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AREA GUIDE

Koh Kaew, Phuket

An Advisor's Guide

30 min	15 min	10 min	25 min	Nov 2026
AIRPORT	PHUKET TOWN	BISP	BANG TAO BEACH	UPDATED

Koh Kaew is the subdistrict of Mueang Phuket that runs north from Phuket Town along Thepkasattri Road, towards the Heroines Monument. Two of Phuket's east-coast marinas and the British International School, Phuket sit here within a few kilometres of each other. Property is mostly family houses near the school, marina homes at Boat Lagoon and condos at Royal Phuket Marina. There is no swimming beach, and most buyers come for the school or the boat. For the wider town picture, read my Phuket Town guide.

Living in Koh Kaew

Koh Kaew (Ko Kaeo, □□□□□□□□) is one of eight subdistricts of Mueang Phuket district. Wikipedia lists about 10,000 residents across seven villages. Thepkasattri Road is the spine. The Heroines Monument is about 5 km north of the marinas, in Si Sunthon.

The east side of the road is the water. Boat Lagoon is the older marina. Phuket 101 lists 180 wet berths, a boatyard, shophouse-style homes and casual waterfront restaurants and bars. Royal Phuket Marina is next door, with a boardwalk of restaurants, a tennis club and harbourside condos. It has held 5 Gold Anchor certification.

The west side is the school. British International School, Phuket opened in 1996 on a 44-acre campus at 59 Moo 2 Thepkasattri Road. It teaches children aged 2 to 18, up to the IB Diploma, and takes boarders. What I see listed around it is mostly detached family houses and pool villas.

Who it suits

Koh Kaew suits two buyers: the family with children at BISP and the boat owner. For the first, the school run is a few minutes. For the second, the berth can be at the end of the street. The trade is the beach, as this side of the island has marinas. The nearest sandy beaches, Bang Tao and Patong, are each about 25 minutes away. Phuket 101 also notes that the Heroines Monument junction, on the airport road, is rarely clear at school time. A school family that wants Patong closer could also weigh Kathu.

Property in Koh Kaew

The stock falls into clear pockets. Around BISP, it is detached houses and pool villas, largely bought and rented by families. At Boat Lagoon, it is townhouses, houses and villas around the water; FazWaz lists its house and townhome project as completed in 2007, so this is established resale stock. At Royal Phuket Marina, it is condos on the harbour.

I have not found a dated, published area average for Koh Kaew, so I give no price range here. With an older marina home, ask your lawyer for the full lease chain and the common-fee records. My due diligence checklist covers the rest.

On tenure, a foreign buyer can own a condo freehold within the building's 49% foreign quota, with the money brought in as foreign currency. Houses sit on land, which a foreigner cannot own, so they are held on a registered lease of up to 30 years. Pre-agreed renewals are not enforceable as a right, per Supreme Court Judgment 4655/2566; my 30-year lease guide has the detail. If you would rather rent first, a twelve-month lease on a house near BISP is the usual way in; my long-term renting guide covers how it works.

Getting around

Distances are by road from the marinas on Thepkasattri Road. Phuket International Airport is about 24 km north, about 30 minutes outside peak hours, past the Heroines Monument. Phuket Old Town is about 9 km south, about 15 minutes, and Central Phuket Floresta about 10 km.

Mission Hospital, also on Thepkasattri Road, is about 7 km, about 10 minutes. Bangkok Hospital Phuket is about 9 km, about 15 minutes. BISP is about 4.5 km from the marinas, about 10 minutes; the other schools are in my international schools guide.

For the beach, Bang Tao is about 16 km and Patong about 19 km, each about 25 minutes. The rest of town is in my Phuket Town guide.

Koh Kaew: the questions I get asked

Is Koh Kaew a good area for families in Phuket?

Yes, if your children are at the British International School, Phuket, which is on Thepkasattri Road in Koh Kaew. Most homes near it are detached family houses and pool villas, and the school run is a few minutes. The trade is that the nearest sandy beaches, Bang Tao and Patong, are each about 25 minutes away.

How far is Koh Kaew from Phuket airport?

About 24 km by road from the marinas, about 30 minutes outside peak hours, north along Thepkasattri Road past the Heroines Monument.

Can foreigners buy property in Koh Kaew?

Yes, on the same terms as the rest of Phuket. A condo, such as one at Royal Phuket Marina, can be held freehold within the building's 49% foreign quota, with the money brought in as foreign currency. Houses and villas are held on a registered lease of the land of up to 30 years.

Is there a beach in Koh Kaew, Phuket?

There is no swimming beach in Koh Kaew; this side of the island has marinas instead. Bang Tao is about 16 km by road and Patong about 19 km, each about 25 minutes.

Talk to me about Koh Kaew

I live in Bang Tao, about 16 km from the marinas. If you are weighing Koh Kaew for a BISP family, or want my read on a house or marina condo, get in touch.

Rex Butler, Managing Director

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

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Sources: Wikipedia, Mueang Phuket district (eight subdistricts; Ko Kaeo 10,136 residents in seven villages), checked November 2026. BISP website and Wikipedia (founded 1996, 44-acre campus, ages 2 to 18, boarding), checked November 2026. Royal Phuket Marina website (5 Gold Anchor certification; tenants list including the Royal Tennis Club), checked November 2026. Phuket Boat Lagoon website (180 wet berths), checked November 2026. Phuket 101, Boat Lagoon (December 2024) and Where to Live in Phuket (updated 28 October 2026). FazWaz, Boat Lagoon project page (completed June 2007), checked November 2026. Civil and Commercial Code s.540. Supreme Court Judgment 4655/2566. Condominium Act s.19 bis and s.19(5). Locations, distances and drive times: OpenStreetMap and OSRM routing, rounded, checked 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.