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AREA GUIDE

Boat Lagoon, Phuket

An Advisor's Guide

30 min	15 min	25 min	On site	Nov 2026
AIRPORT	PHUKET TOWN	BANG TAO BEACH	MARINA	UPDATED

Boat Lagoon is a marina and waterside residential estate in Koh Kaew, on the east coast of Phuket. It lies about 10 km by road north of Phuket Old Town. It was dug on the site of an old tin mine at the head of a mangrove creek. It opened for business in 1994. The property is waterside townhouses with moorings, condos and houses around the lagoon. It sits inside the Koh Kaew area and within easy reach of Phuket Town. The trade is plain: you get a berth at the door and town on hand, and you drive to the beach.

Living in Boat Lagoon

The marina is the centre of the estate. Phuket Boat Lagoon lists 180 wet berths and 160 hardstand spaces. Southeast Asia Pilot records three travel lifts of 40 to 120 tonnes, a fuel dock and a yard of marine trades. It gives the moorings a limit of 32 metres.

Boats reach the sea along Khlong Tha Rua, a two-mile creek through the mangroves, then a piled channel across shallow water. Southeast Asia Pilot says the channel takes up to 2.5 metres draft either side of high water. It allows about 45 minutes from the channel entrance to the basin. Royal Phuket Marina, a little nearer the sea, shares the same channel.

Lagoon Quay, on the ground floor of the marina, holds the restaurants. Southeast Asia Pilot also lists an international supermarket, a pharmacy, dental and skin clinics and a gym in the marina village. NH Boat Lagoon Phuket Resort, opened in 2001 as Boat Lagoon Resort, adds 271 hotel rooms and serviced apartments. Thepkasattri Road, the main highway to the airport, runs past the entrance.

Who it suits

Boat Lagoon suits the owner whose boat matters as much as the house. It also suits full-time residents who want town, hospitals and the airport all within about half an hour. Families at the British International School are close: the school is about 4.5 km away. It suits less well the buyer who wants to swim from the house. The water here is a tidal creek, and the swimming beaches are on the other side of the island. If you would not use the berth, look at Koh Kaew or town first.

Property in Boat Lagoon

The marina's Condo Residences were completed in 1998. Around the water sit semi-detached townhouses of two and three storeys, many with a terrace opening onto a mooring. There are also detached houses on the estate's lanes.

Title is the first thing to check. Some waterside townhouses are sold as condos, which a foreign buyer can hold freehold. Others sit on their own land title. Ask your lawyer which applies, and whether the mooring is part of the title or a separate marina agreement. With buildings of this age, a surveyor's report earns its fee.

A foreign buyer can own a condo unit freehold within the building's 49 percent foreign quota, with the money brought in as foreign currency. Land cannot be owned by a foreigner, so a house is held through a registered lease of up to 30 years. My 30-year lease guide explains why renewal promises should not be priced in. Long-term rentals come up on the estate, while stays under 30 days need a hotel licence.

Getting around

Phuket International Airport is about 24 km north, about 30 minutes outside peak hours. Phuket Old Town and Central Phuket are each about 10 km, about 15 minutes. Mission Hospital Phuket on Thepkasattri Road is about 7 km, and Bangkok Hospital Phuket about 9 km.

The British International School Phuket is about 4.5 km, about 10 minutes. My international schools guide covers the others. For the sea, Bang Tao beach is about 16 km and Patong about 19 km, each about 25 minutes.

Boat Lagoon: the questions I get asked

Is there a beach at Boat Lagoon Phuket?

No. Boat Lagoon sits at the head of a tidal mangrove creek, so there is no swimming beach. Bang Tao and Patong, on the other side of the island, are each about 25 minutes by car.

Can foreigners buy property at Boat Lagoon Phuket?

Yes. A foreign buyer can own a condo unit freehold within the building's 49 percent foreign quota, with the money brought in as foreign currency. Some waterside townhouses are sold as condos. Houses on their own land are held through a registered lease of up to 30 years.

How big a boat can get into Boat Lagoon Phuket?

Southeast Asia Pilot gives Boat Lagoon's moorings a limit of 32 metres. The channel takes up to 2.5 metres draft either side of high water, so deeper boats time it with the tide.

How far is Boat Lagoon from Phuket airport?

About 24 km by road, about 30 minutes outside peak hours along Thepkasattri Road.

Talk to me about Boat Lagoon

If you are weighing Boat Lagoon against Koh Kaew, Phuket Town or the beach side of the island, I can lay out the trade. I can also tell you what is available around the lagoon now.

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Sources: Phuket Boat Lagoon, phuketboatlagoon.com (old tin mine site; opened 1994; 180 wet berths, 160 hardstand; Condo Residences 1998; Boat Lagoon Resort 2001), checked November 2026. Southeast Asia Pilot, Phuket Boat Lagoon and Boat Lagoon and Royal Phuket Marina pages (channel, travel lifts, 32 m moorings, 2.5 m draft, 45 minutes, village services, 271-room resort, shared channel), checked November 2026. Siam Real Estate and FazWaz listings (townhouse tenure), checked November 2026. Condominium Act s.19 bis and s.19(5). Civil and Commercial Code s.540. Supreme Court Judgment 4655/2566 (pre-agreed lease renewals not enforceable as a right). Road distances from OpenStreetMap routing, checked November 2026; drive times are rough estimates. 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.