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AREA GUIDE

Kalim, Phuket

An Advisor's Guide

40 min	20 min	3 km	Patong	Nov 2026
AIRPORT	PHUKET TOWN	JUNGCEYLON	BEACH	UPDATED

Kalim is the small rocky bay at the northern end of Patong Bay in Phuket, where the coast road climbs towards Kamala. It sits in Patong subdistrict, Kathu district. Here you find hillside condos, sea-view villas and a run of seafront restaurants. Bangla Road is about 4 km away by road. My Patong guide covers the wider market; this page covers what is specific to Kalim.

Living in Kalim

Kalim Beach is not a swimming beach. Phuket 101 describes a seafloor of rocks and dead coral, with coarse sand. Local surfers use it in the low season. In the late afternoon, food vendors park their cars along the seafront. For a swim, Patong Beach starts just to the south.

Most of Kalim's restaurants sit on Phrabaramee Road along the shore. L'Arôme by the Sea, a contemporary French restaurant, is in the 2026 Michelin Guide Thailand. Pan Yaah serves Thai seafood, and Kalim Rim Lay is a halal Thai restaurant by the water. Novotel Phuket Resort and Kalima Resort sit on the hillside, with Diamond Cliff Resort nearby.

Above the road the hill rises steeply, and the slope shapes life in Kalim's hillside homes. It gives the views across the bay, and it also means steep sois. In September 2024 The Phuket News reported a small soil slide on Soi 6, Kalim, that damaged a house. Before committing to anything on the hill, have a surveyor check the slope, drainage and access.

Who it suits

Kalim suits the buyer who wants Patong's restaurants, hospital and shopping five minutes away, at a remove from the town. It suits a second-home owner who wants a sea view from a condo, with less upkeep than a villa. The trade is the beach and the hill. You will not swim at your doorstep, and many addresses need a car up a steep soi. The coast road is busy through the day. A buyer who wants a sandy bay and a town around it should look at Kamala, about 10 minutes north.

Property in Kalim

Kalim is mostly a condo market, in hillside buildings looking south over Patong Bay. Portals list sea-view resale units here, some advertised with foreign freehold title. Villas are fewer, on the slopes and the headland. My price observations are in the Patong guide. I have found no published Kalim price index. Compare any asking price with recent sales in the same building.

If you are looking at land high on the hill, check the plot's height above sea level. The Phuket News reported that rules in force since 14 December 2024 allow limited building between 80 and 140 metres. Such a plot can take one building, up to 6 metres high on a 90 sqm footprint. The title must have been issued before 2017, and 70 percent of the plot must stay open and green. The rezoning excludes coastal areas, so a Kalim plot may fall under different rules. Ask your lawyer to confirm the zoning before you sign.

A foreign buyer can own a Kalim condo freehold, within the building's 49 percent foreign quota, with the money brought in from abroad in foreign currency. Villa land is held through a registered lease of up to 30 years, with the house owned outright. My 30-year lease guide explains why pre-agreed renewals cannot be relied on. If you plan to rent out, lets under 30 days need a hotel licence, and many condos ban them.

Getting around

Phuket International Airport is 33 km away, about 40 minutes outside peak hours. Phuket Town's old quarter is 14 km over Patong Hill, about 20 minutes. The Jungceylon shopping centre in Patong is 3 km south, about five minutes.

Patong Hospital is 2.5 km away. Bangkok Hospital Phuket is 11 km, about 15 minutes. The nearest international schools are Kajonkiet International School and QSI International School of Phuket, both in Kathu. Each is about 10 km away, about 15 minutes. Kajonkiet teaches the British curriculum to A-Level, and my international schools guide covers the rest. Patong Hill and the planned tunnel under it matter here too; the Patong guide has the latest on both.

Kalim: the questions I get asked

Where is Kalim in Phuket?

Kalim is the small rocky bay at the northern end of Patong Bay, on the coast road from Patong to Kamala. It is part of Patong subdistrict, in Kathu district.

Is Kalim quieter than Patong?

Yes. Kalim is about 4 km by road from Bangla Road, with hillside condos, villas and seafront restaurants rather than nightlife. The coast road through it still carries traffic all day.

Can you swim at Kalim Beach?

Not really. The seafloor is rocks and dead coral, so most people swim at Patong Beach, just to the south.

Can foreigners buy a condo in Kalim?

Yes, freehold, within each building's 49 percent foreign quota, with the money brought in from abroad in foreign currency. Villa land is held on a registered lease of up to 30 years, with the house owned outright.

Talk to me about Kalim

If you are weighing Kalim against central Patong or Kamala, get in touch. I am also happy to give you my read on a specific building or villa on the hill.

Rex Butler, Managing Director

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Sources: Phuket 101, Kalim Beach (updated 12 March 2026) and International Schools in Phuket (updated 21 October 2026); Michelin Guide Thailand 2026 (L'Arôme by the Sea); QSI International School of Phuket (address); The Phuket News, 19 September 2024 (landslips in Patong, including Soi 6, Kalim); The Phuket News, January 2025 (hillside building rules, effective 14 December 2024); 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; Hotel Act B.E. 2547 (2004). 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.