

BANGKOK ELITE PROPERTIES

Your Guide to Bangkok Real Estate

Expert Insights, Market Analysis & Investment Opportunities

2026 EDITION



Bangkok Market Insights

The Bangkok property market continues to show resilience and growth potential in 2026. With strategic government incentives and strong demand from both local and international buyers, now is an optimal time to explore investment opportunities in Thailand's capital.

+3.6%

YOY CONDO PRICE GROWTH

4-6%

PRIME RENTAL YIELDS

43%

FOREIGN BUYER SHARE

0.01%

TRANSFER FEE (UNTIL JUNE 2026)

Government Incentives

Transfer fees have been reduced to just 0.01% for properties under THB 7 million until June 30, 2026. Combined with relaxed LTV regulations allowing 100% loans for first and second homes, these policies create unprecedented buying opportunities.

Prime Investment Areas

AREA	PROFILE	PRICE RANGE (THB/SQM)
Sukhumvit	Premium, Expat-Focused	150,000 - 300,000+
Silom-Sathorn	CBD, Corporate	120,000 - 250,000
Riverside	Luxury, Chao Phraya Views	150,000 - 350,000

AREA	PROFILE	PRICE RANGE (THB/SQM)
Ari	Trendy, Hip	100,000 - 180,000

Your Buying Journey

Step-by-Step Process

- 1. Consultation & Planning**
Discuss your requirements, budget, and investment goals with our experts.
- 2. Property Search**
We curate personalized listings matching your criteria and arrange viewings.
- 3. Due Diligence**
Comprehensive legal verification of title deeds, ownership, and encumbrances.
- 4. Negotiation & Offer**
Expert negotiation to secure the best terms and competitive pricing.
- 5. Transaction & Transfer**
Full assistance through the transfer process at the Land Office.

Foreign Ownership Guide

Condominiums: Foreigners can own 100% of individual units, with a maximum of 49% of total building area.

Key Requirements

- ✓ Funds must be remitted from overseas in foreign currency
- ✓ FET (Foreign Exchange Transaction) form required
- ✓ Leasehold options: 30 years + 30 years extension
- ✓ Valid Thai bank account for transactions
- ✓ Passport and proof of residence

Buyer Tips

- ✓ Verify developer's track record and project status
- ✓ Check building management and common area quality
- ✓ Consider rental potential and resale liquidity
- ✓ Engage independent legal counsel

Our Services



Buy & Rent Representation

End-to-end support for purchasing or renting residential and commercial properties in Bangkok.



Investment Advisory

Data-driven investment analysis, ROI projections, and portfolio diversification strategies.



Legal Assistance

Trusted legal partners for contract review, due diligence, and seamless transfer processes.



Property Management

Comprehensive management services for rental properties, including tenant placement and maintenance.

Ready to Find Your Perfect Property?

Let our experienced team guide you through every step of your Bangkok property journey.

[SCHEDULE A CONSULTATION](#)

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