



BUTLER ESTATES



AREA GUIDE

Laguna, Phuket

An Advisor's Guide

25 min

AIRPORT

10 min

INT'L SCHOOLS

5 min

BOAT AVENUE

฿6M

CONDOS FROM

฿25M

VILLAS FROM



Laguna was planned. Everything else on the west coast grew up road by road, plot by plot; Laguna was laid out in one piece across roughly a thousand acres of former tin-mining land at the heart of Bang Tao, with lagoons, a golf course, resorts, residences and a village all designed to sit together. Forty years on, that shows. It is an address where you can leave the house on foot, walk for an hour beside the water, and arrive at the beach without ever touching a main road. For the buyer who wants Phuket without the parts of Phuket that wear you down, that is the whole argument.

The lifestyle

The estate is built around its lagoons. Paths run along the water from one end to the other, past the golf course, the resort gardens and the residential enclaves, and people use them: early morning runners, families on bicycles, owners walking dogs at dusk. On an island where a walk usually means a hard shoulder and a motorbike passing too close, this is rarer than it sounds and it is the first thing I show a client who is unsure about living here.

Access to the beach is the second thing. Bang Tao beach runs the full length of the estate's seaward side, and wherever you are inside Laguna you are a short walk, a shuttle boat or a free estate bus from it. The resorts sit on the sand, the beachfront residences beside them, and the residential lagoons a few hundred metres back. The estate's own village has restaurants, cafes, a supermarket, a pharmacy and shops, and the wider Bang Tao and Cherng Talay scene, with Boat Avenue, Porto de Phuket and the beach clubs, is on the doorstep.

It is a full-service place to live. Security at the gates, estate maintenance, an 18-hole golf course, tennis, spas, a run of five-star hotels whose restaurants and facilities are open to residents, and the annual triathlon and marathon that turn the estate into a sporting event. It is also managed to a standard that most of the island is not, and the fees reflect that.

Who it suits

Laguna suits the buyer who wants a complete environment rather than a house on a road: families with children who can cycle to a friend's villa, couples who want to walk to dinner, owners who split time between Phuket and a city and want to arrive to an estate that has been looked after in their absence. It suits the first-time Phuket buyer particularly well, because the estate removes most of the unknowns that make a first purchase here nerve-wracking: who maintains the road, who runs the security, whether the neighbouring plot will become a building site. It suits the golfer, obviously. And it suits the buyer at the very top of the market who wants a branded residence with the operator's service and rental programme behind it.

It suits less well the buyer who wants to be alone. Laguna is a community, with rules, common areas and neighbours, and a house here comes with a management company and an owners' association. It suits less well the buyer who wants the raw coast of Layan or Nai Thon, and it is not the place for a small budget looking for a bargain, because there are no bargains in a managed estate.



The property landscape

The range inside Laguna is as wide as anywhere on the island, which is the reason it works for so many different clients. At the entry, condominiums and townhouses in the residential enclaves along the lagoons and the estate's inner roads, some of it fifteen years old and resale, some of it new. In the middle, pool villas on the lagoon-side and hillside enclaves, again a mix of resale stock and new off-plan releases. At the top, the branded residences: Banyan Tree and Angsana residences on the beachfront and the lagoons, and the new generation of Banyan Tree Grand Residences on the water that are among the most expensive new homes on the island.

A large part of the estate's current stock is off-plan, because the estate is still building. The next phase is a substantial new district of lakeside and hillside villas and condominiums on land the estate has held for decades, with completions running over the next few years, and it is bringing a scale of new supply to Bang Tao that the rest of the bay cannot match. I have the full range of that release, from standard condominiums to the top of the Banyan Tree range, and the choice is the point: the same estate, the same paths and beach access, at price points that differ by a factor of forty.

Resale condominiums start from around ฿6 million for an older one-bedroom, with two-bedroom lagoon-view units from ฿10 million to ฿18 million. New off-plan condominiums start from around ฿7 million and run to ฿30 million for the larger lakefront units. Townhouses trade from around ฿9 million to ฿15 million. Pool villas start from around ฿25 million, with the larger lagoon-side and hillside houses from ฿50 million to ฿90 million. The Banyan Tree residences and Grand Residences run from around ฿80 million to well above ฿300 million.

What you are paying for, at every level, is the estate: the security, the paths, the beach access, the management and the operator's name. Comparing a Laguna villa to a villa on a soi outside the gates by price per square metre misses the entire trade.

Renting in Laguna

Laguna is one of the deepest long-term rental markets on the west coast for one reason: tenants can walk. Families relocating for the international schools, executives on a posting, and owners of other Phuket property renting here while they build all pay for the estate rather than for the house. Condominiums start from around ฿40,000 a month on a twelve-month lease, with lagoon-view two-bedrooms from ฿60,000 to ฿100,000. Townhouses run from around ฿70,000. Pool villas start from around ฿150,000 a month, with the larger houses from ฿250,000 and the Banyan Tree residences from ฿400,000 upward. My own rental work sits at the villa end of that range; the numbers here describe the market, not my list.

For owners, the trade is straightforward. Laguna villas let more reliably and to better tenants than the equivalent house outside the gates, and the branded residences come with an operator's rental programme that handles the letting for you. The cost is the estate fees and, for the branded stock, the operator's share, and both should be in your yield calculation from the start. The window from September to October, ahead of high season, remains the strongest moment to secure a longer tenant.



Getting around

Inside the estate you barely need a car: the paths, the free shuttle buses and the shuttle boats across the lagoons connect the residences, the resorts, the village and the beach. Outside it, Laguna sits in the centre of Bang Tao, roughly twenty-five minutes from Phuket International Airport, ten minutes from the Cherng Talay international school cluster, five minutes from Boat Avenue and the supermarkets, and fifteen from Surin. Private healthcare is twenty-five to thirty minutes.

The honest caveats. The estate's main entrance roads carry resort traffic, and the roads around the Bang Tao beach clubs are slow in high season. Estate fees are real money and rise; ask for the last three years of accounts for any enclave you are considering. Building noise is a feature of an estate that is still building, so check what is planned next to the enclave you like and when it completes. And the estate's rules on renovation, exterior changes and short-term letting are stricter than a private plot's; read them before you buy, not after.

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 ruling on promised renewals, 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.

Two points specific to Laguna. The branded residences carry the operator's management agreement and, where you join it, a rental programme with its own terms on owner use, revenue share and exit; I cover how to read those in the branded residences guide. And off-plan purchases here are bought on a payment schedule against construction milestones, so the developer's track record, the escrow position and the completion date in the contract, not the brochure, are what you are relying on. The Banyan group has a forty-year record on this estate, which is part of what you are paying for, but the contract is still the contract.

None of this is a reason to hesitate over Laguna. 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.

Selling in Laguna

Laguna resale competes with Laguna off-plan, and an owner selling here needs to understand that before pricing. A buyer looking at your ten-year-old lagoon villa is also being shown a new one on a payment plan a few hundred metres away, and the new one comes with the developer's marketing budget. What a resale can offer that off-plan cannot is certainty: the house exists, the view exists, the



rental history exists, the fees are known, and the buyer can move in this season. A resale listing that leads with that, with the accounts, the rental record and the condition report ready, is competing on its strengths.

The Laguna buyer is international, often already familiar with the estate from a holiday, and frequently a family, so the listing should show how the house lives: the path to the lagoon, the walk to the village, the cycle to the beach. Tenure needs to be clean and presented plainly; a villa held through a company or on a lease with promised renewals is a harder sale in 2026 than it was, and it is better to address that before listing. Branded residences resell through a narrower channel where the operator's programme terms transfer with the unit, and the buyer's first question will be about them.

If you own in Laguna and want a view on what it would achieve, and how to position it against the new stock, I am happy to give you one.

Laguna: the questions I get asked

Is Laguna part of Bang Tao?

Yes. Laguna is the planned resort and residential estate at the centre of Bang Tao bay, on Phuket's west coast, about twenty-five minutes from the airport.

What do properties cost in Laguna Phuket?

Resale condominiums start from around ฿6 million, off-plan condominiums from around ฿7 million, pool villas from around ฿25 million, and the Banyan Tree residences from around ฿80 million to well above ฿300 million. Figures are a guide to the market, not a valuation of any specific property.

Can you walk around Laguna?

Yes, and it is the estate's defining feature. Paths run along the lagoons from one end to the other and connect the residences, the village, the golf course, the resorts and Bang Tao beach without using a main road. Free shuttle buses and boats cover the longer distances.

Is Laguna good for families?

It is one of the strongest family addresses on the west coast: secure, walkable, ten minutes from the international schools, with the beach, the village and the sports facilities inside the estate.

Can foreigners buy in Laguna?

Yes. Condominiums are available freehold within the foreign quota, and villas are bought on a registered 30-year lease or, for some branded residences, through the operator's own structure. Take independent legal advice on the specific unit.



Talk to me about Laguna

I live and work in Bang Tao, and Laguna is where a large part of my current stock sits, from the first condominium to the top of the Banyan Tree range. If you are weighing Laguna against the rest of Bang Tao or Layan, looking for a twelve-month rental, or want an honest read on a specific enclave or off-plan release, get in touch. No obligation, no sales pitch. Message me on WhatsApp or send an enquiry through the contact page.

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PHUKET PROPERTY ADVISORY



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