



Welcome

The Bangkok Expat Guide Living, Connectivity & Everyday Life

An Expat Guide to Living, Connectivity & Everyday Life



THAIMAX
PROPERTY
GROUP | TMX

SUKHUMVIT

Connected Living · International Community · Everyday Convenience

AREA	:	Sukhumvit , situated approximately 3 km east of the old city center, is home to much of the diplomatic community. The area is also favored by many affluent Thais and expatriates who reside along its charming lanes, known as "soi." Soi 1–63 serves as the principal neighborhood for expatriate living, and is particularly sought after by families and couples.
PUBLIC TRANSPORT	:	The Skytrain (BTS) and Subway (MRT) provide seamless connections to the city center within 10–20 minutes, with trains departing at intervals of every 3–5 minutes. The BTS operates along Sukhumvit Road to Siam Square, extending from Bearing Station (Sukhumvit 107) through to Mo Chit Station. The MRT originates at Hua Lamphong Central Railway Station, running along Rama IV Road to Asoke before continuing onward to Mo Chit Station. Passengers may interchange between the BTS and MRT at Saladaeng Station (Rama IV Road) and Asoke Station (Sukhumvit Road). Buses reach the city center in approximately 20–30 minutes, while travel by car may take between 20–60 minutes, depending on prevailing traffic conditions.
INTERNATIONAL : SCHOOLS		American School of Bangkok, Sukhumvit campus, enrolls children from ages 2. www.asb.ac.th St Andrews International School, Sukhumvit 71 — Accreditation: IB, CfBT, University of Cambridge International and Edexcel Examination Centre, ISAT. www.standrews.ac.th The New International School of Thailand (NIST), established in August 1992, is ideally situated in the heart of the city. NIST delivers an international curriculum to students between the ages of 3 and 19. www.nist.ac.th Bangkok Patana School (BPS) is the largest international school in Bangkok, with an enrolment of 1,800 students. BPS provides a British-system education for children between the ages of 2 and 18. www.patana.ac.th Harrow International School is the first international school established under Harrow UK, with boarding facilities available. Age range: 3 to 18 years old. www.harrowschool.ac.th The International School Bangkok (ISB) is a college-preparatory school located in the suburban enclave of Nichada Thani, approximately 15 km from the city centre. ISB offers a U.S.-based curriculum for children between the ages of 5 and 18. www.isb.ac.th The Ruamrudee International School (RIS) is affiliated with the Catholic Church; however, students need not be Catholic to attend. RIS offers a U.S.-based curriculum to children between the ages of 4 and 20. www.rism.ac.th
HOUSING : TYPES		A full range of property types is available: apartments, condominiums, and houses—many with garages and some featuring private swimming pools. The Sukhumvit area is also home to select expatriate compounds offering luxury residences, shared facilities, and dedicated security. Overall, expatriate housing in this district is of excellent quality. The majority of homes are offered unfurnished, though one can typically expect curtains, carpeting (parquet flooring is common), and a fully equipped kitchen as standard. Some properties are available partially furnished, which generally includes the above along with basic furnishings such as a bed and sofa.

HOUSING SIZES : The following dimensions reflect standard accommodation sizes across all surveyed areas.

	APARTMENTS	HOUSES
1 BEDROOMS	40-90 SQM	-
2 BEDROOMS	120-200 SQM	120-150 SQM
3 BEDROOMS	150-350 SQM	150-250 SQM
4 BEDROOMS	250-600 SQM	350-500 SQM

HOUSING PRICES : In this segment, rental rates apply uniformly whether the property is furnished or unfurnished.

Rent is payable on a monthly basis, or in select cases, quarterly in advance.

APARTMENTS/CONDOMINIUMS

	LOW	MEDIUM	HIGH
1 BEDROOMS	B 20,000	B 30,000	B 50,000
2 BEDROOMS	B 35,000	B 60,000	B 120,000
3 BEDROOMS	B 60,000	B 150,000	B 200,000
4 BEDROOMS	B 120,000	B 180,000	B 300,000
PENTHOUSE 500 -1,200 SQM RANGE FROM B 200,000- 400,000			

HOUSES

	LOW	MEDIUM	HIGH
2 BEDROOMS	N/A	B 60,000	B 80,000
3 BEDROOMS	B 80,000	B 120,000	B 160,000
4 BEDROOMS	B 140,000	B 180,000	B 350,000

AVAILABILITY : Limited availability. Listed prices are typically negotiable within a range of 5–10%, subject to the agreed terms of payment.

SATHORN & SILOM

AREA	:	Sathorn and Silom , situated 3–5 km from the old city center, are particularly popular among families and couples. Lumpini Park is conveniently located near the Sathorn and Langsuan area.																																														
PUBLIC TRANSPORT	:	The Skytrain (BTS) connects to the city center in 10 minutes, with departures every 3–5 minutes running from Siam Square to Silom/Sathorn and terminating at Taksin Bridge. Buses reach the city center in 30–60 minutes, while the equivalent car journey takes 20–30 minutes. The MRT (subway) connects to select city center areas and primarily serves inner suburban zones.																																														
INTERNATIONAL SCHOOLS	:	Lycée Français de Bangkok, recognized by the French Ministry of Education and catering to children ages 2.5 to 18 years old, is situated in the Rama 9 area. www.lfib.ac.th Shrewsbury International School — a British learning tradition in Thailand — is located in a spectacular riverside setting. The school has made an immediate and highly positive impact on the educational scene in Bangkok. Closely linked with its 450-year-old partner in the UK, the school opened in September 2003. www.shrewsbury.ac.th St Andrews International School (Sathorn) serves a diverse student community of many different nationalities, a quality that is thoughtfully incorporated into all aspects of school life. www.standrews-schools.com																																														
HOUSING TYPES	:	Apartments and condominiums (with garage, some with swimming pool) and free-standing houses. Houses in this area are limited in availability and tend to be older in age. Also townhouses are available in an expatriate compound, with various facilities and security.																																														
HOUSING PRICES	:	<table><tr><td></td><td colspan="3">APARTMENTS/CONDOMINIUMS</td></tr><tr><td></td><td>LOW</td><td>MEDIUM</td><td>HIGH</td></tr><tr><td>1 BEDROOM</td><td>B 20,000</td><td>B 35,000</td><td>B 50,000</td></tr><tr><td>2 BEDROOMS</td><td>B 30,000</td><td>B 50,000</td><td>B 90,000</td></tr><tr><td>3 BEDROOMS</td><td>B 70,000</td><td>B 150,000</td><td>B 200,000</td></tr><tr><td>4 BEDROOMS</td><td>B 120,000</td><td>B 180,000</td><td>B 250,000</td></tr><tr><td></td><td colspan="3">HOUSES</td></tr><tr><td></td><td>LOW</td><td>MEDIUM</td><td>HIGH</td></tr><tr><td>2 BEDROOMS</td><td>N/A</td><td>B 75,000</td><td>B 100,000</td></tr><tr><td>3 BEDROOMS</td><td>B 100,000</td><td>B 150,000</td><td>B 200,000</td></tr><tr><td>4 BEDROOMS</td><td>B 180,000</td><td>B 200,000</td><td>B 300,000</td></tr></table>				APARTMENTS/CONDOMINIUMS				LOW	MEDIUM	HIGH	1 BEDROOM	B 20,000	B 35,000	B 50,000	2 BEDROOMS	B 30,000	B 50,000	B 90,000	3 BEDROOMS	B 70,000	B 150,000	B 200,000	4 BEDROOMS	B 120,000	B 180,000	B 250,000		HOUSES				LOW	MEDIUM	HIGH	2 BEDROOMS	N/A	B 75,000	B 100,000	3 BEDROOMS	B 100,000	B 150,000	B 200,000	4 BEDROOMS	B 180,000	B 200,000	B 300,000
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AVAILABILITY	:	Limited. Asking prices are generally negotiable within a range of 5–10%, subject to the agreed payment terms.																																														

LANG SUAN / PLOENCHIT

AREA	:	Lang Suan and Ploenchit, located 2-3 km from the old city center. One of the more One of the more popular areas with expatriates, located close to the U.S. Embassy.		
PUBLIC TRANSPORT	:	The Skytrain (BTS) provides a direct connection to the city center in approximately 10 minutes, operating along the route from Sukhumvit to Siam Square via Ploenchit station. Bus services reach the city center in around 45 minutes, while the equivalent journey by car typically takes 20–30 minutes.		
IINTRNATIONAL SCHOOLS	:	Same options as the Sukhumvit area previously listed.		
HOUSING TYPES	:	Apartments (with garage, some with pool) and free-standing houses. Also townhouses are available in an expatriate compound.		
HOUSING PRICES	:	APARTMENTS/CONDOMINIUMS		
		LOW	MEDIUM	HIGH
	1 BEDROOM	B 20,000	B 30,000	B 50,000
	2 BEDROOMS	B 60,000	B 80,000	B 120,000
	3 BEDROOMS	B 100,000	B 150,000	B 180,000
	4 BEDROOMS	B 150,000	B 180,000	B 250,000
		HOUSES		
		LOW	MEDIUM	HIGH
	2 BEDROOMS	N/A	N/A	N/A
	3 BEDROOMS	B 120,000	B 160,000	B 200,000
	4 BEDROOMS	N/A	N/A	B 250,000
AVAILABILITY:	:	Listed prices are generally negotiable within a range of 5–10%, subject to the agreed payment terms. Houses are seldom available in this area; the majority of properties comprise apartments, condominiums, hotels, and serviced apartments.		

NICHADA THANI

AREA : **Nichada Thani** is a relatively residential area that is developing rapidly and is located near Changwattana Road. This is the biggest Expat community in Thailand. Nichada Thani is recognized as an environmentally friendly residential community that encompasses **The International School Bangkok (ISB)**. The American curriculum. Housing types range from 3-4 bedrooms apartments/condominiums to large free-standing houses 4-5 bedrooms suitable for corporate directors. Nichada Thani has completed several housing projects. Nevertheless, they are constantly working on new projects. Expatriates with children often prefer to live in Nichada Thani or surrounding areas so that their children can commute to school easily and safely.

PUBLIC TRANSPORT : Commuting time from this area to downtown Bangkok via Bangkok expressway is approximately 45 minutes – 1.15 hours depend on the traffic.

IINTRNATIONAL SCHOOLS : **The International School Bangkok (ISB)** is the biggest international school for American curriculum in Thailand. The school located in the suburban area of Nichada Thani, about 17 km from the city center. The curriculum is U.S. based for children between the ages of 5 and 18. www.isb.ac.th

Harrow International School is the first international school under Harrow UK. Age range is 3 to 18 years old.www.harrowschool.ac.th

HOUSING PRICES		APARTMENTS/CONDOMINIUMS		
		LOW	MEDIUM	HIGH
	2 BEDROOMS	B 50,000	B 70,000	N/A
	3 BEDROOMS	B 70,000	B 90,000	B 120,000
	4 BEDROOMS	B 120,000	B 150,000	B 200,000
HOUSES				
		LOW	MEDIUM	HIGH
	2 BEDROOMS	N/A	N/A	N/A
	3 BEDROOMS	B 80,000	B 100,000	B 120,000
	4 BEDROOMS	B 120,000	B 160,000	B 250 - 300,000

AVAILABILITY : Asking prices are often negotiable, although the final terms depend on the property, market conditions, length of lease and payment structure. A typical negotiation may fall within approximately 5–10%, particularly for longer leases or when terms are favourable to the landlord. High-demand or competitively priced properties may have little room for negotiation.

BANGNA

AREA	: Bangna Trad area. Srinakarin Road, Mooban Panya, Mooban Laddawan, Lakeside Villa 1 & 2, Mooban Nunthawan, Mooban Narasiri, and Prukpirom Village are situated in close proximity to the Bangna Trad area. The commute from these locations to Bangna Trad takes approximately 15–30 minutes, depending on the specific property. Travelling to the downtown area via the Bangna Expressway typically requires 20–60 minutes, subject to traffic conditions and the precise location of the residence. Both apartments and houses within this area are set within secure gated communities. The neighbourhood also offers convenient access to Suvarnabhumi Airport and British-curriculum international schools.
PUBLIC TRANSPORT	: Trips from this area to downtown via Bangkok Expressway is approximately 20-60 minutes. The evening traffic is normally poor prior to entering the Bangkok Expressway.. The BTS runs along Siam Square. Sukhumvit road through Barring Station (Sukhumvit 107) :
IINTRNATIONAL SCHOOLS	Bankok Patana School (BPS) is the largest international school in Bangkok for British curriculum with an enrollment of 2,000 students. BPS offers a British system education for children between the ages of 2 and 18. www.pattana.ac.th The American School of Bangkok (ASB) has a Bangna campus that includes a dormitory for children age 6 and over. www.asb.ac.th : St Andrews International School Bangkok three campuses in the Bangkok Area and a regional campus at Rayong Also has a Special Education needs support centre to provide educationally gifted or challenged children with extra support www.standrews-school.com
HOUSING PRICES	Primarily consists of houses in compounds.

	APARTMENTS/CONDOMINIUMS		
	LOW	MEDIUM	HIGH
1 BEDROOM	B 15,000	B 30,000	B 50,000
2 BEDROOMS	B 25,000	B 40,000	B 60,000
3 BEDROOMS	B 60,000	B 80,000	B 100,000
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GENERAL PROVISIONS

LIVING COSTS & HOUSEHOLD EXPENSES

UNDERSTANDING THE TOTAL COST OF RENTING IN BANGKOK

The advertised rental price for a condominium, apartment or private house generally covers the use of the property only. Electricity, water, internet, telephone and television services are normally charged separately, unless specifically included in the tenancy agreement. Serviced apartments are the main exception, as some include water, electricity, internet and other services within the monthly rate. Always confirm exactly what is included before signing a lease.

UTILITIES & MONTHLY COSTS

Electricity is usually the largest variable household expense, particularly in larger homes where air-conditioning is used throughout the day. Actual costs depend on the size of the property, number of occupants, air-conditioning usage, insulation, appliances and working-from-home requirements. As a general budgeting guide, a well-occupied three- to four-bedroom home may experience electricity costs of approximately THB 10,000–30,000+ per month during periods of high usage, although actual bills can be considerably lower. For larger properties, asking to see previous electricity bills is one of the best ways to estimate the true running cost before renting.

Water is generally a much smaller expense than electricity. However, the billing method can differ between private houses, condominiums and managed residences. Some properties are billed directly by the relevant utility authority, while others are billed through the building or estate management. Internet and telecommunications are also normally paid separately, with high-speed fibre widely available in Bangkok. Availability, installation fees and contract terms should be checked according to the exact property address.

COMMON AREA & ESTATE CHARGES

Condominiums and residential estates may have common-area or maintenance charges covering the operation and upkeep of shared facilities. These can include security, cleaning, landscaping, lighting, lifts, waste management, swimming pools, fitness facilities, pest control and general maintenance. For condominium rentals, these charges are commonly the landlord's responsibility, while estate or community charges for houses depend on the property and tenancy agreement. The responsibility should always be clearly stated in writing before the lease is signed.

FURNISHED OR UNFURNISHED

Bangkok offers furnished, partially furnished and unfurnished homes. Fully furnished properties generally provide the major essentials such as beds, wardrobes, sofas, dining furniture, curtains and kitchen appliances, making them particularly convenient for expatriates relocating from overseas. Partially furnished homes may include built-in wardrobes, kitchen appliances and selected furniture, while unfurnished properties offer greater flexibility for residents who wish to create their own interior.

For expatriates staying for a limited period, a furnished or serviced residence can often provide better overall value by avoiding the initial cost and inconvenience of furnishing an entire home. For longer-term residents, an unfurnished property may offer greater flexibility and the opportunity to select furniture according to personal taste.

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GENERAL PROVISIONS

AIR-CONDITIONING

Air-conditioning is an essential part of daily life in Bangkok and is normally provided in expatriate-oriented accommodation. When viewing a property, consider not only the number of air-conditioning units but also their age, condition, energy efficiency and maintenance history. For larger homes, efficient air-conditioning can make a significant difference to monthly electricity costs.

BEFORE SIGNING YOUR LEASE

The most important consideration is the total cost of living in the property, rather than the advertised rent alone. Before committing, confirm the rental price, electricity and water rates, internet arrangements, common-area or estate charges, parking, furniture, appliance maintenance and responsibility for repairs.

A well-managed home with efficient air-conditioning, appropriate furnishings and transparent running costs can offer considerably better value than a property with a lower headline rental price but higher ongoing expenses.

Costs are indicative and vary according to property type, location, usage, building management and service provider. All charges and responsibilities should be confirmed with the landlord or property manager and stated clearly in the tenancy agreement.

SSHORT-TERM & SERVICED RESIDENCES

Fully furnished serviced residences are an excellent option for expatriates who need flexible accommodation for less than 12 months, particularly for relocation, corporate assignments or temporary stays.

Popular locations include Sukhumvit, Sathorn, Langsuan and Silom, with typical one- to three-bedroom residences ranging from approximately 60–180 sqm. Rates can vary from around THB 70,000–250,000+ per month, depending on location, size, quality and length of stay.

Most residences offer move-in-ready accommodation with living and dining areas, kitchen facilities, air-conditioning, Wi-Fi, television, housekeeping and on-site services. Some also provide washing machines, dryers, dishwashers, ovens, safes, parking and concierge services.

Utilities vary by property. Electricity and water may be included, subject to an allowance, or charged separately, so always confirm the full inclusions before booking.

Well-known serviced-residence operators include Ascott, Somerset, Oakwood, Fraser Suites, Chatrium and Marriott Executive Apartments, alongside many independent properties.

Ideal for: Executives • Relocating Families • Corporate Assignments • Short-Term Residents • First-Time Bangkok Residents

Rates and inclusions are indicative and subject to change.