

X PROPERTY · MARKET REPORT

Pattaya Condo Report *2026*

New-build condos in Pattaya: prices, districts, payment plans and the buying process for foreigners.

7

new-build projects analysed

2.6 M ฿

lowest entry price

2027-2030

planned completion

2026 at a glance

7

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2.6 M ฿

lowest entry price

106,000–308,000 ฿price per m² (project averages)**2027–2030**

planned completion

49 %

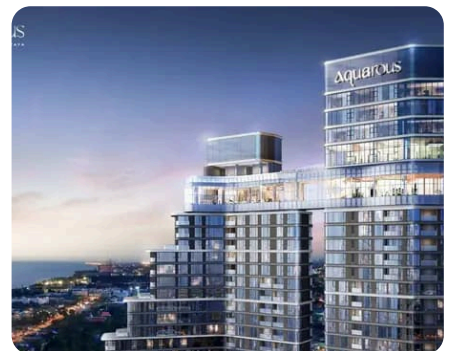
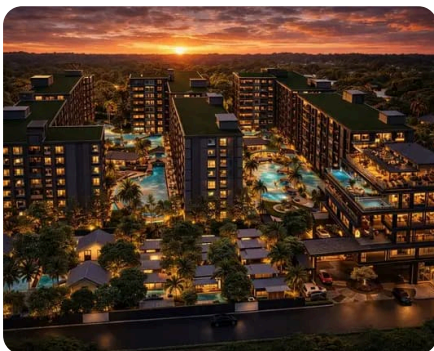
foreign quota for freehold ownership

20–30 %

due at contract – the rest in instalments

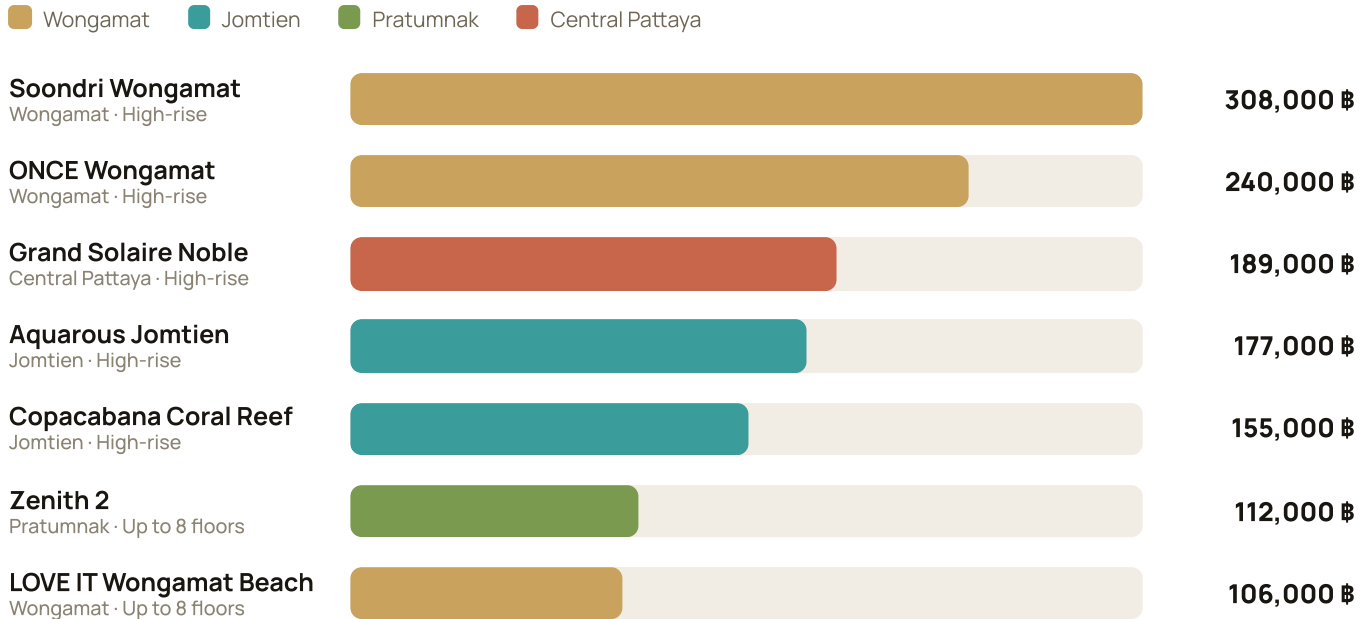
KEY TAKEAWAYS

- 1 Price per m² varies by a factor of three – from about 106,000 ฿ for a low-rise project to about 308,000 ฿ for a beachfront tower in Wongamat.
- 2 Entry is possible from 2.6 M ฿ – low-rise projects cost much less per m² than high-rise towers.
- 3 Developers usually ask only 20–30 % at contract. The rest follows in interest-free instalments and at handover.
- 4 Foreigners can own a condo freehold in their own name – within the 49 % foreign quota and with money transferred from abroad.
- 5 Long-term drivers: the expansion of U-Tapao airport and the planned high-speed rail to Bangkok (target 2031/32).



Price per m² by district

Average price per m² of the projects we track, based on the developers' price lists.



Wongamat

Ø 218,000 ฿/m²

Quiet beach in the north (Naklua). Premium towers with direct sea views – the highest prices per m².

ONCE Wongamat · Soondri Wongamat · LOVE IT Wongamat Beach

Jomtien

Ø 166,000 ฿/m²

Long, relaxed beach south of Pratumnak. Popular with families and long-stay residents.

Copacabana Coral Reef · Aquarous Jomtien

Pratumnak

Ø 112,000 ฿/m²

Green hill between Pattaya and Jomtien. Quiet, mostly low-rise, close to two beaches.

Zenith 2

Central Pattaya

Ø 189,000 ฿/m²

The city centre: shopping, restaurants, nightlife and short distances to everything.

Grand Solaire Noble

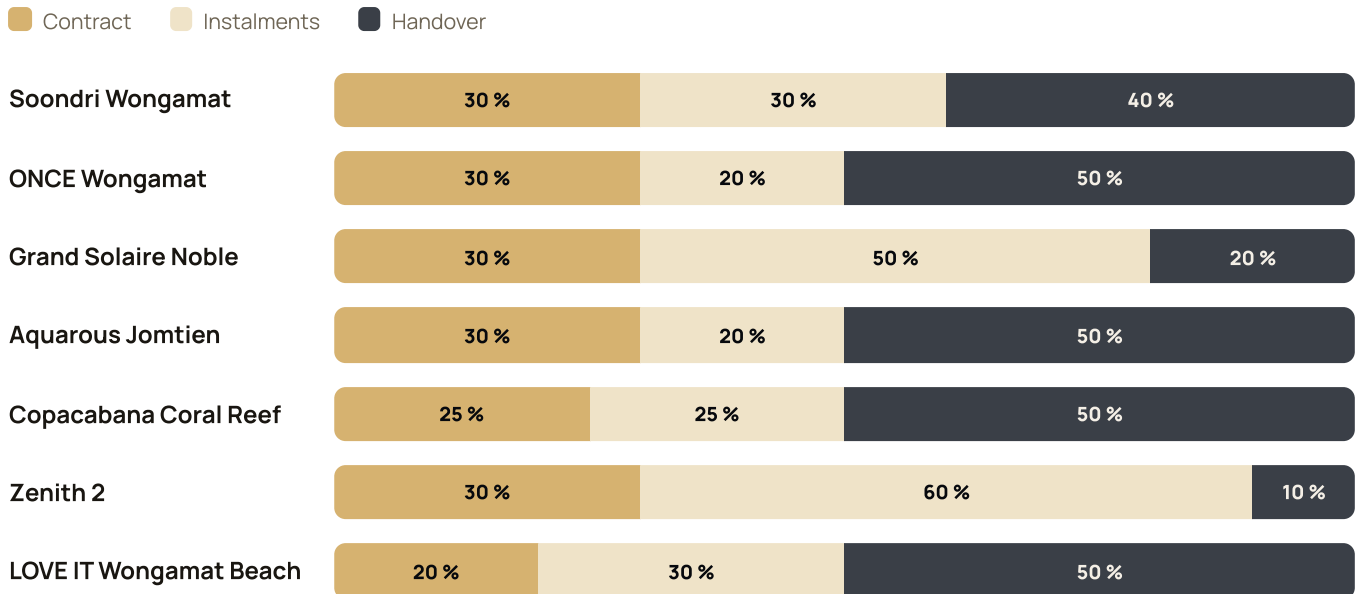
All 7 projects compared

	PROJECT	DISTRICT - BUILDING	STATUS	FROM	฿ /M ²	COMPLETION	PAYMENT PLAN*
	Soondri Wongamat Craftwork	Wongamat High-rise	Pre-sale	8.96 M ฿	308,000	2030 Q4	30 / 30 / 40
	ONCE Wongamat Honour Thailand	Wongamat High-rise	Under construction	8.4 M ฿	240,000	2029 Q3	30 / 20 / 50
	Grand Solaire Noble S.L.R Development	Central Pattaya High-rise	Under construction	3.58 M ฿	189,000	2029 Q4	30 / 50 / 20
	Aquarous Jomtien AssetWise	Jomtien High-rise	Under construction	5.66 M ฿	177,000	2027 Q4	30 / 20 / 50
	Copacabana Coral Reef Copacabana Group	Jomtien High-rise	Under construction	5.3 M ฿	155,000	2027 Q4	25 / 25 / 50
	Zenith 2 Strong Family Home	Pratumnak Up to 8 floors	Pre-sale	3.7 M ฿	112,000	2029 Q4	30 / 60 / 10
	LOVE IT Wongamat Beach Global Top Group	Wongamat Up to 8 floors	Pre-sale	2.6 M ฿	106,000	2030 Q4	20 / 30 / 50

*Share at contract / instalments / handover (foreign buyers). Prices from developer price lists, as of 10/2026 – subject to change and availability.

Payment plans & running costs

Typical for new builds: you reserve with a booking deposit (usually 100,000–400,000 ฿), pay a share at contract, interest-free instalments during construction and the rest at handover.



RUNNING AND ONE-OFF COSTS

PROJECT	COMMON FEE ฿/M ² PER MONTH	SINKING FUND ฿/M ² (ONE-OFF)
Soondri Wongamat	90 ฿	700 ฿
ONCE Wongamat	80 ฿	700 ฿
Grand Solaire Noble	50 ฿	500 ฿
Aquarous Jomtien	67 ฿	500 ฿
Copacabana Coral Reef	50 ฿	500 ฿
Zenith 2	50 ฿	500 ฿
LOVE IT Wongamat Beach	40 ฿	600 ฿

At transfer: 2 % transfer fee (often split 50/50 with the developer) plus the sinking fund. Specific business tax and stamp duty are usually paid by the seller.

Example: 35 m² × 50 ฿ = 1,750 ฿ common fee per month.

Payments are made exclusively to the developer – X Property does not accept any money.

Yield example: 30 m² unit for 3.6 M ฿

Same formula as the calculator on our project pages – try it with your own figures.

Purchase price	3,600,000 ฿
Size	30 m ²
Rent per month	21,000 ฿
Vacancy per year	8 %
Rental management (of rent)	10 %
Common fee per month	1,500 ฿
Transfer fee (your half of 2 %)	36,000 ฿
Sinking fund	15,000 ฿

Total investment

3,651,000 ฿

Net rental income per year

190,656 ฿

Gross yield

7.0 %

Net yield

5.2 %

$$(21,000 \times 12 \times 0.92 \times 0.90 - 1,500 \times 12) \div 3,651,000 = 5.2 \%$$

Non-binding example calculation, not investment advice.

Short-term rentals under 30 days are legally restricted unless the building has a hotel licence. Long-term rental is common.



Buying as a foreigner – 6 steps

1

Choose & reserve

Pick the unit and pay the booking deposit – usually 100,000–400,000 ฿.

2

Sign the contract

Sale and purchase agreement with the developer; usually 20–30 % is due at contract.

3

Transfer from abroad

For a freehold title the money comes from abroad in foreign currency. The Thai bank issues the FET form for the Land Office.

4

Instalments during construction

Interest-free according to the payment plan. We send you construction updates and videos.

5

Handover & title

Inspection, final payment and transfer at the Land Office – also possible with a power of attorney.

6

Move in or rent out

Long-term rental is common; we connect you with rental management partners.

GOOD TO KNOW

Financing: Thai bank loans for foreigners are limited – most buyers pay cash or use the interest-free instalment plan.

Visa: buying a condo does not automatically grant a visa. But an investment of at least 10 M ฿ – e.g. a condo in your own name paid from abroad, a fixed deposit at a Thai bank and/or Thai government bonds, also combined – can qualify for a one-year, renewable extension of stay. Alternatives: retirement, LTR or Thailand Privilege. Rules change – check with Thai Immigration.

Remote: reservation, contract and payments can be handled remotely.

Land & houses: usually not directly ownable by foreigners – typically via long-term leasehold.



Infrastructure: what changes by 2032

High-speed rail, a new international airport and Thailand's largest port: billions are being invested in the Eastern Economic Corridor (EEC) around Pattaya.

220 km

high-speed line

250 km/h

top speed

≤ 60 min

Bangkok → EEC

9

stations incl. Pattaya

- **2026** Construction starts at U-Tapao Airport City (April)
- **2027** Laem Chabang Port phase 3 opens
- **2028** Second runway at U-Tapao
- **2031** New U-Tapao passenger terminal (phase 1)
- **2031/32** High-speed rail Bangkok – Pattaya – U-Tapao (target)

PLANNED · TARGET 2031/32

High-speed rail linking 3 airports

250 km/h

Don Mueang – Bangkok – Suvarnabhumi – Pattaya – U-Tapao: 220 km, express in about 1 hour, with its own station in Pattaya.

UNDER CONSTRUCTION

U-Tapao Airport & Aviation City

15.9 M passengers/yr

A 290-billion-baht project, about 40–45 minutes from Pattaya: second runway by 2028, new terminal in phase 1 by 2031.

UNDER CONSTRUCTION · 2027

Laem Chabang Port – phase 3

18 M TEU/yr

Thailand's largest port expands its capacity to 18 million containers a year, with rail connection – more jobs and demand in the region.

PLANNED · FROM 2026

New EEC smart city

Huai Yai

A new city for business and living is planned in Huai Yai, just south-east of Pattaya; land preparation is scheduled to begin in 2026.

What it means for you: better access, more jobs and more visitors – strong drivers for rental demand and property values in Pattaya.

Sources: EECO – High-speed rail · EECO – U-Tapao · Nation Thailand – SRT timeline · Nation Thailand – U-Tapao · Pattaya Mail – EEC projects · Buzzin Pattaya – Huai Yai

10 questions before you buy

- ☐ Is a foreign-quota (freehold) unit still available?
- ☐ What has the developer completed before – and was it on time?
- ☐ How is the payment split – and what if handover is delayed?
- ☐ Are short-term rentals allowed (hotel licence) or long-term only?
- ☐ Which view, floor and orientation – and what may be built next door?
- ☐ Are the EIA approval and the building permit in place?
- ☐ What is included: furniture, kitchen, air-conditioning?
- ☐ How high are the common fee and the sinking fund?
- ☐ Can the contract be transferred before completion – and at what fee?
- ☐ Who manages the rental, and what does it cost?

X PROPERTY

Free advice in your language

Send us your budget and wishes – we compare the projects for you and arrange viewings or video tours.

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X Property only brokers: you sign the contract directly with the developer, and all payments go only to the developer's official account – we never accept money. We never ask for payments to private accounts; always verify bank details directly with the developer.

All information without guarantee. Prices and availability as of 10/2026, subject to change by the developers. No legal, tax or investment advice.

Sources: Developer price lists and brochures (10/2026). EECO – High-speed rail · EECO – U-Tapao · Nation Thailand – SRT timeline · Nation Thailand – U-Tapao · Pattaya Mail – EEC projects · Buzzin Pattaya – Huai Yai