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AREA GUIDE

Ao Yon, Phuket

An Advisor's Guide

50 min	15–20 min	13 km	Ao Yon	Nov 2026
AIRPORT	PHUKET TOWN	CENTRAL PHUKET	BEACH	UPDATED

Ao Yon is a small bay on the Chalong Bay side of Cape Panwa, in south-east Phuket. It is two small sandy beaches side by side, Ao Yon and the smaller Ao Yon Noi. Resorts and pool villas sit on the slopes behind. Phuket Old Town is about 12 km by road. Unlike Panwa Beach, with its dead-coral seabed, it is a beach you can swim from. The wider picture is in my Cape Panwa guide.

Living in Ao Yon

A low rocky point separates the two beaches, and you can cross it at low tide. A narrow lane runs beside the smaller beach. Bandara Villas sits on the main beach, with V Villas Phuket, an MGallery hotel, on the hill above. The Mooring, a 15-bungalow resort, has the next bay.

Southeast Asia Pilot rates the bay as moderately good shelter in both seasons. Phuket 101 puts it top of its rainy-season list for an actual swim, as it is protected from the south-west swell. Window on Phuket says high tide is the time to swim. Fish farms and a floating pearl farm sit offshore, and the pearl farming can leave the water murky. I would see the bay at low tide before buying above it.

Daily life is small and local. There are a few beach cafes and small restaurants, plus the Akoya rooftop bar at V Villas in the evenings. Phuket 101 notes some weekends get busier, when locals hold dragon-boat and small sailing-boat races. It also advises visitors to park on the main road, as residents restrict cars down to the beach. For a big supermarket, you drive into town.

Who it suits

Ao Yon suits the buyer who wants a calm beach on foot and Phuket Town 20 minutes away. Window on Phuket describes a shallow, protected bay where children play. The trade is the airport, about 50 minutes away, and water that is calm but can be murky. A buyer who wants open-sea surf and sunsets is better served in Kata or Kamala.

Property in Ao Yon

The stock is mainly hillside pool villas, some resort-run and some in small estates. There are a few low-rise condos and the odd house near the sand.

Check where a listing actually sits. “Ao Yon” in a listing can mean a hilltop above the bay as much as the sand. I have found no published price average for the bay, so I quote none.

On a view site, I would weigh the farms in the water below, and how the house reaches the beach.

A foreign buyer can own a condo freehold within the building’s 49 percent foreign quota, with the money brought in from abroad in foreign currency. A foreigner cannot own land, so a villa is usually a registered lease of up to 30 years. The house itself can be owned outright, and my 30-year lease guide has the detail. Lets under 30 days need a hotel licence, so a twelve-month tenancy is the simpler route (more in Renting Long-Term in Phuket).

Getting around

Phuket Old Town is about 12 km by road and Central Phuket about 13 km, both about 15 to 20 minutes outside peak hours. The airport is about 43 km, about 50 minutes.

HeadStart International School and Berda Claude International School are both about 12 to 13 km, about 20 minutes. Vachira Phuket Hospital is about 13 km and Bangkok Hospital Siriroj about 14 km, each about 20 minutes. Panwa Beach is about 3 km along the cape.

Chalong Pier is across the water, but about 16 km by road, around 25 minutes via Chalong. Marinas and more schools are in the Cape Panwa guide.

Ao Yon: the questions I get asked

Can you swim at Ao Yon beach?

Yes. Phuket 101 puts it top of its rainy-season list for an actual swim, and Window on Phuket says high tide is best. Fish and pearl farms sit offshore, so the water is calm rather than clear.

How far is Ao Yon from Phuket airport?

About 43 km by road, around 50 minutes outside peak hours. Phuket Old Town is much closer, about 12 km or 15 to 20 minutes.

Is Ao Yon a good place to buy a villa?

Yes, for a buyer who wants a calm swimming beach and Phuket Town 20 minutes away. The trade is the airport run of about 50 minutes and water that is calm rather than clear. Most stock is hillside pool villas, so check how far a listing actually sits from the beach.

Can foreigners buy property in Ao Yon?

Yes, on the same terms as the rest of Phuket. A condo can be held freehold within the building's 49 percent foreign quota, with the money brought in from abroad in foreign currency. A villa is usually held on a registered land lease of up to 30 years, with the house owned outright.

Talk to me about Ao Yon

I live in Bang Tao, on the other side of the island. Get in touch if you are weighing Ao Yon against the rest of the cape, or want my read on a villa.

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WHATSAPP

Sources: Phuket 101, Ao Yon Beach (updated 12 March 2026), low-season beaches guide (updated 2 September 2026), Panwa Beach and The Mooring Resort (April 2025). Southeast Asia Pilot, Ao Yon. Window on Phuket, Yon Bay. Nasha Planeta, Ao Yon beaches. The Mooring Resort and V Villas Phuket websites. Road distances from OpenStreetMap routing (OSRM), checked November 2026. 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.