

THE
RIVIERA
BEVERLY HILLS
— RESIDENCES —



Live The Hollywood Dream



THE
RIVIERA
BEVERLY HILLS
— RESIDENCES —

Beverly Hills needs no introduction. The LA Capital of high living, where those fortunate few live in the hills overlooking Hollywood and the exciting surrounding areas. The Riviera Group continues on their Branded LA concept design with this all new Stunning 3 Building Low-Rise Development.

Blending a Relaxing Quality Lifestyle with an upmarket tone, this Development is designed for both Professional Individuals and Couples, with plenty of features for those with Families and children looking for those special times.

Just 482 Luxury units spread over 3 elegant Buildings, all Fully Fitted to our typical Riviera Quality, with large pools and facilities to enjoy.

The location set amongst a bustling, long established residential area within Jomtien, enjoys being located close to many Convenience Stores, a variety of Shops, Restaurants and Recreational Attractions.

Only one minute from Jomtien's 2nd road granting access to the beach and Pattaya's extensive commuting roads. This project and location make for an exciting 2nd home or an excellent long-term investment for those looking for something special without the price.





PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



Desirable Living... For Everyone

The Beverly Hills Residence Promises to be every bit the exciting Property to live in as the name says.

Feel like a Star, every day in this Quality development where detailing is designed to the highest priority. Feel Special with the Hollywood vibe as we provide a mix of tropical and celebrity design, reflecting a fun, desirable place to live.

Smart, modern facilities allow you to enjoy life to the max, with a centrally located Restaurant and Bar, both enjoyed either open air or air conditioned depending on your mood. A roof top Pool in The Bel Air Club house promises to enhance your senses as you enjoy the Sunkissed afternoons, your way.

All this with the security of being developed by The Riviera Group, Pattaya's No.1 leading Luxury Property Developer. Multi-Award Winning since 2010 and voted "Best Eastern Seaboard Developer 2023" by Thailand Property Awards.

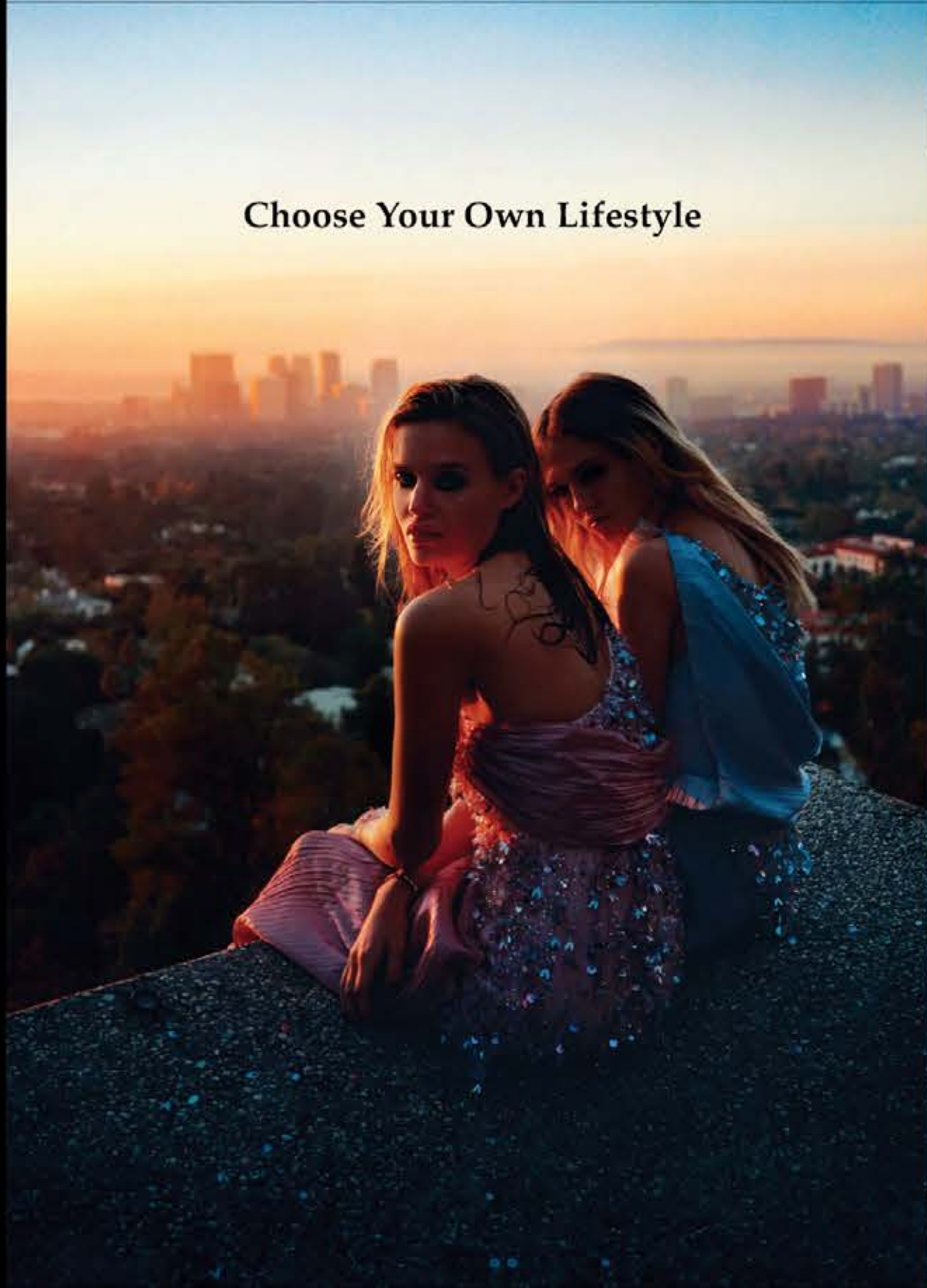
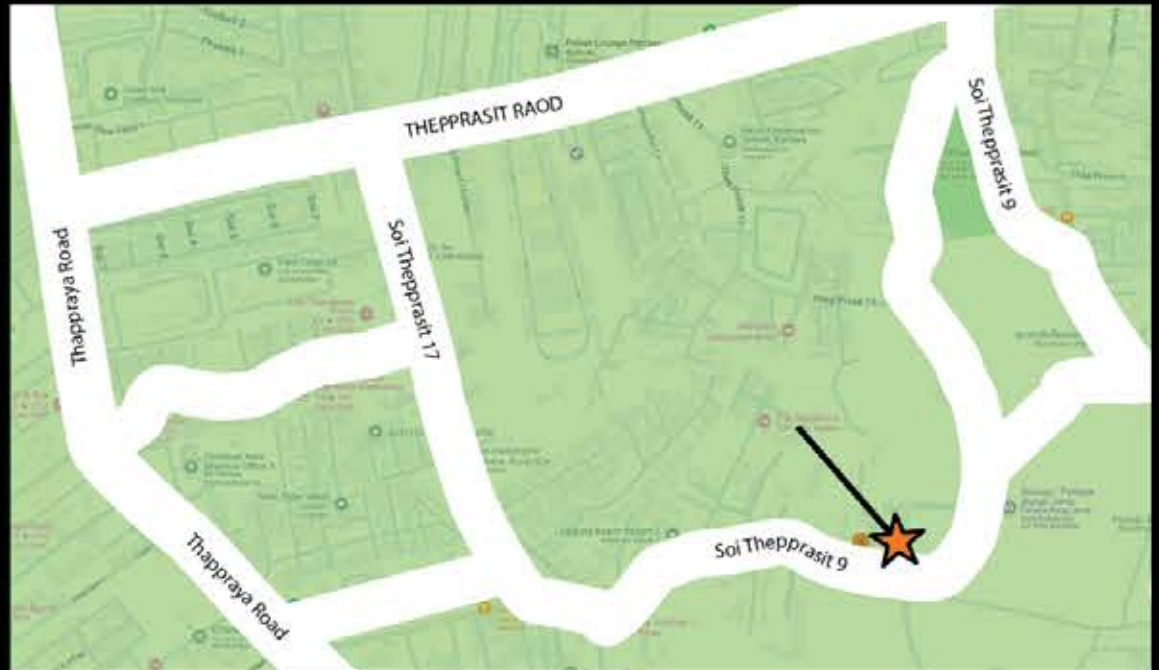
Well-known for Luxury High-Rise Developments, strong detailing and designed to the highest of international standards, this experience and pedigree is backed by Strong Financial Support from leading Commercial Thai Banks.

This is the first 'Low-Rise' Development from Pattaya's Luxury High-Rise Developer, and so promises to be an Outstanding first,
in their ever-growing Portfolio of Award-Winning Projects by **The Riviera Group**.



Excellent LOCATION

Centrally Located in Jomtien, Access made easy and
Surrounded by Established Properties, Life couldn't get easier.



Choose Your Own Lifestyle





RIVIERA
MALIBU
RESIDENCES

RIVIERA
OCEANDRIVE

RIVIERA
CALIFORNIA

RIVIERA
BEVERLY HILLS
RESIDENCES

THE
PALM
WONGAMAT BEACH
Phatthana

THE
RIVIERA
WONGAMAT BEACH

THE
RIVIERA
JOMTIEN

THE
RIVIERA
SANTA MONICA
JOMTIEN

RIVIERA
MONACO

Jomtien 2nd Rd

Jomtien Beach Rd

Chaiyaprupek Rd

Jomtien 2nd Rd

Sukhumvit Rd

The Finest Luxury Developments

Where Details, Quality and Lifestyle Matter



THE *Bel Air* CLUBHOUSE

Your Facilities

Lower Level - All Areas, Air-Conditioned

- Full-size Enclosed Badminton Court with Lounge Spectator Area
- Male and Female Extensive Separate Onsen
- Steam, Sauna Room, Cold Plunge and Changing Rooms
- Advanced Spinning Bike Zone with 4m Wide Projection Screen
- Golf Simulator Room with relaxing Lounge environment
- Large Meeting Room

Ground Floor

- Indoor (Air conditioned) and outdoor terrace Restaurant with Open style Kitchen
- Coffee Corner for that daily 'Hang-out'
- Large Luxury Lobby with Views to the Pool Area
- Outside Decking area for Lounging
- Male and Female WC





Your Facilities

2nd Floor

- Outdoor 'Chill' Bar with Lounge Terrace
- Indoor Air-Conditioned Club Lounge
- Pool and Table Tennis Games
- Male and Female WC

3rd Floor

- 24 Hour Extensive Quality Gym including Cardio Equipment with Free Weights Area and Various Static Exercising Machines
- Boxing Ring for those 'Boxercise' Workouts
- Male and Female Changing Facilities and WC
- Kids Club

4th Floor

- Veranda Sunset Bar with Large Terraced Lounge Areas
- 24m Pool with Jacuzzi
- Floating Pool Beds
- Sunlounge Decking Areas



R
RIVIERA
GROUP

PATTAYA'S NO.1
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Your Endless Family Facilities

General - Ground Floor Areas

- A Large 66m Long Laguna Pool, with Convenient Split Levels and Floating Sunbeds surrounding the Bel Air Clubhouse
- A further 62m Laguna offering a more Quieter Relaxation space
- Large Hotel-Styled Designer Lobby with Large Roofed Drop-off Area
- 4 Multi-Use Shops for Conveniences
- Large Decking areas with Lounge Seating and Sunbeds
- Water Falls and Rock Features
- Various Kids' Sliders and Kids Pools
- Running Track – 200m (400m 1 Circuit)
- Quiet Relaxing Sala Areas
- Heavily Landscaped (Riviera Styled) Nature-led Environment
- Entrance Security and CCTV
- Visitors Car Parking Area





Your Separate Building Facilities

Orange GROVE

- Multi-leveled Gardens with Sala Lounge Areas
- Full Size Pickle Ball Court
- 2nd Floor Garden Area overlooking the Front of the Project

Emerald BAY

- Multileveled Gardens with Sala Lounge Areas
- Terrace lounge Area – Undercover with Decking and Refreshment Bar
- Kids Playground

Lemon GROVE

- Multileveled Gardens with Sala Lounge Areas
- Full Size Doubles Tennis Court





**Lemon
GROVE**
182
Residences

**Emerald
Bay**
139
Residences

**Orange
GROVE**
161
Residences

Jomtien Soi 5



**Bel Air
Clubhouse**

ORANGE GROVE																			
821	66	820	53	819	34	818	32	817	35	816	27	815	35	814	66	812	33	811	32
722	29	721	35	720	53	719	34	718	32	717	35	716	27	715	35	714	35	713	26
622	29	621	35	620	53	619	34	618	32	617	35	616	27	615	35	614	35	613	26
522	29	521	35	520	53	519	34	518	32	517	35	516	27	515	35	514	35	513	26
422	29	421	35	420	53	419	34	418	32	417	35	416	27	415	35	414	35	413	26
322	29	321	35	320	53	319	34	318	32	317	35	316	27	315	35	314	35	313	26
LOBBY		220	35	219	34	218	32	217	35	216	27	215	35	214	35	213	26	212	33
		120	35	119	34	118	32	117	35	116	27	115	35	114	35	113	26	112	33

EMERALD BAY																			
817	111	816	32	815	33	814	32	813	32	812	33	811	32	810	33	809	32	808	33
717	111	716	32	715	33	714	32	713	31	712	32	711	31	710	32	709	32	708	33
617	111	616	32	615	33	614	32	613	32	612	33	611	32	610	33	609	32	608	33
517	111	516	32	515	33	514	32	513	31	512	32	511	31	510	32	509	32	508	33
418	64	417	39	416	32	415	33	414	32	413	32	412	33	411	32	410	33	409	32
318	66	317	39	316	32	315	33	314	32	313	31	312	32	311	31	310	32	309	32
218	64	217	39	216	32	215	33	214	32	213	32	212	33	211	32	210	33	209	32
118	66	117	39	116	32	115	33	114	32	113	31	112	32	111	31	110	32	109	28

LEMON GROVE																			
823	33	822	32	821	31	820	32	819	31	818	32	817	31	816	32	815	32	814	33
723	33	722	32	721	32	720	33	719	32	718	33	717	32	716	33	715	33	714	33
623	33	622	32	621	31	620	32	619	31	618	32	617	31	616	32	615	32	614	33
523	33	522	32	521	32	520	33	519	32	518	33	517	32	516	33	515	33	514	33
423	33	422	32	421	31	420	32	419	31	418	32	417	31	416	32	415	32	414	33
323	33	322	32	321	32	320	33	319	32	318	33	317	32	316	33	315	33	314	33
223	33	222	32	221	31	220	32	219	31	218	32	217	31	216	32	215	32	214	33
123	33	122	28	121	32	120	33	119	32	118	33	117	32	116	33	115	33	114	33

STUIDO 24-29 sqm. 1 BEDROOM 31-36 sqm. 1 BEDROOM 37-40 sqm. 2 BEDROOM 53-58 sqm. 2 BEDROOM 64-69 sqm. 2 BEDROOM 92 sqm. 3 BEDROOM 111 sqm.

Project Details

Land Area: 5 Rai
Buildable Area: 32,696
Residential Area: 17,824
Story's: 8
Residence Buildings: 3
Total Residences: 478
Commercial: 4
Room Types:
Studio, 1,2 and 3 Bed
Parking Spaces: 124
Ownership: Freehold
Construction Start Date:
February 2026
Construction Finish Date
June 2028



Lemon - GROVE

Emerald - BAY

Your Master PLAN



Emerald - BAY

Orange - BAY







The Bel Air CLUBHOUSE

On-Sen, Bike Zone & Badminton - Lower Level



Gym, Kids Club - 3rd Floor





Chill Bar with Residence Lounge - 2nd Floor



Indoor, Outdoor Restaurant & Terrace - Ground Floor





Living the Hollywood Lifestyle



Veranda Sunset Bar, Lounge & Pool - 4th Floor





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Ground Floor Plan

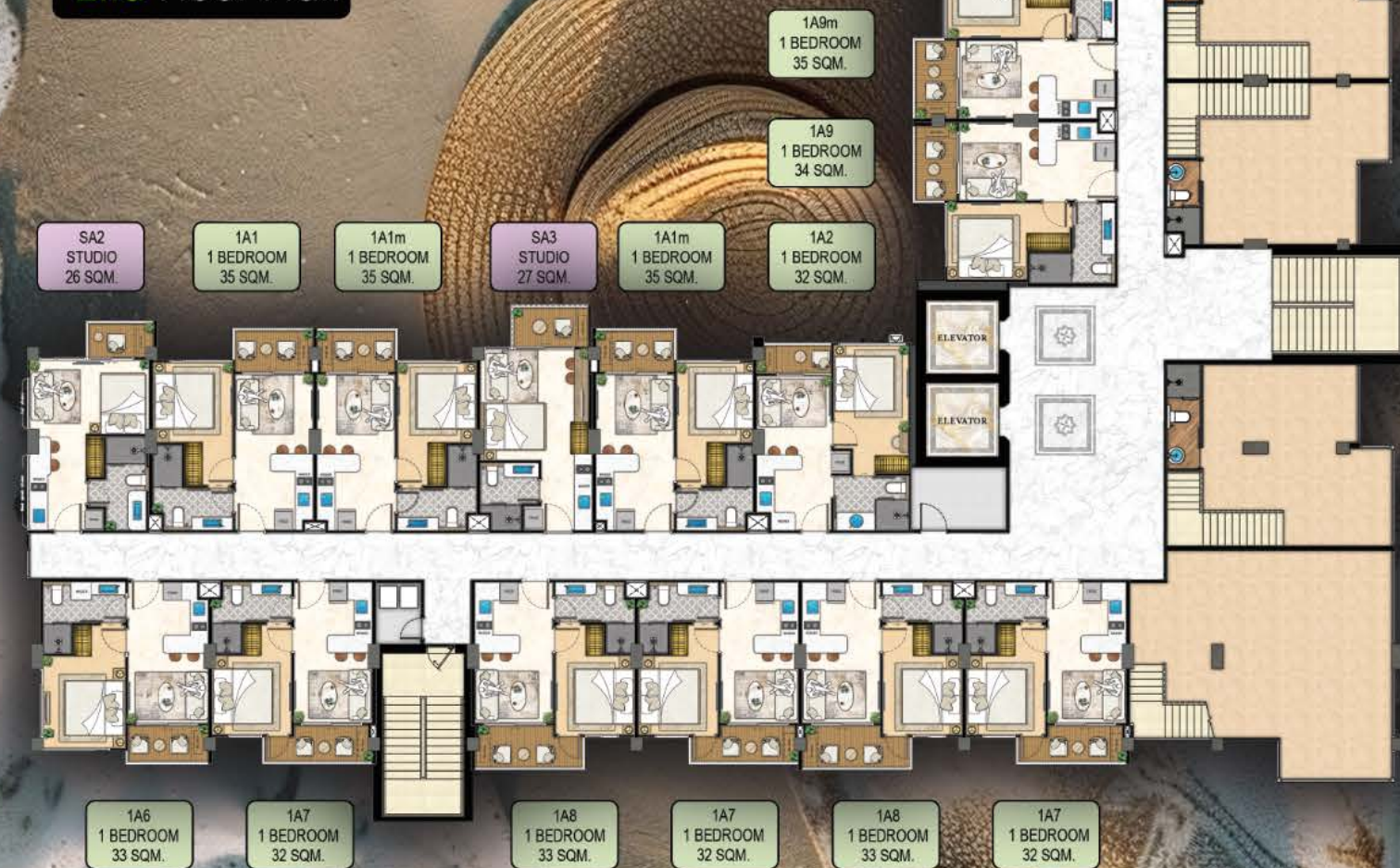
SHOP 1
76 SQM.

SHOP 2
80 SQM.

SHOP 3
86 SQM.

SHOP 4
119 SQM.

2nd Floor Plan



SHOP 1
76 SQM.

SHOP 2
80 SQM.

SHOP 3
86 SQM.

SHOP 4
119 SQM.



3rd Floor Plan

1A11
1 BEDROOM
39 SQM.

1A1m
1 BEDROOM
35 SQM.

1A1
1 BEDROOM
35 SQM.

1A9
1 BEDROOM
35 SQM.

1A10
1 BEDROOM
37 SQM.

4th-7th Floor Plan

SA2
STUDIO
26 SQM.

1A1
1 BEDROOM
35 SQM.

1A1m
1 BEDROOM
35 SQM.

SA3
STUDIO
27 SQM.

1A1m
1 BEDROOM
35 SQM.

1A2
1 BEDROOM
32 SQM.

1A6
1 BEDROOM
33 SQM.

1A7
1 BEDROOM
32 SQM.

1A8
1 BEDROOM
33 SQM.

1A7
1 BEDROOM
32 SQM.

1A8
1 BEDROOM
33 SQM.

1A7
1 BEDROOM
32 SQM.

2A2
2 BEDROOM
53 SQM.

SA4
STUDIO
29 SQM.

1A1m
1 BEDROOM
35 SQM.

2A1
2 BEDROOM
53 SQM.

1A9
1 BEDROOM
34 SQM.

1A10
1 BEDROOM
37 SQM.

1A11
1 BEDROOM
39 SQM.

1A1m
1 BEDROOM
35 SQM.

1A1
1 BEDROOM
35 SQM.

1A9
1 BEDROOM
35 SQM.

1A10
1 BEDROOM
37 SQM.



1A11
1 BEDROOM
39 SQM.

1A1m
1 BEDROOM
35 SQM.

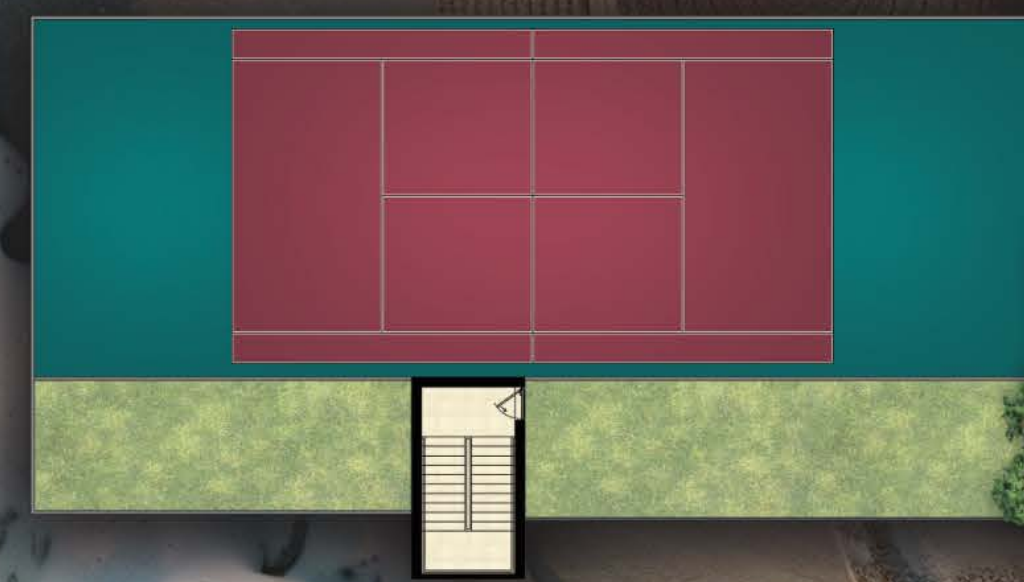
1A1
1 BEDROOM
35 SQM.

1A9
1 BEDROOM
35 SQM.

1A10
1 BEDROOM
37 SQM.

8th Floor Plan

Roof Plan



STUDIO RESIDENCE
Pool View



FLOOR 1-7

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

SA2
26 SQM



FLOOR 1-8

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

SA3
27 SQM



FLOOR 3-7

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

SA4
29 SQM



FLOOR 1-8

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

1A2
32 SQM

1 BEDROOM RESIDENCE

Pool View



FLOOR 1-8

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

1A9
34 SQM



FLOOR 1-8

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

1A1, 1A1m, 1A9m
35 SQM

2 BEDROOM RESIDENCE

Pool View



FLOOR 3-8

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

2A1
53 SQM



FLOOR 3-8

22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

2A2
53 SQM

2 BEDROOM RESIDENCE

Pool View



FLOOR 8

2A8
53 SQM



2 BEDROOM RESIDENCE

Pool View



FLOOR 8

2A3
66 SQM





1 BEDROOM RESIDENCE
Garden View



22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

FLOOR 2,4-8

1A8
33 SQM



22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

FLOOR 3-8

1A10
37 SQM



22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

FLOOR 3-8

1A11
39 SQM

STUDIO & 1 BEDROOM RESIDENCE
Garden View

1 BEDROOM RESIDENCE
Garden View



22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

SA1
28 SQM

FLOOR 1



22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

1A4
31 SQM

FLOOR 1,3



22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

1A3
32 SQM

FLOOR 1,3



22	01
21	02
20	03
19	04
18	05
17	06
16	07
15	08
14	09
13	10
12	11

1A7
32 SQM

FLOOR 2,4-8



THE
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Emerald BAY

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THE RIVIERA
BEVERLY HILLS
RESIDENCES

Ground Floor Plan



THE RIVIERA
BEVERLY HILLS
RESIDENCES

2nd Floor Plan



THE RIVIERA
BEVERLY HILLS
RESIDENCES

3rd Floor Plan



THE RIVIERA
BEVERLY HILLS
RESIDENCES

4th Floor Plan



THE RIVIERA
BEVERLY HILLS
RESIDENCES

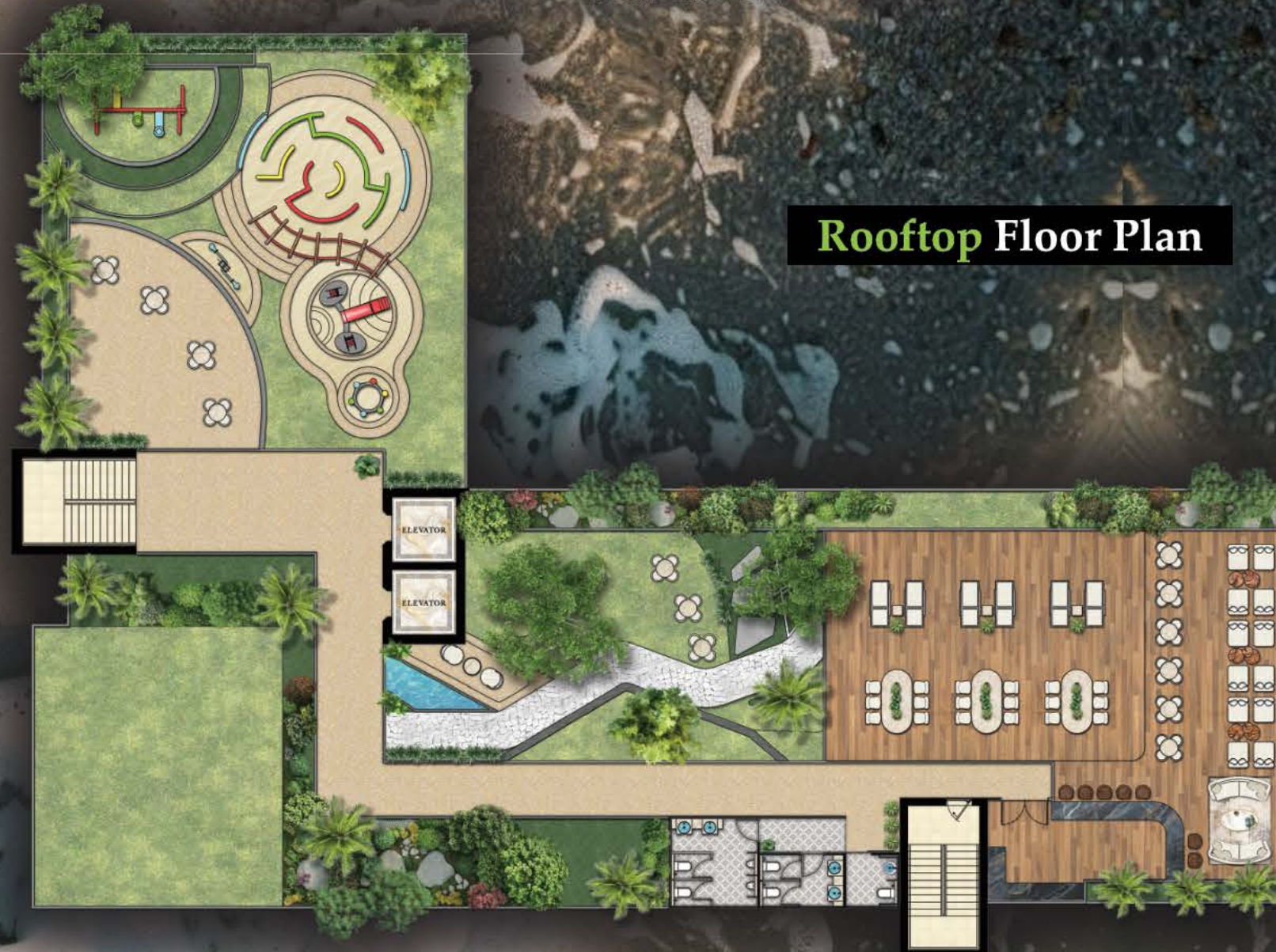


THE RIVIERA
BEVERLY HILLS
RESIDENCES



THE RIVIERA
BEVERLY HILLS
RESIDENCES

Rooftop Floor Plan



THE RIVIERA
BEVERLY HILLS
RESIDENCES



THE RIVIERA
BEVERLY HILLS
RESIDENCES



FLOOR 1-8

1B8
32 SQM



FLOOR 2,4,6,8

1B11
38 SQM



FLOOR 1,3,5,7

1B1
38 SQM



FLOOR 1-4

1B9
39 SQM

1 BEDROOM RESIDENCE
Pool View

1 BEDROOM RESIDENCE
Pool View



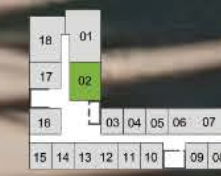
1B2,1B16,1B17
39 SQM

FLOOR 1,3,5,7,8



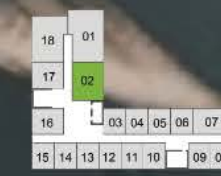
1B10,1B15
40 SQM

FLOOR 2,4,6,8



2B2
57 SQM

FLOOR 1,3



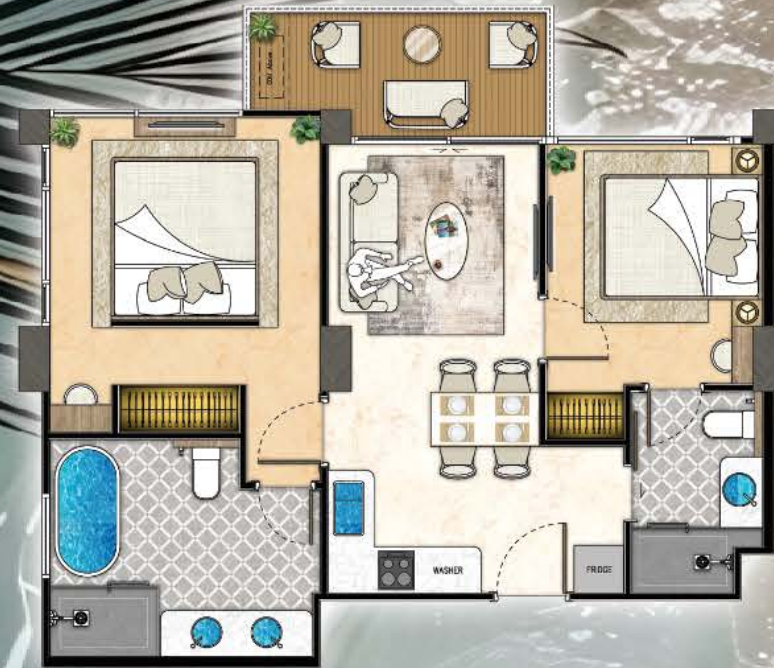
2B6
58 SQM

FLOOR 2,4

1 BEDROOM RESIDENCE
Pool View

2 BEDROOM RESIDENCE
Pool View

THE RIVIERA
BEVERLY HILLS
RESIDENCES



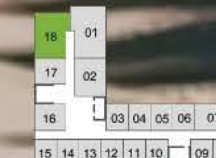
FLOOR 2,4



2B5
64 SQM



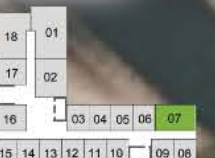
FLOOR 2,4



2B9
64 SQM



FLOOR 2,4,6,8



2B7
66 SQM

2 BEDROOM RESIDENCE
Pool View

2 BEDROOM RESIDENCE
Pool View



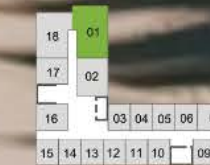
FLOOR 1,3



2B4
66 SQM



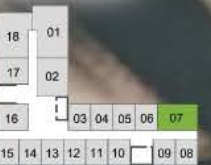
FLOOR 1,3



2B1
67 SQM



FLOOR 1,3,5,7



2B3
69 SQM

2 BEDROOM RESIDENCE
Pool View

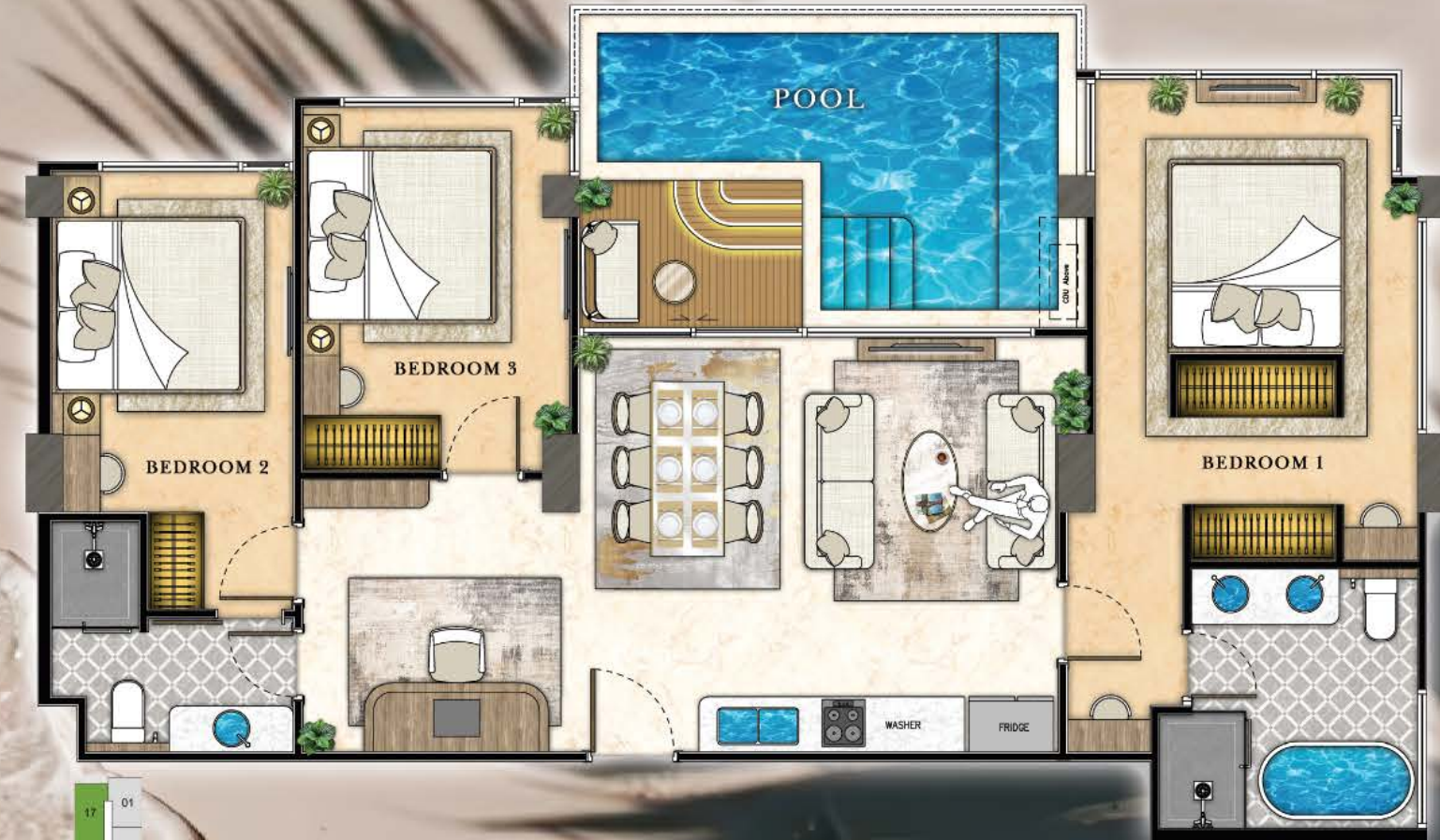
2 BEDROOM RESIDENCE
Pool View



FLOOR 5-8

18	01
17	02
16	03 04 05 06 07
15	14 13 12 11 10 09 08

2B8
92 SQM



FLOOR 5-8

17	01
16	02
15	03 04 05 06 07
14	13 12 11 10 09 08

3B1
111 SQM

3 BEDROOM RESIDENCE
Pool View

2 BEDROOM RESIDENCE
Pool View



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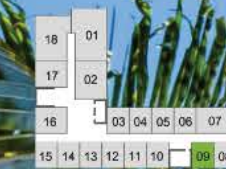


1 BEDROOM RESIDENCE Garden View



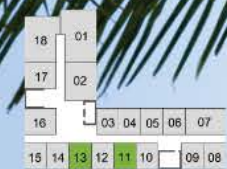
FLOOR 1

SB1
28 SQM



FLOOR 1,3,5,7

1B5
31 SQM





1 BEDROOM RESIDENCE
Garden View



FLOOR 1-8

1B3,1B7
33 SQM



FLOOR 1,3,5,7

1B4,1B6
32 SQM



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Lemon GROVE

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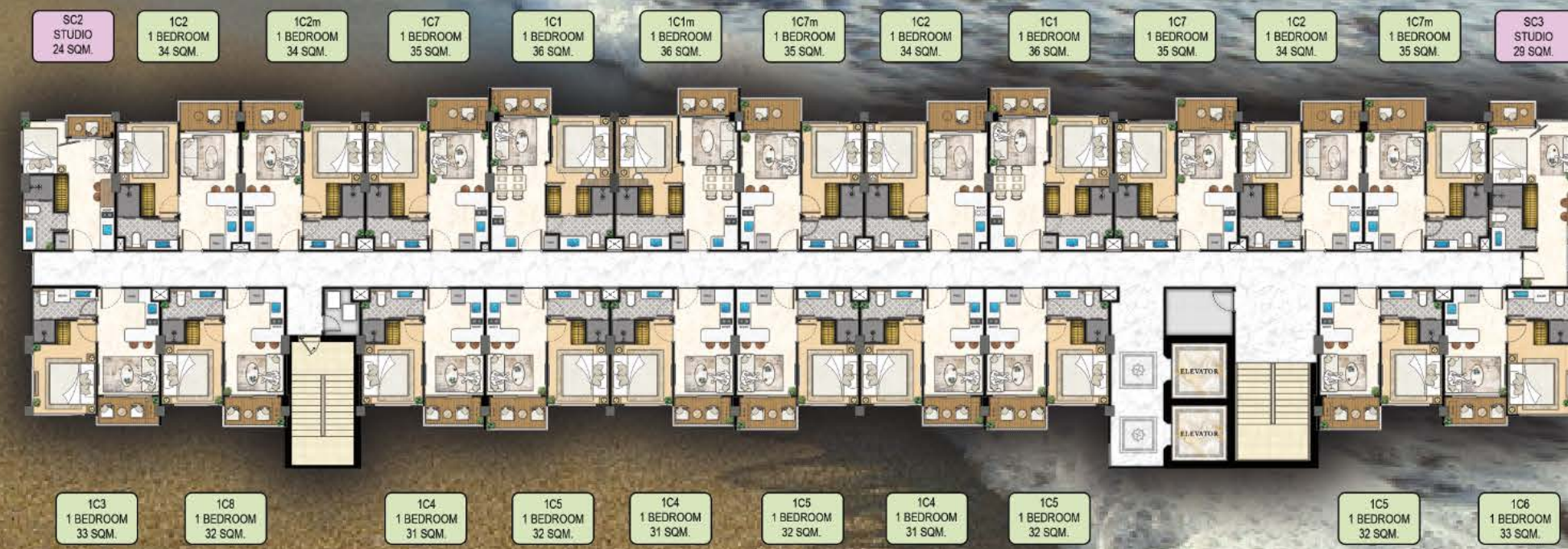
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Awards Winner



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Asia Pacific Property
Awards Winner



Ground Floor Plan



2nd, 4th, 6th Floor Plan

Live The Hollywood Dream



3rd, 5th, 7th Floor



8th Floor Plan

Live The Hollywood Dream



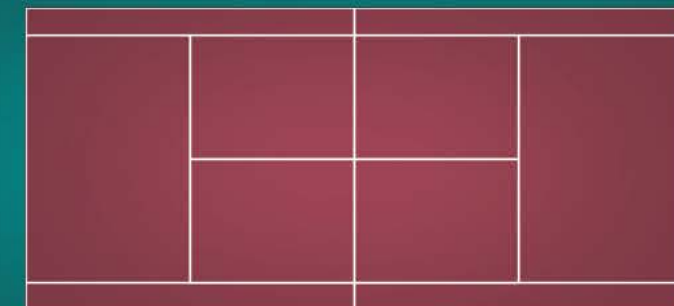
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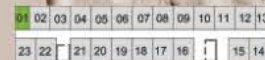
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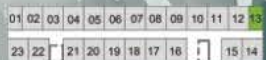
Roof Plan

Live The Hollywood Dream

STUDIO RESIDENCE
Pool View



FLOOR 1-8
SC2
24 SQM



FLOOR 1-7
SC3
29 SQM



FLOOR 1-8
1C3,1C6
33 SQM



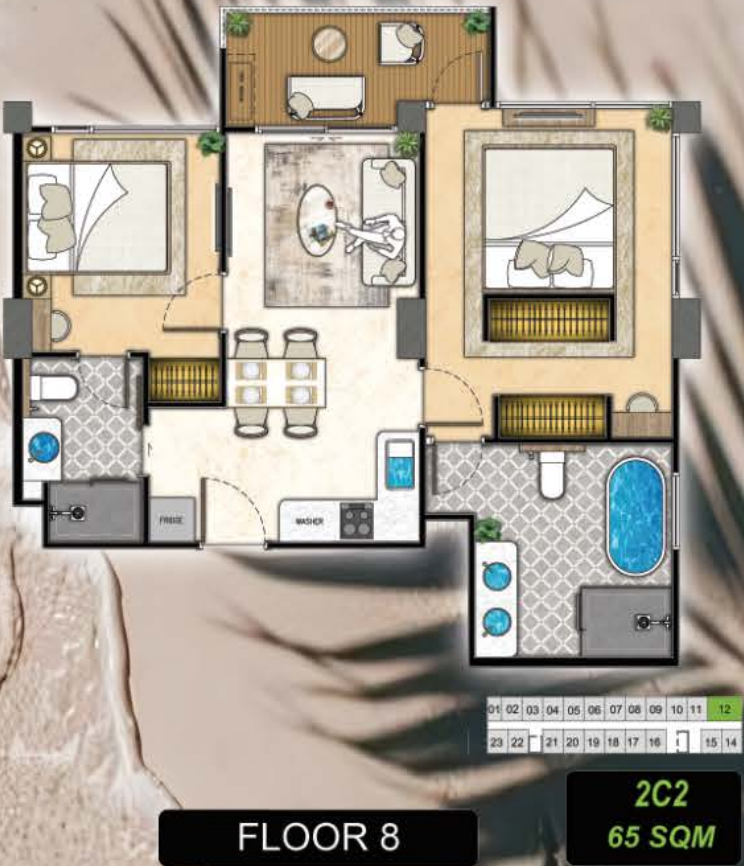
FLOOR 1-8
1C2,1C2m
34 SQM

Live The Hollywood Dream

1 BEDROOM RESIDENCE
Pool View



1 & 2 BEDROOM RESIDENCE
Pool View



Live The Hollywood Dream

STUDIO & 1 BEDROOM RESIDENCE
Pool View

1 BEDROOM RESIDENCE
Garden View



FLOOR 1

SC1
28 SQM



FLOOR 2,4,6,8

1C4
31 SQM



FLOOR 2,4,6,8

1C8,1C5
32 SQM



FLOOR 1,3,5,7

1C9
32 SQM





Riviera Standard Material Included

- | | | |
|---|--|--|
| <ul style="list-style-type: none">● Built-In Kitchens● Built-In Wardrobes● Built-in Sanitary and Vanity Areas● Water Heaters | <ul style="list-style-type: none">● Quality Integrated Electric Hob & Extractor● Quality Integrated Oven or Microwave Oven
(Depending on Unit Size)● Quality Concealing Ceiling Air Conditioning Units | <p>(EMERALD BAY ONLY)</p> <ul style="list-style-type: none">● Quality Curtains● Quality Wallpaper● Bed Linen● Washing Machine |
|---|--|--|

Fully Furnished - What's Included

STUDIO & 1 BEDROOM

- Queen or King Size Bed
(Depending on Unit Type)
- Queen or King Size Mattress
(Depending on Unit Type)
- 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)
- 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 BEDROOM

- Queen and or King Size Beds
(Depending on Room)
- Queen or King Size Mattresses
(Depending on Room)
- 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



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner