BUTLER ESTATES



AREA GUIDE

Coconut Island, Phuket

An Advisor's Guide

10–15 min	35 min	15 min	On island	Nov 2026
BOAT CROSSING	PIER TO AIRPORT	PIER TO TOWN	BEACH	UPDATED

Coconut Island, or Koh Maphrao, is a small, flat island about 850 metres off Phuket's east coast. You reach it by a 10 to 15-minute longtail ride from Laem Hin Pier in Koh Kaew. Property here is mostly land and private villas, with two beach resorts and a working village behind them. The pier is about 7.5 km from Phuket Old Town and its hospitals. The trade is the water in between: every errand, delivery and tradesman crosses by boat. The wider area is in my Phuket Town guide and Cape Panwa guide.

Living on Coconut Island

The island is about 3 km long and 2 km across at its widest, and flat. It covers 2,620 rai and is part of Koh Kaew sub-district. In 2015 it had more than a thousand residents in 161 households. In 2018 The Phuket News reported that most villagers were Muslim, working in fishing, rubber tapping and coconut harvesting.

Boats from Laem Hin land at Coconut Beach. Barceló Coconut Island runs the Laku beach club there, which is open to day visitors. Island Escape by Burasari has pool villas on the north-eastern tip. The sand is dark and coarse, the water is shallow, and signs warn of stingrays and jellyfish.

There are a couple of local seafood restaurants near the beach, and floating ones towards the pier. There is no shopping and no ATM, so carry cash.

Who it suits

Coconut Island suits a buyer who wants an island address without giving up Phuket Town. Back on the mainland, the pier is about 15 minutes from the Old Town and Bangkok Hospital Phuket. It suits someone happy to plan a day around a boat. The trade is that nothing is spontaneous. A forgotten bag of shopping is a return crossing. A repair means a tradesman on a boat. If that reads as a cost, my Koh Kaew guide covers the mainland side of the same water.

Property on Coconut Island

The market is small and mostly land. Portal listings are largely plots, several beachfront, from around 1.5 rai to parcels of 10 rai and more. There are also a handful of private and resort villas. No published source gives a price range for the island, so I will not give one.

On an island, the basics deserve the most time. Until August 2015, residents had power for only four or five hours a day. That month a ฿112 million submarine cable (about USD 3.3 million), rated at 14 megawatts, was switched on. Ask how a plot gets its water, how materials and a vehicle would reach it, and which pier serves it. Those questions go to your lawyer and surveyor before a deposit, and my due diligence checklist covers the rest.

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. Land cannot be owned by a foreigner. A villa is held on a registered land lease of up to 30 years, with the house owned outright. My 30-year lease guide explains why pre-agreed renewals do not hold. Lets under 30 days need a hotel licence. Renting out here usually means a long let.

Getting around

Longtails cross from Laem Hin Pier throughout the day, in about 10 to 15 minutes. Resort guests can arrange private transfers. There is parking at the pier. Add the crossing, and any wait for a boat, to every figure below.

From the pier, Phuket International Airport is about 28 km, about 35 minutes outside peak hours. Phuket Old Town is about 7.5 km, about 15 minutes, and Central Phuket Floresta about 11 km, about 20 minutes. Bangkok Hospital Phuket is about 7.5 km and Vachira Phuket Hospital about 7 km, both about 15 minutes. British International School Phuket is about 9 km away in Koh Kaew, about 15 minutes. Your beach is Coconut Beach; Patong is about 20 km, about 30 minutes.

Coconut Island: the questions I get asked

Can you live on Coconut Island Phuket full time?

Yes. More than a thousand people lived there in 2015, the year a submarine power cable was switched on. The trade is that every errand includes a boat crossing.

How do you get to Coconut Island?

By longtail from Laem Hin Pier in Koh Kaew, about 7.5 km by road from Phuket Old Town. Boats cross throughout the day in about 10 to 15 minutes, and there is parking at the pier.

Can you buy a house on Coconut Island Phuket?

Yes, though a foreigner cannot own the land underneath it. A villa is held on a registered land lease of up to 30 years, with the house owned outright.

How far is Coconut Island from Phuket airport?

Laem Hin Pier is about 28 km by road from Phuket International Airport, about 35 minutes outside peak hours. Add the 10 to 15-minute crossing and any wait for a boat.

Talk to me about Coconut Island

If you are weighing Coconut Island against Koh Kaew or the mainland, I am glad to give you my read on a specific plot.

Rex Butler, Managing Director

+66 93 760 8561 | rex@butlerestates.com | butlerestates.com

BOUTIQUE REAL ESTATE AGENCY IN PHUKET

WHATSAPP

Sources: Phuket 101, Exploring Koh Maphrao (updated 3 April 2026). The Phuket News, Koh Maphrao feature (24 March 2018). The Thaiger/Phuket Gazette, Powering up Coconut Island for locals, businesses (25 August 2015). FazWaz, Lazudi and Nestopa listings, Coconut Island land and villas (viewed November 2026). OpenStreetMap/OSRM road distances from Laem Hin Pier, checked November 2026. Supreme Court Judgment 4655/2566 (pre-agreed lease renewals void). Civil and Commercial Code s.540 (30-year lease). Condominium Act s.19 bis (49 percent foreign quota) and s.19(5) (foreign currency). 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.