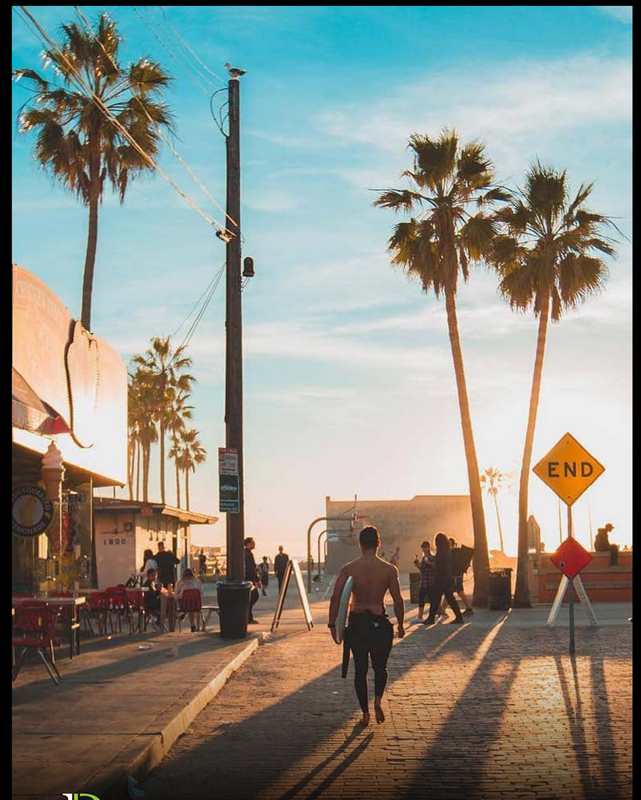
THE RIVIERA SANTA MONICA

JOMTIEN

California Dreams

NOVEMBER 2024

RIVIERA GROUP



RIVIERA GROUP

PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER

PropertyGuru THAILAND PROPERTY AWARDS

13 Times
Thailand Property Awards Winner

ASIA PACIFIC PROPERTY AWARDS WINNER

57 Times
Asia Pacific Property Awards Winner

THE RIVIERA SANTA MONICA
JOMTIEN

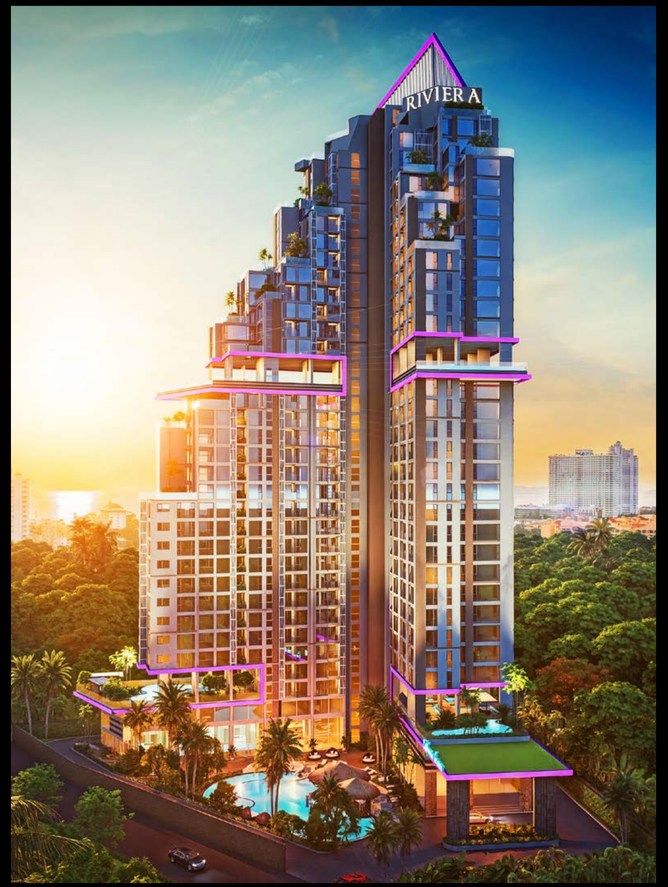
Following on from the huge success of The Riviera Malibu, Welcome to The Riviera Santa Monica. Malibu's sister project, with the same LA vibe, this time located in Jomtien!

A stunning, Luxury High-Rise Condominium, well positioned just away from all the neighboring buildings, providing a quieter, more peaceful lifestyle whilst within easy reach of Jomtien and the surrounding areas.

Offering the best lifestyle available, 446 Luxury Fully Fitted & Fully Furnished Residences allowing Owners to enjoy the extensive convenient facilities offered within the Project, making each owner never want to leave their new desirable home.

Positioned close to one of the longest stretches of Beach coastlines in the area, the daily Sunsets experienced are magically experienced from your 34 Story home, a building stunningly designed to reflect the beauty of these sunsets, the area and the Riviera Lifestyle.

A commanding position just off Jomtien's 2nd Road, with 4 different Road access to the property, makes Santa Monica an ideal, exciting, modern and practical home for you and all your family.



THE RIVIERA
SANTA MONICA
JOMTIEN

Santa Monica, Like Malibu, is well known around the world as a place chosen by the Rich and Famous in Los Angeles, where global celebrities often rub shoulders with everyone and enjoy this beach front location as a second home for escaping the fast, high-profile lifestyle of LA.

Long Sunkissed beaches filled with life and activities await you right on your door step. With the Project located in a quieter, calm environment, free from all the highly developed areas, Santa Monica is ready to be the next escape for those who seek the best of both worlds.

Our Highly Desirable Homes provide just enough privacy to keep you feeling at piece and settled in the fact that you have chosen the perfect lifestyle balance.

Access to the project is enjoyed from multiple roads giving the project a unique convenience whether you enjoy travelling in four wheels or on two.

If you desire a real taste of the rich and famous Hollywood lifestyle with world class facilities finished to a truly high-end designer finish, we have it all right here in Jomtien at Santa Monica.

Welcome home.

The Riviera

Santa Monica

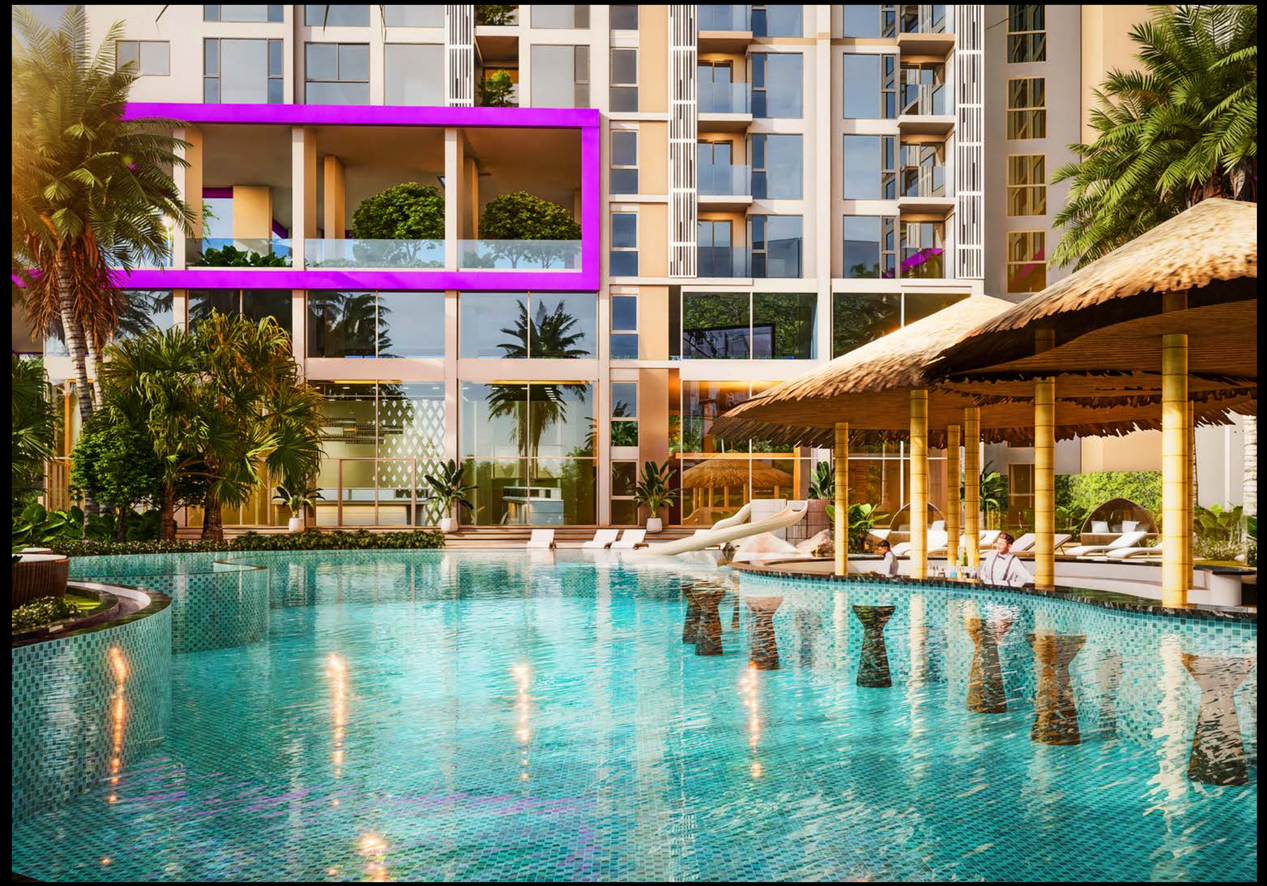
it's all about your Lifestyle

- Developed by The Riviera Group, Pattaya's No.1 leading High-Rise Luxury Award Winning Property Developer and Thailand Property Awards "Best Eastern Seaboard Developer 2023".
- Well known for Luxury High-Rise Developments, strong detailing and designed to the highest of international standards, this experience and pedigree is backed by strong financial support from leading Commercial Thai Banks.
- This 34 Story Masterpiece will stand out as a Luxury High-Rise landmark project, again as previous projects by The Riviera Group, designed to provide modern and sophisticated homes within strong, dynamic Architecture. The Riviera's iconic Pool edge lighting as all other Riviera projects, symbolizes from a distance another Luxury Riviera Project for the area.
- Conveniently located close to Jomtien, but with enough distance away to provide a private and secure Residence, the many different Roads to the project, provides ultimate convenience.
- 95% of Residences enjoy Sea Views, many with wide ranging views covering both Jomtien and Pattaya due to the wide Coast Line available.
- Fully Fitted & Fully Furnished Homes, tastefully Designed and fully appointed to meet your lifestyle.
- Clever designed homes, maximizing your space and needs, with a variety of home styles and sizes to suit many needs in today's modern Lifestyle.
- High-speed Lifts throughout together with Parking, all Undercover with Electric Car Charging facilities.

THE RIVIERA
SANTA MONICA
JOMTIEN

YOUR FACILITY HIGHLIGHTS

- x2 Large 21st Floor Sky Pools
- Large Ground Pool, including Kids Pool, Slider, Jacuzzi & Pool Bar
- Large Restaurant with Open Kitchen and Bar
- Designer Club House & Residence Lounges
- Full Sized Double-Lane Bowling Alley
- Large Private Hang-Out Room with Cinema Styled Screen
- Large Quality Equipped Cardio and Weights Fitness Gym
- Yoga and Stretching Room
- Large Separate Male & Female On-Sen
- Open Air Relaxation Zen Garden
- x2 Full Sized Badminton Courts (Air-Conditioned)
- Pickleball Court
- Basketball Practice Court
- Convenience Store (7/11 Style)
- Dedicated Dog park
- Laundry Self Service Facility
- WIFI in All Public Areas
- Free Shuttle Vehicle Transportation



California dreams

California dreams

YOUR SMART LOCATION

10th FLOOR
HOLLYWOOD VIEWS

10th FLOOR
MALIBU VIEWS

15th FLOOR
HOLLYWOOD VIEWS

15th FLOOR
MALIBU VIEWS

25th FLOOR
HOLLYWOOD VIEWS
25th FLOOR
MALIBU VIEWS

34th FLOOR
HOLLYWOOD VIEWS
34th FLOOR
MALIBU VIEWS

MATRIX

PROJECT DETAILS

Land Area:	3.7 Rai
Buildable area:	36,928 Sqm
Residential Area:	18,687 Sqm
Storeys:	34
Total Residences:	446
Parking Spaces:	124 Spaces
Ownership:	Freehold
Construction Start	October 2025
Construction Finish	November 2028

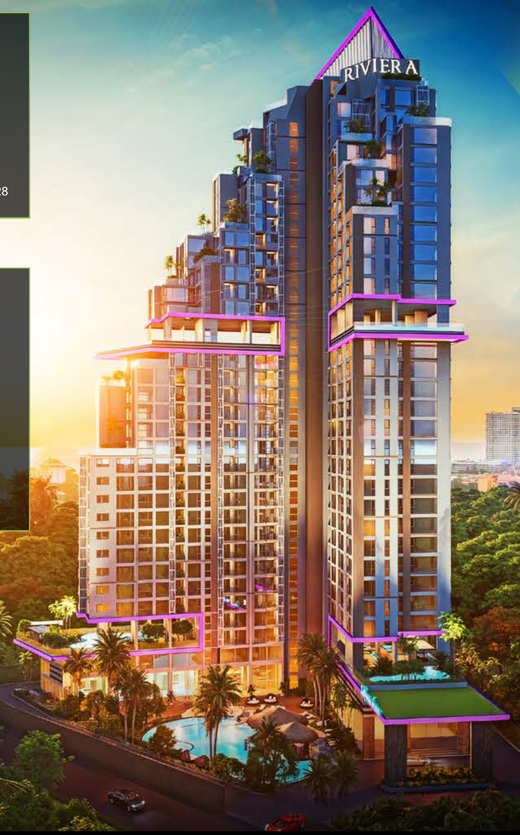
RESIDENCE DETAILS

Penthouse (4 Bedroom + Maid)
Total Units: 1
Size Range: 325 Sqm

3 and 4 Bedrooms
Total Units: 2
Size Range: 180 Sqm

2 Bedrooms
Total Units: 106
Size Range: 50 Sqm - 73 Sqm

1 Bedrooms
Total Units: 337
Size Range: 29 Sqm - 38 Sqm



BEVERLY HILLS VIEWS

HOLLYWOOD SEA VIEWS

MALIBU SEA VIEWS

THE RIVIERA
SANTA MONICA
JOMTIEN
Pickleball
Basketball
Outdoor Setting
1. 2 x Air-Conditioned Badminton Courts (Situated on the 7th Floor inside Parking Complex)
2. Rooftop Pickleball Court
3. Rooftop Basketball Practice Court
4. Relaxing Rooftop Seating Area
Your Active Lifestyle
Parking Complex

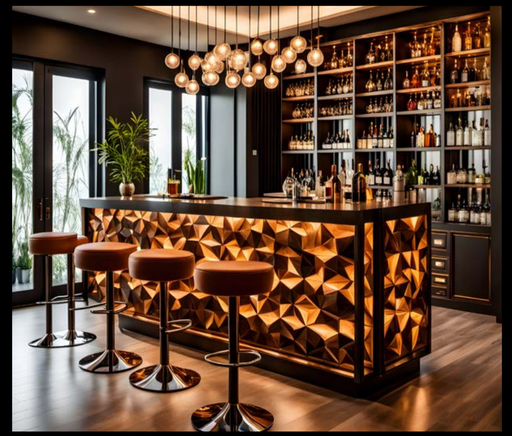
THE RIVIERA SANTA MONICA
JOMTIEN

"Find your *Calm*,
...amongst Luxury Facilities"

1. Hotel-Styled Designer Lobby
2. Large Roofed Drop-Off Area
3. Convenience Store (7/11 Style)
4. Large Restaurant with Open Kitchen and Bar
5. External Terrace for Food and Drink
6. Designer Club House
7. Dedicated Dog park
8. Large Swimming Pool with Multi-Functions
9. Kids Pool
10. Slider
11. Jacuzzi
12. Pool Bar Undercover with Swim-up In-Pool seats
13. Dedicated Sun lounger Area
14. Mail Box Room

Designed For Your Convenience

Ground *Floor Plan*

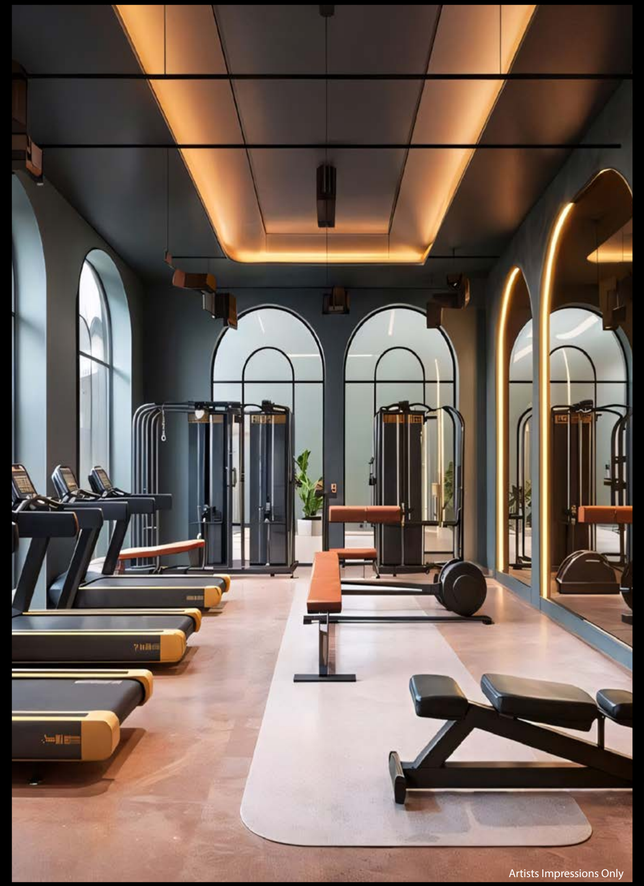


Your Restaurant & Pool Bar

Ground *Floor Plan*

Your Entertainment Facilities

2nd *Floor Plan*



Your Health, Body & Mind Facilities

3rd *Floor Plan*

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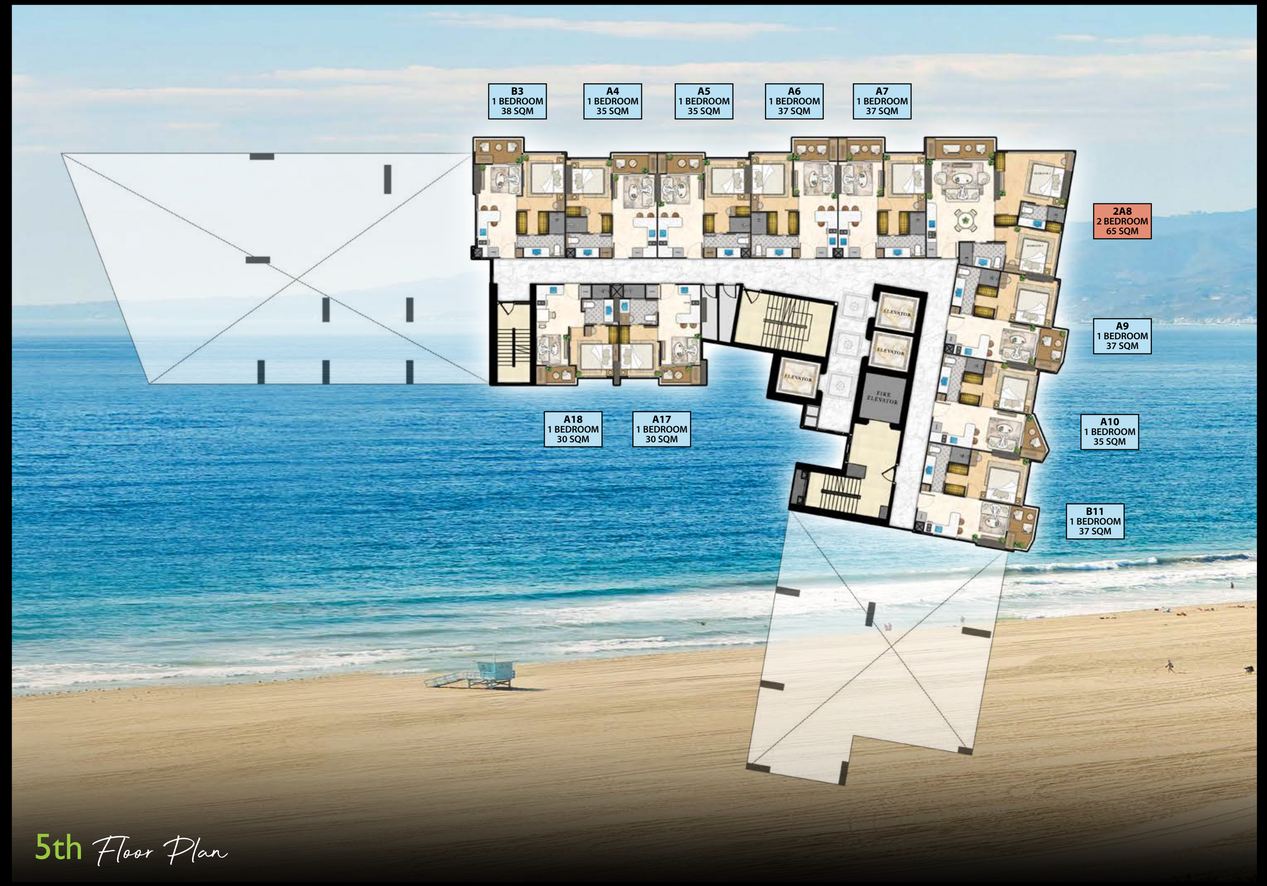
Your Natural Surroundings

4th Floor Plan



5th *Floor Plan*

6th -10th *Floor Plan*

11th *Floor Plan*

12th *Floor Plan*

12A *Floor Plan*

14th *Floor Plan*

15th *Floor Plan*

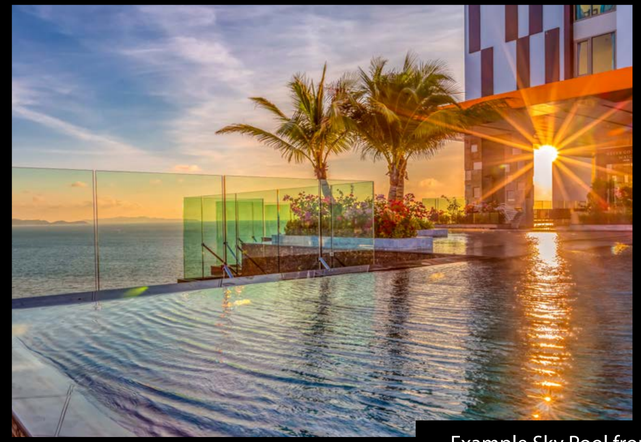
16th *Floor Plan*

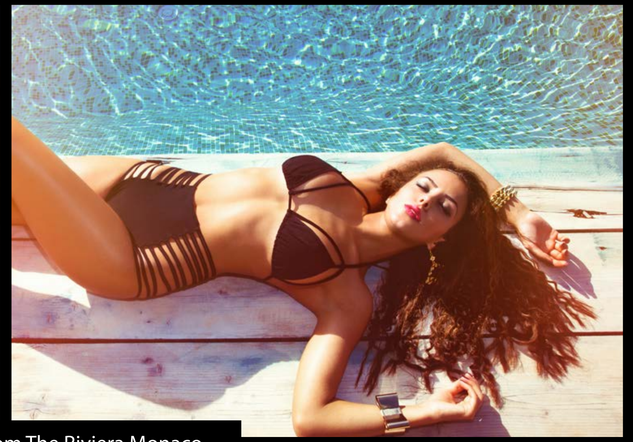
17th *Floor Plan*

18th *Floor Plan*

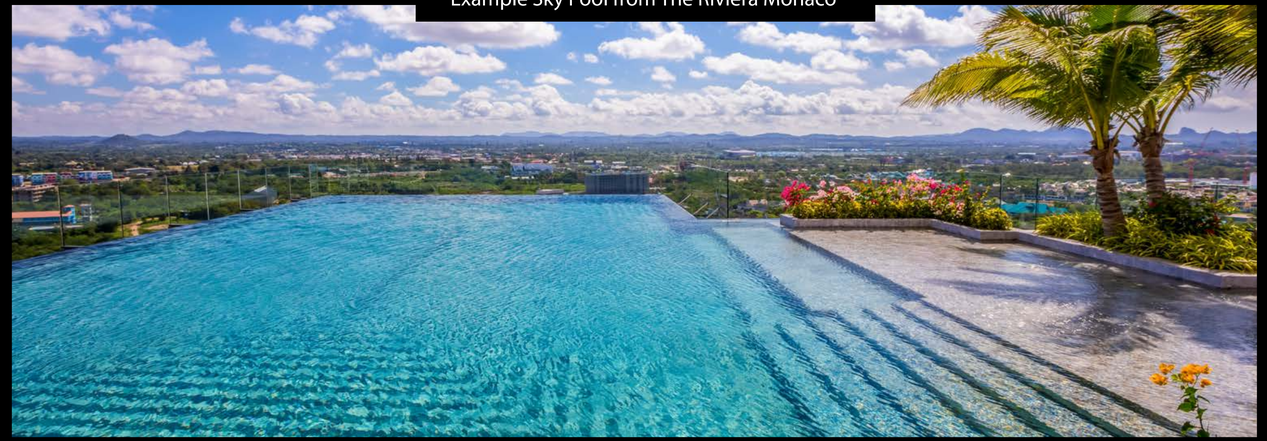
19th *Floor Plan*

20th *Floor Plan*

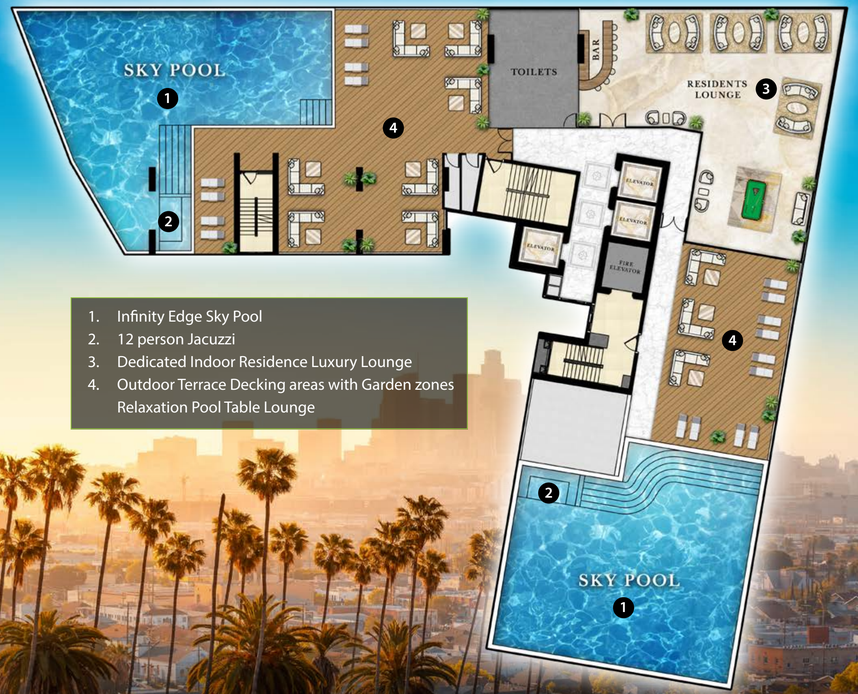




Example Sky Pool from The Riviera Monaco



THE RIVIERA
SANTA MONICA
JOMTIEN



1. Infinity Edge Sky Pool
2. 12 person Jacuzzi
3. Dedicated Indoor Residence Luxury Lounge
4. Outdoor Terrace Decking areas with Garden zones Relaxation Pool Table Lounge

Your Sky Pools 21st *Floor Plan*

22nd *Floor Plan*

23rd *Floor Plan*

24th *Floor Plan*

25th *Floor Plan*

26th *Floor Plan*

27th *Floor Plan*

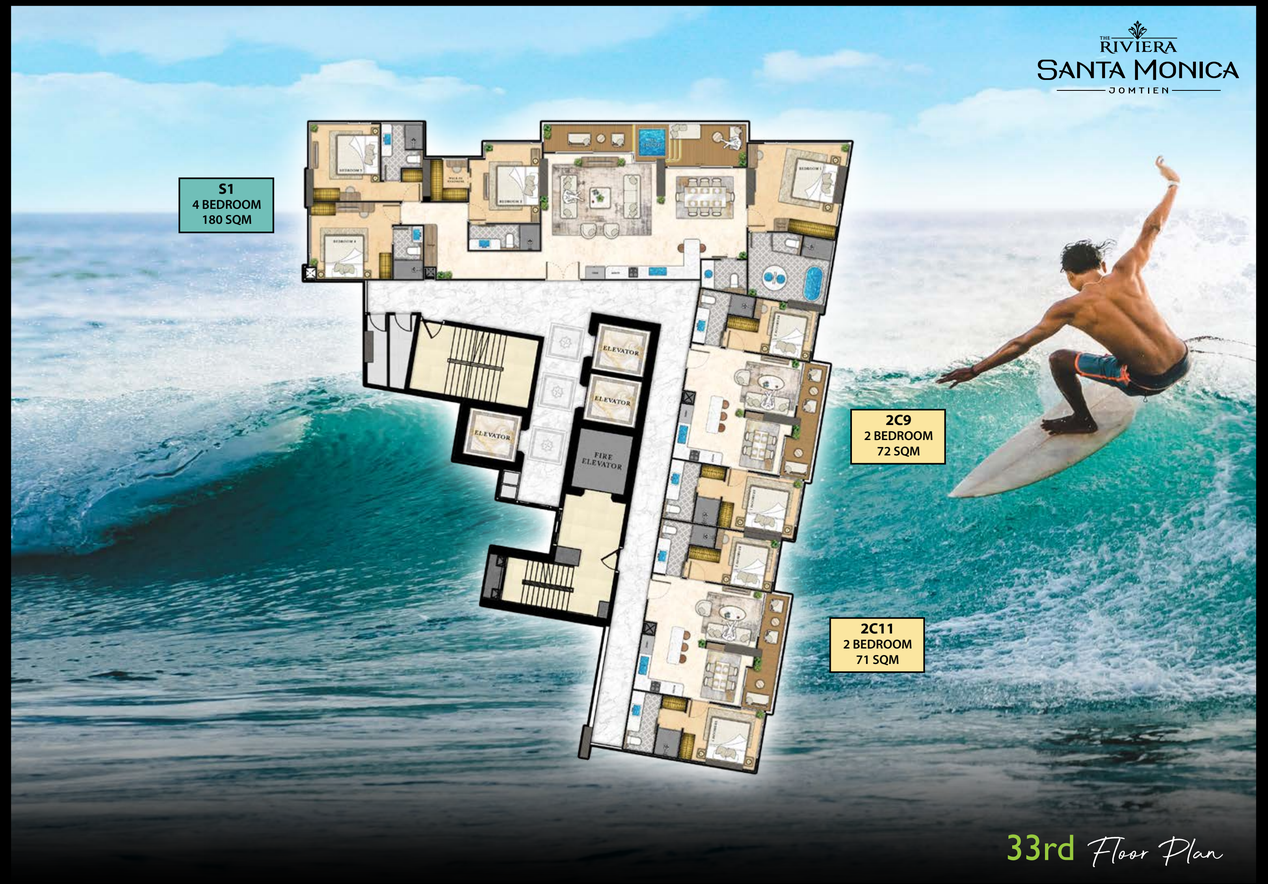
28th *Floor Plan*

29th *Floor Plan*

30th *Floor Plan*

31st *Floor Plan*

32nd Floor Plan



33rd Floor Plan

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THE RIVIERA SANTA MONICA
JOMTIEN

THE GETTY
Penthouse Villa

PH
4 BEDROOM
+ 1 MAID ROOM
325 SQM

34th *Floor Plan*

INTERIOR DESIGN Luxury CONCEPTS
Artists Impressions Only

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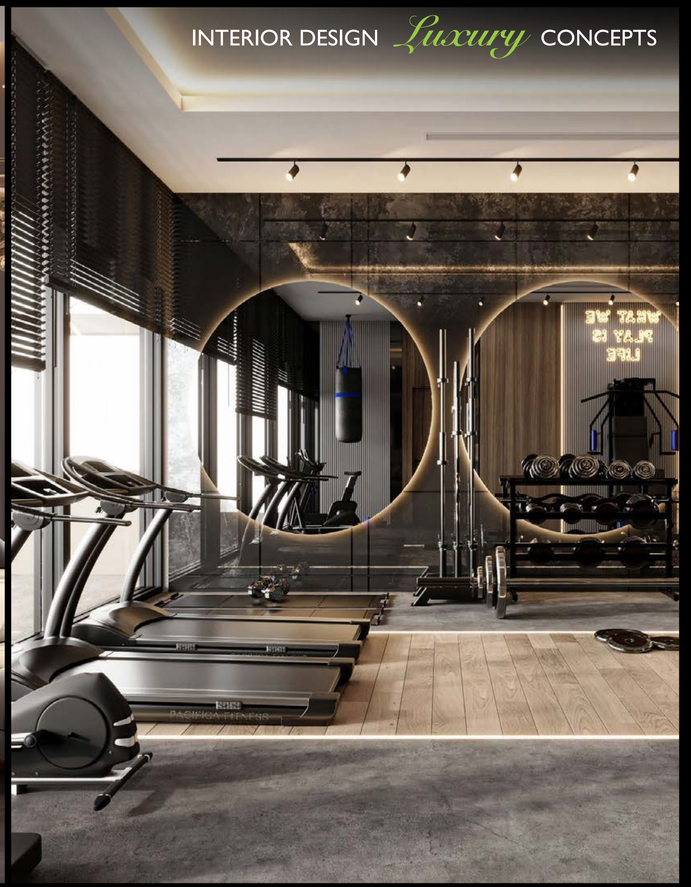
Artists Impressions Only


INTERIOR DESIGN Luxury CONCEPTS

1 BEDROOM RESIDENCES

Floors 6-20, 22-23

VENICE BEACH

California Dreams

TYPE: A2, A3 MIRRORED
1 BEDROOM
37 SQM

Floors 4-20, 22-31

VENICE BEACH

TYPE: A6, A7 MIRRORED
1 BEDROOM
37 SQM

California Dreams

1 BEDROOM RESIDENCES

Floors 4-5, 24-26

VENICE BEACH

California Dreams

TYPE:B3
1 BEDROOM
38 SQM

Floors 4-20, 22-26, 28, 30

PASADENA

TYPE: A4, A5 MIRRORED
1 BEDROOM
35 SQM

California Dreams

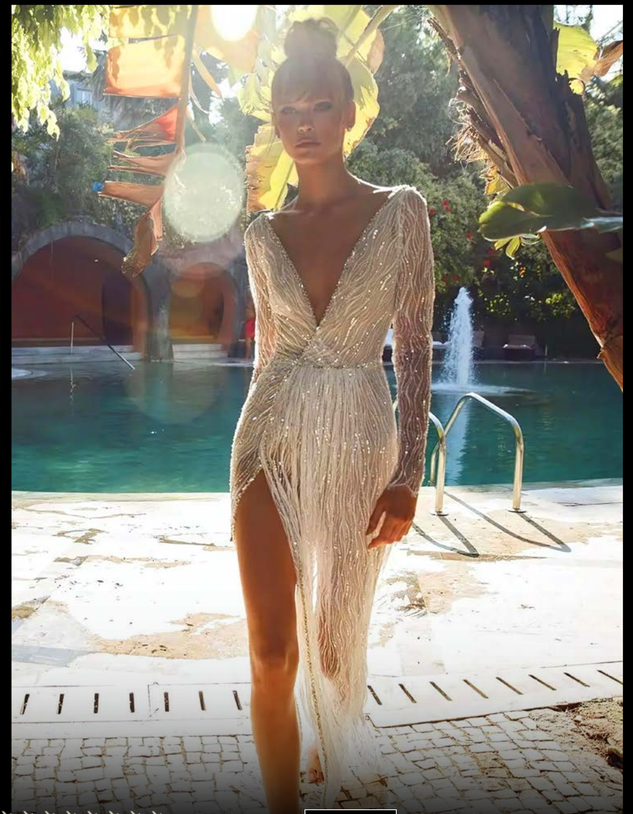
1 BEDROOM RESIDENCES

Floors 27-30

PASADENA

California Dreams

TYPE:B4
1 BEDROOM
35 SQM



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Awards Winner

1 BEDROOM RESIDENCES

Floors 4-20, 22-31

LONG BEACH

California Dreams

TYPE: A10, A12
1 BEDROOM
35 SQM

Floors 4-20, 22-31

MONTANA

TYPE: A9, A11
1 BEDROOM
37 SQM

California Dreams

1 BEDROOM RESIDENCES

Floors 4-6

MONTANA

California Dreams

TYPE:B11
1 BEDROOM
37 SQM

Floors 6-20, 22-25

RODEO

TYPE: A15
1 BEDROOM
36 SQM

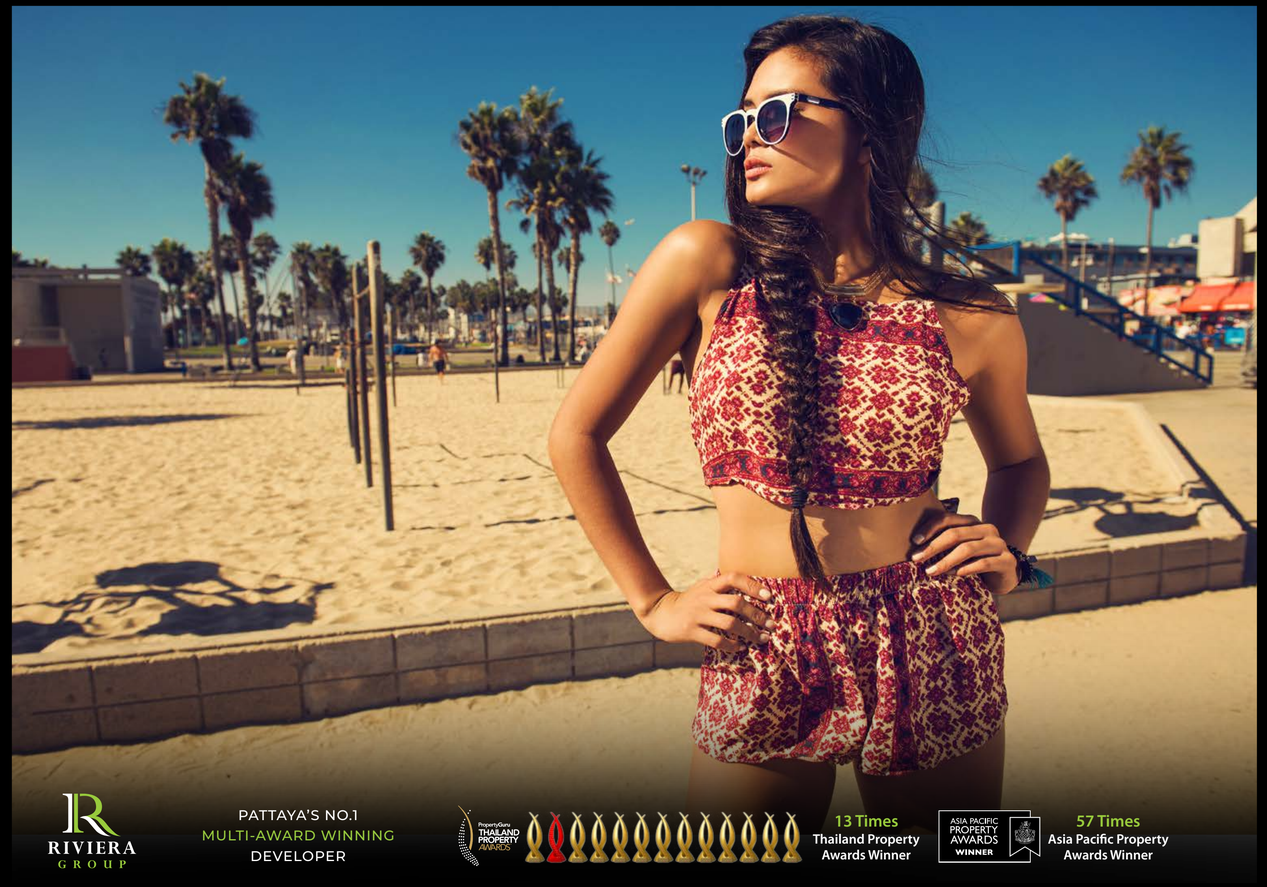
California Dreams

Floors 26-28

RODEO

California Dreams

TYPE: B15
1 BEDROOM
35 SQM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1 BEDROOM RESIDENCES
Floors 6-20, 22-28
MONTEBELLO
WASHER
FRIDGE
California Dreams
TYPE: A16
1 BEDROOM
29 SQM

MONTEBELLO

Floors 29-30

TYPE: B16
1 BEDROOM
29 SQM

California Dreams

1 BEDROOM RESIDENCES

MONTEBELLO

Floors 4-20, 22, 26

California Dreams

TYPE: A17
1 BEDROOM
30 SQM

1 BEDROOM RESIDENCES

Floors 4-20, 22, 26

MONTEBELLO

TYPE: A18
1 BEDROOM
30 SQM

California Dreams

1 BEDROOM RESIDENCES

Floors 27, 28, 29

MONTEBELLO

California Dreams

TYPE: B17
1 BEDROOM
31 SQM

MONTEBELLO

Floor 20

TYPE: C19
1 BEDROOM
30 SQM

California Dreams

SANTA BARABARA

Floors 6-20, 22, 25

California Dreams

TYPE: A14
1 BEDROOM
33 SQM

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2 BEDROOM RESIDENCES

Floors 6-20, 22-31

SAN MARINO

California Dreams

TYPE: 2A13
2 BEDROOM
50 SQM

Floors 6-18

SAN FERNANDO

TYPE: 2A1
2 BEDROOM
56 SQM

California Dreams

2 BEDROOM RESIDENCES

Floors 19-20

BRENTWOOD

California Dreams

TYPE: 2B1
2 BEDROOM
56 SQM

2 BEDROOM RESIDENCES

Floors 6-14

MONTEREY PARK

TYPE: 2A19
2 BEDROOM
58 SQM

California Dreams

2 BEDROOM RESIDENCES

Floors 23-25

MONTEREY PARK

California Dreams

TYPE: 2B18
2 BEDROOM
58 SQM

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PROPERTY
AWARDS
WINNER
57 Times
Asia Pacific Property
Awards Winner

2 BEDROOM RESIDENCES
Floors 15-19
MONTEREY PARK
BEDROOM 2
BEDROOM 1
WASHER
FRIDGE
California Dreams
TYPE: 2B19
2 BEDROOM
59 SQM

Floors 6-14

MELROSE

TYPE: 2A20
2 BEDROOM
57 SQM

California Dreams

Floors 4-20, 22-31

BEL AIR

California Dreams

TYPE: 2A8
2 BEDROOM
65 SQM

2 BEDROOM RESIDENCES

Floors 32-33

ONTARIO

TYPE: 2C9, 2C11
2 BEDROOM
71 & 72 SQM

California Dreams

2 BEDROOM RESIDENCES

Floors 11, 13, 15, 17, 19

CLAREMONT

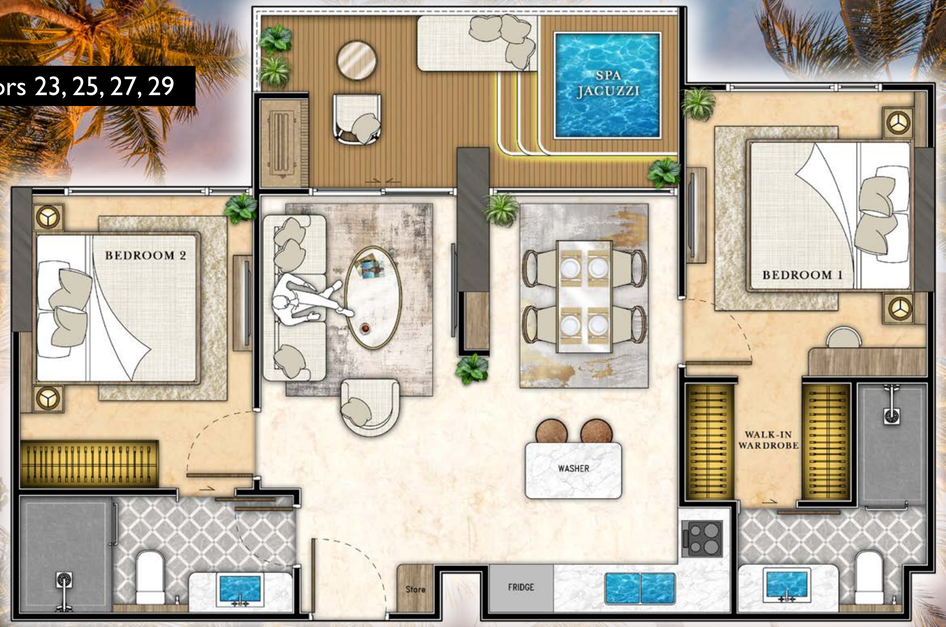
California Dreams

TYPE: 2B5
2 BEDROOM
72 SQM

2 BEDROOM RESIDENCES

Floors 23, 25, 27, 29

CLAREMONT



TYPE: 2C5
2 BEDROOM
73 SQM

California Dreams

2 BEDROOM RESIDENCES

Floor 31

CLAREMONT

California Dreams

TYPE: 2E5
2 BEDROOM
73 SQM

INTRODUCING OUR

PARAMOUNT VILLA

RESIDENCE

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4 BEDROOM RESIDENCE

PARAMOUNT VILLA

Floors 32-33

California Dreams

TYPE: S1
4 BEDROOM
180 SQM

INTRODUCING THE

GETTY
PENTHOUSE VILLA

RESIDENCE

California
Dreamin
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Awards Winner

4 BEDROOM RESIDENCE
INCLUDING MAID ROOM
SKY POOL
BEDROOM 3
BEDROOM 1
SPA JACUZZI
STORE ROOM
ELEVATOR
ELEVATOR
ELEVATOR
FIRE ELEVATOR
BEDROOM 2
BEDROOM 2
LAUNDRY
MAID
Floor 34
THE GETTY
Penthouse Villa
TYPE: PH
4 BEDROOM
325 SQM

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3 BEDROOM RESIDENCE
INCLUDING MAID ROOM
SKY POOL
SPA JACUZZI
BEDROOM 1
STORE ROOM
ELEVATOR
ELEVATOR
ELEVATOR
FIRE ELEVATOR
BEDROOM 3
BEDROOM 2
LAUNDRY
MAID
Floor 34
THE GETTY
Penthouse Villa
OPTIONAL LAYOUT
TYPE: PH OPTION 2
3 BEDROOM
325 SQM

FULLY FITTED - WHAT YOU WILL GET

Riviera Standard Material Included

- Built-In Kitchens
- Built-In Wardrobes
- Built-in Sanitary and Vanity Areas
- Water Heaters
- Integrated Electric Hob & Extractor
- Integrated Oven or Microwave Oven *(Depending on Unit Size)*
- Concealing Ceiling Air Conditioning Units
- Curtains
- Wallpaper
- Built-In Jacuzzi on Balcony *(Depending on Unit Type)*

Fully Furnished - What's Included

1 BEDROOM

- Queen or King Size Bed *(Depending on Unit Type)*
- Queen or King Size Mattress *(Depending on Unit Type)*
- Bed Sheets and Pillows
- TV's *(Lounge and Bedroom)*
- Fridge Freezer
- Kitchen Bar Stools *(Depending on Unit Type)*
- Dining Table or Built-in Bar & Chairs
- Lounge Sofa & Chair(s), *(Depending on Unit Type)*
- Lounge Rug
- Coffee Table
- Balcony Table & Chairs

2 BEDROOM

- Queen and or King Size Beds *(Depending on Unit Type)*
- Queen or King Size Mattresses *(Depending on Unit Type)*
- Bed Sheets and Pillows
- TV's *(Lounge and Bedrooms)*
- Fridge Freezer
- Kitchen Bar Stools *(Depending on Unit Type)*
- Dining Table or Built-in Bar & Chairs
- Lounge Sofa & Chair(s), *(Depending on Unit Type)*
- Lounge Rug
- Coffee Table
- Balcony Table & Chairs

3 & 4 BEDROOM

- Queen and or King Size Beds *(Depending on Room)*
- Queen or King Size Mattresses *(Depending on Room)*
- Bed Sheets and Pillows
- TV's *(Lounge and All Bedrooms)*
- Fridge Freezer
- Kitchen Bar Stools
- Dining Table or Built-in Bar & Chairs
- Dining Table Rug
- Lounge Sofa & Chairs
- Large Lounge Rug
- Coffee Table
- Built-In Jacuzzi on Balcony
- Balcony Lounger, Chairs & Tables

PENTHOUSE

- Queen and or King Size Beds *(Depending on Room)*
- Queen or King Size Mattresses *(Depending on Room)*
- Bed Sheets and Pillows
- Bedside Tables & Lamps
- TV's *(Lounge and All Bedrooms)*
- Fridge Freezer
- Kitchen Bar Stools
- Dining Table Rug
- Lounge Sofa & Chairs
- Large Lounge Rug
- Coffee Table
- Built-In Jacuzzi on Balcony
- Balcony Lounger, Chairs & Tables

The Developer has the right to change without prior notice subjects such as brand, all materials, colours of different Laminate, Stone, Granite, Tiles, MDF, Plywood, Wood but quality will be equivalent.

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