



CREATE
MEMORIES

CM-CAT-24 · EN

October 2026

PHUKET · CATALOGUE

24 best projects on the Phuket market

Off-plan apartments and residences with developer instalment plans: prices, completion dates, distances to the beach, schools and the airport.

From \$85,000

CREATE MEMORIES CO., LTD ·
REGISTERED IN THAILAND

[CREATEMEMORIESPHUKET.BLOG/EN/](https://creatememoriesphuket.blog/en/)

Hello!

My name is Viktoria Shimanovich. I have worked in real estate for 24 years, and for the fifth year I live in Phuket with my family: for us the island has become a second home. So I know the market, the locations and where each district is heading from living here, not from presentations.

I am the founder of Create Memories Co., Ltd, an officially registered real estate company in Thailand. The team helps you choose the right property and stays with you through every stage of the deal, from reservation to keys.

Out of a hundred projects under construction on the island, this catalogue shows the ones that passed my own filter: the developer's track record, a location you can exit from, and real rental numbers.



0%

developer instalment plans of up to 8 years with no surcharge

7%+

rental yield quoted by developers; I calculate the net figure separately

Freehold

ownership registered in your name at the Land Office

Yields and appreciation on the project pages are the developers' figures. Before any reservation I run the net model for your budget and check the title, the quota and the contract.

RATSADA

SALES LAUNCH

Modern residential complex in the centre of Phuket

COMPLETION

Q4 2028

YIELD

6-8% a year

GROWTH BY
COMPLETION20-30% by
completion

UNITS

394

A modern residential complex in the Ratsada district, conveniently located between Patong and Phuket Old Town. The project has a large green area, a pool, a gym, a coworking space, a sauna, a clubhouse and pet zones. Central Phuket, Bangkok Hospital and all the city infrastructure are nearby.

35
minInternational
airport5
minCentral
shopping mall

6 min Macro

INSTALMENTS UNTIL COMPLETION

30%

down payment

20%

during construction

50%

on handover

STARTING PRICES

\$85,000

1-bedroom from 27 m²

\$105,000

1-bedroom from 34 m²

\$164,000

1-bedroom plus from 49
m²

\$183,000

2-bedroom plus from 58
m²

NAI THON

SALES LAUNCH

Private sales two minutes from Nai Thon beach

COMPLETION

Q4 2028

YIELD

from 8% a
yearGROWTH BY
COMPLETION40% by
completion

UNITS

136

This project will be the final phase of the residential part of the complex, while the whole area continues to develop as a single resort cluster: restaurants, wellness and spa facilities, commercial spaces, a congress hall and premium villas are planned here. A shopping centre, cafes, restaurants and five-star hotels already operate nearby.

15
minInternational
airport20
minPorto de
Phuket mall7
minNai Thon
beach

INSTALMENTS UNTIL COMPLETION

30%

down payment

30%

during construction

30%

during construction

10%

on handover

STARTING PRICES

\$100,000

Studios from 30.6 m²

\$150,000

1-bedroom from 46 m²

\$217,000

2-bedroom from 66 m²

BANG TAO

The very heart of Bang Tao at an affordable price

COMPLETION

Q3 2028

YIELD

7-9% a year

GROWTH BY COMPLETION

up to 30% by completion

UNITS

452

A comfort-class project with an affordable entry price, located in the central part of Bang Tao within walking distance of all the necessary infrastructure. An ideal choice for expats, families with children and freelancers, as well as for investors focused on mid-term and long-term rentals.

2 min Boat Avenue

5 min

Bang Tao beach

10 min

Robinson mall with a cinema

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$100,000

1-bedroom from 30 m²

\$210,000

2-bedroom from 55 m²

NAI YANG

SALES LAUNCH

Unique location: 450 metres to Nai Yang beach

5% off with instalments, 10% off for full payment

COMPLETION

Q4 2028

YIELD

up to 10% a year

GROWTH BY
COMPLETION

from 30% by completion

UNITS

287

The complex consists of two low-rise buildings and offers more than 29 areas for leisure, sport and recreation. The project is fully adapted for living with pets, and the grounds include commercial premises and shops for everyday needs.



10 min

International airport



6 min

Sirinat National Park



6 min

Nai Yang beach

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$110,000

1-bedroom from 32 m²

\$162,000

1-bedroom plus from 44 m²

\$191,000

2-bedroom from 56 m²

\$220,000

2-bedroom plus from 62 m²

KAMALA

5% OFF WITH INSTALMENTS, 10% OFF FOR FULL PAYMENT

Lakeside apartments in Kamala with their own infrastructure

COMPLETION

Q4 2028

YIELD

from 10% a year

GROWTH BY
COMPLETION

from 30% by completion

UNITS

363

A large-scale new-generation residential quarter with a well-planned environment for living and leisure: sport, wellness, restaurants, coworking, a lake with a promenade and public spaces inside the complex. A new resort living format in a promising location.



15 min

Boat Avenue



4 min

Cafe Del Mar



3 min

Kamala beach

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$111,000

1-bedroom from 30 m²

\$214,000

2-bedroom from 60 m²

\$392,000

Penthouse from 89 m²

KATA

5% OFF WITH INSTALMENTS, 10% OFF FOR FULL PAYMENT

Kata's flagship project for living and income

COMPLETION

Q2 2027

YIELD

from 10% a yearGROWTH BY
COMPLETION**from 25% by completion**

UNITS

760

A large-scale project in Kata with some of the best characteristics for living, investment and stable rental income. A modern concept, developed infrastructure and high liquidity make it one of the most promising projects in the area.

**20 min**

BCIS school

**5 min** Kata beach**2 min**

Sawasdee spa centre

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$124,0001-bedroom from 28 m²**\$148,000**1-bedroom plus from 37 m²**\$247,000**2-bedroom from 66 m²**\$356,000**Penthouse from 100 m²

BANG
TAO

5% OFF WITH INSTALMENTS, 10% OFF FOR FULL
PAYMENT

★ I BOUGHT HERE
MYSELF

Large-scale project 600 metres from the sea

COMPLETION

Q1 2027

YIELD

**up to 10% a
year**

GROWTH BY
COMPLETION

**30% by
completion**

UNITS

859

A Bang Tao community surrounded by parks, gardens and natural lakes, with a high level of comfort, just 15 minutes from the beach. A golf club and the Blue Tree family lifestyle complex are nearby.



**25
min**

International
airport



**7
min**

Porto de
Phuket mall



**5
min**

Maya Beach
Club

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$127,000

Studios from 29 m²

\$143,000

1-bedroom from 33 m²

\$238,000

1-bedroom plus from 55
m²

\$517,000

2-bedroom from 112 m²

\$691,000

3-bedroom from 130 m²

NAI HARN

★ I BOUGHT HERE MYSELF

Premium complex next to the lake and Nai Harn beach

COMPLETION

Q1 2028

YIELD

up to 10% a year

GROWTH BY
COMPLETION

from 30% by completion

UNITS

285

A premium residential complex in a prestigious location in the south of the island, within walking distance of Nai Harn beach. Spacious interiors with 2.8 m ceilings, finished decoration and turnkey fit-out make the property ideal both for living and for investment.



4 min

Nai Harn, Ya Nui and Rawai beaches



7 min

Promthep viewpoint



10 min Macro

INSTALMENTS UNTIL COMPLETION

30%

1st payment

30%

1st construction stage

15%

2nd construction stage

15%

3rd construction stage

10%

final payment

STARTING PRICES

\$136,000

Studios from 36 m²

\$201,000

1-bedroom from 54 m²

\$334,000

2-bedroom from 90 m²

\$349,000

3-bedroom from 94 m²



LAYAN

Premium hillside apartment complex with sunset views

COMPLETION

Q4 2027

YIELD

up to 10% a year

GROWTH BY
COMPLETION

from 20% by completion

UNITS

543

Within walking distance of Layan beach, one of the most expensive and prestigious locations on the island. Surrounded by luxury projects, 5-star hotels and the nature of the national park.



3 min

Bang Tao and Layan beaches



15 min

Blue Canyon golf course



3 min

Horse riding club

STANDARD: UNTIL COMPLETION WITH NO SURCHARGE

35%

down payment

50%

during construction

15%

on handover

Extended instalments: for apartments from 250,000 \$, 50% on handover and 50% by the end of 2028, with a surcharge on the balance of 2% for 1 year, 3.5% for 2 years or 5% for 5 years.

STARTING PRICES

\$185,000

Studios from 43.9 m²

\$220,000

1-bedroom from 57 m²

\$320,000

2-bedroom from 75.5 m²



RAWAI

Premium project in the south of the island, 700 metres from the beach, with a seawater pool

COMPLETION

Q3 2026

YIELD

from 10% a year

GROWTH BY
COMPLETION

up to 40% by completion

UNITS

297

An apartment complex in the south of the island with its own infrastructure, next to the national park. A turnkey project with furniture and appliances.



40 min International airport



7 min

Rawai seafront, restaurants, fish market

INSTALMENTS UNTIL COMPLETION

30%

down payment

60%

during construction

10%

on handover

STARTING PRICES

\$145,000

Studios from 34 m²

\$224,000

1-bedroom from 57 m²

\$392,000

2-bedroom from 118 m²

\$696,000

3-bedroom from 167 m²

KAMALA

Apartments for living and passive income on Kamala beach

COMPLETION

Q4 2028

YIELD

up to 10% a year

GROWTH BY
COMPLETION

from 30% by completion

UNITS

564

Within walking distance of one of Phuket’s best beaches. The complex offers areas for rest and work, a panoramic rooftop pool, green gardens, a lounge, a sauna and a steam room, as well as a children’s room and a playroom. All amenities are designed for the residents' everyday comfort.



15 min

Boat Avenue



8 min

Cafe Del Mar



7 min

Kamala beach

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$125,000

1-bedroom from 31 m²

\$251,000

2-bedroom from 63 m²

\$567,000

3-bedroom penthouse from 128 m²

NAI
YANG5% OFF WITH INSTALMENTS, 10% OFF FOR FULL
PAYMENT★ I BOUGHT HERE
MYSELF

Unique offer: beachfront at an affordable price

COMPLETION

Q4 2027

YIELD

**from 10% a
year**GROWTH BY
COMPLETION**from 30% by
completion**

UNITS

542

Nai Yang is Phuket's most promising district. A developer with 15 years of experience is actively building its own infrastructure. The project borders the national park and has high income potential.

**10
min**International
airport**1
min**Nai Yang
beach**2
min**Sirinat National
Park

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$154,0001-bedroom from 33 m²**\$235,000**2-bedroom from 52 m²**\$484,000**Penthouse from 109 m²

SURIN

Beachfront project from one of the most reliable developers, just 2 minutes from Surin beach

COMPLETION

Q3 2028

YIELD

from 10% a yearGROWTH BY
COMPLETION**from 25% by completion**

UNITS

343

The aesthetics of a modern resort, walking distance to the beach and high tourist traffic make the property attractive both for living and for generating income.

**3 min** Surin beach**3 min**

Bang Tao beach

**10 min**

Boat Avenue

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

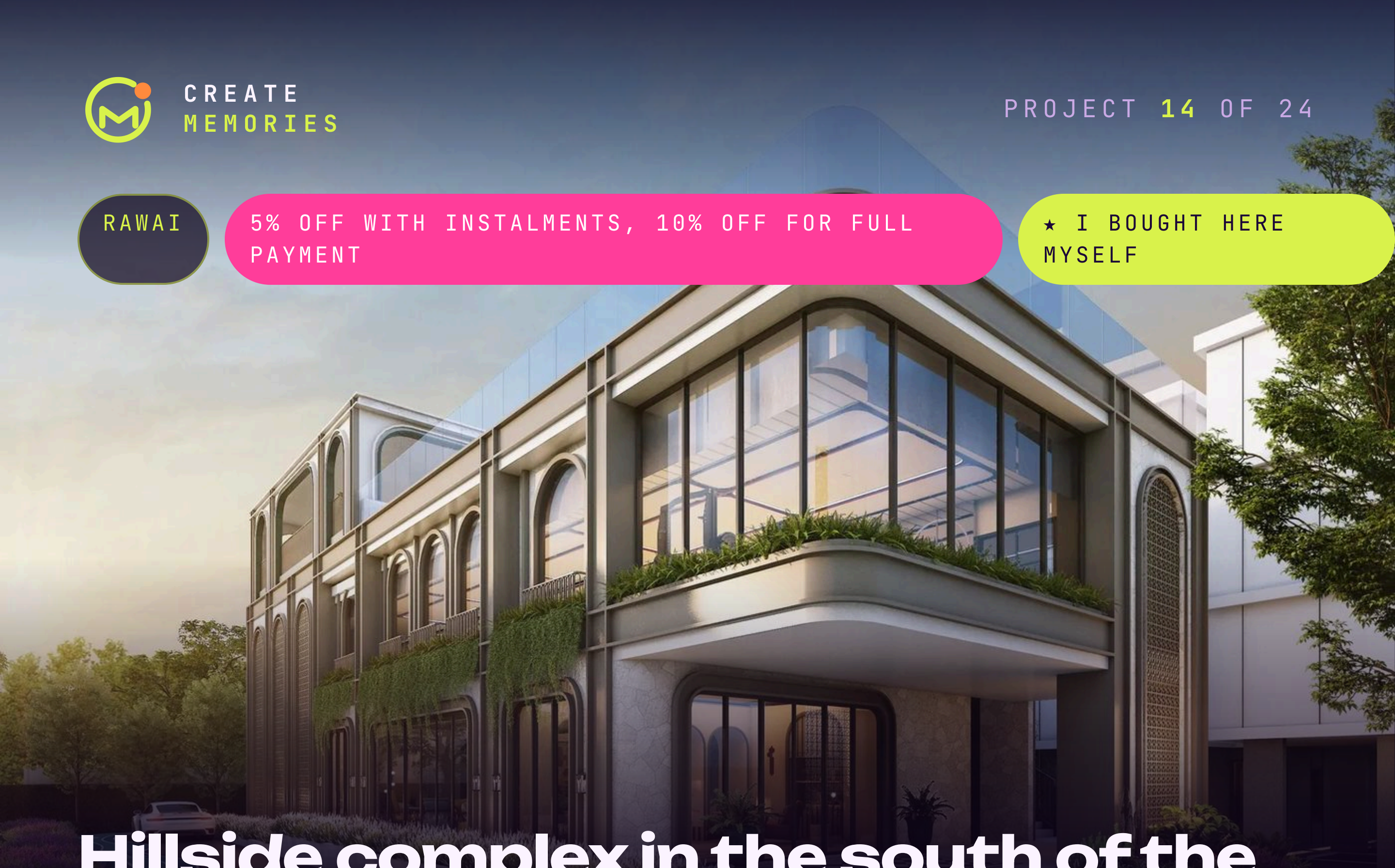
STARTING PRICES

\$164,0001-bedroom from 31 m²**\$324,000**2-bedroom from 62 m²**\$738,000**3-bedroom penthouse from 131 m²

RAWAI

5% OFF WITH INSTALMENTS, 10% OFF FOR FULL
PAYMENT

★ I BOUGHT HERE
MYSELF



Hillside complex in the south of the island, 5 minutes from three popular beaches

COMPLETION

Q1 2027

YIELD

from 9% a
year

GROWTH BY
COMPLETION

up to 30% by
completion

UNITS

210

A highly convenient area for living and leisure with developed infrastructure, where everything you need is close at hand. An ideal balance of comfort, service and resort atmosphere.



40
min

International
airport



5 min

Mixx Mall



5 min

Rawai beach

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

during construction

25%

during construction

25%

on handover

STARTING PRICES

\$152,000

1-bedroom from 37 m²

\$190,000

1-bedroom plus from 49 m²



orest

Архитектура



CREATE
MEMORIES

PROJECT 15 OF 24

LAYAN

и крыши зданий имеют продуманный органический силуэт.
но-вытяжная система кондиционирования позволяет скрывать
скую инфраструктуру от глаз и сохранять единый визуальный
дания, обеспечивая комфорт и безопасность.

Unique project of just 135 apartments with panoramic views, 5 minutes from the sea

COMPLETION

Q4 2027

YIELD

**from 8-10% a
year**

GROWTH BY
COMPLETION

**up to 20% by
completion**

UNITS

135

A boutique project with designer residences, fully furnished and equipped with appliances and decor. 2.8 m ceilings and a hillside position provide panoramic views and a sense of privacy.



**20
min**

International
airport



**10
min**

Porto de
Phuket mall



8 min

Layan beach

INSTALMENTS UNTIL COMPLETION

35%

down payment

50-55%

during construction

10-15%

on handover

STARTING PRICES

\$172,000

Studios from 36 m²

\$209,000

1-bedroom from 52 m²

\$332,000

1-bedroom plus from 94
m²

\$534,000

2-bedroom from 123 m²

\$1,000,000

Penthouse 246 m²

BANG TAO

COMPLETED

Intimate apartment complex a 7-minute drive from Bang Tao beach

COMPLETION

Completed

YIELD

from 7% a yearGROWTH BY
COMPLETION**4.5-5% a year**

UNITS

175

A completed project from a well-known developer with 40 years of experience, letting you earn rental income right away. Located in Phuket's most convenient area for living: Boat Avenue, Porto de Phuket, restaurants and international schools are within walking distance. A gated community, family infrastructure, green gardens and 24/7 security create ideal conditions for comfortable family life.

**20
min**International
airport**7
min**Bang Tao
beach**4
min**Boat Avenue
shopping street

STARTING PRICES

\$203,0001-bedroom from 41 m²**\$279,000**2-bedroom from 60 m²**\$449,000**Penthouse from 80 m²

BANG TAO

Residences managed by the international hotel operator Marriott

COMPLETION

Q4 2027

YIELD

8-10% a year

GROWTH BY
COMPLETIONfrom 40% by
completion

UNITS

408

A modern project in the centre of Bang Tao with professional hotel management and resort-style infrastructure. A liquid location with high rental potential and all the infrastructure needed for comfortable living and leisure.

20
minInternational
airport3
minPorto de
Phuket mall7
minBang Tao
beach

INSTALMENTS UNTIL COMPLETION

25%

1st payment

10%

after earthworks are
completed

10%

after the building
structure is
completed

10%

after walls and floors
are completed

45%

on handover

Mortgage for foreigners up to 15 years

STARTING PRICES

\$215,000

1-bedroom from 121 m²

\$401,100

2-bedroom from 163 m²

\$655,600

3-bedroom from 163 m²

BANG TAO

3 спальни

Project in a large-scale resort cluster with city-within-a-city infrastructure

COMPLETION

Q1 2028

YIELD

from 8% a year

GROWTH BY
COMPLETION

40% by completion

UNITS

220

Spacious residences with access to panoramic rooftop facilities: a pool, BBQ areas and lounge spaces. Residents have a sports centre, a water sports centre, an adventure park, a beach club and 15 km of walking trails. An ideal project for living in harmony with nature, comfort and premium service.



15 min

HeadStart International School



10 min

Blue Tree water park



10 min

Bang Tao beach

STANDARD: UNTIL COMPLETION WITH NO SURCHARGE

20%

down payment

80%

until completion (4 payments of 20%)

Extended instalments: 20% down payment, 30% until completion (3 payments of 10%), 50% after handover; surcharge on the balance: 1 year in 4 quarterly payments at 3% a year, 3 years in 12 payments at 5%, 5 years in 20 payments at 7%.

STARTING PRICES

\$257,000

1-bedroom from 54 m²

\$386,000

2-bedroom from 85 m²

\$986,000

3-bedroom from 181 m²

BANG TAO

★ I BOUGHT HERE MYSELF

Boutique residential complex in Bang Tao

COMPLETION

Q4 2027

YIELD

up to 10% a year

GROWTH BY
COMPLETION

from 30% by completion

UNITS

48

The best price per m² among premium projects in Bang Tao. 2.8 m ceilings and only 48 apartments in the project, a rare intimate format. Full designer finishing and furniture are included in the price. Suitable both for rental income and for resale.



5 min Boat Avenue



11 min Bang Tao beach



20 min International airport

INSTALMENTS

40%

1st payment

10%

after the foundation

25%

after the building structure is completed

15%

after engineering systems are completed

10%

on full completion of construction

STARTING PRICES

\$266,000

2-bedroom from 85 m²

\$386,000

3-bedroom from 122 m²

\$1,410,000

Penthouse 277 m²



BANG TAO

Premium apartments surrounded by golf courses and lakes

COMPLETION

Q4 2027

YIELD

8-10% a year

GROWTH BY
COMPLETION

**from 30% by
completion**

UNITS

288

Bang Tao is a coastal area with developed infrastructure: golf courses, restaurants, international schools and luxury hotels. A project from a well-known developer with a strong reputation. Plus: free service for 2 years and the option of a long instalment plan.



**20
min**

Phuket
International
Airport



**15
min**

Boat Avenue
shopping street



**7
min**

Bang Tao
beach

STANDARD: UNTIL COMPLETION WITH NO SURCHARGE

35%

down payment

60%

during construction

5%

on handover

Extended instalments: 50% until completion and 50% after handover, with a surcharge on the balance of 3% a year for a term of 1 to 3 years.

STARTING PRICES

\$316,000

1-bedroom from 57 m²

\$1,630,000

Duplex from 267 m²

\$1,670,000

Penthouse 273 m²

LAYAN

Phase 3 of a large-scale project on the beachfront of Layan beach

COMPLETION

Q2 2029

YIELD

up to 10% a yearGROWTH BY
COMPLETION**from 30% by completion**

UNITS

698

A calm atmosphere, proximity to Bang Tao and developed premium infrastructure make this complex one of the most attractive and comfortable on the island.

**30 min**

International airport

**5 min**

Porto de Phuket mall

**7 min**

Layan beach

STANDARD: UNTIL COMPLETION WITH NO SURCHARGE

35%

down payment

55%

during construction

10%

on handover

Extended instalments: 20% down payment, 40% until completion, 40% after handover; surcharge on the balance of up to 10% a year, instalments over 1, 2 or 3 years with quarterly payments.

STARTING PRICES

\$350,0001-bedroom from 52 m²**\$754,000**2-bedroom from 80.53 m²**\$764,000**2-bedroom from 123.71 m²

BANG TAO



Premium beachfront project in Bang Tao

COMPLETION

Q3 2029

YIELD

up to 10% a year

GROWTH BY COMPLETION

from 40% by completion

UNITS

320

A large integrated premium-class resort with golf courses, restaurants, a spa, the RAVA beach club and city-level infrastructure.



3 min

Bang Tao beach



30 min

International airport



7 min

Boat Avenue

STANDARD: UNTIL COMPLETION WITH NO SURCHARGE

20%

down payment

80%

until completion (4 payments of 20%)

Extended instalments: 20% down payment, 30% until completion (3 payments of 10%), 50% after handover; surcharge on the balance: 1 year in 4 quarterly payments at 3% a year, 3 years in 12 payments at 5%, 5 years in 20 payments at 7%.

STARTING PRICES

\$452,000

1-bedroom from 60 m²

\$870,000

2-bedroom from 122 m²

\$2,260,000

2-bedroom penthouse from 131 m²

KAMALA

Luxury apartments on the grounds of a renowned 5-star hotel in the very heart of Kamala beach

COMPLETION

Q3 2027

YIELD

8-10% a year

GROWTH BY
COMPLETIONfrom 30% by
completion

UNITS

111

Unique branded residences to be built on the grounds of a world-famous hotel and managed by an international luxury brand. A rare investment asset: Michelin restaurants, world-resort-level infrastructure, the beach just a 2-minute walk away and high growth potential due to the shortage of branded property by the sea.

15
minBoat
Avenue15
minCentral
Phuket mall

1 min Kamala beach

INSTALMENTS UNTIL COMPLETION

25%

down payment

25%

within 6 months

50%

on handover

STARTING PRICES

\$438,000

1-bedroom from 58 m²

\$829,000

1-bedroom from 100 m²

\$1,600,000

2-bedroom with pool from 179 m²

LAGUNA

Luxury residences on the golf courses in the very centre of Laguna

COMPLETION

Q2 2029

YIELD

up to 10% a yearGROWTH BY
COMPLETION**from 30% by completion**

UNITS

111

A premium project with access to the infrastructure of a world-class resort, Sanctuary Club privileges and Phuket's largest beach club, RAVA Beach Club.

**1 min** Golf courses**6 min**

Bang Tao beach

**5 min** Boat Avenue

STANDARD: UNTIL COMPLETION WITH NO SURCHARGE

20%

down payment

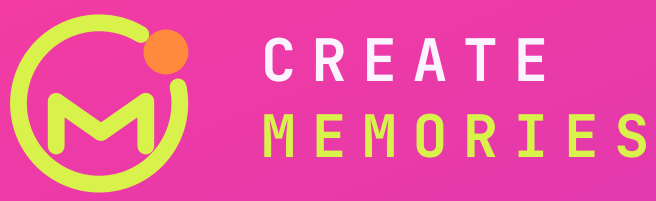
80%

until completion (4 payments of 20%)

Extended instalments: 20% down payment, 30% until completion (3 payments of 10%), 50% after handover; surcharge on the balance: 1 year in 4 quarterly payments at 3% a year, 3 years in 12 payments at 5%, 5 years in 20 payments at 7%.

STARTING PRICES

\$703,0001-bedroom from 105 m²**\$1,300,000**3-bedroom from 194 m²**\$1,920,000**3-bedroom penthouse from 374 m²



Found a project you like?

Message me on WhatsApp with the project number. Within a day I will send:

- current prices and available units
- the full payment schedule and instalment terms
- a net-yield model for this project and two alternatives nearby
- the title, quota and developer checks I run before you reserve



**Message
Viktoria on
WhatsApp**

wa.me/79851956369 · creatememoriesphuket.blog/en/

CREATE MEMORIES CO., LTD · REGISTERED IN THAILAND · PHUKET

PRICES AND TERMS ARE THE DEVELOPERS' AS OF OCTOBER 2026 AND MAY CHANGE.