of quality condominiums, with only occasional new releases because there is simply little land left to build on. That maturity is a feature, not a flaw. You can see exactly what you are buying, the landscaping is grown, and the neighbours are settled.



Quality villas start from around ฿25 million for older resale stock, with the sea-view and headland estates that made Surin's name running from ฿60 million well into nine figures. Condominiums are fewer than in Bang Tao but present, from around ฿3 million for resale units. Because so much of the stock is resale, condition and renovation history matter more here than anywhere else on this coast, and a proper inspection is worth more than a brochure.

Renting in Surin

Surin's rental market is premium and thin, closer to Layan's character than Bang Tao's depth. Roughly 71 percent of all property demand island-wide is to rent rather than buy, and the tenants hunting Surin specifically are typically longer-stay, higher-budget, and drawn by the same things buyers are: the beach, the restaurants, the standing.

Ranges here are honest ranges, because stock varies and anyone quoting a precise figure without seeing the property is guessing. Condominiums start from around ฿20,000 a month for resale units. Villas are limited, and the market splits cleanly: cheaper older houses exist, but anything half decent starts from around ฿200,000 a month on a twelve-month lease, with sea-view estates commanding multiples of that. There is not much in between, which is Surin in a sentence. For owners, a well-presented Surin villa faces 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

Surin sits between Bang Tao to the north and Kamala to the south, roughly thirty minutes from Phuket International Airport outside peak traffic. Boat Avenue, Porto de Phuket and the supermarkets of the Bang Tao corridor are ten minutes north, the international schools cluster a similar drive, and private healthcare a comfortable run down the coast.

The honest caveats: the coast road through Surin carries real traffic in season, parking near the beach is tight, and the hillside lanes that lead to the best villas are steep and narrow. None of it is a dealbreaker, but if you are viewing, drive the access road to the villa yourself before you fall in love with the view at the top of it.

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 Surin. 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 Surin

I live and work on this coast. If you are weighing Surin against the areas around it, 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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PHUKET PROPERTY ADVISORY



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