# FAQ - Pattaya Property Guide by Real Estate Agency Seaboard Properties Pattaya

Written on 10 January 2026 by Eddie Buehler, Property Consultant at Seaboard Properties Co., Ltd., Pattaya.

UPDATED: 21 July 2026

Reading time: 9 Minutes

For optimal user experience, the article is best viewed in PDF format.

Both English and German are available.

# Experience Unparalleled Real Estate Expertise with Seaboard Properties

Welcome to **Seaboard Properties**, your trusted partner in navigating the vibrant Pattaya real estate market. With years of dedicated experience, we specialize in helping individuals and investors find their perfect condo, villa, or commercial property in one of Thailand's most dynamic coastal cities.

We understand that buying, renting, or investing in property can be a complex journey. That is why we are committed to providing clear, actionable advice and professional guidance tailored to your unique needs—ensuring you can make your next move with absolute confidence.

## Strategically Located to Serve You

To provide you with the most accessible and localized service, **Seaboard Properties** operates from two prime, high-visibility locations:

### Main Office (Jomtien)

Located within the iconic **View Talay 7 Condo**, our headquarters is perfectly positioned to serve the Jomtien and Dongtan Beach areas, offering deep expertise in these popular, family-oriented communities.

### Branch Office (Central Pattaya)

Situated within **View Talay 6 Condo**, our central branch provides direct access to the heart of the city, placing us in the center of the bustling shopping, dining, and entertainment hubs.

## Why Choose Seaboard Properties?

Whether you are seeking a contemporary sea-view apartment, a luxurious private villa, or a high-yield commercial investment, our agency brings:

### Deep Local Knowledge

From the tranquil hillsides of Pratumnak to the upscale beachfront living in Naklua and the lively atmosphere of Central Pattaya, we know the neighborhoods that matter.

### Professional Integrity

We prioritize transparent communication, clear legal guidance on Thai property ownership, and honest assessments of the market.

### Full-Service Support

Beyond the transaction, we offer professional property management services, assisting owners with marketing, tenant screening, and routine maintenance to protect your investment.

At **Seaboard Properties**, we don't just help you find a property; we help you find your place in Pattaya. Explore our listings or visit us at one of our offices today—let us guide you through every step of your real estate journey.

Contact our team today:

- **Phone:** +66 (0) 38 059 537
- **Email:** info@seaboard-properties.com

# Part 1: Property Types & Pattaya Lifestyle

## 1. What property types are available through Seaboard Properties in Pattaya?

We specialize in a diverse portfolio including contemporary sea or city view **condominiums**, upscale **villas, houses** with private pools and gardens, budget-friendly **townhouses**, across prime Pattaya locations.

## 2. Which neighborhoods are the most popular for expats and investors?

### Central Pattaya

Ideal for those who love vibrant nightlife, shopping malls, and immediate beach access.

### Pratumnak Hill

A quiet, upscale hillside community offering stunning panoramic ocean views.

### Jomtien

A relaxed, family-oriented coastal area popular for long-term living and holiday rentals.

### Naklua / Wong Amat

Known for tranquil, opulent beachfront living.

## 3. What amenities are typically included in Pattaya residential properties?

Most modern developments offer access to communal swimming pools, fitness centers, 24/7 security, CCTV, and convenient proximity to public transportation, local beaches, and shopping hubs.

## 4. Are international schools and world-class hospitals close by?

Yes. Pattaya is home to reputable international educational institutions like *Regents International School* and *St. Andrews*, alongside top-tier medical facilities such as *Bangkok Hospital Pattaya* and *Pattaya Memorial Hospital*.

## 5. Is it better to buy or rent real estate in Pattaya?

### Buying

Best for long-term residency, capital appreciation, and strong rental yields.

### Renting

Recommended for short holiday stays or for expats wanting to test different neighborhoods before making a permanent financial commitment.

# Part 2: Foreign Ownership Regulations & Legal Frameworks

## 6. Can foreign nationals own a condominium outright in Thailand?

**Yes.** Under the Thai Condominium Act B.E. 2535 (1992), foreigners can own a condo unit outright under a freehold title (Foreign Quota), provided that foreign ownership does not exceed **49%** of the total sellable floor area in that specific building.

## 7. Can foreigners directly own land or houses in Thailand?

Direct land ownership is prohibited for non-Thai citizens. However, foreigners can legally secure long-term property rights through structured alternatives such as **30-year leasehold agreements**, setting up a **Thai Limited Liability Company (LLC)** with proper minority-voting protections, or acquiring a **Usufruct Interest** for lifetime property management rights.

## 8. What is a Chanote title deed?

A **Chanote** (Sor Por Gor / Nor Sor 4) is the most secure and absolute form of land title deed in Thailand. It certifies complete ownership with officially surveyed and clearly defined land boundaries.

## 9. What is an FET form, and why is it mandatory?

The **Foreign Exchange Transaction (FET) Form** is an official document issued by a Thai bank confirming that funds for a condo purchase were remitted from outside Thailand in foreign currency. It is mandatory when registering a freehold condo under foreign quota.

## 10. Can a Thai national married to a foreigner buy land?

Yes, a Thai spouse can purchase freehold land, but they must legally prove that the funds used belong solely to them. The foreign spouse must sign a declaration waiving any ownership claims to the land.

# Part 3: The Buying Process, Taxes, & Financing

## 11. What are the key steps involved in buying property in Pattaya?

01

### Property Selection & Inspection

Reviewing the property condition.

02

### Reservation

Agreeing on price and placing a small deposit to take the unit off the market.

03

### Due Diligence

Engaging a lawyer to verify title deeds and contracts.

04

### Contract Deposit

Signing the agreement and paying a standard 10% deposit.

05

### Transfer

Finalizing paperwork and payment at the local Land Office.

## 12. What transfer fees and taxes should buyers and sellers expect?

- **Transfer Fee:** 2% of the registered property value.
- **Withholding Tax:** Approx. 1% to 3% based on government evaluations.
- **Specific Business Tax (SBT):** 3.3% (applicable if the seller owned the property for less than 5 years).
- **Stamp Duty:** 0.5% (exempt if SBT is paid).

## 13. Are there annual property taxes in Thailand?

Yes, under the local **Land and Building Tax**:

- Primary residences under THB 50 million are exempt for individual owners.
- Other residential properties are taxed at 0.02% to 0.1%.
- Commercial and rental properties are taxed between 0.3% and 0.7%.

## 14. Can foreigners secure a local mortgage in Thailand?

Local bank mortgages are generally very restrictive for international buyers, requiring a Thai work permit and local income proof. Most foreign buyers utilize **developer installment payment plans** or use home equity financing in their home countries to purchase with cash.

## 15. What are the typical ongoing maintenance costs?

- **Condominiums:** Common area maintenance (CAM) fees usually range from **THB 30 to 50 per square meter monthly**.
- **Houses:** Maintenance costs vary based on private pool upkeep, gardening, and individual structural repairs.

# Part 4: Rental Processes & Property Management

## 16. What is the standard rental contract procedure in Pattaya?

Once terms are agreed upon, tenants sign a lease agreement, pay a **security deposit equal to 2 months' rent**, and pay the first month's rent upfront.

## 17. What rules apply to landlords under Thai rental regulations?

Landlords leasing out five or more residential units must follow strict consumer protection guidelines: utility fees must be billed at exact government rates, security deposits must be refunded within 7 days of lease termination, and short-term rentals under 30 days face strict building regulations.

## 18. What property management services does Seaboard Properties offer?

We assist property owners with **marketing listings, tenant screening, drafting lease agreements, rent collection, routine maintenance inspections, and comprehensive financial reporting**.

# Part 5: Investment & Immigration

## 19. Is Pattaya a strong real estate investment market?

Yes. Backed by steady tourism numbers, a robust expat community, and major regional infrastructure growth, Pattaya properties consistently yield a realistic net rental return of **5% to 8% annually**, alongside steady property value appreciation.

## 20. How long can I stay in Thailand when visiting or managing property?

A standard tourist visa allows stays up to **60 days** (extendable), while a non-immigrant visa provides an initial **90-day** stay, which can be extended for retirement, business, or investment purposes.

## 21. What types of properties can be found in Pattaya?

### Condos

Contemporary apartments offering stunning sea or city views.

### Villas

Upscale residential homes featuring private swimming pools and gardens.

### Townhouses

Budget-friendly real estate options suited for families or property investors.

### Commercial Properties

Ideal units structured for entrepreneurial ventures.

# Part 6: Neighborhoods & Local Amenities

## 22. What are the prominent neighborhoods in Pattaya?

### Central Pattaya

Known for its lively nightlife, shopping venues, and beaches.

### Pratumnak Hill

A tranquil, upscale hillside area boasting breathtaking panoramic views.

### Jomtien

A relaxed, family-oriented coastal community.

### Naklua / Wong Amat

An area tailored for opulent beachfront living.

## 23. What amenities are typically found in Pattaya properties?

Most modern properties offer access to swimming pools, fitness centers, 24/7 security, and convenient proximity to public transportation, local beaches, and shopping malls.

## 24. Are there international schools and medical facilities nearby?

Yes. Pattaya is home to reputable international schools like **Regents International School** and **St. Andrews**, as well as world-class medical facilities, including **Bangkok Hospital Pattaya** and **Pattaya Memorial Hospital**.

# Part 7: Foreign Ownership Regulations & Legal Frameworks

## 25. Can non-Thai nationals own a condominium?

**Yes.** Under the Thai Condominium Act B.E. 2535 (1992), foreigners can own a condo unit outright under a freehold title. However, the total percentage of units owned by non-nationals cannot exceed **49% of the total sellable floor area** within that specific condominium block (known as the Foreign Quota).

## 26. Can foreigners own land or houses in Thailand?

Direct land ownership is prohibited for non-Thai citizens under the Land Code B.E. 2497 (1954). However, foreigners can legally secure long-term rights to houses, villas, and land through alternative structures:

01

### 30-Year Leasehold Agreements

An initial 30-year lease registered at the Land Department, often contractually packaged with 30 + 30-year renewal options.

02

### Thai Limited Liability Company (LLC)

Setting up a property-holding company where Thai juristic persons hold at least 51% of the shares. To secure minority control, the foreign investor can be appointed as the sole managing director with exclusive voting and signing powers. Note that foreign ownership over 39% triggers local Land Office scrutiny.

03

### Usufruct Interest (*Sidhi-kep-kin*)

Grants a lifetime right to manage, occupy, and derive income from the land. It expires automatically upon the death of the holder and cannot be inherited.

## 27. Can a Thai national married to a foreigner buy land?

Yes. Ministerial regulations allow a Thai spouse to purchase freehold land, but they must prove the funds used are solely theirs. The foreign spouse must sign a legal declaration waiving any claim to the property.

## 28. What is a Chanote title deed?

A **Chanote** is the most secure form of land title deed in Thailand. It certifies absolute ownership with officially surveyed, clearly defined land boundaries. Other land documents, such as Nor Sor Sam (3) or Nor Sor Sam (3) Kor, only certify the right to utilize unsurveyed land.

## 29. What is an FET form, and why is it mandatory?

The **Foreign Exchange Transaction (FET) Form** (formerly Thor Thor 3) is an official document issued by a Thai bank confirming that foreign currency was remitted into Thailand from outside the country. To purchase a condo under foreign quota, you must present this form to prove the transaction originated outside the country.

# Part 8: The Buying Process, Taxes, & Financing

## 30. What are the steps involved in buying property?

### Property Selection & Inspection

Review the initial condition of the property and its fixtures.

### Offer & Reservation

Agree on pricing; pay a small reservation deposit to take the property off the market.

### Due Diligence & Contracts

Engage a lawyer to verify titles, check company frameworks, and review the purchase agreement.

### Contract Deposit

Sign the final agreement and pay a standard 10% forfeitable deposit (held in trust).

### Transfer of Ownership

Visit the local land office within the agreed timeframe (usually 30 days, or in installment stages if buying directly from a developer) to process documents and hand over the final balance via cashier's check.

## 31. What taxes and transactional expenses should I expect?

When transferring property at the Land Office, expect the following costs (which are often subject to negotiation or split between buyer and seller):

- **Transfer Fee:** 2% of the registered property value.
- **Withholding Tax / Income Tax:** Approx. 1% to 3% based on the government's evaluated price.
- **Specific Business Tax (SBT):** 3.3% of the value (only applicable if the seller has owned the property for less than 5 years).
- **Stamp Duty:** 0.5% of the registered value (exempt if the SBT is paid).

## 32. Are there annual property ownership taxes?

Yes, under the local **Land and Building Tax**:

- **Primary Residences:** Exempt for individual owners if the property value is under THB 50 million. Above that, rates range from 0.02% to 0.1%.
- **Other Residential Properties:** Taxed at a flat 0.02% to 0.1% rate.
- **Commercial & Rental Properties:** Taxed at 0.3% to 0.7% based on appraised values.
- **Vacant Land:** Starts at 0.3%, increasing by 0.3% every three years up to a 3% cap.

## 33. Can a foreigner secure a mortgage on property in Thailand?

In practice, local bank mortgages are incredibly restrictive for international buyers, requiring a valid Thai work permit and proof of local income. Instead, foreign buyers typically rely on:

- **Developer Payment Plans:** Installment options spread out over 10 to 24 months (often interest-free while the building is under construction).
- **Foreign Equity:** Refinancing or taking a home equity line of credit on properties in their home countries (e.g., Europe, Australia) to buy cash in Thailand.

## 34. What are the ongoing property maintenance costs?

- **Condominiums:** Common area fees usually range from **THB 30 to 50 per square meter monthly** for exterior upkeep and shared insurance.
- **Houses:** Maintenance fees vary completely depending on private utility configurations, landscaping, and localized repairs.

# Part 9: Rental Processes & Property Management

## 35. Is it better to buy or rent real estate in Pattaya?

| Buying | Renting |
| --- | --- |
| Best for long-term residency, capital appreciation, or generating rental yields. | Highly recommended for short holiday stays or for expatriates wanting to test out different neighborhoods before making a financial commitment. |

## 36. What is the standard rental contract procedure?

Once a property is chosen and terms are negotiated, the tenant signs a lease agreement and pays a **security deposit equivalent to 2 months' rent**, along with the first month's rent upfront.

## 37. What are the average rental rates?

- **Condos:** THB 8,000 to 50,000 per month (deeply dependent on location and square footage).
- **Houses:** Family residences typically start from THB 20,000 per month.

## 38. What rules apply to landlords under Thai rental laws?

For landlords who lease out **five or more residential units**, strict consumer protection rules apply:

- Utility fees (water and electricity) must be billed strictly at standard government rates.
- Security deposits must be refunded to the tenant within 7 days of lease termination (barring documented damage).
- Violations can result in penalties up to a 100,000 Baht fine or imprisonment.
- *Note: Rentals under 30 days are heavily regulated in tourist hubs like Pattaya.*

## 39. What property management services does Seaboard Properties provide?

If you are looking to lease out your real estate investment, our dedicated agency team assists with:

- Marketing property listings and tenant screening.
- Drafting rental agreements and managing collections.
- Routine maintenance inspections, property upkeep, and coordination of repairs.
- Comprehensive financial rental reporting for owners.

# Part 10: Real Estate Investment & Immigration

## 40. Is Pattaya a strong investment market?

Yes. Supported by a robust expatriate community, consistent tourism numbers, and modern infrastructural growth, Pattaya offers excellent real estate stability. Investors can expect a realistic net rental yield of **5% to 8% annually**, alongside an estimated 3% yearly property value appreciation.

## 41. How long can I stay in Thailand on a Tourist Visa?

A standard tourist visa allows you to stay up to **60 days** from arrival (extendable locally), while a non-immigrant visa allows an initial stay of **90 days** (extendable up to one year for retirement, business, or family purposes). Overstaying your visa carries a mandatory fine of **500 Baht per day**.

- Why choose a local Real Estate Agency in Pattaya instead of buying direct?
    - *Answer:* "Working with an established **Real Estate Agency in Pattaya** like Seaboard Properties ensures legal compliance with foreign quotas, secures safe transaction escrow, and helps you source off-market resale deals with verified 5-7% net yields"

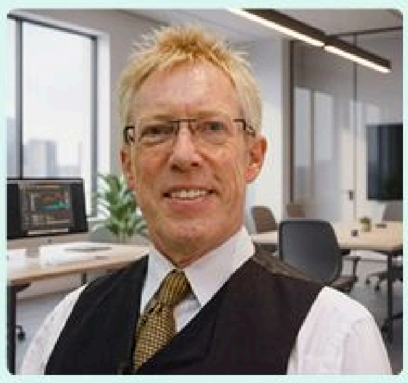
---

## 📞 Contact Seaboard Properties Residential Real Estate Agency Pattaya

- **Phone:** +66 (0) 89 832 0430 | +66 (0) 92 260 0881
- **Email:** info@seaboard-properties.com
- **Website:** www.seaboard-properties.com

## Meet Your Pattaya Property Consultants

Your trusted partners for foreign property investment on Thailand's Eastern Seaboard — Seaboard Properties Pattaya



YOUR PROPERTY CONSULTANT

### Eddie Buehler

**Managing Director**

Seaboard Properties Real Estate Agency, Pattaya, Thailand

With 25+ years in Pattaya real estate, Eddie helps buyers and investors find the right property in English & German.

📞 +66 (0)89 832 0430
✉️ eddie@seaboard-properties.com
🌐 www.seaboard-properties.com

*Bringing People & Homes Together since 2002*

LINE

WHATSAPP

Eddie
WhatsApp contact

---

YOUR PROPERTY CONSULTANT

### Ladda Seasad

**Property Consultant**

Seaboard Properties Real Estate Agency, Pattaya, Thailand

Ladda brings local expertise and a warm approach to help families find their perfect home in Pattaya in Thai & English.

📞 +66 (0)61 291 7306
✉️ ladda@seaboard-properties.com
🌐 www.seaboard-properties.com

*Bringing People & Homes Together since 2002*

LINE

WHATSAPP

Ladda