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AREA GUIDE

Ao Po, Phuket

An Advisor's Guide

35 min	40 min	35 min	On site	Nov 2026
AIRPORT	PHUKET TOWN	NAI YANG BEACH	MARINA	UPDATED

Ao Po is a small bay on the north-east coast of Phuket, in Pa Khlok subdistrict of Thalang. It is known for Ao Po Grand Marina and the public pier beside it, facing the islands of Phang Nga Bay. Property here means hillside villas with bay views, plots of land and a small number of condos. You buy here for the water and the boats. The trade is a tidal shore, with the island's swimming beaches a drive away.

Living in Ao Po

Ao Po sits at the entrance to Phang Nga Bay. Ao Po Grand Marina opened in September 2008. It has more than 200 berths. Access is 24 hours, with no tide restrictions. There is a fuel dock, haul-out and a hard stand.

About 2 km south-west of the marina is Ao Po Pier, the public pier. Speedboats run from here to Koh Yao Noi and Koh Yao Yai. The crossing to Koh Yao Noi takes around 30 minutes.

Most of Thalang faces west, onto the open Andaman. Ao Po faces east, onto a sheltered bay with islands in view. Life here is organised around the marina and the pier. The shore is tidal, though, and I would not buy here expecting a swimming beach.

Who it suits

Ao Po suits the buyer who owns a boat, or wants one. It also suits anyone who values a bay view and quiet over a beach walk. The trade is daily life: errands, restaurants and the sand all mean a drive. If you want to swim each morning or walk to dinner, look at the west side of the island instead.

Property in Ao Po

The stock is small. Most of it is pool villas and houses on the slopes above the bay, with sea-view land plots coming up too. Condominiums are few. Marina Living, a 32-unit building at the marina, was completed in 2016. For the wider subdistrict, see my guides to Pa Klok and Cape Yamu.

The Agency for Real Estate Affairs put Ao Po land at ฿20 million a rai (about USD 600,000). The Nation reported the figure in November 2025. Treat it as an area benchmark only. View, slope and access move the number either way.

A foreign buyer can own a condo freehold within the building's 49 percent foreign quota, with the money brought in as foreign currency. Land cannot be owned by a foreigner. Villas are held on a registered land lease of up to 30 years, covered in my 30-year lease guide. If you plan to let, stays under 30 days need a hotel licence.

Getting around

Road distances are from Ao Po Grand Marina. Phuket International Airport is about 24 km, around 35 minutes outside peak hours. Phuket Old Town is about 28 km, around 40 minutes. The nearest of the island's main swimming beaches is Nai Yang, about 24 km and 35 minutes away.

British International School Phuket and UWC Thailand are both about 20 km, around 30 to 35 minutes. My international schools guide covers both. Thalang Hospital is about 22 km, around 30 minutes, and Bangkok Hospital Phuket about 27 km, around 40 minutes. For the rest of the district, read the Thalang guide.

Ao Po: the questions I get asked

Is Ao Po a good place to buy property in Phuket?

Yes, for a buyer who wants a bay view, quiet and a marina close by. If you want to swim each morning or walk to dinner, it will suit you less well.

How far is Ao Po from Phuket airport?

About 24 km by road from Ao Po Grand Marina, around 35 minutes outside peak hours.

Is there a beach at Ao Po?

The shore at Ao Po is tidal, so I would not buy here expecting a swimming beach. The nearest of the island's main swimming beaches is Nai Yang, about 24 km and 35 minutes away by car.

Can foreigners buy a villa in Ao Po?

Yes, but not the land under it. Villas are held on a registered land lease of up to 30 years. Condos can be owned freehold within the building's 49 percent foreign quota, with the money brought in as foreign currency.

Talk to me about Ao Po

I live and work in Bang Tao, on the other side of the island. If you are weighing Ao Po against Cape Yamu or the west side of Thalang, get in touch. The same goes for a read on a specific villa or plot, or if you own here and are thinking of selling.

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Sources: Window on Phuket, Ao Po Grand Marina (opened September 2008). Southeast Asia Pilot (about 230 berths) and Noonsite (300 berths; 24-hour access, no tide restrictions; fuel dock, haul-out, hard stand), checked November 2026; The Thaiger, Ao Po Grand Marina expansion (28 August 2014). 12Go, Ao Por Pier to Koh Yao Noi and Koh Yao Yai (around 30 minutes), checked November 2026. FazWaz, Ao Po Grand Marina developer page (Marina Living, 32 units, completed July 2016), checked November 2026. The Nation, citing the Agency for Real Estate Affairs, Phuket land prices (12 November 2025). Road distances from OpenStreetMap routing (OSRM), rounded, checked November 2026; drive times are rough. Condominium Act s.19 bis and s.19(5). Civil and Commercial Code s.540. Supreme Court Judgment 4655/2566. This guide is general information, not legal or tax advice. Ownership structures, fees and taxes depend on your circumstances and change over time. Take independent legal advice before committing to any purchase or lease in Thailand.