



Bang Tao Beach, Phuket. The photograph shows the beach, not any project in this report. Photograph by Tiger@西北, CC BY-SA 3.0, via Wikimedia Commons.

NĪTARYA

SAMPLE

Decision Map

SAMPLE BRIEF · INVENTED FOR THIS SAMPLE, NOT A REAL CLIENT

GOAL	A two-bedroom apartment in Phuket to use four to six weeks a year and to let for the rest, owned in the buyers' own two names
JURISDICTION	Thailand, where the home is · the United States, where the buyers live and are taxed
REVIEW DATE	9 October 2026
WHO	A married couple, both United States citizens living in the United States
BUDGET	USD 350,000 to 500,000, from their own savings, by bank transfer
WHERE	Three neighbourhoods to compare: Bang Tao–Laguna, Kamala and Layan

Project and developer names are withheld in this public sample, and project figures are rounded. A client's Decision Map names every project and developer and gives exact figures.

A fixed-price report that ranks the projects worth your time.

A sample of the report a client receives from our first package, Explore & Decide. It is for a buyer who knows the goal but not yet the place or the project.

USD 349

A fixed price, in US dollars, excluding taxes. It holds for India, Sri Lanka, Thailand and the United Arab Emirates. For another country, talk to us first: you pay only after an advisor confirms.

7 to 10 business days

The time in which the Decision Map is delivered.

Up to 5 projects

A ranked shortlist, in one country: either 2 cities, or up to 3 neighbourhoods in one city.

WHAT IT INCLUDES

- A Brief Call of 30 to 45 minutes: we write down your brief and you confirm it
- Location and neighbourhood evaluation: access, schools, hospitals, clubs, daily life, and which place suits your brief best
- A search of developer projects, new or completed, and a ranked shortlist
- Side-by-side comparison: the developer's record, the price for your type of unit, the payment plan, the completion date, how a foreign buyer can own, and the yearly running cost
- A tax guide for your case: what your home country and the property's country tax when you buy, rent out, sell and pass on the home, with deadlines and official sources. A general guide, not tax advice.
- Strengths, risks and what is still unknown, for each project
- We register you with each developer before a project is shared with you
- A 45-minute walkthrough, and one round of questions within 5 business days of it

WHAT IT DOES NOT INCLUDE

- × Choosing the exact unit: floor, view, layout and price are compared in Acquire & Own
- × Legal or title check of any project or unit (that is Acquire & Own)
- × Individual resale homes: only developer projects are searched
- × Licensed valuation or technical inspection
- × Site visits and travel
- × Negotiation with the seller
- × Tax, visa, mortgage or company-setup advice

CONDITIONS

- A full refund if you ask in writing within 7 calendar days of paying and before the Brief Call, whichever comes first.
- Prices and availability of projects are as on the date of the report.

HOW WE ARE PAID, AND WHAT NITARYA DOES NOT PROVIDE

You pay a fixed fee for this report. Where a developer or broker offers a commission, NITARYA may accept it. No project is promoted: the ranking rules are fixed before the shortlist is built, and the research team does not know what any seller pays. You stay free to buy from anyone, with or without NITARYA. The fee pays for the work, not the purchase. No registration with a developer was made for this sample, because there is no client.

NITARYA does not provide legal, tax, immigration, valuation, engineering or regulated financial conclusions; these must come from appropriately licensed professionals (full disclosure: section 12).

Bang Tao–Laguna suits this brief best. Project A ranks first of five.

Based on the information currently available. A ranking of projects, not a recommendation to purchase.

THE ONE POINT THAT CHANGES THE PLAN

The letting rule bears on this brief

Lets of 30 days or more are ordinary tenancies; shorter lets need a hotel licence^A, and none has been shown for these projects. This is a point to settle with the developer and a Thai lawyer.

1

Project A · Garden condominium, inland Bang Tao

WHY IT IS HERE The only price that comes from a dated list. The larger two-bedroom, about THB 12.5 million, is inside the budget. Every stated completion date falls in 2026.

BIGGEST UNKNOWN Whether the building is finished and registered. No completion certificate is held.

- Confirmation required
Own name · budget · two-bedroom · timing
- ⊖ Missing / unavailable
Lawful letting

2

Project B · Resort-style condominium near Bang Tao Beach

WHY IT IS HERE Two-bedroom at about THB 15 to 16 million, inside the budget. The only one with a running-cost estimate.

BIGGEST UNKNOWN Whether a two-bedroom can be registered in a foreign name: ownership is stated to depend on the unit.

- Confirmation required
Own name · budget · two-bedroom · timing
- ⊖ Missing / unavailable
Lawful letting

3

Project C · Furnished low-rise condominium, Cherng Talay

WHY IT IS HERE The largest two-bedroom of the five at about THB 13.5 to 16.5 million, and the lowest starting price per square metre.

BIGGEST UNKNOWN When it will be finished. One date stated by sellers has already passed.

- Confirmation required
Own name · budget · two-bedroom · timing
- ⊖ Missing / unavailable
Lawful letting

4

Project D · Hotel-branded condominium in a large scheme, Layan

WHY IT IS HERE The lower part of its range, from about THB 15 million, is inside the budget. A hotel group is to run part of the scheme.

BIGGEST UNKNOWN Completion is stated for the end of 2028, after the date in the brief. The owner's nights are not held.

- Confirmation required
Own name · budget, in part · two-bedroom
- ◆ Material concern
Timing: after the brief's date
- ⊖ Missing / unavailable
Lawful letting

5

Project E · Low-rise condominium, Kamala

WHY IT IS HERE The closest fit in Kamala. Two-bedroom at about THB 10 to 10.5 million, below the budget.

BIGGEST UNKNOWN The yearly running cost. Completion is stated from late 2027 to mid-2028.

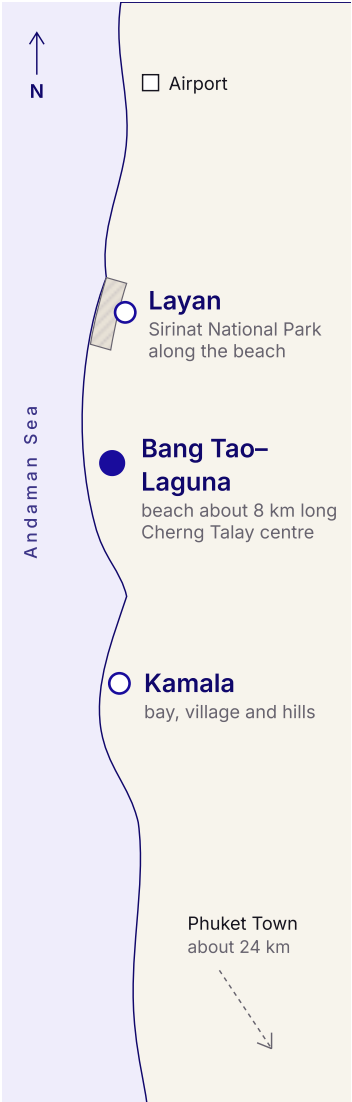
- Confirmation required
Own name · two-bedroom · timing
- Information / context
Budget: below the range
- ⊖ Missing / unavailable
Lawful letting

STATUS KEY:

- Evidence available: from an official body
- Confirmation required: only the seller says so
- ◆ Material concern: stated in this report
- Information / context: background
- ⊖ Missing / unavailable: not held

Bang Tao–Laguna fits best; Kamala is weak on budget; Layan is quiet.

How each of the three neighbourhoods in the brief suits it.



Schematic, not to scale. Phuket Town is about 24 km from Bang Tao[○]. Hatched: the national park at Layan Beach.

Layan

FIT IF QUIET MATTERS MOST

Beside a national park, with nothing on record for daily needs. Better suited to own use than to letting.

- The beach and land at the north end of Bang Tao Bay. The beach is part of Sirinat National Park[○].
- The beach has no visitor facilities and is used mainly by hikers and birdwatchers[○].
- **20 projects on file**; 4 have a two-bedroom asking price and 1 is inside the budget.
- Hotel market: [○] Missing / unavailable

Bang Tao–Laguna

CLOSEST FIT TO THE BRIEF

The most choice inside the budget, daily needs close by, and hotels that held their guests. The cost is competition from many similar apartments and new hotels.

- A beach about 8 km long, one of the longest in Phuket, with the Laguna resort area and the centre of Cherng Talay[○].
- **90 projects on file**; 26 have a two-bedroom asking price and 6 are inside the budget.
- Hotel occupancy down 2%, room rates up 20%. About 30% of Phuket's planned hotels are here^A.

Kamala

WEAK FIT ON BUDGET

Higher room rates but far fewer guests, and no two-bedroom on file inside the budget.

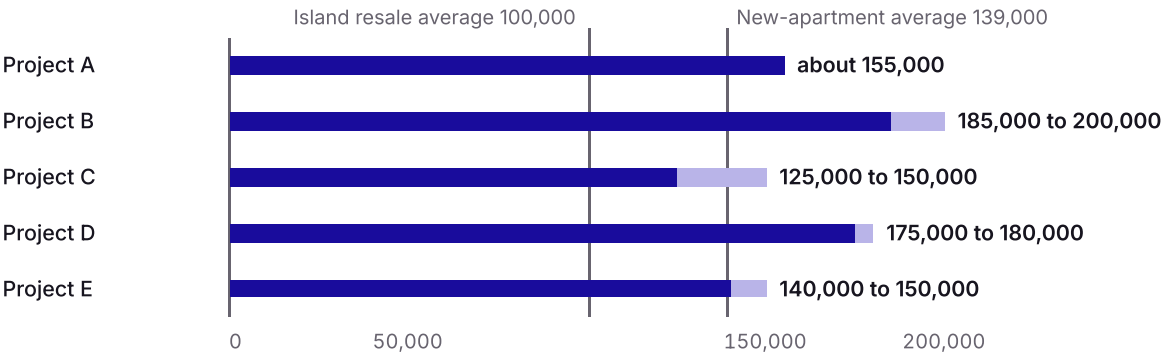
- Kamala Bay, its village and the hills around it. An upscale, family-oriented resort area^A.
- **17 projects on file**; 5 have a two-bedroom asking price. None is inside the budget.
- Room rates 40% above Bang Tao; hotel occupancy down 24%^A.

Three ask more than the new-apartment average; four take most of the price early.

Every figure is what the developer or a selling agent states^S unless marked. Figures are rounded in this public sample. Sizes are as the seller states them.

Asking price per m² for a two-bedroom

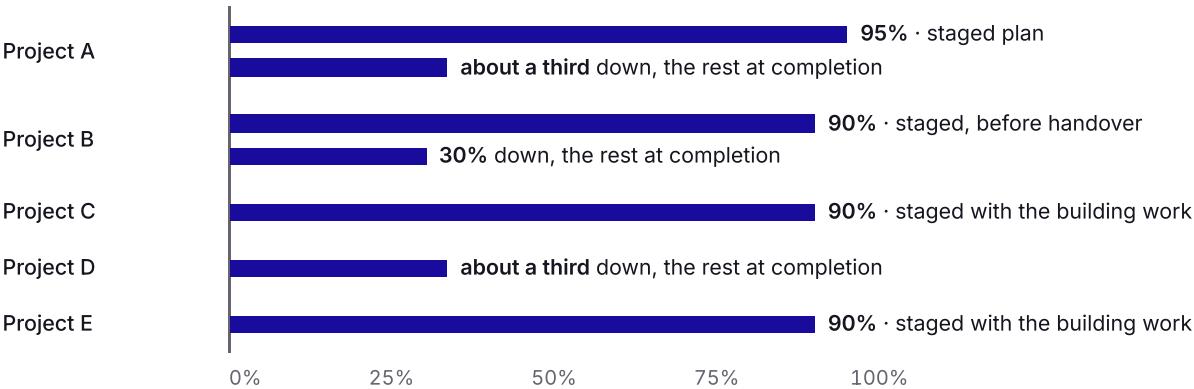
THB per m². The dark bar runs to the lowest price held; the pale part runs on to the highest.



All figures are “about”. Price per m² is our calculation^C from the stated prices and sizes^S, except Project D, where it is the agent's stated average^S. Island averages, May 2025: analyst^A. Projects A, B and D are above the new-apartment average at every price held; Projects C and E sit on either side of it.

Share of the price paid before the apartment is transferred

Per cent of the price, by the payment plan each seller states. Projects A and B each have two versions in circulation.



Payment plans: seller states^S. No escrow, meaning an independent party holding the buyer's payments, is held for any project. Thai reservation rules do not require one^A.

Projects A and B come first.

1

Project A

RANK 1 OF 5

Garden condominium, inland Bang Tao, more than a kilometre from the beach

PRICE · THB MILLION

11 to 12.5About, for a two-bedroom of about 70 to 80 m². Dated list, September 2026.PRICE PER M² · THB**155,000**

About.

STATED COMPLETION

Early to end 2026

Sources differ.

STRENGTHS

- ▲ The only dated price list of the five. The larger two-bedroom is inside the budget.
- ▲ By the dates stated, the nearest to being finished. A finished building can be seen before most of the price is paid.
- ▲ A lower price per m² than Projects B and D.

RISKS

- ◆ Sources differ on the completion date and on the number of buildings and floors.
- ◆ More than a kilometre from the beach, the furthest of the five.
- ◆ Under one version of the plan, 95% is paid before transfer.

STILL UNKNOWN

- Whether the building is complete and registered.
- How much of the foreign share is taken.
- Whether the stated charge per m² is monthly.
- The developer's own price list: prices held come from agents.

2

Project B

RANK 2 OF 5

Resort-style condominium, a few hundred metres from Bang Tao Beach

PRICE · THB MILLION

15 to 16About, for a two-bedroom of about 80 m².PRICE PER M² · THB**185,000 to 200,000**

About.

STATED COMPLETION

2027

Developer: 2027. Agents: from late 2026 to late 2027.

STRENGTHS

- ▲ Both prices held for the two-bedroom are inside the budget.
- ▲ The developer has posted dated building updates, the latest in May 2026.
- ▲ The only one of the five with a running-cost estimate.

RISKS

- ◆ Two agents state different payment plans: 90% before handover under one, 30% under the other.
- ◆ The highest price per m² of the five.
- ◆ Ownership is stated to depend on the unit: foreign freehold, Thai freehold or leasehold.

STILL UNKNOWN

- Whether a two-bedroom is open to foreign freehold.
- The sale contract: the completion date, delay terms and refunds.
- The terms of the long-term rental programme the developer states.

The route that fits “in our own names” is a freehold apartment.

A freehold apartment in a registered condominium, within the 49% foreign share. Freehold means you own it outright, with no end date. This describes the route in general. It is not a legal check of any project.

THE FLOOR AREA OF ONE BUILDING

Up to 49% may be owned by foreigners ^o	The rest
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How much of the 49% is already taken: Missing / unavailable Not held for any of the five projects.

- 1

The foreign share

The Land Office registers a foreign purchase only if foreign owners, including the buyer, stay within 49% of the floor area^o. In practice the building's manager issues a letter stating the share already taken^s.
- 2

The contract

A developer's contract must follow the form set by the Minister; terms that depart from it to the buyer's disadvantage are void^o.
- 3

The money

It must arrive in Thailand as foreign currency, for at least the price^o. The Thai bank issues a Foreign Exchange Transaction form for each transfer of USD 50,000 or more, and since 29 December 2025 checks supporting papers where USD 200,000 or more is converted for a property sale to a foreigner^o.
- 4

Transfer day

The Land Office also needs a certificate from the building's manager that no common fees are owed on the apartment^o.

If the foreign share is full

Where the foreign share is full, sellers offer a lease of up to 30 years. A lease is not ownership in the buyer's own name.

Look first at Bang Tao–Laguna, and within it at Projects A and B.

The direction says where to look more closely. It does not recommend a purchase.

A and B	C	D	E
Bang Tao–Laguna first, and within it Projects A and B.	The alternative where space matters most.	Fits only a buyer who wants a hotel-run home and accepts a 2028 date.	Fits only a buyer who prefers Kamala and a lower price.

What happens next

1	2	3
INSIDE THIS PACKAGE	TWO POINTS TO SETTLE WITH OTHERS	IF ONE PROJECT STANDS OUT
A 45-minute walkthrough of this report with you, and one round of questions within 5 business days of the walkthrough.	The letting rule , with the developer and a Thai lawyer; and the tax points in section 9 , with a United States tax adviser, and the bank transfer with the couple's own bank.	The next package, Acquire & Own , arranges the legal and title check by an independent local lawyer, which this report does not include.

THE NEXT PACKAGE

Acquire & Own

Acquire & Own checks one property end to end, asks the seller or developer for each document and lists what is missing, and arranges an independent local lawyer's written opinion addressed to you.

The fee is fixed by the property's value, on the asking price on the day you engage. The lawyer's amount is added. Ownership Care for the first year is included.

Ask NITARYA to evaluate this property