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AREA GUIDE

Nai Yang, Phuket

An Advisor's Guide

10 min	40 min	40 min	Nai Yang	Nov 2026
AIRPORT	PHUKET TOWN	CENTRAL PHUKET	BEACH	UPDATED

Nai Yang is a village and beach on the northwest coast of Phuket, inside Sirinat National Park. It sits about 3 km by road from Phuket International Airport. The beach is a long, shaded curve of sand with casual restaurants behind the trees. Property here is mostly condos and small villa estates set back from the beach in Sakhu subdistrict. People buy in Nai Yang for the airport and the park, and the aircraft noise comes with both.

The lifestyle

Nai Yang runs south from close by the airport runway, with casuarina trees shading much of the sand. Coral reefs lie roughly 700 to 1,000 metres offshore in the park's marine zone.

Sirinat was declared a national park in 1981, first under Nai Yang's name. It covers about 22 km² of land and 68 km² of sea. Nai Yang and Mai Khao are sea turtle nesting beaches, with nesting from November to February. In March 2026, 170 green turtles were released from Nai Yang Beach at an annual conservation event. From May to October the southwest wind brings the kitesurfers; Phuket 101 calls Nai Yang the low-season spot to go.

Eating out is simple and mostly on the sand. Sea Almond is right on the sand, and The Good View is a plain Thai restaurant on the beach opposite The Slate. For a longer dinner there is Big Fish at the Phuket Marriott Resort and Spa, Nai Yang Beach. Black Ginger cooks southern Thai food in a house set over a lagoon inside The Slate. The beachfront stays low-key partly by law. In July 2014, 11 restaurants and bars built on national park land at Nai Yang were demolished.

The northern end of Nai Yang Beach is close to the western end of the airport's single runway. In 2025 the airport handled 17.47 million passengers and about 106,600 aircraft movements, on Airports of Thailand figures. Flights land and take off through the night. Airports of Thailand has paid compensation and bought land where noise exceeds residential limits. The reported cases are mostly in neighbouring Mai Khao, but you will hear the aircraft in Nai Yang too.

Who it suits

Nai Yang suits the buyer who flies often. The terminal is about 3 km from the beach, so an early departure or a late arrival is a ten-minute drive. It also suits the second-home owner who wants a village beside a protected beach, and the kitesurfer who is here for the green season.

It suits less well anyone sensitive to noise, or a family with a daily school run. UWC Thailand is about 12 km away, and the British International School about 22 km. Families usually do better in Cherng Talay or inland Thalang. If you want quiet as well as the park, Nai Thon is the next bay south and further from the runway.

My filter here is the aircraft. Stand on the balcony at 7 am and again at 11 pm before you commit. If what you hear does not bother you, Nai Yang works. If it does, look at another area.

The property landscape

Nai Yang is a condo market first. Most of the stock is low-rise buildings in Sakhu, set back from the beach road or on the roads towards the airport. Houses and pool villas sit on small estates in the village lanes. The beach itself is lined with resort hotels and park land.

I am not going to give you a price range. Neither Knight Frank nor C9 Hotelworks publishes a figure for Nai Yang on its own. Ask for recent sold prices in the building you are looking at.

Much of the coast here is national park land, which limits building on the shoreline. The authorities have enforced against buildings on it, as the 2014 demolitions at Nai Yang showed. Any plot or house near the park needs its title deed and boundary checked by your lawyer. My guide to Thai title deeds explains what each deed type means.

Tenure is the same as the rest of Phuket. A foreign buyer can own a condo unit freehold within the building's 49 percent foreign quota, with the money brought in as foreign currency. A villa means a registered lease of the land, with the house owned outright.

Renting in Nai Yang

Renting draws most of the online interest in Phuket. Of 54,628 online enquiries across the FazWaz network between December 2025 and May 2026, 71 percent were to rent, according to C9 Hotelworks. Nobody publishes a rental figure for Nai Yang alone, so I will not put one here.

What I would weigh as a landlord is who the tenant is. Someone who chooses Nai Yang has chosen the airport and the beach, and will have heard the aircraft at the viewing. Present the unit for that person. More on twelve-month lets is in Renting Long-Term in Phuket.

Letting by the night is a different business. Stays under 30 days need a hotel licence, and many condo buildings ban them in their rules. Read the building's rules before you buy for short-stay income.

Getting around

Distances are by road, with rough times outside peak hours. Phuket International Airport is about 3 km, around 10 minutes. Nai Thon Beach is about 7 km south, around 10 minutes. Thalang Hospital on Thepkasattri Road is about 13 km and UWC Thailand about 12 km, both around 20 minutes. Boat Avenue in Bang Tao is about 17 km, around 25 minutes.

The south of the island is the long run. Phuket Town is about 30 km, around 40 minutes. Central Phuket Floresta is about 31 km and Bangkok Hospital Phuket about 30 km, both around 40 minutes. The British International School at Koh Kaew is about 22 km, around 30 minutes. Most of those trips use Thepkasattri Road, which is slow at peak hours.

The airport is already busier than its terminals were built for: they were designed for 12.5 million passengers a year. Airports of Thailand plans to seek approval in 2027 for a second phase of about ฿10 billion (approx USD 300 million). It would add capacity for 5.5 million passengers a year. For Nai Yang that would mean an easier terminal, and more aircraft over the bay if traffic keeps growing.

Buying and renting here: the practical part

A foreign buyer can own a condo unit freehold within the 49 percent foreign quota per building (Condominium Act, section 19 bis). The purchase money must be brought in from abroad as foreign currency and documented (section 19(5)). Foreigners cannot own land. A villa purchase is typically a registered lease of the land for up to 30 years (Civil and Commercial Code s.540), with the house owned outright.

Treat 30 years as the term. In Judgment 4655/2566 the Supreme Court held pre-agreed renewals void, which my 30-year lease guide covers in detail. Rental agreements over three years must be registered to be enforceable beyond three. Holding land through a Thai company with nominee shareholders is illegal and carries real risk; it is not a route I would discuss.

Use your own independent lawyer, separate from the seller's. Ownership and costs are covered in Foreign Ownership in Phuket: How It Actually Works and What Buying in Phuket Actually Costs.

Selling in Nai Yang

The buyer for a Nai Yang property has usually decided they want the airport close. That makes for fewer buyers, but ones who know what they want. Across Phuket, sales made up 45 percent of online enquiries in March 2026, against 18 percent in December 2025, on the C9 Hotelworks data. Listing before the high season gives a seller time to meet that peak. Mention the flight path in the listing. Buyers should know about it before they view.

Nai Yang: the questions I get asked

Is Nai Yang a good place to buy property in Phuket?

For a buyer who flies often and wants a quiet beach inside a national park, yes. If aircraft noise bothers you, or you have a daily school run, look at Nai Thon, Cherng Talay or inland Thalang instead.

How far is Nai Yang from Phuket airport?

About 3 km by road from the beach to the terminal, around 10 minutes outside peak hours.

Is Nai Yang noisy because of the airport?

You will hear aircraft. The northern end of the beach is close to the western end of the runway, and flights operate through the night. How much it matters depends on where the property sits, so visit early in the morning and late at night before you commit.

Can foreigners buy property in Nai Yang?

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

Is Nai Yang Beach part of a national park?

Yes. It is part of Sirinat National Park, declared in 1981. Much of the shoreline is park land, so any property near it needs its title and boundary checked by your lawyer.

Talk to me about Nai Yang

I live and work in Bang Tao, about 25 minutes south. Get in touch if you are weighing Nai Yang against Nai Thon or inland Thalang, or want a read on a specific building. If you own here and want to know what it would let for, the same applies.

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Sources: Wikipedia, Sirinat National Park, checked November 2026 (established 1981; 22 km² land, 68 km² marine; reefs 700 to 1,000 m offshore; turtle nesting at Nai Yang and Mai Khao). The Thaiger, 15 July 2014 (11 Nai Yang beach restaurants demolished on park land). The Phuket News, 7 March 2018 (overnight flights); 9 October 2019 and 3 December 2021 (AoT noise compensation, Mai Khao villages); 16 March 2026 (Nai Yang turtle release). Airports of Thailand via Wikipedia, Phuket International Airport (2025 traffic; single runway), checked November 2026. Bangkok Post, Phuket airport prepares to expand capacity, and Pattaya Mail, 12 October 2026 (terminal design capacity). The Nation, 16 May 2026 (Phase 2 expansion). C9 Hotelworks, What 60,000 online enquiries actually tell us, 21 June 2026 (FazWaz network data). Phuket 101, Nai Yang Beach Restaurants (updated November 2026) and Kitesurfing in Phuket (updated July 2026). Supreme Court Judgment 4655/2566. 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). Road distances from OpenStreetMap (OSRM) routing, checked November 2026; drive times are rough. 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.