MAK INTERNATIONAL REAL ESTATE

BUILDING LEGACY BEYOND BORDERS



COUNTRY PROPERTY GUIDE 2026

Invest in *Thailand*

Lifestyle and tourism demand — Bangkok · Phuket · Pattaya

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Market snapshot

6.49%
Gross rental yield — Q1 2026, national average (Global Property Guide)

1–4%
Property price CAGR — 2011–2026 · Bank of Thailand

6.22%
Bangkok average gross yield, Q1 2026

WHY INVEST IN THAILAND NOW?

Tourism and long-stay visas drive rentals

01 · ~33 million visitors a year

Thailand welcomed about 33 million foreign tourists in 2025 — one of the most visited countries in the world.

Source: Tourism Authority of Thailand

02 · 10-year LTR and 5-year DTV visas

Long-term resident and digital-nomad visas bring a growing pool of long-stay tenants.

Source: Board of Investment / Thai MFA

03 · Resort rents climbing

Phuket hotel room rates rose 21% half-on-half in H1 2026, supporting holiday-rental income.

Source: CBRE Thailand, H1 2026

04 · Low entry price

Prices have moved slowly, so quality condos are still affordable. Foreigners can own condo units freehold (within the 49% quota).

Source: Bank of Thailand

Market drivers, not a promise of returns. Prices can fall as well as rise.

Why investors look here

- Strong tourism and expat rental demand
- Affordable entry for condos
- Popular holiday-home market

Know before you buy

- Only condos within the foreign quota can be owned freehold
- Resort rentals are seasonal; management fees are high
- Be careful with ‘guaranteed rental’ schemes

Rules for foreign buyers

Topic	What applies

Who can buy	Foreigners can own condominium units freehold within the 49% foreign quota of each building. Land cannot be owned directly by foreigners.
Residency link	Buying property gives no residency; separate long-stay visa programmes exist.
Tax on rental income	Rental income is taxed in Thailand.

Buying costs

Transfer fee	2% (often split with the seller)
Other taxes	Specific business tax or stamp duty, depending on the seller
Foreign funds	Purchase money must be remitted from abroad in foreign currency

How buying works

1. Check the building's foreign quota
2. Reservation and sale agreement
3. Remit funds from abroad (keep the bank certificate)
4. Transfer at the Land Office

For Indian residents: LRS basics

- Money for property abroad is sent under the RBI's Liberalised Remittance Scheme (LRS); check the current yearly limit with your bank (it has been US$250,000 per person per financial year).
- TCS applies above the yearly threshold and can be adjusted against your income tax.
- Report foreign property and income in your Indian tax return (Schedule FA).
- Payments go from your bank directly to the developer or escrow — never to MAK.

Sources

- Global Property Guide — Thailand rental yields — https://www.globalpropertyguide.com/asia/thailand/rental-yields
- Bank of Thailand RPPI via Global Property Guide — https://globalpropertyguide.com/Asia/Thailand/Price-History

General information only, prepared by MAK International Real Estate LLP from the published sources listed, checked November 2026. Rules, taxes and figures change; confirm with the developer, a local lawyer and your chartered accountant before investing. Gross yields are before costs and taxes; past trends do not guarantee future returns. MAK does not collect buyer payments.

Talk to a MAK advisor about Thailand

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