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AREA GUIDE

Cape Yamu, Phuket

An Advisor's Guide

35 min	30 min	25 min	Phang Nga Bay	Nov 2026
AIRPORT	PHUKET TOWN	BANG TAO BEACH	VIEWS	UPDATED

Cape Yamu is a small private peninsula on Phuket's east coast, in Pa Khlok subdistrict, pointing out into Phang Nga Bay. It holds two things: a gated villa estate and the COMO Point Yamu resort at its tip. Property here is a short list of large private villas, not a market of condos. The trade is distance, since Bang Tao Beach and Phuket Town are each about half an hour away. It sits in the north of the island covered by my Thalang guide.

Living in Cape Yamu

The cape runs about a kilometre out from the Pa Khlok shore. The view is east, over Phang Nga Bay and its islands, so mornings bring the sunrise.

Much of the cape is the Cape Yamu estate, a gated community of large villas with 24-hour security. Beaches in Thailand are public land.

At the tip sits COMO Point Yamu, run by COMO Hotels and Resorts. It has bay rooms, suites and private villas of one to four bedrooms. Its restaurants are La Sirena, which is wood-fired Italian, and Nahmyaa, which is southern Thai. The COMO Shambhala spa has eight treatment rooms and a yoga studio.

Beyond that, daily life is a drive. Shops and cafes are around Boat Lagoon and Koh Kaew to the south. The marina is up the coast at Ao Po.

Who it suits

Cape Yamu suits the buyer who wants a large villa behind a gate, a view over the bay and very few neighbours. It is a second home or a family compound more than a base for a working week. The trade is that nothing is walkable. Bang Tao Beach and the restaurants of Phuket Town are each a 25 to 30 minute drive. If you want a village around you, look at Pa Khlok itself or the other side of the island.

Property in Cape Yamu

The stock is small. On the estate, villas run from four to ten bedrooms. They come to market as resales, and some are let as holiday villas.

Outside the gate, the road out to Yamu has other villa projects and land plots. There is no published land price for the cape itself. The nearest benchmark is Ao Po, further up the same coast. The Agency for Real Estate Affairs put it at ฿20 million a rai (about USD 600,000). The Nation reported it in November 2025. A headland plot with water on three sides is a different thing, so I would not price from that figure.

A foreign buyer can hold a condo freehold within the building's 49 percent foreign quota (Condominium Act s.19 bis), with the money brought in as foreign currency (s.19(5)), though there is little condo stock here. Villas sit on land, which foreigners cannot own, so they are held on a registered

lease of up to 30 years (Civil and Commercial Code s.540). Pre-agreed renewals are not enforceable as a right, per Supreme Court Judgment 4655/2566; my 30-year lease guide has the detail. Letting by the night needs a hotel licence for stays under 30 days, so check that before you count on rental income.

Getting around

Phuket International Airport is about 27 km by road, around 35 minutes outside peak hours. Phuket Old Town is about 21 km, around 30 minutes, and Bang Tao Beach about 17 km, around 25 minutes.

The British International School, Phuket, at Koh Kaew is about 13 km, around 20 minutes. UWC Thailand is about 20 km, around 30 minutes. Thalang Hospital, a government hospital, is about 15 km away. Bangkok Hospital Phuket in town is about 20 km, around 30 minutes. Ao Po Grand Marina is about 16 km north. The wider north of the island is in my Thalang guide, and school fees are in the international schools guide.

Cape Yamu: the questions I get asked

Is Cape Yamu a good place to buy a villa?

Yes, if you want a large gated villa, privacy and a view over Phang Nga Bay. Nothing here is walkable, so if you want a village around you, look at Pa Khlok or the other side of the island.

How far is Cape Yamu from Phuket airport?

About 27 km by road, around 35 minutes outside peak hours.

Is there a public beach at Cape Yamu?

Beaches in Thailand are public land, Yamu Beach included. Bang Tao Beach is about 17 km away, around 25 minutes by car.

Can foreigners buy a villa in Cape Yamu?

Yes, but not the land under it. A foreign buyer holds a villa on a registered land lease of up to 30 years. Pre-agreed renewals are not enforceable as a right, per Supreme Court Judgment 4655/2566.

Talk to me about Cape Yamu

Get in touch if you are weighing Cape Yamu against Ao Po, Pa Khlok or Bang Tao. I can give you my read on a specific villa on the estate, or on what is coming to market.

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Sources: COMO Hotels, COMO Point Yamu hotel guide and FAQ, and COMO Shambhala Point Yamu, checked November 2026. JamesEdition, Cape Yamu estate, checked November 2026. The Nation, citing the Agency for Real Estate Affairs, Phuket land prices (12 November 2025). Road distances from OpenStreetMap routing (OSRM), checked November 2026. Civil and Commercial Code s.538 (leases over three years) and s.540 (30-year maximum). Condominium Act s.19 bis (49 percent foreign quota) and s.19(5) (foreign currency). Supreme Court Judgment 4655/2566 (pre-agreed renewals not enforceable). 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.