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AREA GUIDE

Thepkasattri, Phuket

An Advisor's Guide

20 min	25 min	15 min	10 min	Nov 2026
AIRPORT	PHUKET TOWN	BANG TAO BEACH	UWC THAILAND	UPDATED

Thepkasattri is the inland subdistrict around central Thalang in the north of Phuket. It mixes Thai town life with newer villa estates. It takes in central Thalang, Thalang Hospital, the temple of Wat Phra Thong and the forest edge of Khao Phra Thaeo. Property runs from Thai family housing estates to new pool villas, at prices below the coast. It sits inside the area covered by my Thalang guide, and its villa end overlaps with my Pru Jampa guide.

Living in Thepkasattri

The official name is Thep Krasattri. It is one of six subdistricts in Thalang district, with 11 villages. Wikipedia lists it as the most populous of the six. Portals and signs spell it several ways, so search all of them.

It is easy to confuse with Thepkasattri Road. The road is the island's main north–south route. It runs from Phuket Town, where Mission Hospital has a Thepkasattri Road address, up to the Thao Thepkasattri Bridge at the northern tip. It passes through the subdistrict, but a Thepkasattri Road address can be about 16 km away in town.

Both carry the name of Thao Thepkasattri, one of the two heroines who drove a Burmese siege away from Thalang. Their monument is about 6 km south, in Si Sunthon.

Central Thalang is the centre, with Thalang Hospital on the main road. Wat Phra Thong, a few minutes north, is known for its half-buried golden Buddha and a small museum of tin-mining pieces. East of town the road climbs into Khao Phra Thaeo, where Ton Sai Waterfall is fullest in the rainy season. UWC Thailand sits in the foothills of the same forest.

Who it suits

Thepkasattri suits the buyer looking for a home to live in. Think families on the UWC run, people who fly often, and anyone who likes a Thai town on the doorstep. The trade is the sea. The subdistrict is inland, Bang Tao Beach is a drive, and holiday rental demand is thin. If walking to the sand matters, start with the Bang Tao guide instead.

Property in Thepkasattri

The stock splits in two. Around central Thalang are Thai housing estates of townhouses and detached homes, built for local families.

The other half is the new pool-villa estates around Pru Jampa. Property portals, FazWaz among them, file those under the subdistrict's name. One search can mix a town-edge townhouse with a new pool villa at a very different price. I would always ask which end of the subdistrict a listing sits in before reading its price.

A foreign buyer can own a condo freehold within the building's 49 percent foreign quota, with the money brought in from abroad in foreign currency. Land cannot be owned by a foreigner, so a house or villa is held on a registered lease of up to 30 years. My 30-year lease guide explains why pre-agreed renewals carry no weight. Renting here is mostly on twelve-month leases, and lets under 30 days need a hotel licence.

Getting around

From Thalang Hospital in the town centre, Phuket International Airport is about 14 km north, about 20 minutes outside peak hours. Phuket Old Town is about 19 km south, about 25 minutes. The nearest beach is Bang Tao, about 8 km and 15 minutes west. Nai Yang is about 13 km and 20 minutes north-west.

UWC Thailand is in the same subdistrict, on Thepkasattri Road, a few minutes' drive from Thalang Hospital. The British International School in Koh Kaew is about 11 km, around 20 minutes. Thalang Hospital is in town; Bangkok Hospital Phuket is about 18 km, around 25 minutes. Everything runs through Thepkasattri Road, which is busy at peak hours; the Thalang guide covers the wider district.

Thepkasattri: the questions I get asked

Where is Thepkasattri in Phuket?

Thepkasattri is an inland subdistrict of Thalang district in the north of Phuket, around central Thalang. Phuket International Airport is about 14 km north of the town and Phuket Old Town about 19 km south.

Is Thepkasattri the same as Thepkasattri Road?

No. Thepkasattri Road is the island's main north–south road, running from Phuket Town to the northern tip. The subdistrict is one area that the road passes through, so a Thepkasattri Road address can be in Phuket Town.

Is Thepkasattri the same as Pru Jampa?

Not quite. Pru Jampa is the new villa area at one end of the subdistrict. Property portals such as FazWaz file it under Thepkasattri. The rest of the subdistrict is central Thalang and Thai housing estates at lower prices.

Is Thepkasattri a good place to buy a house?

It suits a buyer who wants a house rather than a holiday, near the airport, UWC Thailand and central Thalang. The trade is the sea: the subdistrict is inland and holiday rental demand is thin.

Talk to me about Thepkasattri

Perhaps you are weighing a house near central Thalang against a villa at the Pru Jampa end. Or you want my read on a listing filed under Thepkasattri. Either way, get in touch.

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Sources: Wikipedia, Thalang district (six subdistricts; villages and population). OpenStreetMap (locations; Mission Hospital and Thao Thepkasattri Bridge on Thepkasattri Road). Phuket 101, Wat Phra Thong (updated 19 April 2025) and Waterfalls in Phuket (updated 3 July 2026). Wikipedia, United World College Thailand. FazWaz listings filed under Thep Krasattri, viewed November 2026. Supreme Court Judgment 4655/2566; Civil and Commercial Code s.540; Condominium Act s.19 bis and s.19(5). Road distances from 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.