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AREA GUIDE

Karon, Phuket

An Advisor's Guide

50 min	20 min	20 min	Karon	Nov 2026
AIRPORT	PHUKET TOWN	CENTRAL PHUKET	BEACH	UPDATED

Karon is the long beach on the western side of Phuket, between Patong and Kata. It has about 3 km of sand, with a lake park and a compact town of hotels, restaurants and condos behind it. For a buyer, Karon is mainly a condo market. Knight Frank ranked it second only to Bang Tao for condos sold across Phuket in 2025. Patong is about ten minutes over the headland, Phuket Town about twenty minutes over the hills, and the airport about fifty.

The lifestyle

Karon Beach runs for about 3 km, with Karon Noi over the headland to the north and Kata beyond the rocks to the south. Most hotels sit across the beach road from the sand. A wide footpath runs beside that road for much of the beach.

Nong Han lake sits near the beach. The public park around it has a path of about 800 metres around the water, used for walking and light jogging.

Wat Suwan Khiri Khet, known locally as Wat Karon, sits on Patak Road behind the beach. Its grounds host the Karon Temple Market on Tuesday and Friday evenings from around 4 pm. Most people go for the local food. Hours move around public holidays, so check before you go.

Karon is generally quieter than Patong. Kata, a few minutes south, is a separate bay with its own beach and its own Kata guide. The two share a subdistrict, Tambon Karon, which is why a portal listing marked “Karon” can turn out to be in Kata. Check the map pin on the listing.

Who it suits

Karon suits the buyer who wants a condo within walking distance of a long beach, with restaurants and a market on foot. It works well as a lock-up-and-leave holiday home. It also suits people who want Patong’s nightlife and shopping in reach without living in it.

It suits some buyers less well. Families on a daily school run face 17 to 23 km each way across the hills. Buyers who fly often should note the airport is about fifty minutes away. Anyone looking for a gated villa estate with land will find much more choice further north or inland.

My question for a Karon buyer is whether you want to walk to the beach every day. If yes, the trade in drive times is usually worth it. If the beach is a weekend thing, look elsewhere first.

The property landscape

The stock is mostly condos: resort-style low- and mid-rise buildings in the streets behind the beach and on the slopes above it. The market is active. Knight Frank found Karon took 21.1 percent of new condo supply launched in Phuket in 2025. It took 17.9 percent of condos sold, second to Bang Tao. C9 Hotelworks counts 3,885 residential units in the pipeline for Kata and Karon together, out of 43,481 island-wide (The Phuket News, January 2026).

Knight Frank does not publish a Karon price per square metre. Island-wide, average condo selling prices ran between ฿125,000 and ฿160,000 per square metre in 2025 (approx USD 3,700 to 4,800). I would check any Karon unit against that range and against resales in the same building first, and only then against the brochure.

Villas are fewer and sit on the hillsides. The branded option is Meliá Phuket Karon Residences, a hillside project of about 6.5 hectares. It has 52 condo residences and 16 pool villas alongside a hotel. For any hillside purchase, read the slope as well as the view. In August 2024 a landslide off Nakkerd Hill killed 13 people around Soi Patak in Karon subdistrict. Phuket's disaster prevention chief called construction "a significant factor". Since 14 December 2024, a Cabinet resolution has allowed a single small building on some land between 80 and 140 metres above sea level. It excludes coastal areas and the Nakkerd range.

Tenure follows the island rules. A foreign buyer can own a condo freehold within the building's 49 percent foreign quota. A villa sits on land, so it is held on a registered lease of the land with the house owned outright. Have your lawyer and surveyor check permits, drainage and title for anything on a slope; my due diligence checklist covers the questions.

Renting in Karon

Rental enquiries outnumber purchase enquiries in Phuket. Around 71 percent of online property enquiries from December 2025 to May 2026 came from people looking to rent. That is FazWaz network data, presented at C9 Hotelworks' Phuket Property Exchange. No one publishes a Karon rent figure I would stand behind, so I will not give a range here.

Karon's rental demand is holiday-led, so the season shapes it. My read is that a one- or two-bedroom condo a short walk from the beach is what lets most readily here. The question that decides the income is the building's rules. Lets of under 30 days need a hotel licence, and many condos ban them outright. Read the building's regulations before you buy for income. Renting Long-Term in Phuket covers the twelve-month route.

Getting around

Karon sits in the south of the island. Patong is about 8 km north on the coast road over the headland past Karon Noi, about ten minutes outside peak hours. Kata is about 4 km south, five minutes. Phuket International Airport is about 43 km, via Patong and then inland, about fifty minutes outside peak hours.

Phuket Town is about 18 km, about twenty minutes, via Patak Road over the hill to Chao Fa Road near Chalong. Central Phuket is about 18 km and twenty minutes. Bangkok Hospital Phuket and Vachira Phuket Hospital are both about 19 km, around twenty minutes. Patong Hospital is about 8 km.

For schools, HeadStart's Chaofah City Campus is about 17 km, around twenty minutes. British International School Phuket at Koh Kaew is about 23 km, around twenty-five. The trade is that every route inland crosses a hill. These are winding roads, slower in heavy rain and at night, and worth driving yourself at school-run hour before you commit.

Buying and renting here: the practical part

The essentials in brief; the detail belongs with your lawyer and in the dedicated guides. A foreign buyer can own a condo freehold under Thailand's Condominium Act, within the 49 percent foreign quota per building. The purchase money must be brought in from abroad as foreign currency (section 19(5)). Foreigners cannot own land, so villa purchases are structured as a registered lease of up to 30 years. Treat 30 years as the term. That is the legal maximum under section 540 of the Civil and Commercial Code, and pre-agreed renewals are not enforceable as a right, per Supreme Court Judgment 4655/2566. My 30-year lease guide has the detail.

Leases over three years must be registered to be enforceable beyond three years. Nominee company structures, where Thai shareholders hold land on a foreigner's behalf, are illegal and put the whole purchase at risk. Structure properly and use an independent lawyer. The ownership picture is in Foreign Ownership in Phuket: How It Actually Works.

Selling in Karon

A Karon seller is usually selling a condo to a buyer comparing several buildings within a few streets. Price against recent resales in your own building first. Whether the building allows short lets, and how its common areas look, will shape the buyer pool as much as the unit itself.

Karon: the questions I get asked

Is Karon a good place to buy property in Phuket?

For a condo buyer who wants to walk to a long beach, yes. Knight Frank ranked Karon second to Bang Tao for condos sold in 2025. For a family on a daily school run or a buyer wanting a villa estate, other areas will suit better.

What is the difference between Karon and Kata?

They are neighbouring bays a few minutes apart, each with its own beach. Both sit in Tambon Karon, so listings marked Karon are sometimes in Kata. Check the map pin.

How far is Karon from Phuket airport?

About 43 km by road, via Patong and then inland. Allow about fifty minutes outside peak hours.

Can foreigners buy a condo in Karon?

Yes. A foreign buyer can own a condo unit freehold within the building's 49 percent foreign quota, with the money brought in from abroad as foreign currency. Villas are held on a registered lease of the land of up to 30 years.

Can I rent out a Karon condo on short stays?

Stays of under 30 days need a hotel licence, and many condo buildings ban short lets in their rules. Check the building's regulations before you buy for income.

Talk to me about Karon

I live in Bang Tao. If you are weighing Karon against Kata or Patong, looking at a specific building, or want my read on a unit before a viewing, get in touch.

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Sources: Knight Frank, Phuket Villa and Condominium Market, Year-End 2025 (Karon share of new supply and sales; island-wide condo prices). The Phuket News, 15 January 2026, citing C9 Hotelworks (Kata and Karon residential pipeline). C9 Hotelworks, 21 June 2026, FazWaz network enquiry data December 2025 to May 2026. The Phuket News and Khaosod English, August 2024 (Karon landslide); The Phuket News, citing the Government Gazette of 13 December 2024 (building between 80 and 140 metres). Travel Agent Central (Meliá Phuket Karon Residences). OpenStreetMap and Great Runs (beach length); Love Thailand (Nong Han Public Park); Phuket 101 (Karon Temple Market days). Supreme Court Judgment 4655/2566; Civil and Commercial Code s.538 and s.540; Condominium Act s.19 bis and s.19(5). Distances are OpenStreetMap road routes from central Karon; drive times are approximate, outside peak hours. Figures and distances rechecked November 2026. 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.