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AREA GUIDE

Mai Khao, Phuket

An Advisor's Guide

20 min	45 min+	45 min	Mai Khao	Nov 2026
AIRPORT	PHUKET TOWN	CENTRAL PHUKET	BEACH	UPDATED

Mai Khao, at the northwest tip of Phuket, is a long beach inside Sirinat National Park. A handful of large resorts are spread along it, with little in between. Phuket International Airport is about 20 minutes away, but Phuket Town and Central Phuket are 45 minutes or more. Mai Khao gives you space and an easy flight, with a long drive for schools and hospitals. The property for sale runs from resort-area condos to houses and land inland.

The lifestyle

Mai Khao Beach runs north from the end of the airport runway towards the Sarasin Bridge. Wikipedia's entry for Sirinat National Park calls it Phuket's longest beach. The park was created in 1981 as Nai Yang National Park and renamed in 1992. It covers about 90 km², most of it sea, and takes in Mai Khao, Nai Yang and Nai Thon. That is why long stretches of sand here have casuarina trees behind them and no beach bars.

Between November and February, sea turtles come ashore to nest on the park's beaches. In February 2024, park officials found two leatherback nests in ten days beside the JW Marriott. They moved the eggs to a guarded pen. An olive ridley nested on Mai Khao in February 2021, the first in more than 20 years, The Phuket News reported. If you are buying on the beachfront, I would ask what the building does about night lighting.

At the southern end, aircraft landing at Phuket International Airport pass low over the sand at the end of the runway. CNN Travel covered it as a plane-spotting draw in 2019. For a buyer, the closer to the runway, the more you hear the flights. Visit a shortlisted property when the arrivals come in.

JW Marriott Phuket Resort & Spa sits mid-beach, beside Anantara Mai Khao Phuket Villas. Renaissance Phuket Resort & Spa is just to the south. Holiday Inn Resort Phuket Mai Khao Beach opened in 2011. Radisson Blu Resort, Phuket Mai Khao Beach opened in April 2026, between the park and Mai Khao Temple.

Marriott's Phuket Beach Club and Anantara Vacation Club Mai Khao Phuket are vacation-club resorts. They sell holiday time, not property. The hotels hold most of the restaurants, so daily life here centres on the resorts.

Yacht Haven Marina is about 15 minutes away on the island's northeast shore. Blue Canyon Country Club's golf sits inland near the airport. Beyond that, an evening out usually means the drive south to Bang Tao.

Who it suits

Mai Khao suits the owner who flies in and out often and wants to be on the sand soon after landing. It also suits second-home buyers happy to live in a resort's orbit, using its restaurants and spa in place of a high street.

It suits families on a school run less well. UWC Thailand is 25 to 30 minutes away and British International School Phuket about 40, each way. It is also a harder fit if you want to walk to dinner, or need a deep short-stay market to cover costs. The question I would put to a buyer here is how often they expect to drive south. If the answer is most days, Bang Tao or inland Thalang is the better base.

The property landscape

Mai Khao is a subdistrict as well as a beach, which affects what turns up when you search. Tambon Mai Khao takes in the airport, Blue Canyon Country Club and Yacht Haven Marina as well as the beach. A "Mai Khao" listing on a portal can be a golf-course condo inland or a house near the marina.

Condos are the easiest stock to measure. In November 2026, Thailand-Property showed about 130 condos for sale in Mai Khao. The median asking price was about ฿9 million (approx USD 270,000), or about ฿95,000 per square metre (approx USD 2,800). Those are asking prices, not sales. They also mix very different buildings, so a median says little about any one unit.

Branded property here is led by the hotels. When Radisson launched its Mai Khao project in 2019, 110 units were offered for sale freehold, The Phuket News reported. If you are offered a hotel-residence unit with a guaranteed return, remember that a guarantee is a contract term with an end date. Price the unit on what it earns after the guarantee, and have your lawyer read the management agreement.

Much of the beachfront is national park, which limits what can be built by the sand. Houses, villas and plots sit mostly inland, off Thepkasattri Road. With land, check the title as carefully as the plot. My guide to Thai title deeds explains the difference between a Chanote and the lesser titles.

Renting in Mai Khao

Private holiday lets here compete with the resorts on the same sand. Long-term tenants tend to be people who need the airport or the marina, or who simply want the quiet. In November 2026, Thailand-Property's median asking rent for Mai Khao condos was about ฿63,000 a month (approx USD 1,900). With so few listings, treat that as a rough marker only.

For an owner, the rule that matters most is the licence. Letting for less than 30 days needs a hotel licence, and many condo buildings ban short lets in their rules. A unit inside a hotel-managed programme is the usual lawful route to holiday income here. For twelve-month lettings, see Renting Long-Term in Phuket.

Getting around

From the JW Marriott, mid-beach, Phuket International Airport is about 15 km by road. That is around 20 minutes outside peak hours. From the southern end near Mai Khao Temple it is about 10 km.

Everything else is a drive south down Thepkasattri Road. Thalang Hospital is 17 to 22 km, about 25 minutes. UWC Thailand is 15 to 19 km, about 25 to 30 minutes. British International School Phuket is 27 to 32 km, about 40 minutes. Central Phuket Festival, Bangkok Hospital Phuket and Phuket Old Town are 34 to 39 km away, so allow 45 to 50 minutes. Boat Avenue in Bang Tao is about 30 minutes, and Nai Thon about 25. All times are outside peak hours.

North, the Sarasin Bridge to Phang Nga is 6 to 10 km from most of Mai Khao. Airports of Thailand plans a new airport at Khok Kloi in Phang Nga. Reported opening dates have ranged from 2030 to 2032, and studies were still under way in late 2024. I would not price a Mai Khao purchase on it.

Buying and renting here: the practical part

A foreign buyer can own a condo unit freehold under section 19 bis of the Condominium Act. That sits within the 49 percent foreign quota for the building. The purchase money must be brought in from abroad as foreign currency and documented (section 19(5)). Foreigners cannot own land. A house or villa is usually bought on a registered land lease of up to 30 years (Civil and Commercial Code s.540), with the building owned outright. Treat 30 years as the term. In Judgment 4655/2566 the Supreme Court held that renewals agreed in advance are void. My 30-year lease guide has the detail.

Holding land through a Thai company with nominee shareholders is illegal and carries real risk of losing the property. It is not an option I would consider. Leases of more than three years must be registered to be enforceable beyond three. The structures are set out in Foreign Ownership in Phuket: How It Actually Works.

In Mai Khao, two checks deserve extra time with your lawyer and surveyor. On any plot near the beach, confirm the boundary against the national park line. In a hotel-residence building, read the management and rental-pool agreements as closely as the sale contract.

Selling in Mai Khao

The pool of buyers here is narrower. The buyer has usually already chosen the airport and the beach. Lead with those, and with accurate drive times. Price against comparable units in the same building. If you own here and want a read on price and timing, get in touch.

Mai Khao: the questions I get asked

Is Mai Khao a good place to buy property in Phuket?

For a buyer who flies often and wants a long, quiet beach, yes. Families on the school run will find Bang Tao or inland Thalang easier. So will anyone who wants to walk to dinner.

How far is Mai Khao from Phuket airport?

About 10 to 15 km by road, depending on which end of the beach you start from. Allow about 20 minutes outside peak hours.

When is turtle nesting season at Mai Khao Beach?

Between November and February, on the beaches of Sirinat National Park, which include Mai Khao. Leatherback turtles nested beside the JW Marriott in February 2024, and park officials moved the eggs to a guarded pen.

Can foreigners buy property in Mai Khao?

Yes, on the same terms as the rest of Phuket. A condo unit can be held freehold within the building's 49 percent foreign quota, with the money brought in as foreign currency. A house or villa is usually held on a registered land lease of up to 30 years, with the building owned outright.

Can I rent out a Mai Khao condo by the night?

Only with a hotel licence, because lets under 30 days need one. Many condo buildings also ban short lets in their rules. A unit inside a hotel-managed programme is the usual route.

Talk to me about Mai Khao

I live and work in Bang Tao. If you are weighing Mai Khao against Nai Yang, Nai Thon or the busier bays further south, get in touch. The same goes for a read on a hotel-residence unit or a twelve-month rental.

Rex Butler, Managing Director

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

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Sources: Wikipedia, Sirinat National Park (established 1981, renamed 1992, about 90 km²; Hat Mai Khao described as Phuket's longest beach; turtle nesting November to February). The Phuket News, 22 February 2021 (olive ridley nest, 19 February 2021) and 24 February 2024 (leatherback nests beside the JW Marriott). CNN Travel, June 2019 (Mai Khao plane spotting). IHG via Hospitality Net, 9 September 2011 (Holiday Inn Resort Phuket Mai Khao Beach opening). eHotelier, 9 April 2026, and Real Life Phuket, 27 August 2026 (Radisson Blu Resort, Phuket Mai Khao Beach opening). The Phuket News, 28 August 2019 (Radisson Mai Khao units for sale). Marriott and Anantara resort sites (vacation clubs), checked November 2026. The Nation, 1 May 2024, and Bangkok Post, late 2024 (Andaman International Airport). Thailand-Property, Mai Khao condo market insight, viewed 8 November 2026 (median asking price and rent). Road distances from OpenStreetMap routing (OSRM), checked November 2026. Supreme Court Judgment 4655/2566 (pre-agreed lease renewals void). 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). USD at approx ฿33.5 to USD 1. 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.