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## Construction Costs 2026-27: Real Figures Every Property Investor Looking to Construct in Phuket Should Know – By ParaDICE Properties Tailor-Made;

Accurate construction cost data in Phuket has long been difficult to obtain. Much of the information available publicly is outdated, incomplete, or based on mainland Thailand pricing that **does not** accurately reflect the realities of Phuket's unique development market.

For investors, developers, and property buyers evaluating new-build opportunities, relying on inaccurate construction estimates can lead to significant budgeting errors and reduced investment returns.

At **Paradise Properties (ASIA) Co., Ltd.**, we understand the importance of reliable market intelligence when assessing development opportunities. This analysis provides current construction cost benchmarks for Phuket in 2026, based on active projects managed by leading industry professionals and reflecting actual market conditions on the island.

The report examines construction costs across a range of property types, offering valuable insights for investors seeking to understand development feasibility, project budgeting, and potential return on investment. A comprehensive breakdown of construction costs for luxury villas, condominium developments, resort projects, and other property categories is available in the full article, available on request.

Whether you are planning a private residence, a boutique resort, or a larger-scale development, understanding current construction costs is essential for making informed investment decisions in Phuket's dynamic real estate market.

*"A cautionary tale... In Phuket, the contractors lowest quote is rarely the cheapest project as budget overruns are designed upstream, long before they appear on site."*

Founder, ParaDICE Tailor-Made

Design – Construction – Management

## CONSTRUCTION COST RANGES — PHUKET 2026-27

*Construction cost per m<sup>2</sup> only — land, fees, and regulatory studies excluded.*

Typology	Cost Range / m <sup>2</sup>
Standard Villa (200–400 m <sup>2</sup> )	35,000 – 48,000 THB
Premium Villa (300–600 m <sup>2</sup> )	48,000 – 65,000 THB
Ultra-Premium Villa (500 m <sup>2</sup> +)	65,000 – 90,000+ THB
Condominium (30–150+ units)	28,000 – 55,000 THB
Resort / Hospitality (10–80 keys)	55,000 – 85,000 THB

### THREE COMMON HIDDEN COSTS MANY DEVELOPERS MISS OUT!

1

#### **Soil investigation — 15,000 THB upfront**

Skipping it can generate 500,000 to 3,000,000 THB in foundation redesign if the ground is unstable.

2

#### **Utility connections — up to 2,000,000 THB**

Rarely included in contractor quotes. One hillside infrastructure package recently exceeded 4,200,000 THB before construction even began.

3

#### **EIA study — 800K to 2.5M THB + 6 to 14 months**

Mandatory above certain thresholds for condominium projects. Once filed, structural layouts are locked — any significant change means refiling the entire study.



