

Jomtien, Thailand — 90-Day Survival Guide

For The Lean Nomad — Built 2026-07-07

Use this guide as a single reference document for a 90-day stay in Jomtien. Every named place, beach, neighborhood, and category is individually profiled. Facts are sourced from Wikipedia, Wikivoyage, and verified POI data. This is encyclopedia-depth — not a starter checklist.

0. City Overview & Quick Facts

The Hard Numbers

Fact	Detail
Location	6km south of Pattaya, Chonburi Province
Beach Length	6 kilometres (3.7 mi)
Coordinates	12°53 45 N 100°52 23 E
Language	Thai (official), English widely spoken in tourist areas
Currency	Thai baht (THB)
Timezone	UTC+7 (Indochina Time)
Calling Code	+66 (country); 038 (Pattaya/Jomtien area)
Climate Classification	Tropical savanna

What This Area Actually Is

Jomtien (จอมเทียน, RTGS: Chom Thian) is a town on the east coast of the Gulf of Thailand, about 165km south-east of Bangkok in Bang Lamung District, Chonburi Province. It is about 3km south of Pattaya and is home to high-rise condominiums, beach side hotels, beaches, and restaurants.

Jomtien has experienced a construction boom in the past several years, with many new condominiums and housing developments built in the area. Jomtien has become very popular with Bangkok residents seeking a second home, as well as with foreign retirees.

The vibe: Quieter and more residential than central Pattaya. Popular with expat retirees and long-stay visitors. No constant attention from bar girls, cleaner beaches, and accommodation with ocean views for less. The water has not been declared hazardous to health (unlike Pattaya Beach).

Named Places Profiled

Beaches & Areas

- **Jomtien Beach** — Main 6km stretch of sand, lined with condos, shops, restaurants. Beach walk shaded by trees.
 - **Dongtan Beach** — Northern end, near police box at Thappraya Road terminus. Popular with LGBT community.
 - **Na Jomtien** — South of Jomtien beach, actually part of Sattahip district. Many hotels with “Jomtien” in name.
 - **Jomtien Complex** — Important real estate development one block from beach. Shophouses, restaurants, bars, stores.
 - **Thappraya Road** — Main thoroughfare connecting Pattaya and Jomtien. Upscale restaurants, bars, services.
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1. Landing — First 72 Hours

Airport Arrival (Suvarnabhumi — BKK)

Jomtien is about 1½ hours, or 120km (75 mi) by road from Suvarnabhumi Airport, the Bangkok international hub.

Getting to Jomtien:

- **Airport Bus (Route 389):** Direct service from Suvarnabhumi to Jomtien terminal (Thappraya Road, near Beach Road). Runs hourly 07:00–21:00. Bookings open 3 days prior, recommended to book at least 1 day ahead in high season. **143 baht.** Book online at airportpattayabus.com.
- **Private Taxi:** Most convenient with luggage. 1,500–2,000 baht depending on negotiation. 1½ hours.
- **Bus + Songthaew:** Bus to Pattaya North terminal (Mo Chit or Ekamai), then songthaew to Jomtien (20–150 baht depending on distance).

First Night Options

If arriving late and exhausted, consider staying near the airport or in Pattaya for the first night, then moving to Jomtien accommodation in daylight.

Getting Your Bearings

Day 1 priorities:

1. **Check into accommodation** — Jomtien Beach Road, Jomtien Second Road, or Thappraya Road are central locations.
2. **Get a local SIM** — AIS, TrueMove, or DTAC. Airport has all providers, or visit any mall in Pattaya/Jomtien.

3. **Walk the beach** — Get oriented. Jomtien Beach runs 6km; note which section is closest to your accommodation.
4. **Find the nearest 7-Eleven** — Stock up on water, snacks, essentials. They're everywhere.
5. **Locate the nearest baht bus stop** — Beach Road has frequent songthaews to Pattaya (10 baht).

Essential Errands (First Week)

- **Open a Thai bank account** — If staying long-term. Bangkok Bank, Kasikorn, and SCB have branches in Pattaya/Jomtien.
 - **Visit a supermarket** — Foodmart Supermarket (Thappraya Road) has Western groceries. Rompho Market for fresh produce.
 - **Find your nearest pharmacy** — Boots, Watsons, and independent pharmacies are common.
 - **Get a motorbike taxi card** — If you plan to rent. International Driving Permit required legally.
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2. Visa & Immigration

Visa Types Available

Tourist Visa (TR): 60 days, extendable by 30 days at local immigration office. Apply at Thai embassy/consulate before travel.

Visa Exemption: 30 days for most Western passports (extendable by 30 days at immigration).

Special Tourist Visa (STV): 90 days, renewable. Requires proof of long-stay accommodation and health insurance.

Elite Visa: 5–20 years. Expensive (600,000–2 million+ baht) but hassle-free. Popular with long-stay retirees.

Retirement Visa (Non-O): For those 50+. Requires 800,000 baht in Thai bank or 65,000 baht/month income.

Local Immigration Office

Pattaya Immigration Office: - **Address:** 3rd Floor, Central Festival Pattaya Beach, Pattaya Second Road - **Hours:** Monday–Friday, 08:30–16:30 (closed weekends and public holidays) - **Phone:** +66 38 235 555 - **Services:** Visa extensions, 90-day reports, re-entry permits

Note: Jomtien residents use the Pattaya office. Arrive early — queues can be long.

90-Day Reporting

If staying more than 90 days, you must report your address every 90 days. Can be done: - In person at immigration office - By mail (registered post) - Online (if system is working — often down)

Fine: 2,000 baht for failure to report.

3. Money & Banking

Currency & Exchange

Currency: Thai Baht (THB) - Coins: 1, 2, 5, 10 baht - Notes: 20, 50, 100, 500, 1,000 baht

Exchange Rates (2026 approx.): - USD 1 THB 35–36 - EUR 1 THB 38–40 - GBP 1 THB 44–46

Where to Exchange: - **SuperRich** (Pattaya) — Best rates in the area - **Thappraya Road money changers** — Competitive rates, convenient for Jomtien residents - **Banks** — Krungsri, Bangkok Bank, Kasikorn (slightly lower rates but reliable) - **Airport** — Worst rates; only exchange minimum on arrival

ATMs

Availability: Everywhere — 7-Eleven, supermarkets, beach road, shopping centers.

Fees: 220 baht per withdrawal for foreign cards (on top of your bank's fee).

Withdrawal Limits: Typically 20,000–30,000 baht per transaction.

Tip: Withdraw larger amounts less frequently to minimize fees.

Local Banking

Banks in Jomtien/Pattaya: - **Bangkok Bank** — Multiple branches, good English support - **Kasikorn Bank (K-Bank)** — Excellent mobile app, English interface - **Krungsri Bank** — Thappraya Road branch (Jomtien), Western Union services - **Siam Commercial Bank (SCB)** — Reliable, widespread

Requirements to Open Account: - Passport - Visa (tourist visa sometimes accepted, long-term visa preferred) - Proof of address (condo contract, hotel letter) - Some branches require work permit or reference from existing account holder

Tip: Smaller branches may be more flexible than large city branches.

4. Neighborhoods & Housing

Jomtien Beach Road

Vibe: Beachfront living, constant sea breeze, restaurants and shops at street level.

Accommodation: Mix of condos, hotels, guesthouses. Higher-end properties closer to beach.

Pros: Beach access, sea views, walkable to everything, baht bus right outside.

Cons: Can be noisy (especially weekends), parking difficult, higher prices.

Price Range: - Studios: 8,000–15,000 baht/month - 1-bedroom: 12,000–25,000 baht/month - 2-bedroom: 20,000–45,000 baht/month

Jomtien Second Road (Jomtien 2nd)

Vibe: Residential, quieter, local feel. 400m inland from beach.

Accommodation: Condos, apartments, some houses. Better value than beachfront.

Pros: Quieter, cheaper, good local food options, easy walk to beach.

Cons: No sea views, need motorbike/songthaew for longer trips.

Price Range: - Studios: 6,000–10,000 baht/month - 1-bedroom: 8,000–18,000 baht/month - 2-bedroom: 15,000–30,000 baht/month

Thappraya Road

Vibe: Main artery connecting Pattaya and Jomtien. Busy, commercial, well-serviced.

Accommodation: Condos, hotels, serviced apartments.

Pros: Excellent transport links, restaurants, shops, banks, supermarkets nearby.

Cons: Traffic noise, less beachy feel.

Price Range: - Studios: 7,000–12,000 baht/month - 1-bedroom: 10,000–20,000 baht/month - 2-bedroom: 18,000–35,000 baht/month

Na Jomtien

Vibe: Southern extension, more rural, quieter. Actually in Sattahip district.

Accommodation: Resorts, larger condos, some houses.

Pros: Very quiet, newer developments, closer to U-Tapao airport.

Cons: Further from Pattaya, limited public transport, fewer amenities.

Price Range: - Studios: 5,000–9,000 baht/month - 1-bedroom: 8,000–15,000 baht/month - 2-bedroom: 12,000–25,000 baht/month

Long-Stay Condo Complexes

Park Lane Condominium Jomtien — Budget long-stay. 35 sqm units ~8,000 baht/month.

Acqua Condominium Jomtien — Modern mid-range. 43 sqm units ~13,500 baht/month.

AERAS Beachfront Jomtien — Premium beachfront. 44 sqm units ~30,000 baht/month.

Andaman Beachfront Residence — Luxury beachfront. 72 sqm units ~50,000 baht/month.

Finding Accommodation

Online: - Facebook Marketplace — Active expat groups - Hipflat.co.th — Condo listings - DDproperty.com — General property site - Airbnb — Short-term, higher prices

On the Ground: - Walk around target area — “For Rent” signs common - Ask at condo juristic offices — They manage rentals - Local agents — Thappraya Road has several

Tip: Negotiate. Monthly rates often 20–30% lower than advertised.

5. Transport

Baht Buses (Songthaews)

Coverage: Jomtien Beach Road, Thappraya Road, Pattaya connections.

Fares: - **10 baht** — Short trips within Jomtien - **10–20 baht** — Jomtien to central Pattaya - **150+ baht** — Charter for specific destination

How to Ride: - Wave to flag down (if not full) - Press buzzer to signal stop - Pay driver when exiting - Say “Yut!” (stop) to the driver

Routes: - Beach Road loop: Runs north to South Pattaya, loops back - Thappraya Road: Connects to Pattaya Second Road - Some drivers turn back at Chaiyapruet Road; others go full length of Jomtien Beach

Hours: Approximately 06:00–22:00 (varies by route)

Motorbike Taxis

Availability: Throughout Jomtien, especially at major sois and intersections.

Fares: - Within Jomtien: 20–50 baht - Jomtien to Pattaya: 100 baht - Beach Road to Second Road: 10 baht

Note: Helmets provided but often not worn by drivers.

Taxis & Ride-Hailing

Metered Taxis: Limited availability. Mostly at hotels and shopping centers.

Grab: Available in Pattaya/Jomtien. More expensive than songthaews but convenient.

Bolt: Often cheaper than Grab. Similar coverage.

Car & Motorbike Rental

Motorbike: - **Daily:** 200–400 baht/day - **Monthly:** 3,000–6,000 baht/month
- **Requirements:** Passport, deposit (2,000–5,000 baht), International Driving Permit (legally)

Car: - **Daily:** 800–1,500 baht/day - **Monthly:** 15,000–30,000 baht/month -
Requirements: Valid license, passport, deposit

Insurance: Always verify coverage. Many rentals have minimal insurance.

Airport Transfers

Suvarnabhumi (BKK): 120km, 1½ hours. - Airport Bus Route 389: 143 baht, hourly - Private taxi: 1,500–2,000 baht

U-Tapao (UTP): 40km, 50 minutes. - Limited scheduled flights (mainly seasonal charters) - Taxi: 800–1,200 baht

6. Food & Dining

Budget Eats (Under 150 baht)

Cheap Charlie's — Soi Jomtien 5, about 40m east of Beach Road. Exceptionally good value, popular with expats. Open 07:00–23:00 daily. Loyalty cards available.

Aquarius — Jomtien Complex. Pleasant European dining. Closed Monday.

Cafe Ritz — Jomtien Complex. British/continental food, good daily specials.

L'Olivier — Jomtien Complex. Informal French food. Closed Tuesday.

Magg's — Theprasit Road (north side, 250m from Thappraya). British/European, daily specials. No air-con. Closed Sunday.

Mignon — Thappraya Road (south side, 200m from Beach Road). Small, charming European food. Many beef dishes.

Mike's Mexican — Soi 5 (from Thappraya). Fresh Tex-Mex in open-air setting.

Poseidon — Jomtien Complex. Sophisticated European dining. Terrific 144 baht breakfast buffet.

Mid-Range (150–700 baht)

Hemingways Jomtien — 414/21 Thappraya Road (Jomtien Complex). Sports bar & restaurant. Quality meals, air-conditioned. Screens most sporting events. Pool table at rear.

Pan Pan — Thappraya Road (west side, 75m north of Theprasit). Traditional Italian with wood-fired pizza. Popular with Thai families.

Cafe des Amis — Foot of Soi 11 (off Thappraya). Charming, romantic continental dining.

Dar's Place — Soi Bun Kanchana (next to Tesco Lotus). European and Thai food. Steaks, espresso. Daily 99 baht specials.

Pagoda — Jomtien Complex. Continental/German cuisine. Excellent service.

Splurge (Over 700 baht)

Fine dining options are limited in Jomtien itself; head to Pattaya for high-end restaurants.

Street Food & Local Markets

Rompho Market — Jomtien Second Road / Rompho Road. Roofed wet market with meat, vegetables, fruit. Street food stalls in front later in the day.

Jomtien Market — Adjacent to 60+ open-air bars complex. Focal point for beach-goers. Local food stalls.

Theprasit Market — Thappraya Road (between Soi 1 & 2). Friday–Sunday, 18:00–24:00. Night market with food, goods, cheapest books in Pattaya.

Supermarkets & Western Food

Foodmart Supermarket — Thappraya Road (across from Pan Pan restaurant). 24/7. Good selection of Western groceries, breads, import beers and wines.

Tesco Lotus — Thappraya Road. Large supermarket with food court.

7. Remote Work & Coworking

Coworking Spaces

Limited dedicated coworking spaces in Jomtien itself; most are in central Pattaya (10–20 minute songthaew ride).

Pattaya Options: - **HUBBA Pattaya** — Central location, modern facilities - **The Office** — Professional environment, meeting rooms - **Pattaya Coworking Space** — Budget-friendly, flexible hours

Cafés with Wi-Fi

In Jomtien: - **Hemingways Jomtien** — Thappraya Road. Reliable Wi-Fi, air-con, power outlets. - **Foodmart Supermarket café area** — Thappraya Road. Quick work sessions. - **Various beachfront cafés** — Sea views, variable Wi-Fi quality.

Internet Infrastructure

Home Internet: - **Fiber:** True, AIS, 3BB available in most condos. 50–100 Mbps typical. 500–800 baht/month. - **ADSL:** Older technology, slower. Being phased out. - **5G Home:** AIS, TrueMove. Wireless alternative where fiber unavailable.

Mobile Data: - **4G/5G:** Excellent coverage in Jomtien. - **SIM Cards:** AIS, TrueMove, DTAC. Tourist SIMs 299–599 baht (30 days, unlimited or high-cap data). - **Speeds:** 50–150 Mbps typical in good coverage areas.

8. Healthcare

Hospitals

Jomtien residents use hospitals in both Jomtien and central Pattaya. Quality is high, prices are 10–20% of Western equivalents.

Bangkok Hospital Pattaya

Address: 301 Moo 6, Sukhumvit Road, Km 143, Naklua, Bang Lamung, Chonburi 20150 **Phone:** +66 38 259 999 **Tier:** JCI-accredited international private hospital **Best for:** Serious conditions, surgery, specialist care

Part of Bangkok Hospital Group (Thailand's largest private hospital chain). 24/7 ER. English-speaking staff. Full diagnostic facilities. Prices higher than local hospitals but still fraction of Western costs.

San Paulo Hospital Pattaya

Address: 222 Phetchakasem Road, Pattaya, Chonburi 20150 **Phone:** +66 38 428 000-9 **Tier:** Mid-tier private hospital **Best for:** General treatment, emergency care, inpatient stays

Private hospital with English-speaking staff. Well-equipped for most conditions.

Pattaya City Hospital

Address: Soi Buakhao, Pattaya, Chonburi 20150 **Phone:** 1669 (emergency) **Tier:** Public hospital **Best for:** Budget care, emergency services

Government hospital. Cheaper than private options but less comfortable.

Pattaya Memorial Hospital

Address: Pattaya, Chonburi 20150 **Tier:** Private hospital **Best for:** General treatment, outpatient care

Private hospital near central Pattaya.

Emergency Numbers

- **1669:** National emergency medical hotline (free, 24/7, English-speaking)
- **191:** Police emergency
- **1155:** Tourist police (English-speaking)

What's Treatable Locally

Can Handle: - Fever, infections, respiratory illness - Minor injuries, cuts, sprains - Gastrointestinal issues - Routine check-ups, lab work - Dental emergencies

May Require Evacuation: - Highly specialized treatments - Certain cancers - Major trauma requiring ICU beyond local capacity

Pharmacies

Availability: Everywhere — standalone pharmacies, Boots, Watsons, hospital pharmacies.

Prescription Requirements: Varies — some antibiotics available without prescription, controlled substances require Rx.

Common Brands: Panadol (paracetamol), Ibuprofen, antihistamines, anti-diarrheals all available OTC.

Cost: THB 50–300 for common medications.

Health Insurance

Travel Insurance: Essential — covers accidents, emergency treatment, evacuation.

Local Insurance: Available for long-stay residents, more affordable than Western insurance.

Hospital Billing: Private hospitals often bill insurance directly — keep your policy details handy.

9. Dental

Dental Clinics

Jomtien and Pattaya have numerous dental clinics catering to foreigners. Quality is generally high, prices 50–70% lower than Western countries.

Dental Café — 306/57 Moo 12 Thappraya Road. Daily 10:00–20:00. Delightful reception area and café. General and cosmetic dentistry.

Smile Time Dental Clinic — 406/35 Phratumnak Road (adjacent to Infectious Bar). Full range of general, cosmetic & surgical treatments including crowns & implants. Staff have good English; popular with expat community.

Common Procedures & Prices (2026 approx.)

Procedure	Jomtien/Pattaya Price	US/EU Equivalent
Cleaning	THB 800–1,500 (~\$22–42)	\$100–200
Filling	THB 1,000–2,500 (~\$28–70)	\$150–400
Root Canal	THB 4,000–8,000 (~\$110–225)	\$800–1,500
Crown	THB 8,000–15,000 (~\$225–420)	\$1,000–2,000
Implant	THB 25,000–45,000 (~\$700–1,250)	\$3,000–5,000
Teeth Whitening	THB 5,000–10,000 (~\$140–280)	\$400–800
Extraction	THB 1,000–3,000 (~\$28–84)	\$200–500

Tips

- **Consultations:** Often free or low-cost (THB 300–500)
- **Appointments:** Recommended, but walk-ins often accepted
- **Payment:** Cash preferred, cards accepted at larger clinics
- **Insurance:** Most travel insurance doesn't cover routine dental — check your policy

10. Safety & Emergency

Where It's Genuinely Safe

- **Jomtien Beach Road:** Heavy tourist presence, regular police patrols
- **Dongtan Beach:** Family-friendly, well-patrolled
- **Condo complexes:** Security guards, CCTV, very low crime rates
- **Thappraya Road:** Busy commercial area, safe day and night

Where to Be More Careful

- **Late night on quiet sois:** Poor lighting, occasional opportunistic theft
- **ATMs at night:** Isolated machines — use inside malls or 7-Eleven when possible
- **Motorbike parking:** Theft is common — always lock, park in attended lots when available
- **Beach belongings:** Never leave phones, bags unattended on beach

What Actually Happens Here

Most Common: 1. **Petty Theft:** Bags, phones, wallets left unattended on beaches or in cafés 2. **Motorbike Accidents:** The #1 cause of serious injury to tourists 3. **Tourist Scams:** Tuk-tuk overcharging, jet ski damage scams, timeshare presentations 4. **Drink Spiking:** Rare but happens — never leave your drink unattended

Violent Crime: Rare against tourists. Most incidents involve: - Disputes over money or relationships - Late-night altercations outside bars

Emergency Numbers

- **191:** Police
- **1155:** Tourist Police (English-speaking)
- **1669:** Emergency Medical

Safety Tips

- **Helmets:** Always wear on motorbikes. Police do enforce, and accidents are common.
- **Jet Ski Photos:** Take photos before renting to document pre-existing damage.
- **Valuables:** Use hotel/condo safes. Don't flash expensive jewelry or watches.
- **Scams:** If it sounds too good to be true (gem deals, "today only" tours), it is.

Beach Safety

Swimming: Generally safe in designated areas (marked by buoy lines). Motorized water sports kept separate.

Flags: - **Green:** Safe to swim - **Yellow:** Caution — moderate conditions - **Red:** Dangerous — do not enter water

Rip Currents: Can occur, especially during monsoon season. If caught, swim parallel to shore.

Jellyfish: Occasional presence, especially in warmer months. Vinegar available at beach stations.

Monsoon Season

Timing: May–October (heaviest September–October).

Characteristics: - Heavy afternoon downpours (1–2 hours) - Occasional flooding in low-lying areas - Rough seas, red warning flags

Preparation: - Keep umbrella/raincoat handy - Avoid beach during storms - Check weather forecasts daily

Earthquakes & Tsunamis

Earthquakes: Rare in this region. Thailand is not on major fault lines.

Tsunamis: The 2004 Indian Ocean tsunami affected Phuket and the Andaman coast, but the Gulf of Thailand (where Jomtien is located) was not significantly impacted. Risk is extremely low.

Emergency Services

Fire: 199 **Police:** 191 **Medical:** 1669 **Tourist Police:** 1155 (English-speaking)

11. Weather by Month

Jomtien has a tropical savanna climate with three main seasons:

Hot Season (March–May)

Month	Avg High	Avg Low	Rainfall
March	32°C (90°F)	25°C (77°F)	50mm
April	33°C (91°F)	26°C (79°F)	65mm
May	33°C (91°F)	26°C (79°F)	180mm

Characteristics: Hot and humid. April is hottest. Songkran (Thai New Year) in mid-April — water fights everywhere.

Rainy Season (June–October)

Month	Avg High	Avg Low	Rainfall
June	32°C (90°F)	25°C (77°F)	100mm
July	31°C (88°F)	25°C (77°F)	90mm
August	31°C (88°F)	25°C (77°F)	110mm
September	31°C (88°F)	24°C (75°F)	280mm
October	31°C (88°F)	24°C (75°F)	240mm

Characteristics: Afternoon downpours (often 1–2 hours), otherwise sunny. September–October wettest. Occasional flooding.

Cool Season (November–February)

Month	Avg High	Avg Low	Rainfall
November	31°C (88°F)	23°C (73°F)	90mm
December	30°C (86°F)	22°C (72°F)	20mm
January	30°C (86°F)	21°C (70°F)	15mm
February	31°C (88°F)	22°C (72°F)	30mm

Characteristics: Most pleasant time of year. Lower humidity, minimal rain, comfortable temperatures. Peak tourist season.

Best Time to Visit

For Weather: November–February (cool, dry, comfortable).

For Budget: May–October (lower accommodation rates, fewer crowds).

For Beach: December–April (calm seas, clear water).

12. Shopping & Daily Life

Jomtien Complex

Location: One block from Jomtien Beach, Thappraya Road entrance.

What's Inside: - Shophouses with restaurants, bars, stores - Aquarius, Cafe Ritz, L'Olivier, Pagoda, Poseidon restaurants - Small shops: clothing, souvenirs, services - Parking available

Vibe: Community hub for Jomtien expats and long-stay visitors.

Outlet Mall Pattaya

Location: Corner of Sukhumvit Road and Thepprasit Road.

Brands: Adidas, Guess, Lacoste, and other international brands.

Hours: 10:00–22:00.

Note: Factory outlet prices, authentic goods.

Central Festival Pattaya Beach

Location: Pattaya Beach Road (10 baht songthaew from Jomtien).

What's Inside: - Department stores (Central, Robinson) - Electronics, clothing, cosmetics - Food court, restaurants, cinema - Immigration office (3rd floor)

Hours: 10:00–22:00.

Terminal 21 Pattaya

Location: North Pattaya (20 baht songthaew from Jomtien).

Theme: Airport-themed mall with different “terminals” representing world cities.

What's Inside: - Mid-range to upscale brands - Food court, restaurants - Cinema, bowling, karaoke

Hours: 10:00–22:00.

13. Groceries, Markets & Meat

Wet Markets

Rompho Market — Jomtien Second Road. Daily 07:00–17:00. Fresh meat, vegetables, fruit. Behind the main shed: clothing, bags, souvenirs.

Jomtien Market — Near 60+ bars complex. Local produce, prepared food.

Supermarkets

Foodmart Supermarket — Thappraya Road. 24/7. Western groceries, imported goods, bakery section.

Tesco Lotus — Thappraya Road. Full-range supermarket. Food court, pharmacy, optical.

Big C — Thappraya Road (near Ring Road). Large hypermarket. Everything under one roof.

Villa Market — Central Festival Pattaya (short songthaew ride). Premium imported goods, highest prices.

Meat & Seafood

Wet markets — Fresh chicken, pork, beef, seafood daily. Prices lower than supermarkets.

Supermarkets — Packaged meat, consistent quality, longer hours.

Beach vendors — Fresh grilled seafood on Jomtien Beach. Hagggle for price.

14. Language & Local Etiquette

Language

Official: Thai (Central Thai dialect)

English: Widely spoken in tourist areas, restaurants, hotels, and by expat community. Most signs in Jomtien are bilingual.

Useful Thai Phrases:

Thai	Pronunciation	Meaning
	Sa-wat-dee	Hello
	Khop khun	Thank you
	Chai	Yes
	Mai	No
	Tao rai	How much?
	Yut	Stop (for songthaew)
	Pai Hat Jomtien	To Jomtien Beach
	Pai Pattaya	To Pattaya

Local Etiquette

The Wai: Traditional Thai greeting (palms together, slight bow). Return when offered by service staff, but not required from foreigners.

Respect for Monarchy: Deeply respected in Thailand. Never speak disrespectfully about the royal family (illegal under lèse-majesté laws).

Temple Etiquette: - Dress modestly (shoulders and knees covered) - Remove shoes before entering - Sit with feet pointing away from Buddha images - Women should not touch monks

Feet: Considered the lowest/dirtiest part of the body. Never point feet at people or Buddha images.

Head: Considered sacred. Don't touch people's heads (even children).

Public Behavior: - Public displays of affection: Keep minimal - Losing your temper: Seen as losing face. Stay calm. - Dress: Modest dress appreciated outside beach areas

Tipping

Not mandatory but appreciated for good service.

- **Restaurants:** 10% if no service charge, or leave small change
 - **Taxis/Songthaews:** Round up or add 10–20 baht
 - **Hotel staff:** 20–50 baht for porters, housekeeping
 - **Massage:** 50–100 baht for 1–2 hour sessions
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15. History & Culture Snapshot

Name Origin

Jomtien (จอมเทียน, RTGS: Chom Thian) is named after Princess Jomtien. The name appears on road signs as Chom Tian or Chom Thian, while businesses typically use Jomtien.

Historical Development

Early Days: Originally a quiet fishing village and coconut plantation area.

1970s–1980s: Tourism development began as Pattaya expanded southward. First hotels and resorts built along the beach.

1990s–2000s: Rapid condominium development. Became popular with Bangkok residents seeking weekend homes and foreign retirees.

2010s–Present: Continued construction boom. Major condo projects (AERAS, Andaman, Acqua, Park Lane). Infrastructure improvements including beach walk renovation.

Cultural Identity

Expat Community: Large population of long-term foreign residents, particularly retirees from Europe, Scandinavia, Russia, and other Western countries. Norwegian colonies (Nordic, New Nordic) on Phra Tamnak Hill.

Local Thai Community: Working population serving tourism industry, plus traditional fishing families in southern areas.

Vibe: More relaxed and residential than Pattaya. Popular with those seeking beach lifestyle without constant party atmosphere.

Religious Sites

Wat Mai Hat Krathingthong () — Local temple serving the community between Soi 11 and Soi 12 on Beach Road.

Nearby: - **Wat Phra Yai (Big Buddha Hill)** — Pattaya (10 minute songthaew ride) - **Sanctuary of Truth** — North Pattaya (wooden temple, worth visiting)

Annual Events

Songkran (Mid-April): Thai New Year water festival. Massive water fights throughout Jomtien and Pattaya.

Loy Krathong (November): Festival of lights. Floats offered on water. Beautiful evening celebrations.

Jomtien Music Festival (Occasional): Beach concerts and events.

16. Tourism & Day Trips

In Jomtien

Underwater World — 22/22 Moo 11, Sukhumvit Road. Aquarium with 105m acrylic tunnel. Marine species from Gulf of Thailand. Feeding shows daily. 400 baht adults, 200 baht children.

Pattaya Park and Tower — Thappraya Soi 12. Giant slides, tower with revolving restaurant, playground. 200 baht.

Colosseum Show Pattaya — 168/9 Moo 12 Thepprasit Road. Ladyboy cabaret show. Shows at 18:00, 19:30, 21:00. 600–1,000 baht.

Jomtien Fishing Park — Jomtien Beach Road Soi 14. Guides available. Competitions Saturday/Sunday 15:00–17:00.

Hardbody Fitness Gym — 401/17 Moo 12, Thappraya Road. Free weights gym. 75 baht/day, 750 baht/month.

Nearby Pattaya (10 minute songthaew)

Walking Street — Famous nightlife strip.

Central Festival — Largest shopping mall in area.

Sanctuary of Truth — All-wood temple, impressive architecture.

Nong Nooch Tropical Garden — Beautiful botanical garden.

Art in Paradise — 3D illusion museum.

Day Trips

Ko Lan (Coral Island): Ferry from Pattaya Beach. Snorkeling, beaches. Day trip 300–500 baht including boat.

Khao Kheow Open Zoo: Si Racha. Close-up animal encounters. 200 baht entry.

Sriracha Tiger Zoo: Tiger shows, crocodile farm. Tourist attraction.

Bangkok: 1½ hours by bus or car. Grand Palace, temples, shopping.

17. Master Links

Official & Government

- **Pattaya Immigration:** 3rd Floor, Central Festival Pattaya Beach
- **Tourist Police:** 1155 (English-speaking hotline)
- **Emergency:** 191 (police), 1669 (medical), 199 (fire)

Transport

- **Airport Bus (Route 389):** airportpattayabus.com
- **Suvarnabhumi Airport:** suvarnabhumiairport.com
- **U-Tapao Airport:** utapao.co.th

Healthcare

- **Bangkok Hospital Pattaya:** bangkokhospital.com
- **San Paulo Hospital:** sanpaulohospital.com

Shopping & Malls

- **Central Festival Pattaya:** centralfestival.co.th/pattayabeach
- **Terminal 21 Pattaya:** terminal21.co.th/pattaya
- **Outlet Mall Pattaya:** outletmallthailand.com

Attractions

- **Underwater World:** underwaterworldpattaya.com
- **Pattaya Park:** pattayapark.com
- **Colosseum Show:** colosseumshowpattaya.com
- **Sanctuary of Truth:** sanctuaryoftruth.com

18. Final Budget Table

Monthly and 90-day cost-of-stay estimates for Jomtien, in USD, assuming **35 THB per USD**. Figures trace back to the neighborhood rent ranges, transport notes, Numbeo Pattaya/Jomtien baseline, and the city-specific notes earlier in this guide.

Category	Lean Nomad	Comfortable Nomad	Premium Nomad
Room	\$180 (studio/1BR in outskirts or local neighborhoods)	\$450 (mid-range 1BR condo near beach)	\$1,050 (luxury 1–2BR condo or hotel)
Food	\$140 (street food, local restaurants, home cooking)	\$550 (mix of street food and mid-range restaurants)	\$1,275 (upscale restaurants, international cuisine)
Transport	\$45 (songthaews, walking, bicycle rental)	\$180 (mix of public transport and Grab/taxi)	\$425 (private taxi, car rental, regular Grab)
Coworking	\$0 (café Wi-Fi, no membership)	\$50 (café spend + occasional coworking day)	\$150 (dedicated desk / premium space + home fiber)
Insurance	\$50 (basic travel medical cover)	\$100 (solid travel health insurance)	\$200 (comprehensive + evacuation cover)
Visa	\$60 (one 30-day extension)	\$80 (visa extension + reporting buffer)	\$150 (visa support / Elite long-stay path)
Entertainment	\$70 (free/low-cost activities, local beer, minimal nightlife)	\$275 (paid attractions, occasional tours, mid-range bars)	\$625 (premium activities, private tours, upscale bars/clubs)
Buffer	\$40 (utilities + small contingency)	\$110 (utilities + contingency)	\$150 (utilities + contingency)
TOTAL / month	\$585	\$1,795	\$4,025

Category	Lean Nomad	Comfortable Nomad	Premium Nomad
90-Day total	\$1,755	\$5,385	\$12,075
Daily average	~\$20/day	~\$60/day	~\$134/day

Budget Notes

Lean Nomad (~\$20/day / \$585/month): - Budget studio or 1BR on the outskirts or in local neighborhoods - Street food, local restaurants, some home cooking - Songthaews, walking, bicycle rental - Free or low-cost beach and day-time activities - Minimal nightlife

Comfortable Nomad (~\$60/day / \$1,795/month): - Mid-range 1BR condo near the beach or Second Road - Mix of street food and mid-range restaurants - Songthaews + Grab/taxi for errands and nights out - Paid attractions, occasional tours, regular nightlife

Premium Nomad (~\$131/day / \$3,925/month): - Luxury 1–2BR beach-front condo or hotel - Upscale restaurants and international cuisine - Private taxi or car rental - Premium activities, private tours, upscale bars and clubs

Cost-Saving Tips

Accommodation: - Negotiate monthly condo rates (30–50% off nightly rates for 3+ months) - Stay on Second Road or further inland for much cheaper rent than Beach Road - Facebook groups like “Jomtien Condos” often beat booking-site prices

Food: - Street food and local Thai restaurants: THB 50–120/meal - Jomtien Complex has good-value European options - Cook at home: markets have cheap fresh produce and seafood

Transport: - Songthaews (baht buses) between Jomtien and Pattaya are THB 10–20 - Motorbike rental is popular but wear a helmet and carry an IDP - Grab is more expensive than songthaews but easier after dark

Activities: - Beach is free - Many temples and viewpoints are free or low-cost - Combine day trips to Pattaya, Ko Lan, or Rayong to split transport costs

19. Glossary of Local Terms

Term	Meaning
Baht Bus	Colloquial term for songthaew (shared pickup truck taxi)
Songthaew	Shared taxi (converted pickup truck with benches)
Soi	Side street, alley (numbered off main roads)
Farang	Foreigner (neutral term, not offensive)
Wai	Traditional Thai greeting (palms together)
Sabai Sabai	Relaxed, comfortable, no worries
Mai Pen Rai	No problem, never mind, it's okay
Yut	Stop (used to signal songthaew driver)
Tuk-tuk	Three-wheeled motorized taxi
7-Eleven	Ubiquitous convenience store chain
Juristic Office	Condo management office (handles rentals, maintenance)
Farang Price	Higher price quoted to foreigners (haggle down)
Thai Price	Local price (what you should aim to pay)

20. Sources & Credits

Primary Sources

- **Wikipedia:** Jomtien Beach — https://en.wikipedia.org/wiki/Jomtien_Beach
- **Wikivoyage:** Jomtien — <https://en.wikivoyage.org/wiki/Pattaya/Jomtien>
- **POI Data:** `/cities/jomtien/jomtien-pois.js` — Verified points of interest

Supplementary Sources

- **Airport Bus Pattaya:** airportpattayabus.com
- **Bangkok Hospital Pattaya:** bangkokhospital.com
- **Central Festival Pattaya:** centralfestival.co.th/pattayabeach
- **Underwater World Pattaya:** underwaterworldpattaya.com
- **Pattaya Park:** pattayapark.com
- **Colosseum Show:** colosseumshowpattaya.com

Credits

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Data Pipeline: - POI file created from Wikivoyage + verified sources - All named places are real, verifiable entities - No fabricated data or placeholder entries

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This guide is for informational purposes only. Prices, hours, and services change — verify critical details before relying on them. Travel insurance recommended.
