



THE
RIVIERA
CALIFORNIA

Iconic Living For The Few

PRE-SALES KIT

March 2025

R
RIVIERA
GROUP



THE RIVIERA CALIFORNIA

Following on from the huge success of The Riviera Malibu and The Riviera Santa Monica, Welcome to The Riviera California. The continuation of the hugely successful LA vibe concept, this time located close to all the action in Pattaya.

A stunning, Luxury 32 story High-Rise Condominium, intentionally designed only for the few, giving breathtaking Sea Views of Pattaya Bay and to the Iconic Pattaya Signage on the Pratumnak hillside.

Just 122 Luxury units are available, all Fully Fitted to a highly refined finish, for those who want complete convenience, with Pattaya's vibrant lifestyle right on your door step.

California, is well known around the world as a place chosen by many Rich and Famous to call home. A Sunshine region in the US where exciting Cities are located and global celebrities often rub shoulders, enjoying the varied City and Beach locations it has, whether as a second home or a forever home.



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PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



Away from the city's high noise levels

Less polluted area,
yet still close to the city centre

Less Residences, with Increased demand for
Bigger Living Spaces



Iconic Living For The Few

- Conveniently located close to Pattaya's centre, but with enough distance away to provide a private and secure Residence. Just far enough away from the City's noise pollution, allowing you to enjoy all of Pattaya's monthly organized Beachfront events, without being stuck in the middle of it all and no way to escape.
- The Locations allows very close access to the city centre, yet allows for many routes in alternative directions, perfect for when you need to escape the Hectic lifestyle, and head to amazing alternative beachfront or scenic locations.
- Live with far less stress, in a small community of just 122 Residences. A stronger sense of Community contributing to an improved personal sense of wellbeing for you and your family.
- With 90% of Homes enjoying Sea Views, many with spectacular panoramas of both the Sea and the City providing a vibrant place to call home.
- Our Unique First -Class Concierge Service offers another level of living lifestyle allowing each Residence privilege treatment, each and every day. A huge variety of tasks as practical as taking shopping to your room to organizing a Celebration, this Room-to-Lobby Desk service will make all the difference in your wellbeing and peace of mind as we take the hassle away from your life.
- Your Wellbeing and being Stress Free, are at the forefront of this Residency, with Larger Homes on offer, Pet Friendly, with a small yet discrete Garden area for your small pet. Why travel without the 'Whole Family'.



Our First-Class CONCIERGE *Service*

Where Every Resident is a VIP

Listening to our buyers over the years, we appreciate the convenience of your Lifestyle. This is why we have created for the first time a unique In-House, Full-Time service from Your Lobby direct to your Residence. With only 122 Unique residences in California, this allows us to tailor design the needs of the few Owners to meet their requirements in a one-on-one service only reserved for 5-Star Hotels.

We will provide a service where we can meet all your travel needs locally, from advice on newly opened Restaurants, ticket purchasing, Arranging Gifts, Planning Celebrations, arranging tours to local attractions, as well as transportation outside of the transport service we already will provide in-house for Local trips.

Further, we will provide additional services beyond the usual Concierge service such as:

- All types of Deliveries to your room when deliveries are made to the Lobby.
- Large Shopping bags or items of size brought up to your residence for you upon request.
- Laundry Service, where we send out and return, delivered direct to your room.
- Massage Services from our Beauty Room.
- Flight Confirmations and Check-Ins.
- Car Parking Valet (for a Nominal Fee).



Live like a *Star*

Away
FROM THE NOISY CITY CENTRE
but within reach, quickly

- This 32 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 lifestyles with strong dynamic Architecture. The Riviera's iconic Pool edge lighting as all other Riviera projects, symbolizes another Iconic Riviera project for the area.
- Creating a feeling of Living within a 5 Star Hotel, but without the busy traffic of people coming and going.
- All our Iconic Residences are Fully Fitted Luxury homes, tastefully Designed and fully appointed with an emphasis on larger units than usual, for a more refined lifestyle and increasing your personal wellbeing.
- Clever designed homes, maximizing your space and needs, with a large variety of Sky Villa homes available, styled and designed with many sizes to choose.
- High-speed Lifts, with most Parking under cover with Electric Car Charging facilities.
- 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.

Desireable LOCATION

Elevated in the location, the building will have a commanding position overlooking most of the city over to the Sea. The 32nd floor Sky pool will provide memorable Sunsets for you and your friends and family, whilst our dedicated in-house Concierge Service will provide a personal level of service usually only found in 5-star Hotels. The Riviera California is poised to bring the select few owners to a new level of refined and luxurious living in Pattaya.

With a Commanding position on Thappraya Road, close to joining the hustle and bustle of Pattaya's 3rd Road and close to many direct routes to all main attracts in Pattaya, this location makes for an exciting 2nd home or an excellent long-term investment.



VIBRANT LOCATION *for only* 122 RESIDENCES

MY SOUL LIVES IN

California

THE RIVIERA
CALIFORNIA

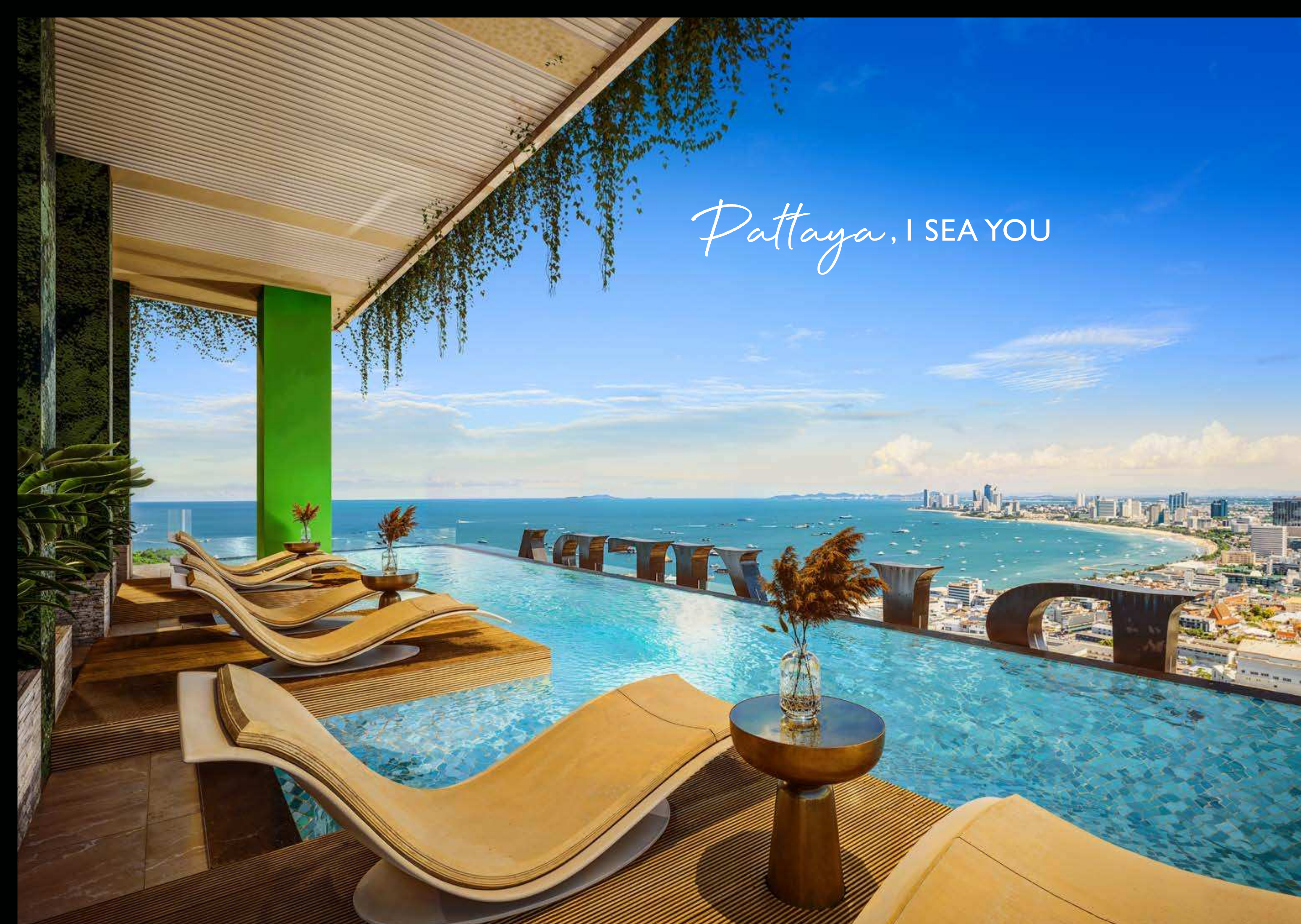
FACILITY HIGHLIGHTS

- 32nd Floor Rooftop Pool with Amazing Pattaya Bay Views
- 30th Floor Sea View Luxury Lounge with Designer Bar
- 23rd Floor Dramatic Sky Pool
- 24 Hour Large High Quality Cardio and Weights Fitness Gym
- Full-size Squash Court
- Large Separate Male & Female Onsen
- Ice Plunge, Jacuzzi, Sauna & Steam Room
- Beauty Room & Massage Therapy Room
- Golf Simulator Room
- Kids Club
- Open Air Relaxation Zen Garden
- Small Dog Zone
- Dedicated Concierge Team
- All Units Sold Fully Furnished & Fully Fitted
- Free Shuttle Vehicle Transportation Provided Exclusively
- 24 Hour Security and CCTV
- WIFI in All Public Areas
- High-Speed Lifts
- Electric Car Points in Carpark





Pattaya, I SEA YOU



Your Iconic View
Pattaya Bay

32nd Floor



15th Floor





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Your Iconic View
Pattaya Bay

25th Floor



15th Floor

THE RIVIERA CALIFORNIA

PROJECT DETAILS

Land Area: 1.2 Rai
 Buildable area: 15,781 Sqm
 Residential Area: 7,133 Sqm
 Stories: 32
 Total Residences: 122
 Parking Spaces: 57 Spaces
 Ownership: Freehold

Construction Start: Jan 2026
 Construction Finish: Feb 2029

RESIDENCE SIZES

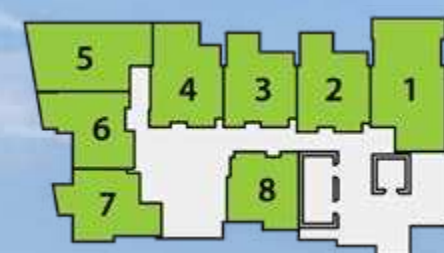
1 Bedrooms
 Size Range: 34, 36, 37, 38, 39, 49, 70 sqm

2 Bedrooms
 Size Range: 61, 65, 66, 72, 83, 84, 96, 119 sqm

3 Bedrooms (4-Bed Options)
 Size Range: 155, 161 sqm

Penthouse
 Size: 197 sqm, 256 sqm

PATTAYA BAY SEA VIEWS



JOMTIEN VIEWS



MATRIX

SKY POOL				32															
3101 197				31															
SKY LOUNGE				30															
2901 256				29															
2802 161		2801 119		28															
2702 155		2701 119		27															
2603 76		2602 66		2601 84		26													
2504 84		2503 37		2502 40		2501 61		25											
2404 97		2403 37		2402 40		2401 61		24											
POOL				GYM				23											
2205 134		2204 39		2203 35		2202 37		2201 61		22									
2105 134		2104 39		2103 35		2102 37		2101 61		21									
2004 134		2003 39		2002 70		2001 83		20											
1905 134		1904 39		1903 35		1902 37		1901 61		19									
1804 134		1803 39		1802 70		1801 83		18											
1705 134		1704 39		1703 35		1702 37		1701 61		17									
1604 134		1603 39		1602 70		1601 83		16											
1506 66		1505 69		1504 35		1503 35		1502 37		1501 61		15							
1404 134		1403 39		1402 70		1401 83		14											
12A06 66		12A05 72		12A04 35		12A03 35		12A02 37		12A01 61		12A							
1206 66		1205 72		1204 35		1203 35		1202 37		1201 61		12							
1106 66		1105 72		1104 35		1103 35		1102 37		1101 61		11							
1007 39		1006 38		1005 49		1004 35		1003 35		1002 37		1001 40		10					
907 39		906 38		905 49		904 35		903 35		902 37		901 40		9					
807 39		806 38		805 49		804 35		803 35		802 37		801 40		8					
707 39		706 38		705 49		704 35		703 35		702 37		701 40		7					
ONSEN				BEAUTY/MASSAGE ROOM				GOLF SIMULATOR				KIDS CLUB				6			
PARKING				PARKING				PARKING				LOBBY				2			
PARKING LOWER LEVEL				PARKING LOWER LEVEL				PARKING LOWER LEVEL				PARKING LOWER LEVEL				1			

PENTHOUSE - 3 BEDROOM

197 sqm 256 sqm

3 BEDROOM

134 sqm 155-161 sqm
 97 sqm 119 sqm

2 BEDROOM

72-76 sqm 83-84 sqm
 61 sqm 66-69 sqm

1 BEDROOM

70 sqm 49 sqm
 35-36 sqm 37-39 sqm
 34 sqm

PATTAYA BAY SEA VIEW

JOMTIEN VIEW



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Your Squash Court & Meeting Room

Lower Level Floor Plan



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Luxury Lobby & Concierge Service

Ground Floor Plan



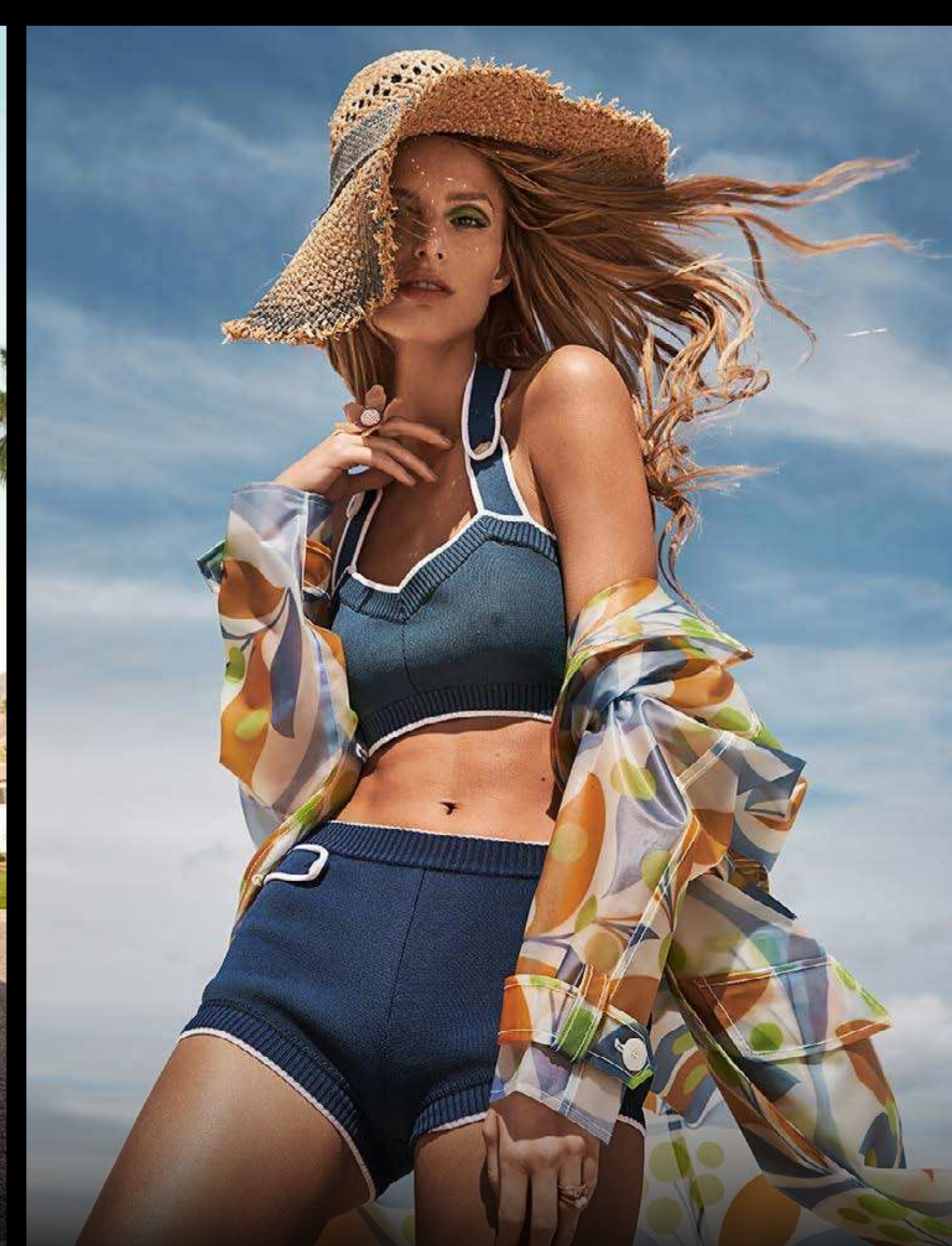
PATTAYA'S NO.1
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DEVELOPER



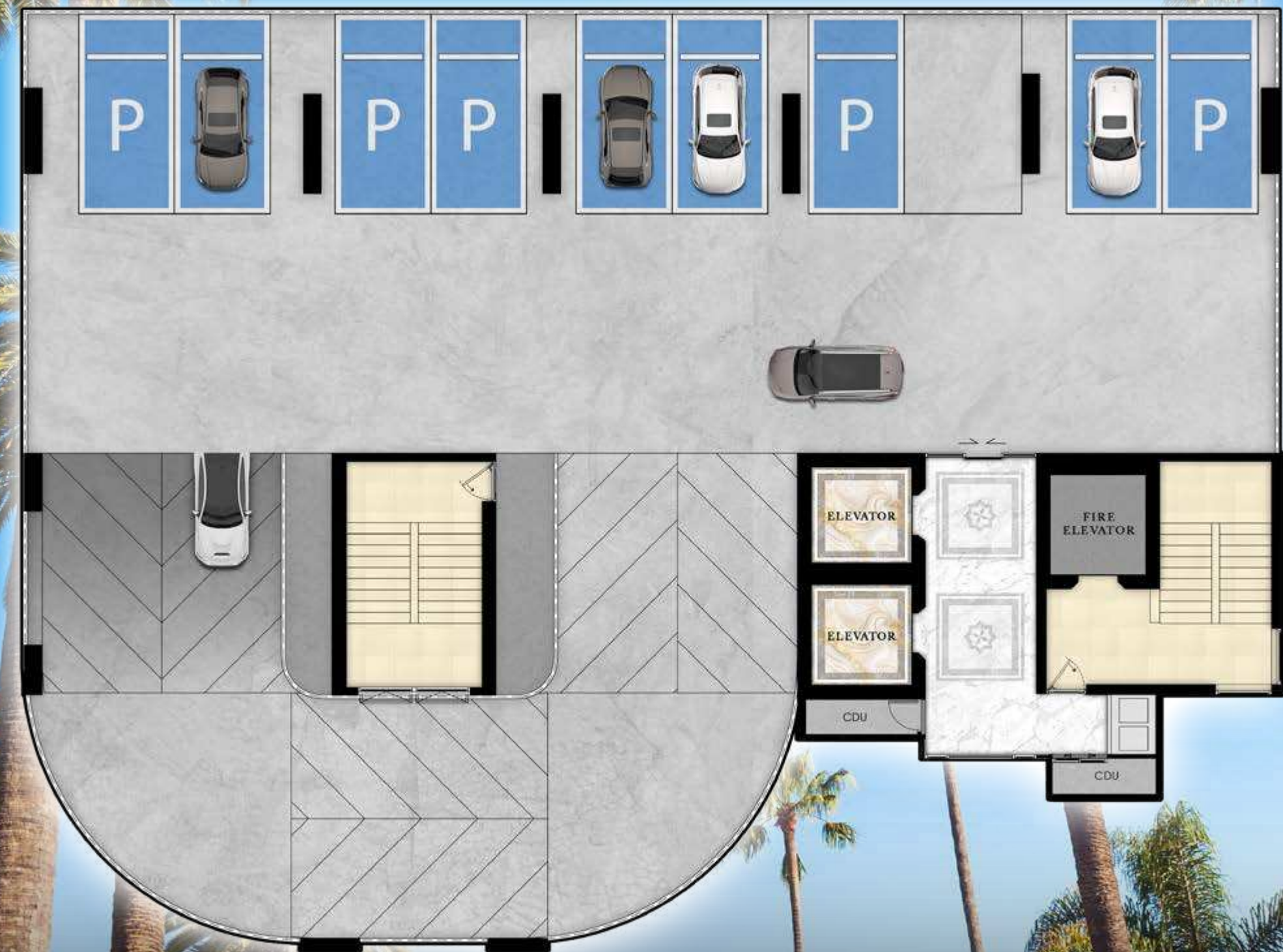
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Parking 2nd -5th Typical Floor Plan



Your Health, & Beauty Oasis **6th** Floor Plan

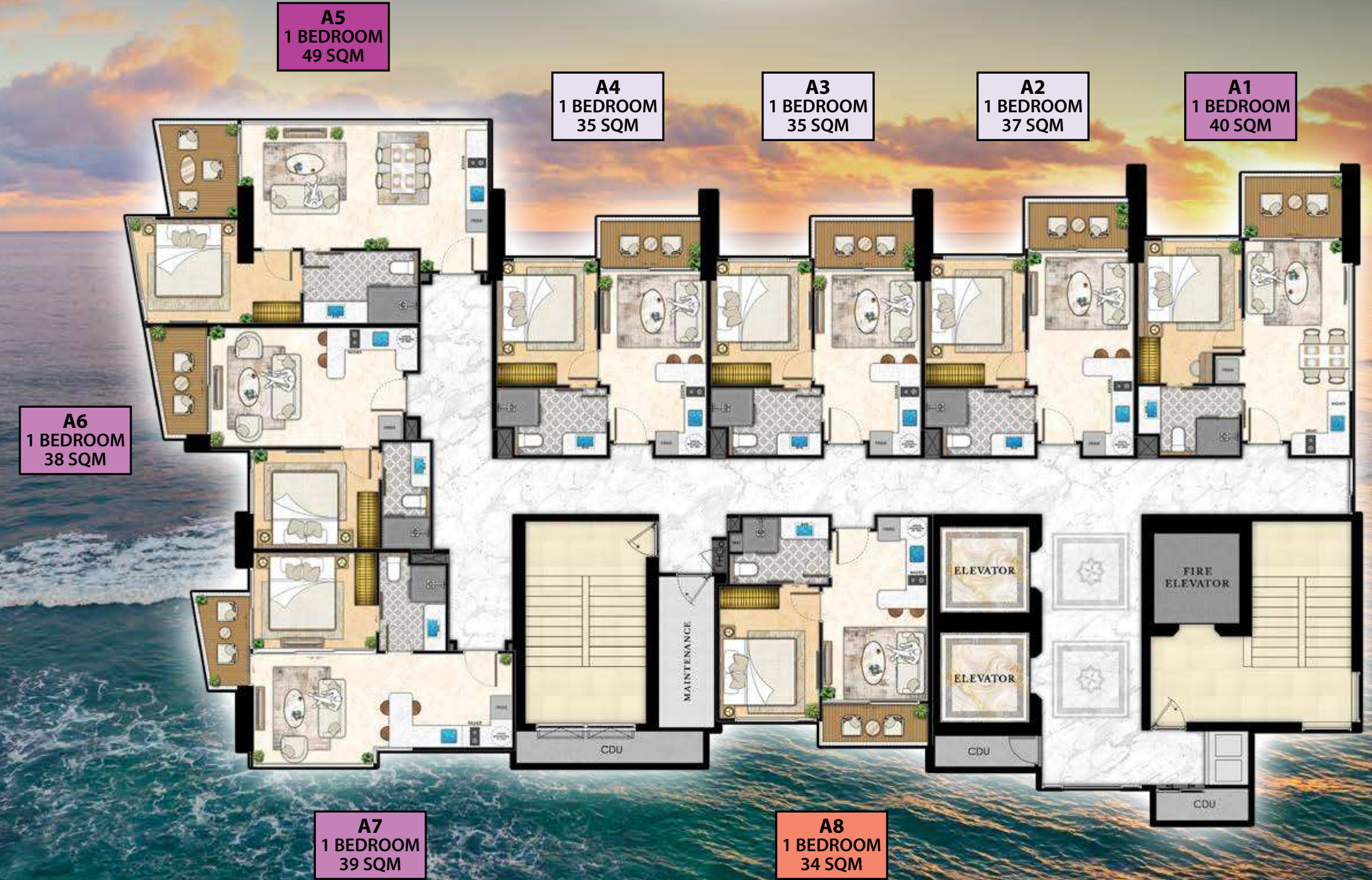
Artists Impressions Only

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7th Floor Plan

THE RIVIERA
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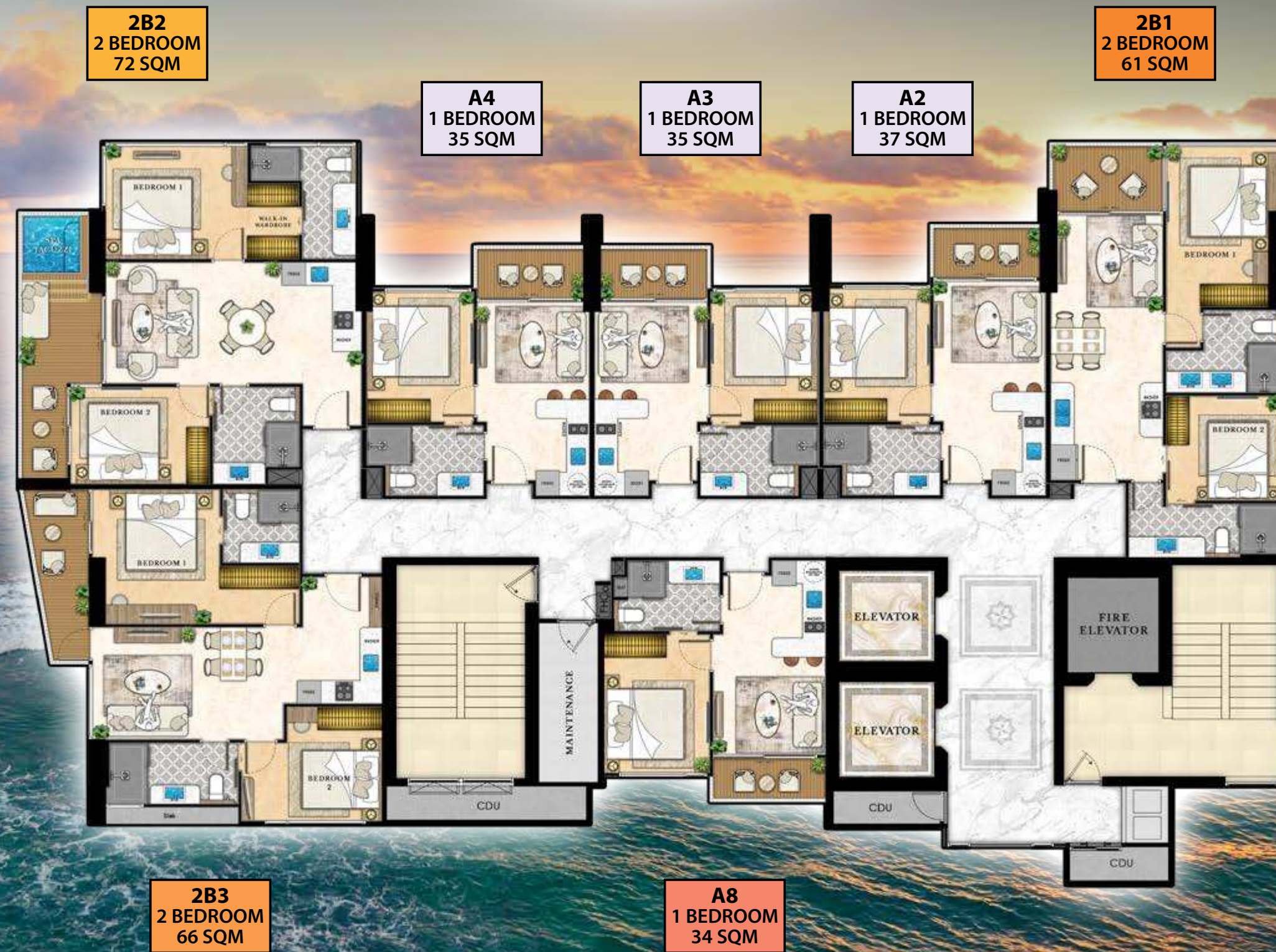
8th - 10th Floor Plan

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11th Floor Plan

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12th -12A Floor Plan

YOU HAD ME AT
California



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14th, 16th, 18th, 20th Floor Plan

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15th Floor Plan

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17th, 19th, 21st, 22nd Floor Plan



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Sky Pool & Fitness

23rd Floor Plan

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24th Floor Plan

THE RIVIERA
CALIFORNIA



25th Floor Plan

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2B10
2 BEDROOM
76 SQM

2B9
2 BEDROOM
66 SQM

2B8
2 BEDROOM
84 SQM



26th Floor Plan

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3B3
3 BEDROOM
155 SQM

3B2
2 BEDROOM
119 SQM



27th Floor Plan

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3B5
3 BEDROOM
161 SQM



3B4
2 BEDROOM
119 SQM

28th Floor Plan

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PH1
3 BEDROOM
256 SQM



29th Floor Plan



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Sky Bar & Lounge 30th Floor Plan



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Awards Winner

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PH2
3 BEDROOM
197 SQM

31st Floor Plan



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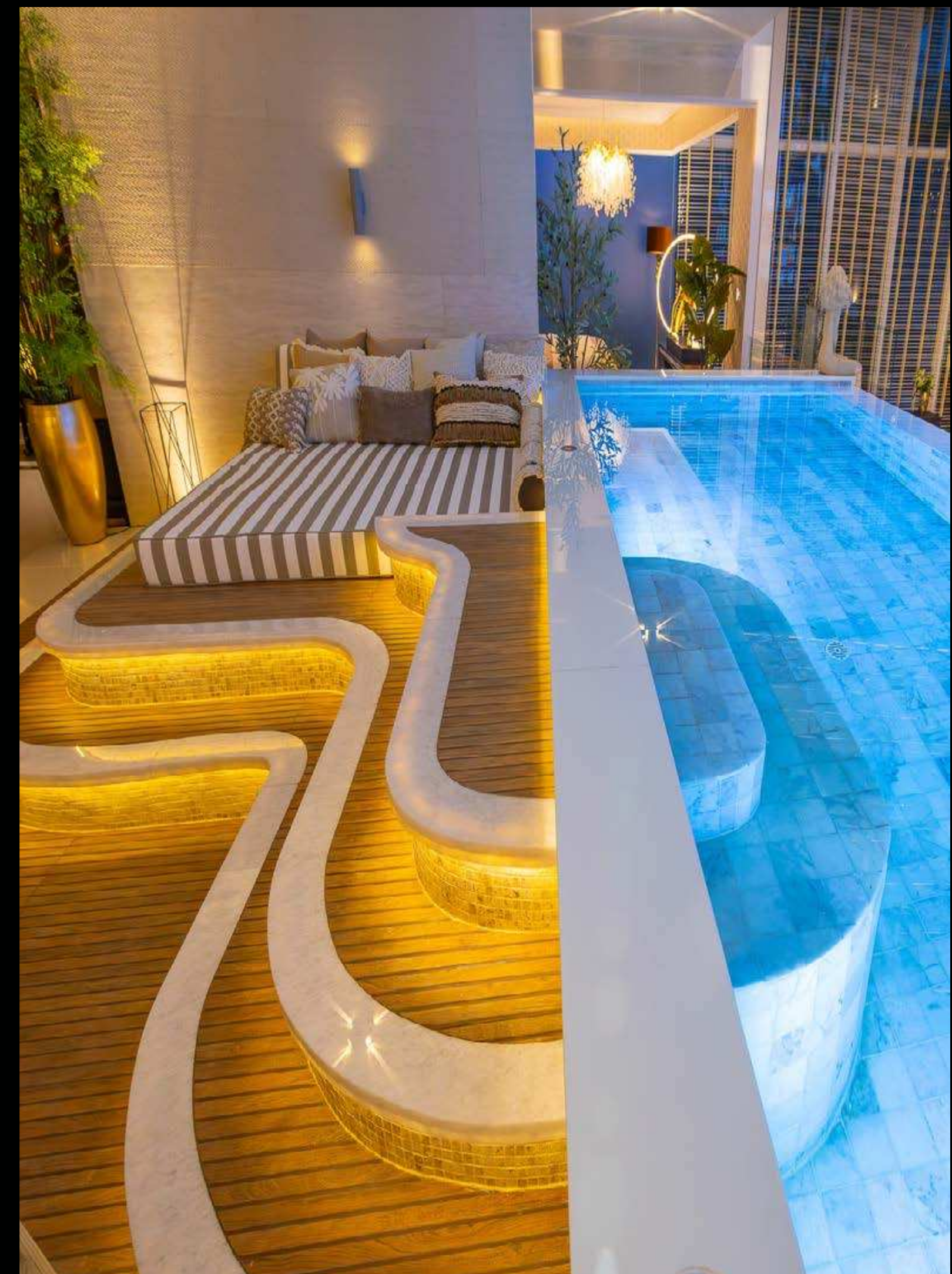
THE RIVIERA
CALIFORNIA



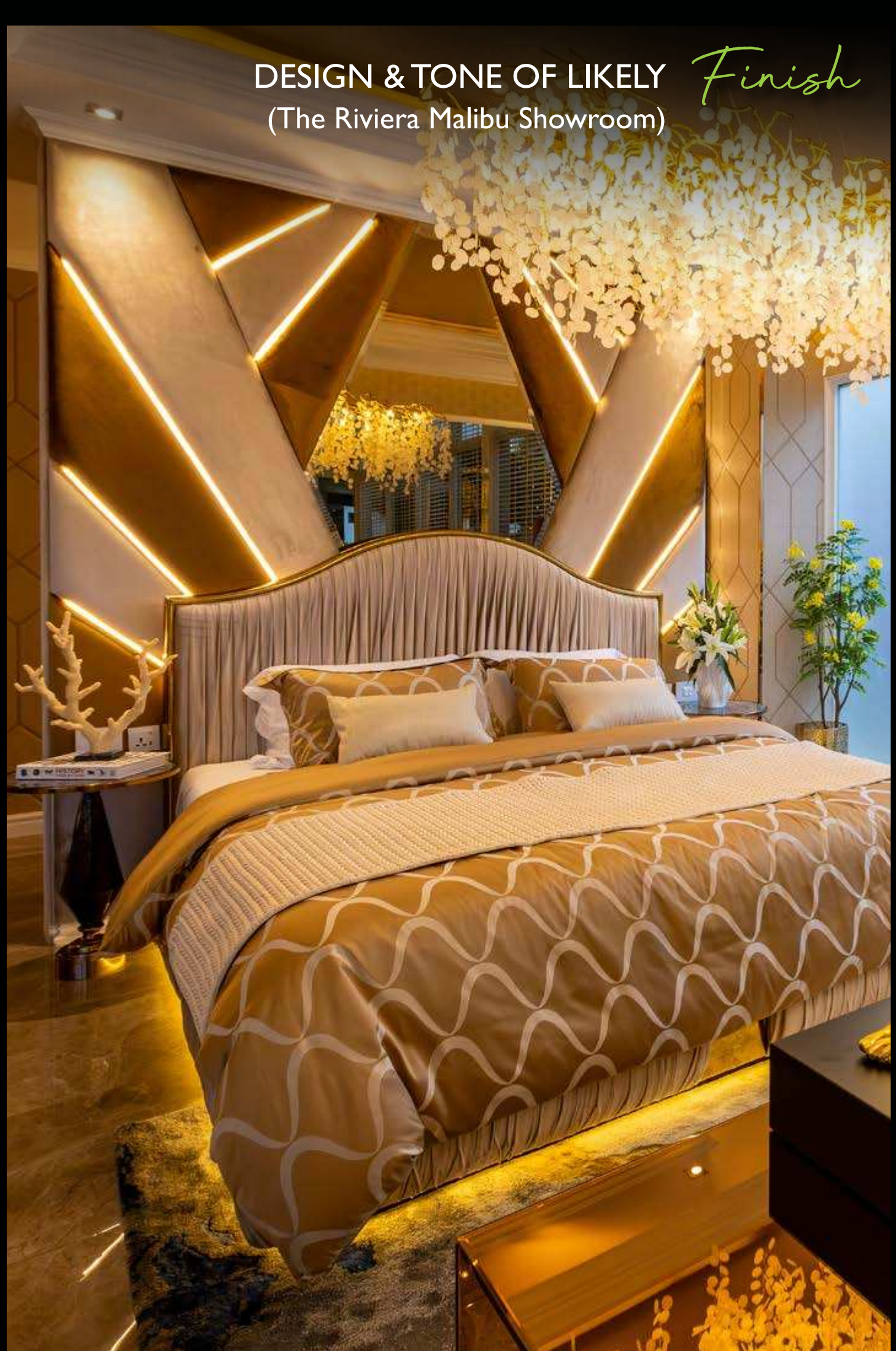
Rooftop Sky Pool 32nd Floor Plan



DESIGN & TONE OF LIKELY *Finish*
(The Riviera Malibu Showroom)



DESIGN & TONE OF LIKELY *Finish*
(The Riviera Malibu Showroom)



1 BEDROOM
Residences

SPRING VALLEY

Floors 8-22, 24-25



A8 34 sqm

SANTA CRUZ

1 BEDROOM
Residences

Floors 7-12A, 15, 17, 19, 21-22



35 sqm A3 / A4

1 BEDROOM
Residences

SANTA CLARITA

Floors 24-25

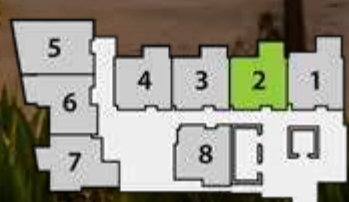
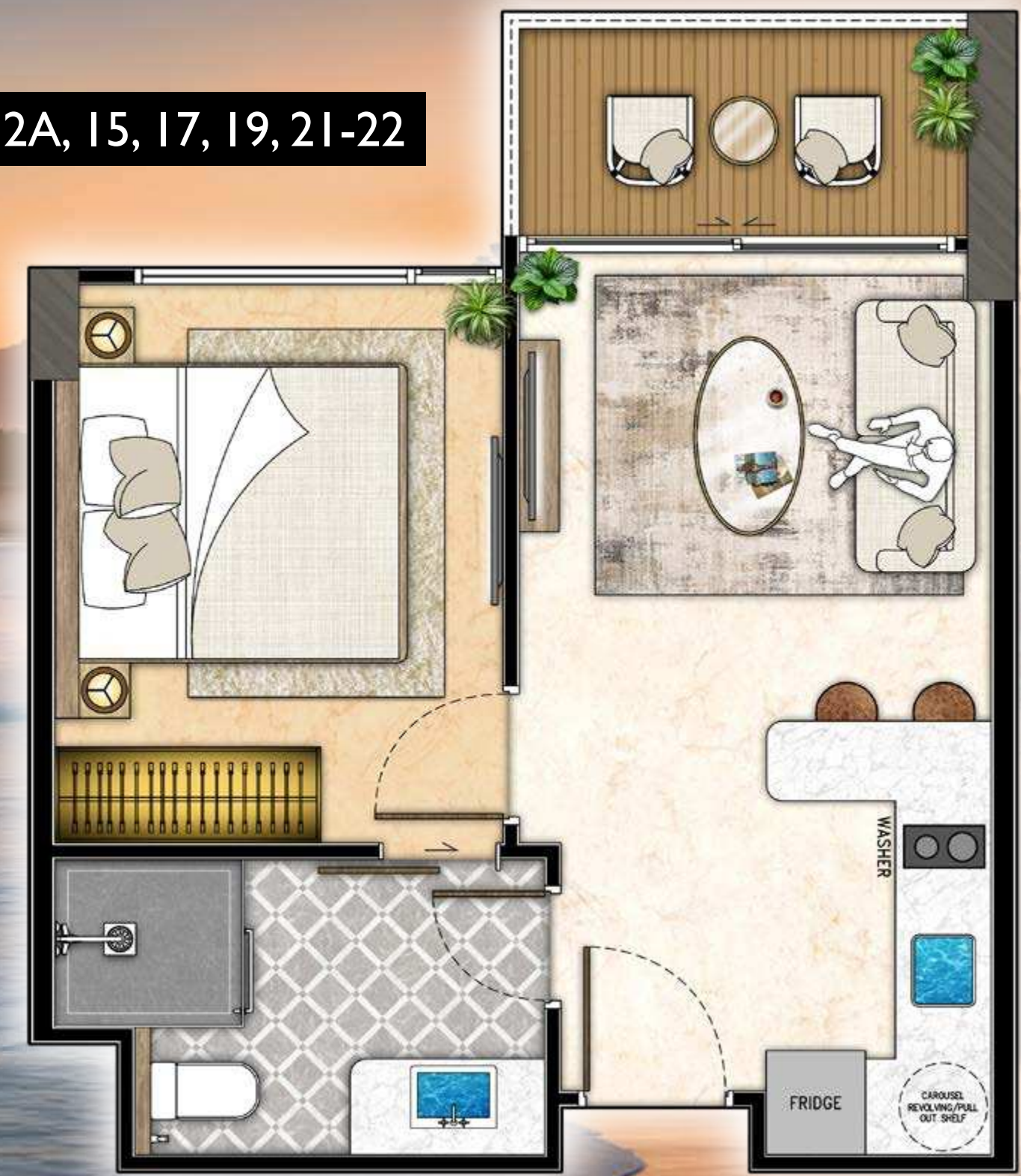


All 37 sqm

1 BEDROOM
Residences

SANTA ROSA

Floors 7-12A, 15, 17, 19, 21-22



37 sqm A2



ONTARIO

1 BEDROOM
Residences

Floors 7-10

38 SQM A6



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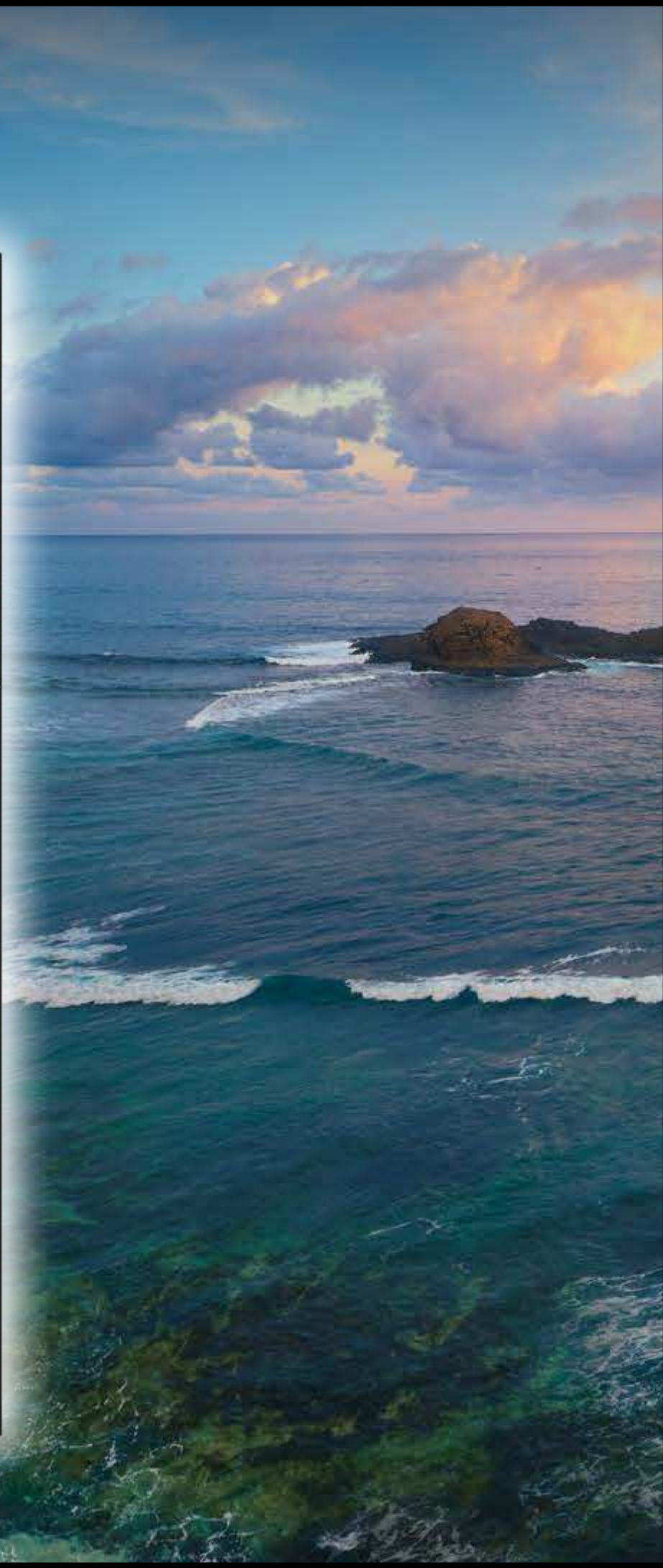
1 BEDROOM
Residences

DEL MAR

Floors 14, 16-22



A9 39 sqm



INGLEWOOD

Floors 7-10



39 sqm A7



1 BEDROOM
Residences

1 BEDROOM
Residences

PALM SPRINGS

Floors 24-25



A10 40 sqm

SAN MARCOS

Floors 7-10



40 sqm A1

1 BEDROOM
Residences

1 BEDROOM
Residences

OAKLAND

Floors 7-10



A5 49 sqm

1 BEDROOM
Residences

FRESNO

Floors 14, 16, 18, 20



70 sqm A12



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LONG BEACH

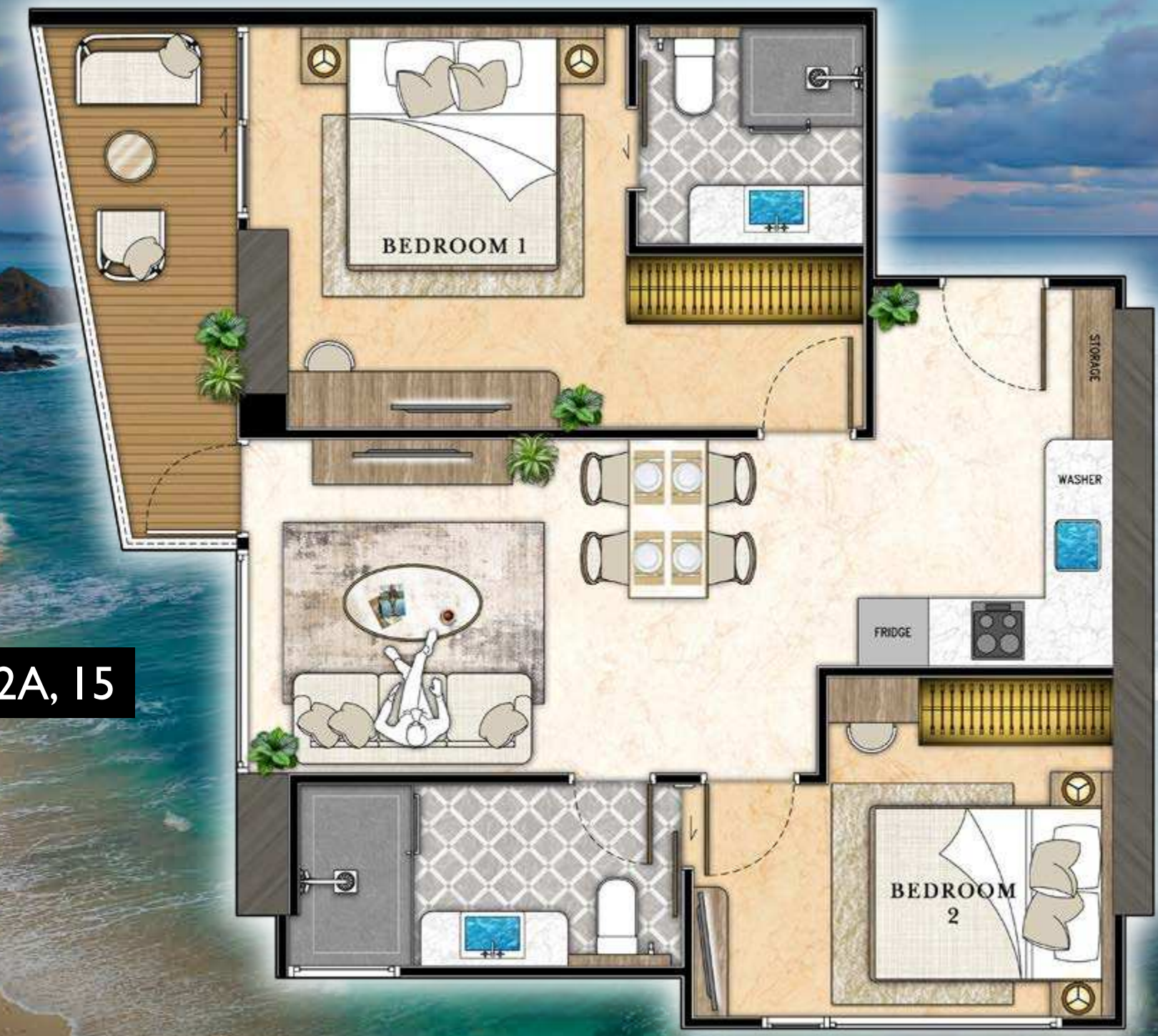
2 BEDROOM
Residences

**Floors 11-12A, 15, 17,
19, 21-22, 24-25**

61 SQM 2BI

2 BEDROOM
Residences

SANTA ANA



Floors 11-12A, 15



2B3 66 sqm

PACIFICA

2 BEDROOM
Residences



Floor 26



66 sqm 2B9

2 BEDROOM
Residences

NAPPA VALLEY

Floor 15



2B4 69 sqm

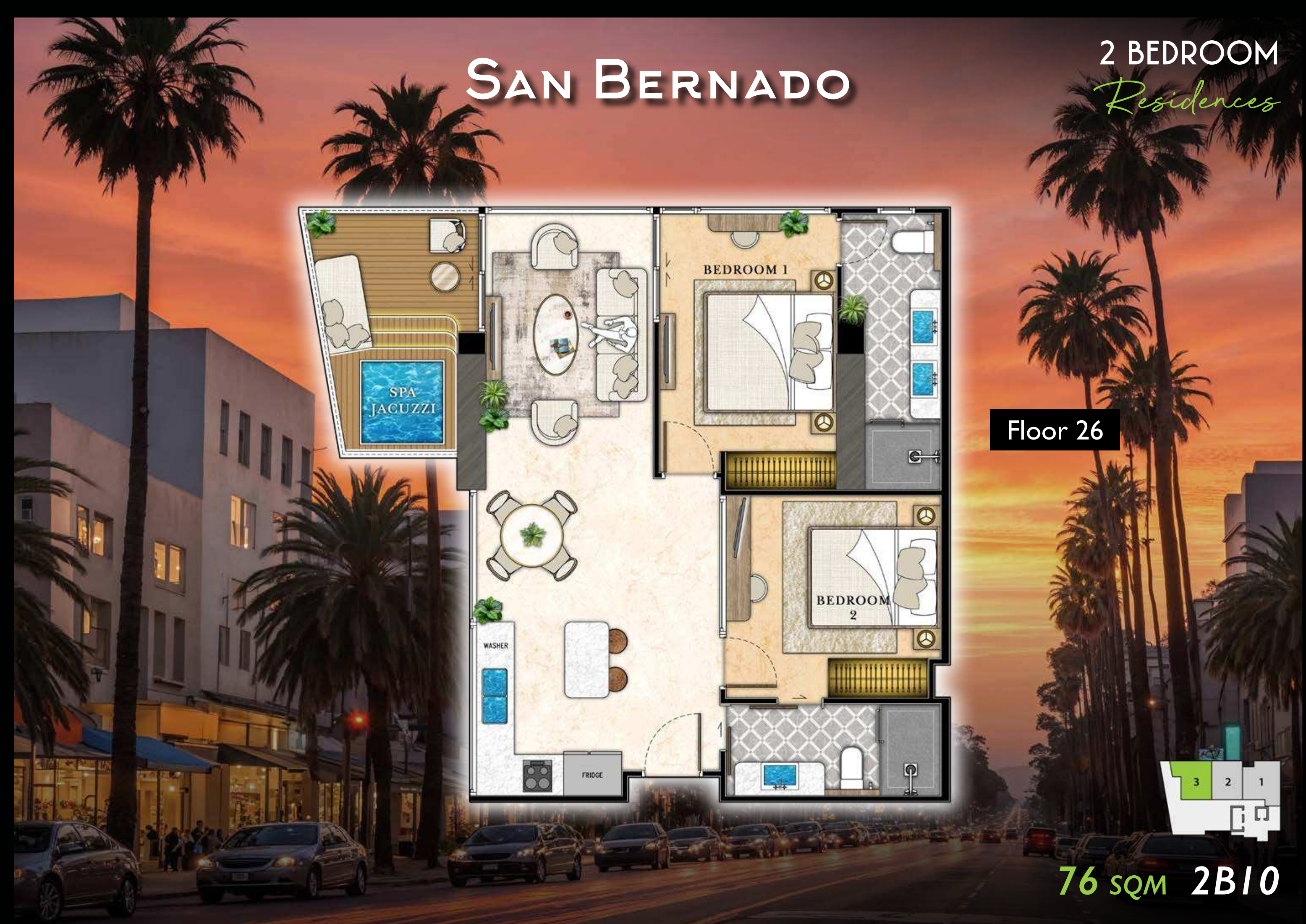
SUNSET BEACH

2 BEDROOM
Residences

Floors 11-12A



72 sqm 2B2



SAN BERNADO

2 BEDROOM
Residences

Floor 26



76 SQM 2B10

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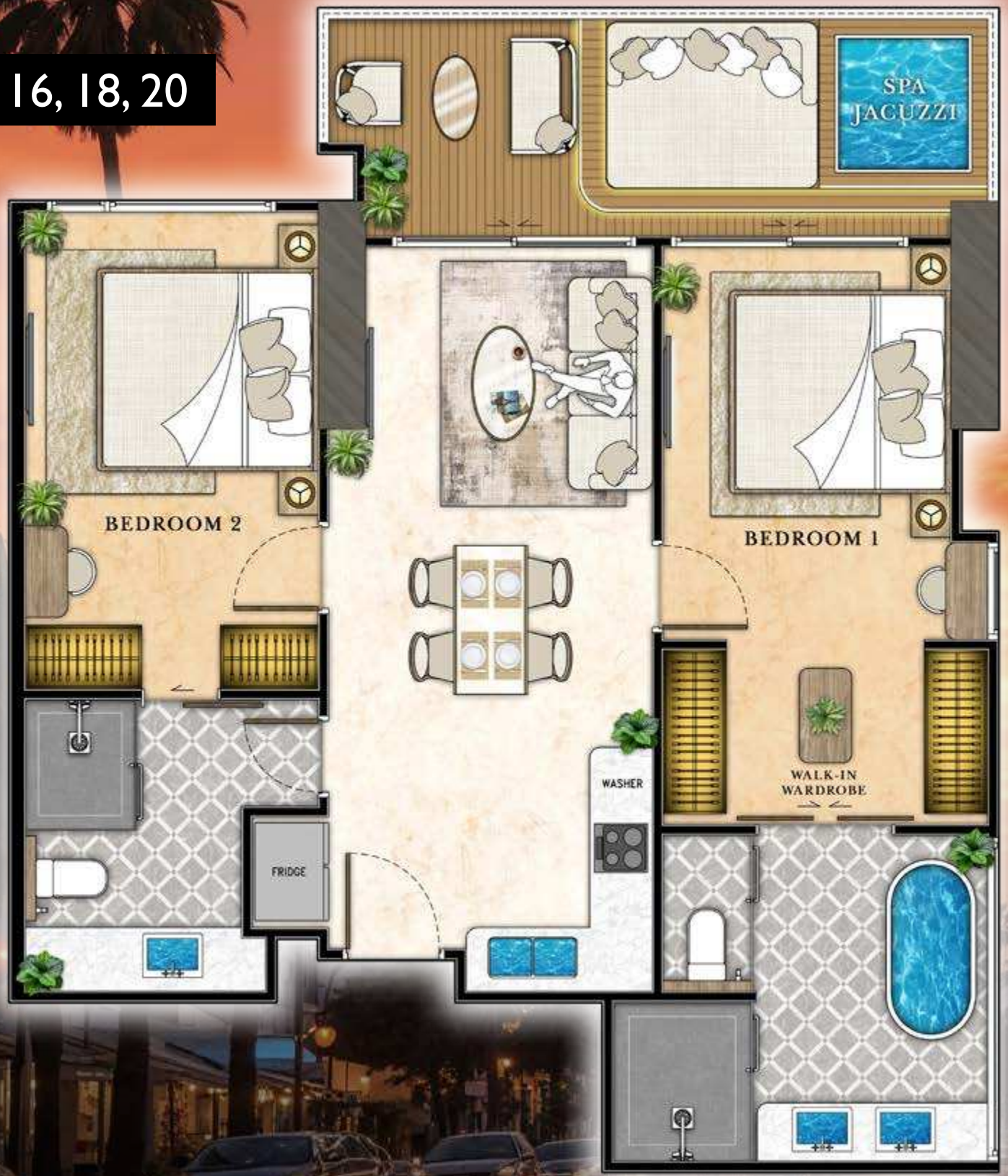


57 Times
Asia Pacific Property
Awards Winner

2 BEDROOM
Residences

SAN PEDRO

Floors 14, 16, 18, 20



2B5 83 sqm

SACRAMENTO

Floor 25



84 sqm 2B7

2 BEDROOM
Residences

ORANGE GROVE

Floor 26



2B8 84 sqm

2 BEDROOM
Residences

HARMONY GROVE

Floor 24

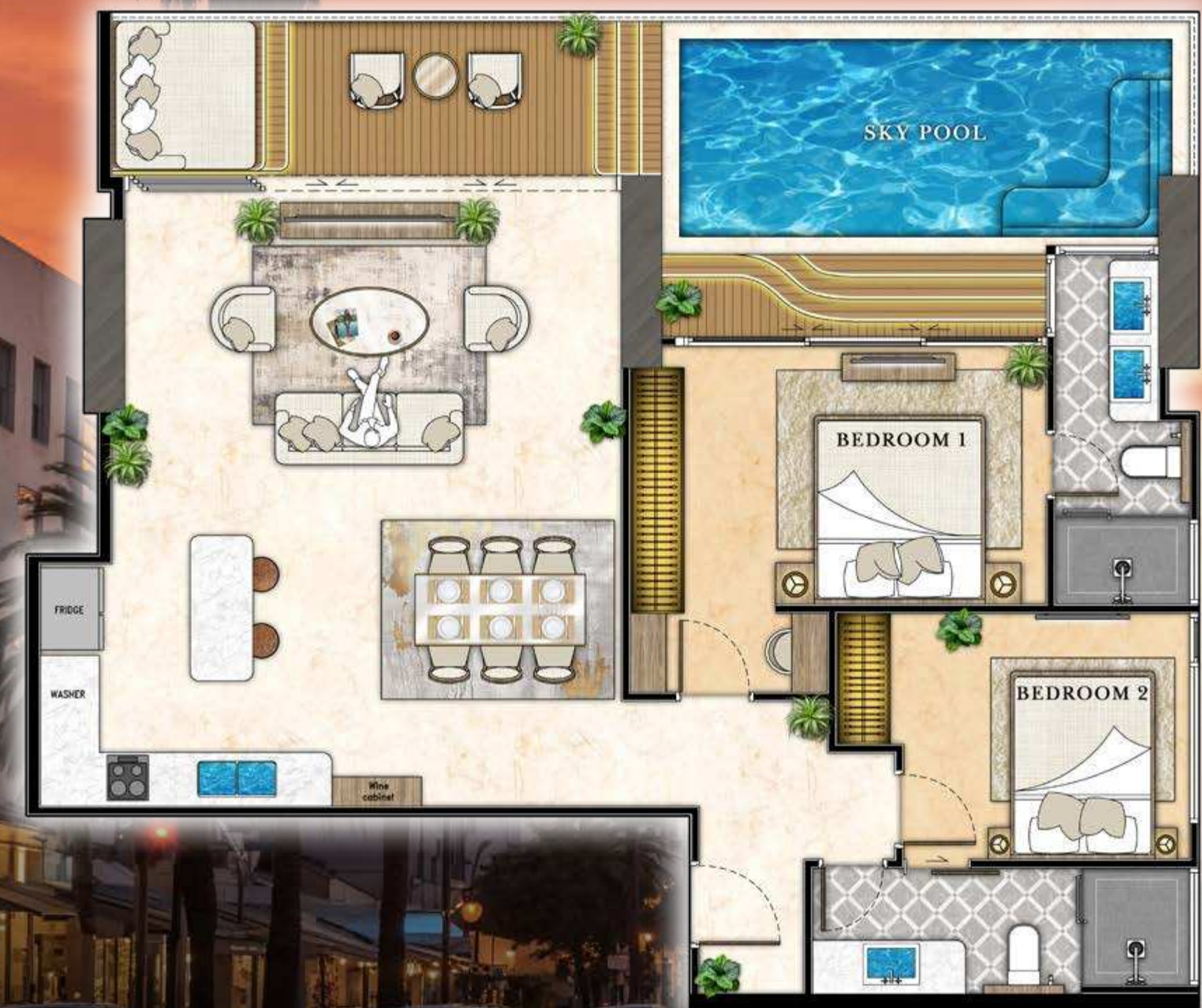


97 sqm 2B6

2 BEDROOM
Residences

SAN CLEMENTE

Floor 28

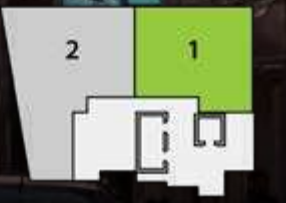


3B4 | 119 sqm

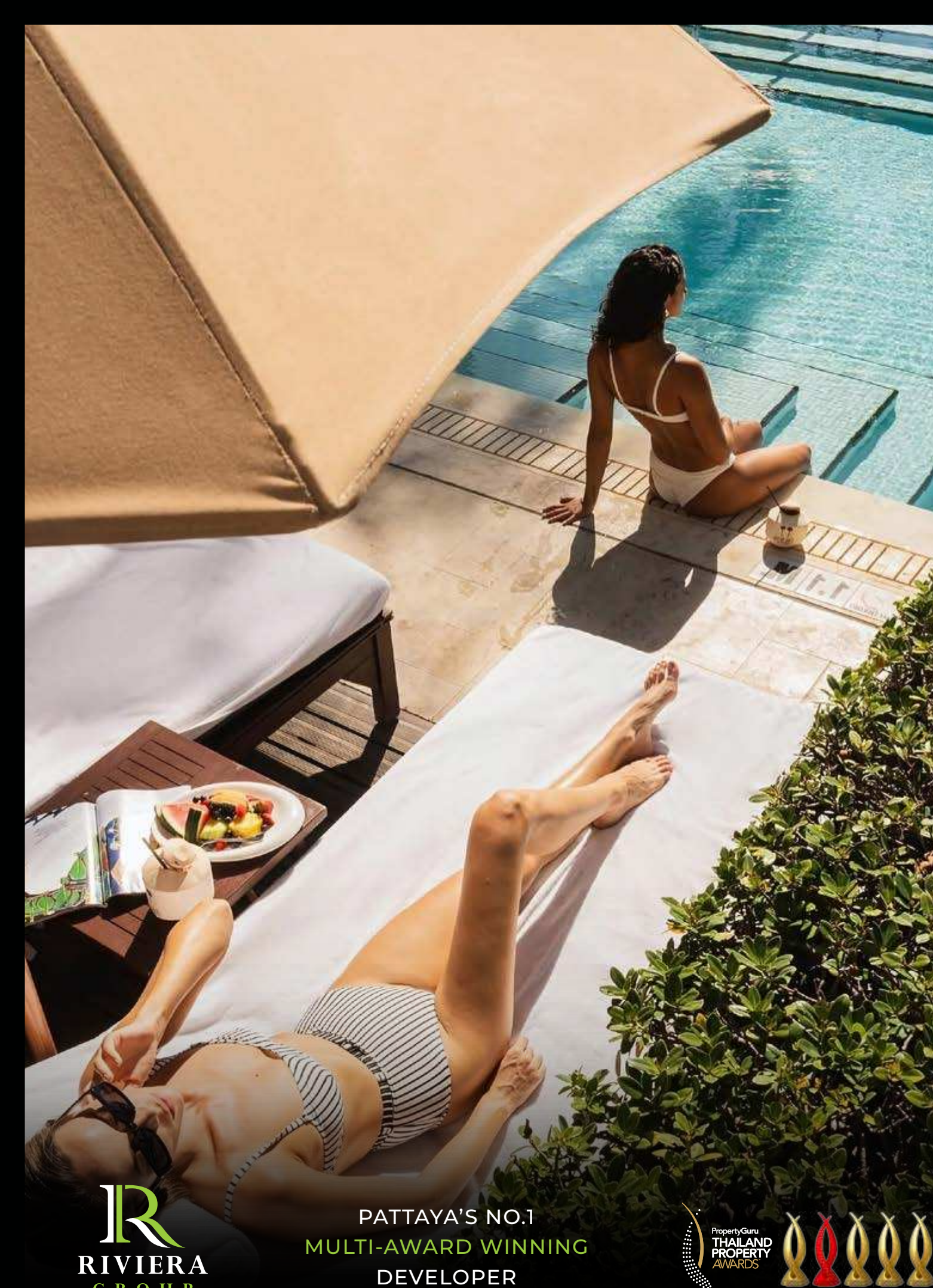
2 BEDROOM
Residences

SOLANA BEACH

Floor 27



119 sqm 3B2



EMERALD BAY

3 BEDROOM
Residences

Floors 14, 16-22

134 SQM 3BI



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3 BEDROOM
Residences

SAN DIEGO



Floor 27



3B3 155 sqm

3 BEDROOM
Residences

LEMON GROVE



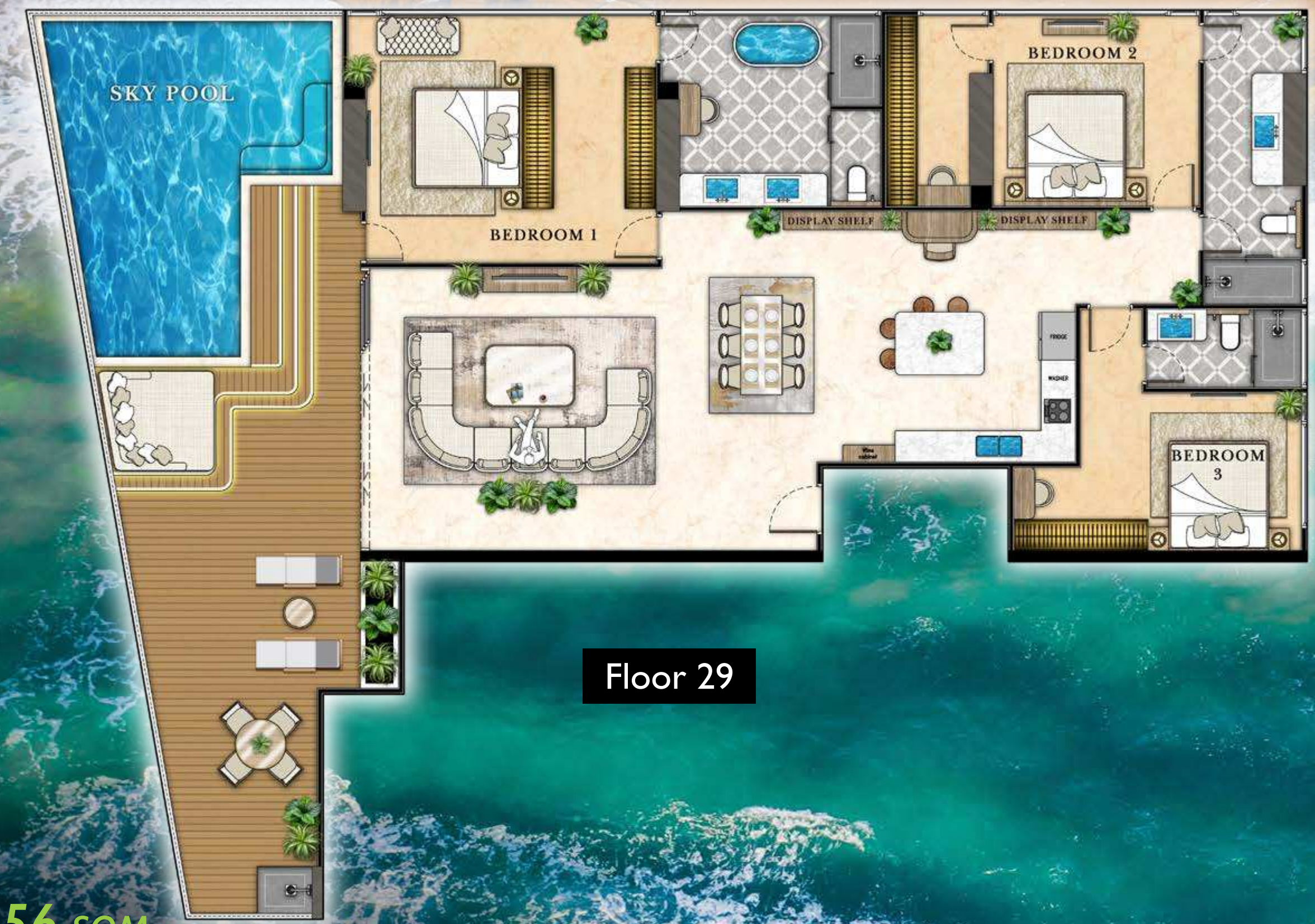
Floor 28



161 sqm 3B5

3 BEDROOM
Residences

OCEANA *Penthouse*



Floor 29

 **PH1** 256 SQM

3 BEDROOM
Residences

BELMONT HEIGHTS *Penthouse*



Floor 31

 197 SQM **PH2**

Riviera Standard Material Included

- Luxury Built-In Kitchens
- Luxury Built-In Wardrobes
- Luxury Built-in Sanitary and Vanity Areas
- Water Heaters
- Washing Machine
- Quality Integrated Electric Hob & Extractor
- Quality Integrated Oven or Microwave Oven (Depending on Unit Size)
- Quality Concealing Ceiling Air Conditioning Units
- Quality Curtains
- Quality 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 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



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