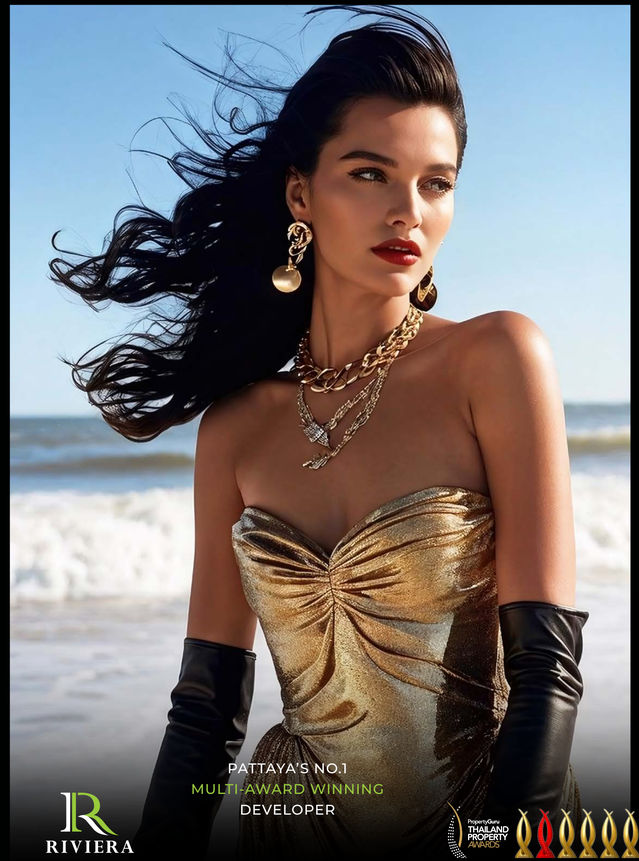
THE RIVIERA CALIFORNIA

Iconic Living For The Few

SALES KIT

MAY 2026





PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER

RIVIERA



PropertyGuru THAILAND PROPERTY AWARDS

14 Times
Thailand Property Awards Winner

ASIA PACIFIC PROPERTY AWARDS WINNER

57 Times
Asia Pacific Property Awards Winner

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.

Limited 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.





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 limited Residences. A stronger sense of Community contributing to an improved personal sense of wellbeing for you and your family.

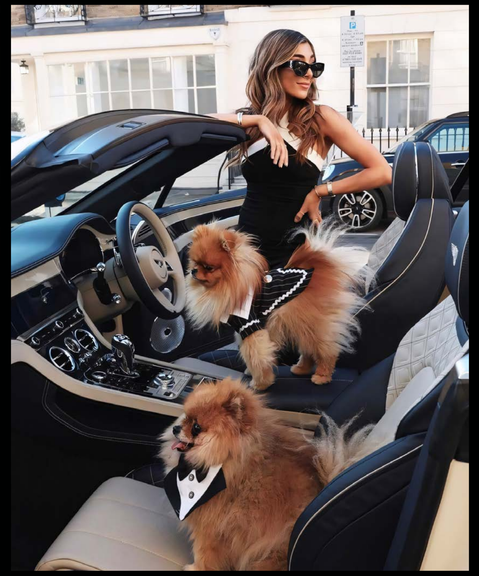
- With 90% of Homes enjoying Sea Views, many with spectacular panoramas of both the Sea and the City providing a vibrant place to call home.

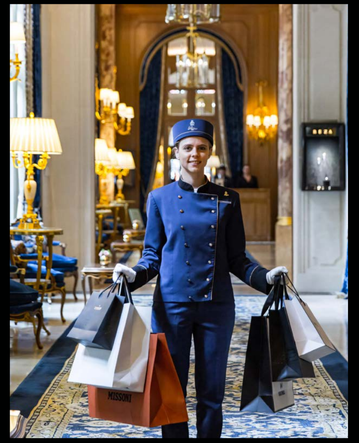
- Our Unique First -Class Concierge Service offers another level of living lifestyle allowing each Residence privilege treatment, each and every day. A huge variety of tasks as practical as taking shopping to your room to organizing a Celebration, this Room-to-Lobby Desk service will make all the difference 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 limited 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).







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 2025".
- 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 Rooftop 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.







THE RIVIERA
CALIFORNIA

FACILITY HIGHLIGHTS

- Rooftop Sky Pool with Amazing Pattaya Bay Views
- 31st 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




CALIFO




RIVIERA


Pattaya, I SEA YOU

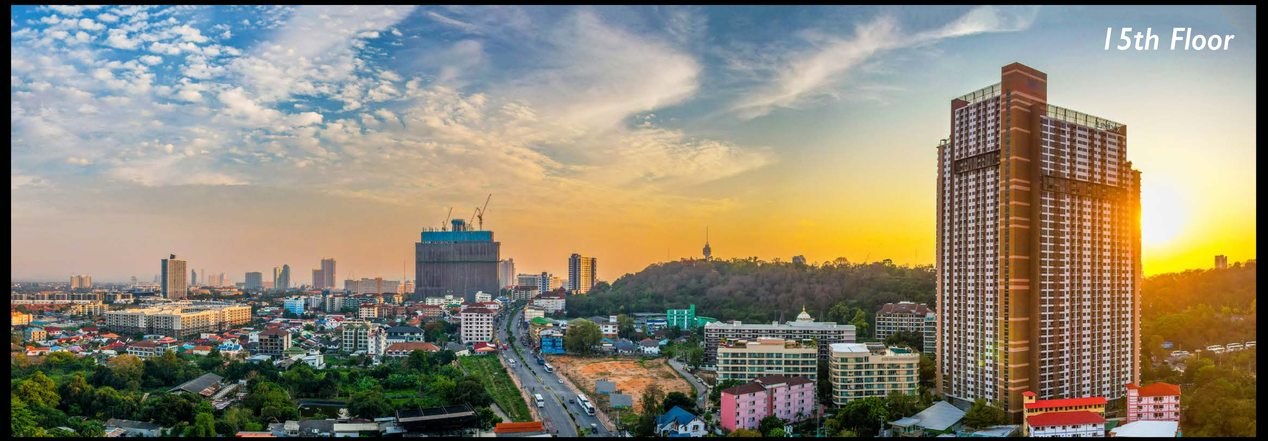

RIVIERA




Your Iconic View
Pattaya Bay
32nd Floor
15th Floor


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Your Iconic View
Jomtien
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:	148
Parking Spaces:	57 Spaces
Ownership:	Freehold
Construction Start:	March 2026
Construction Finish:	Oct 2029

RESIDENCE SIZES

Studio
24, 25, 26, 27 sqm

1 Bedroom
33, 34, 35, 37, 38, 39, 40, 49, 70, 71 sqm

2 Bedroom
61, 63, 66, 68, 69, 76, 83, 84, 97, 119 sqm

3 Bedroom (4-Bed Options)
134, 155, 161 sqm

Penthouse
Size: 197 sqm, 256 sqm

PATTAYA BAY SEA VIEWS



JOMTIEN VIEWS



MATRIX

Rooftop	PATTAYA BAY SEA VIEW	JOMTIEN VIEW
32	SKY POOL; 3201 197	
31	SKY LOUNGE	
30	3001 256	
29	2901 256	
28	2802 161; 2801 119	
27	2702 155; 2701 119	
26	2603 76; 2602 66; 2601 84	
25	2504 84; 2503 37; 2502 40; 2501 61	2505 34
24	2404 97; 2403 37; 2402 40; 2401 61	2405 34
23	POOL; GYM	
22	2205 134; 2204 39; 2203 35; 2202 37; 2201 61	2206 34
21	2105 134; 2104 39; 2103 35; 2102 37; 2101 61	2106 34
20	2005 63; 2004 71; 2003 39; 2002 70; 2001 83	2006 34
19	1906 68; 1905 76; 1904 39; 1903 35; 1902 37; 1901 61	1907 34
18	1805 63; 1804 71; 1803 39; 1802 70; 1801 83	1806 34
17	1706 68; 1705 76; 1704 39; 1703 35; 1702 37; 1701 61	1707 34
16	1605 63; 1604 71; 1603 39; 1602 70; 1601 83	1606 34
15	1506 68; 1505 69; 1504 35; 1503 35; 1502 37; 1501 61	1507 34
14	1406 35; 1405 33; 1404 60; 1403 39; 1402 70; 1401 83	1407 34
12A	12A07 35; 12A06 33; 12A05 60; 12A04 35; 12A03 35; 26 12A02-B; 24 12A02-A; 26 12A01	12A08 34
12	1209 35; 1208 33; 1207 60; 1206 26; 1205 25; 1204 26; 1203 26; 1202 24; 1201 26	1210 34
11	1109 35; 1108 33; 1107 60; 1106 26; 1105 25; 1104 26; 1103 26; 1102 24; 1101 26	1110 34
10	1009 39; 1008 38; 1007 49; 1006 26; 1005 25; 1004 26; 1003 26; 1002 24; 1001 26	1010 34
9	909 39; 908 38; 907 49; 906 26; 905 25; 904 26; 903 26; 902 24; 901 26	910 34
8	810 27; 809 25; 808 24; 807 60; 806 26; 805 25; 804 26; 803 26; 802 24; 801 26	811 34
7	710 27; 709 25; 708 24; 707 60; 706 26; 705 25; 704 26; 703 26; 702 24; 701 26	CO-WORKING
6	ONSEN; BEAUTY/MASSAGE ROOM; GOLF SIMULATOR; KIDS CLUB	ZEN GARDEN & DOG ZONE
5	PARKING	
4	PARKING	
3	PARKING	
2	PARKING	
1	LOBBY	
	PARKING LOWER LEVEL	SQUASH COURT

PENTHOUSE - 3 BEDROOM
- 197 sqm
- 256 sqm

3 BEDROOM
- 134 sqm
- 155, 161 sqm

2 BEDROOM
- 97 sqm
- 119 sqm
- 76 sqm
- 83, 84 sqm
- 61, 63 sqm
- 66, 68, 69 sqm

1 BEDROOM
- 49 sqm
- 70-71 sqm
- 35, 37 sqm
- 38, 39, 40 sqm
- 33, 34 sqm

STUDIO
- 24, 25 sqm
- 26, 27 sqm



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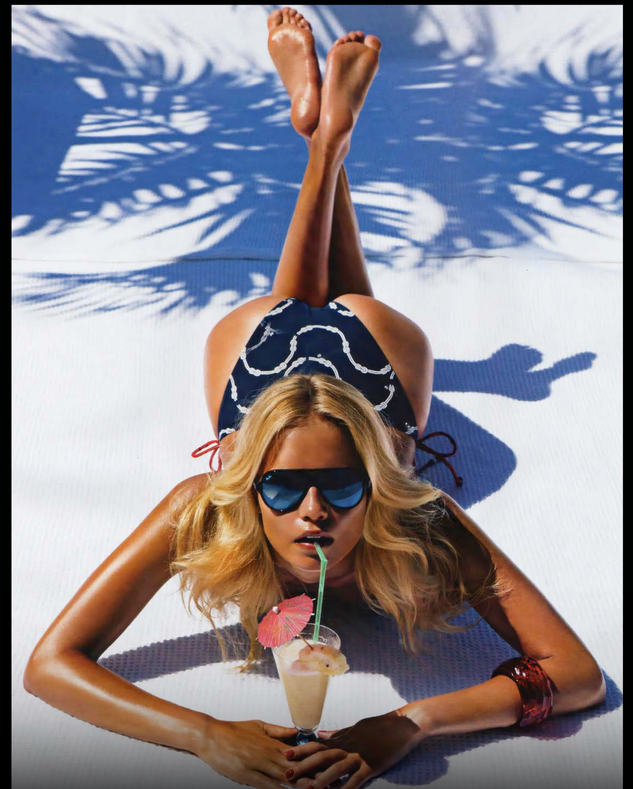
THE RIVIERA
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Your Squash Court & Meeting Room

Lower Level *Floor Plan*





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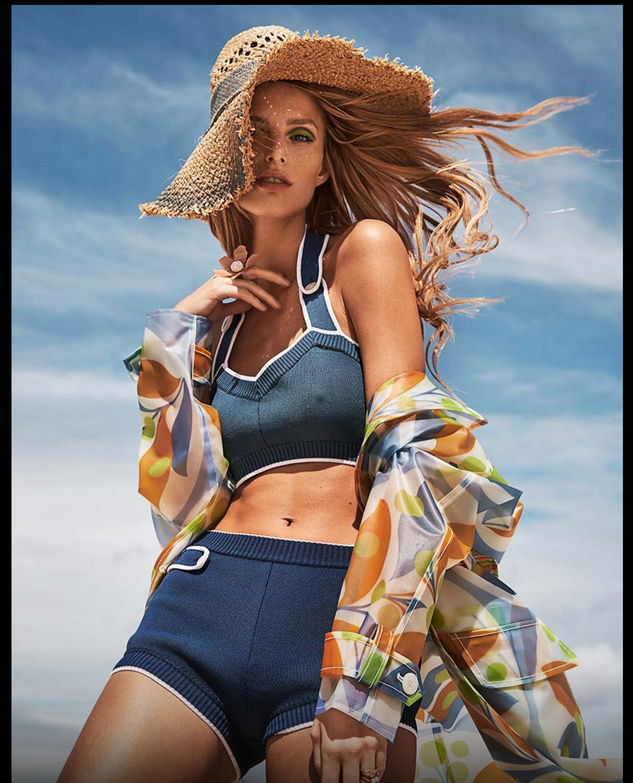
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Luxury Lobby & Concierge Service

Ground *Floor Plan*





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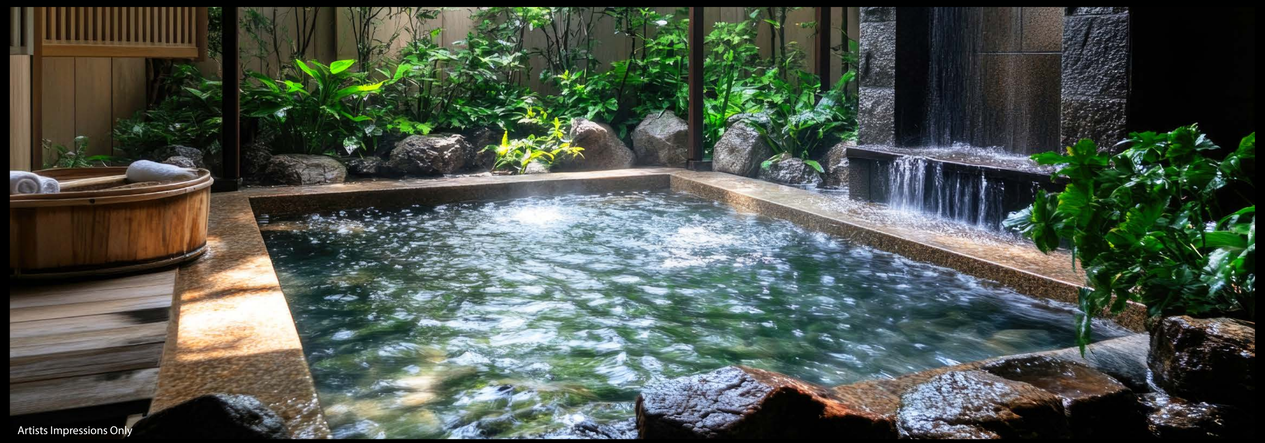
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Parking 2nd -5th *Typical Floor Plan*







Artists Impressions Only

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ICE PLUNGE
SAUNA
STEAM
MALE ONSEN
BEAUTY ROOM
MASSAGE
GOLF SIMULATOR ROOM
KIDS CLUB
SAUNA
STEAM
FEMALE ONSEN
ELEVATOR
FIRE ELEVATOR
ICE PLUNGE
MAINTENANCE
ZEN GARDEN
ELEVATOR
CDU
CDU
CDU
DOG ZONE

Your Health, & Beauty Oasis

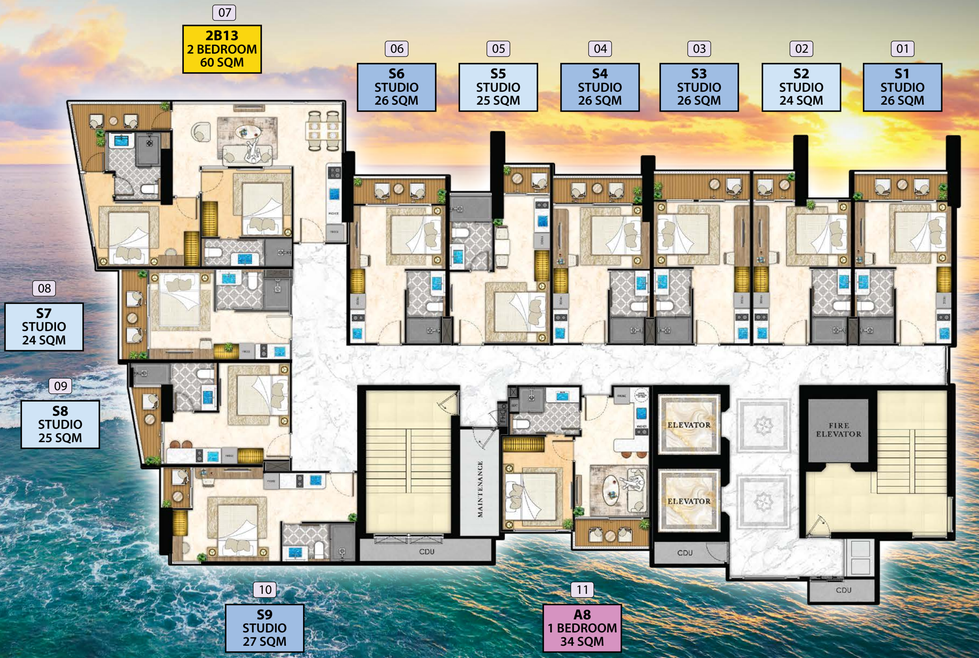
6th *Floor Plan*

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7th Floor Plan

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8th Floor Plan

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9th - 10th *Floor Plan*

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11th -12th *Floor Plan*

THE RIVIERA
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12A *Floor Plan*

THE RIVIERA
CALIFORNIA



14th *Floor Plan*

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15th *Floor Plan*

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16th, 18th, 20th *Floor Plan*

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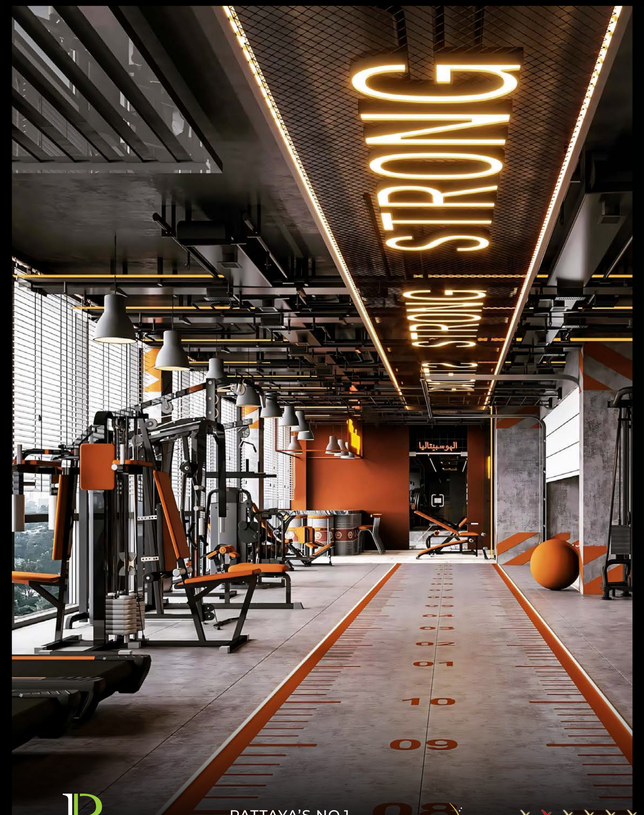


17th, 19th *Floor Plan*

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21st, 22nd *Floor Plan*





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CALIFORNIA



Sky Pool & Fitness 23rd *Floor Plan*

THE RIVIERA
CALIFORNIA

04
2B6
2 BEDROOM
97 SQM

03
A11
1 BEDROOM
37 SQM

02
A10
1 BEDROOM
40 SQM

01
2B1
2 BEDROOM
61 SQM



A8
1 BEDROOM
34 SQM
05

24th *Floor Plan*

THE RIVIERA
CALIFORNIA

04
2B7
2 BEDROOM
84 SQM

03
A11
1 BEDROOM
37 SQM

02
A10
1 BEDROOM
40 SQM

01
2B1
2 BEDROOM
61 SQM



A8
1 BEDROOM
34 SQM
05

25th *Floor Plan*

THE RIVIERA
CALIFORNIA

03
2B10
2 BEDROOM
76 SQM

02
2B9
2 BEDROOM
66 SQM

01
2B5
2 BEDROOM
84 SQM



26th Floor Plan

THE RIVIERA
CALIFORNIA

02
3B3
3 BEDROOM
155 SQM

01
3B2
2 BEDROOM
119 SQM



27th Floor Plan

THE RIVIERA
CALIFORNIA

02
3B5
3 BEDROOM
161 SQM



01
3B4
2 BEDROOM
119 SQM

28th *Floor Plan*

THE RIVIERA
CALIFORNIA

01
PH1
3 BEDROOM
256 SQM



29th -30th *Floor Plan*





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Sky Bar & Lounge 31st *Floor Plan*



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01
PH2
3 BEDROOM
197 SQM

32nd *Floor Plan*

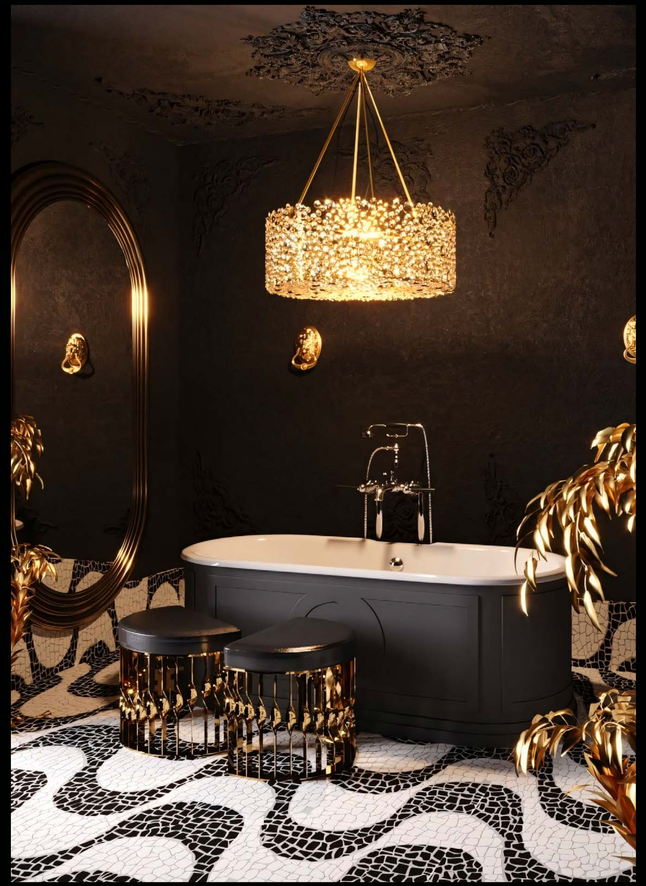


THE RIVIERA
CALIFORNIA



Rooftop Sky Pool *Floor Plan*


INTERIOR DESIGN Luxury CONCEPTS
Artists Impressions Only





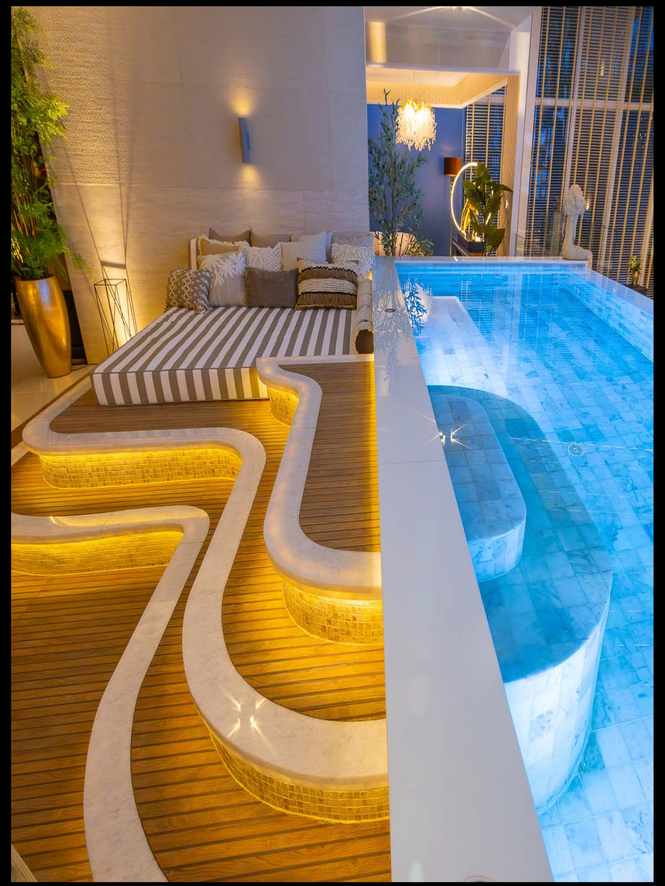

INTERIOR DESIGN Luxury CONCEPTS

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

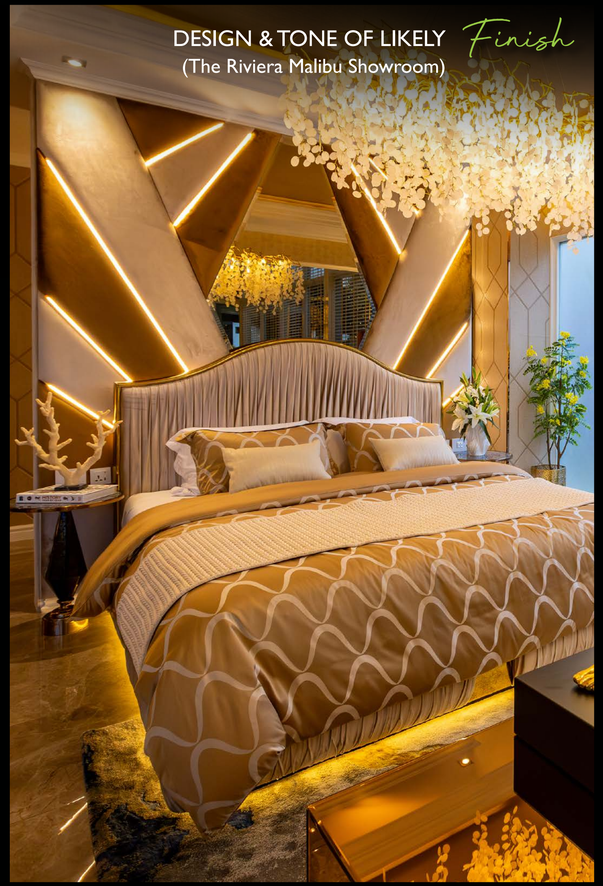


Artists Impressions Only





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

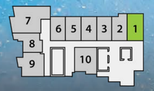


STUDIO
Residences

Garden Grove

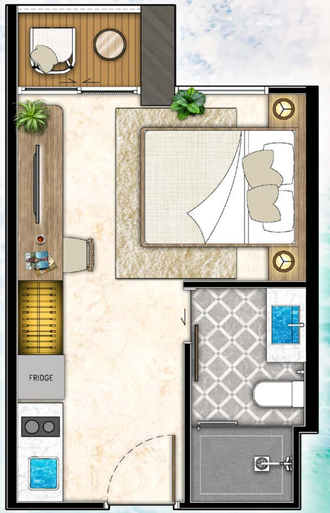
Floors 7-12A





S1 26 SQM

Floors 7-12A



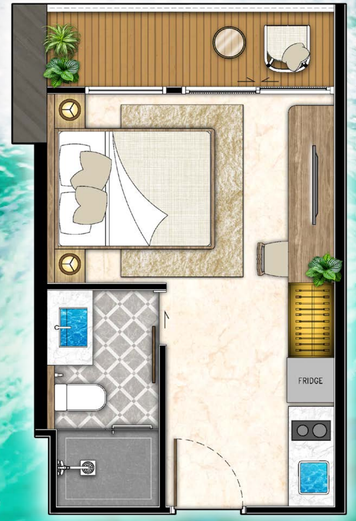


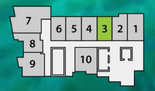
S2 24 SQM

STUDIO
Residences

Garden Grove

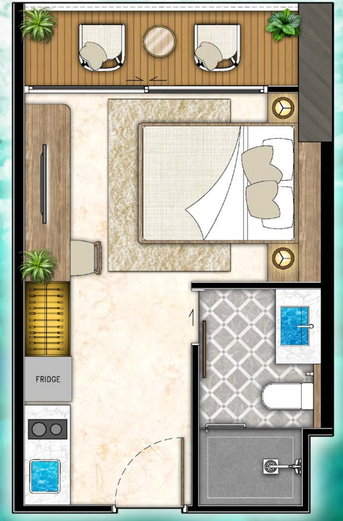
Floors 7-12A

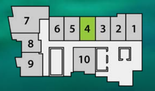




26 SQM **S3**

Floors 7-12



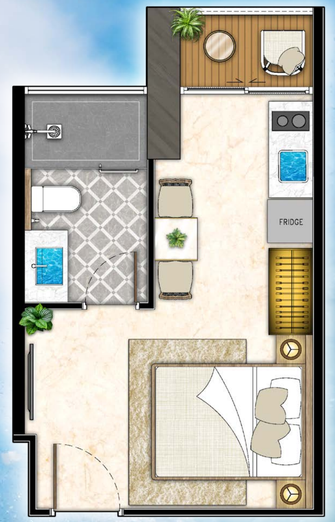


26 SQM **S4**

STUDIO
Residences

Garden Grove

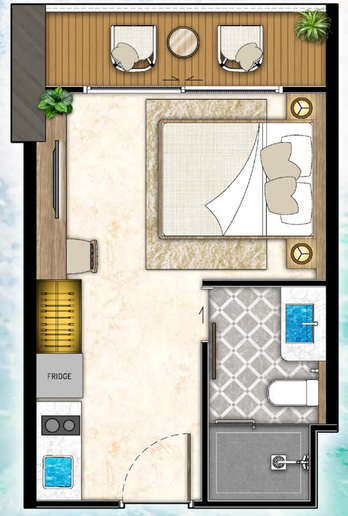
Floors 7-12





S5 *25 SQM*

Floors 7-12



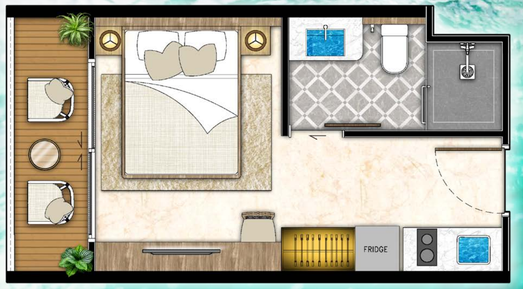


S6 *26 SQM*

San Marcos

STUDIO
Residences

Floors 7-12A

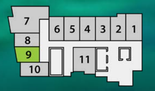




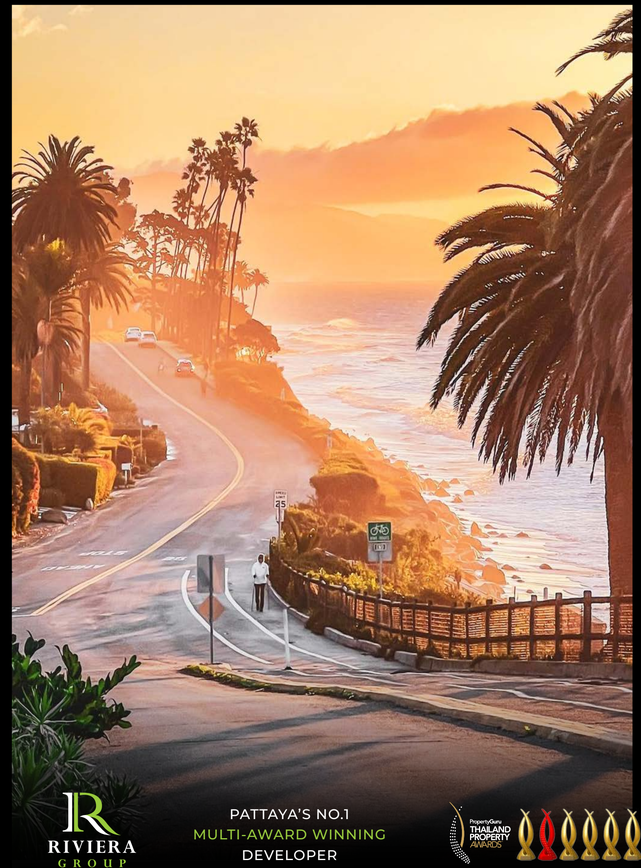
24 SQM **S7**

Floors 7-12





25 SQM **S8**



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Awards Winner

ASIA PACIFIC PROPERTY AWARDS WINNER

57 Times
Asia Pacific Property
Awards Winner

San Marcos

STUDIO
Residences

Floors 7-8





27 SQM S9

1 BEDROOM
Residences

San Jose

Floors 11-14





A16 *33 SQM*

Huntingdon Beach

Floors 11-14



1 BEDROOM
Residences

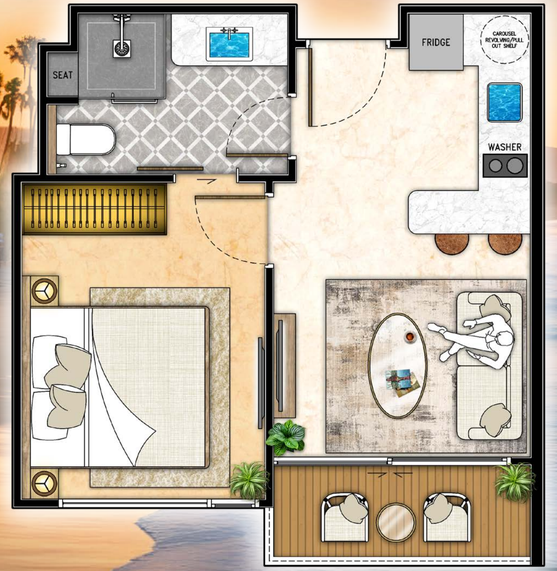


35 SQM *A17*

1 BEDROOM
Residences

Spring Valley

Floors 8-22, 24-25





A8 34 SQM

Santa Cruz

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



1 BEDROOM
Residences



35 SQM A3 / A4

1 BEDROOM
Residences

Santa Clarita

Floors 24-25



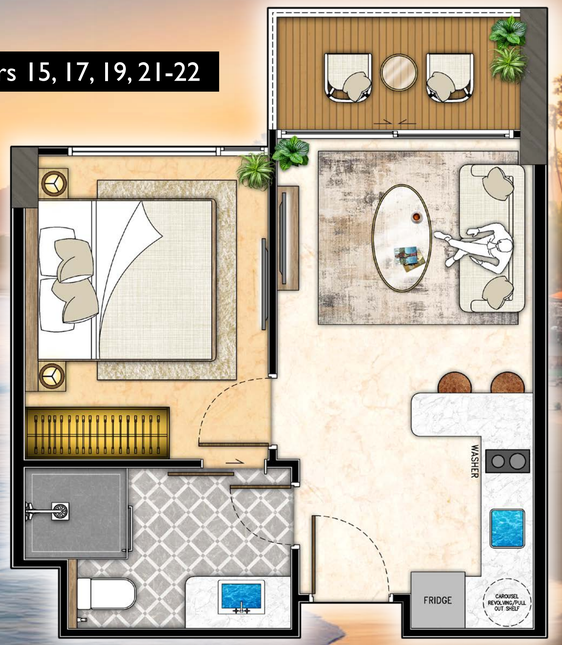


A11 *37 SQM*

Santa Rosa

1 BEDROOM
Residences

Floors 15, 17, 19, 21-22





37 SQM *A2*





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Thailand Property
Awards Winner

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57 Times
Asia Pacific Property
Awards Winner

ONTARIO

1 BEDROOM
Residences



Floors 9-10



38 SQM A6

1 BEDROOM
Residences

Del Mar

Floors 14, 16-22





A9 *39 SQM*

Inglewood

1 BEDROOM
Residences

Floors 9-10





39 SQM *A7*

1 BEDROOM
Residences

Palm Springs

Floors 24-25





A10 *40 SQM*

Fresno

1 BEDROOM
Residences

Floors 14, 16, 18, 20





70 SQM *A12*

1 BEDROOM
Residences

OAKLAND

Floors 9-10





A5 *49 SQM*

SANTA CLARA

1 BEDROOM
Residences

Floors 16, 18, 20





71 SQM *A13*

1 BEDROOM
Residences

San Francisco

Floors 7-8, 11-14





2B13 60 SQM

2 BEDROOM
Residences

Long Beach



Floors 15, 17,
19, 21-22, 24-25



61 SQM 2B1

2 BEDROOM
Residences

Santa Ana



Floors 15, 17, 19



2B3 68 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 17, 19



76 SQM 2B2





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San Bernado

2 BEDROOM
Residences



Floor 26



76 SQM 2B1O

2 BEDROOM
Residences

San Pedro

Floors 14, 16, 18, 20, 26





2B5 *84 SQM*

Sacramento

2 BEDROOM
Residences

Floor 25





84 SQM 2B7

2 BEDROOM
Residences

Orange Grove

Floor 16-18-20





2B3-1 *63 SQM*

Harmony Grove

2 BEDROOM
Residences

Floor 24





97 SQM 2B6

2 BEDROOM
Residences

San Clemente

Floor 28



3B4 119 SQM

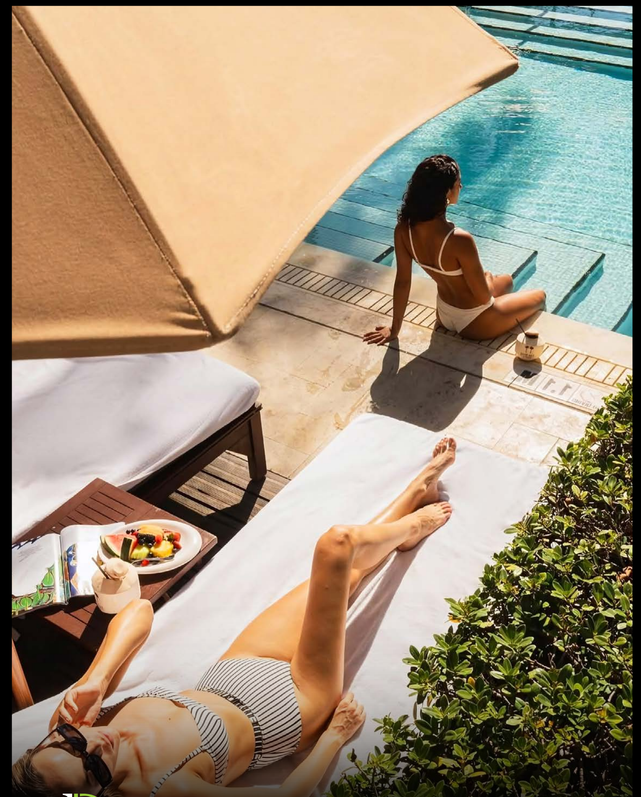
2 BEDROOM
Residences

Solana Beach

Floor 27



119 SQM 3B2





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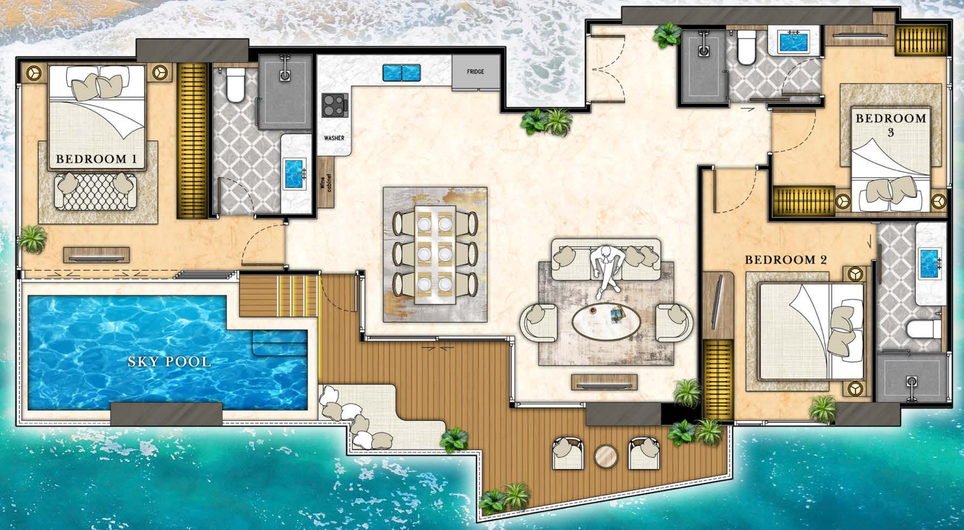
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Asia Pacific Property
Awards Winner

Emerald Bay

3 BEDROOM
Residences

Floors 21-22





134 SQM **3B1**

3 BEDROOM
Residences

San Diego

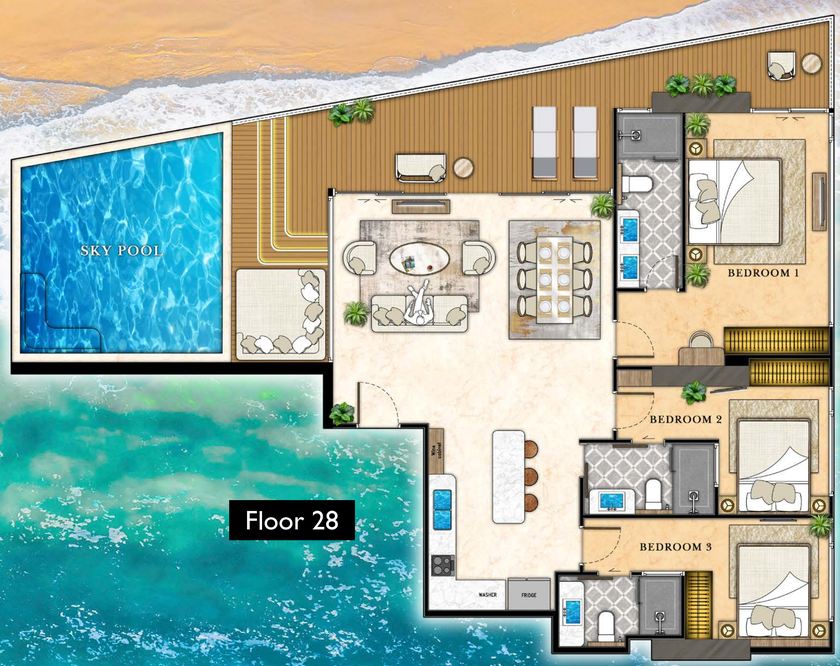


Floor 27

3B3 155 SQM

3 BEDROOM
Residences

Lemon Grove

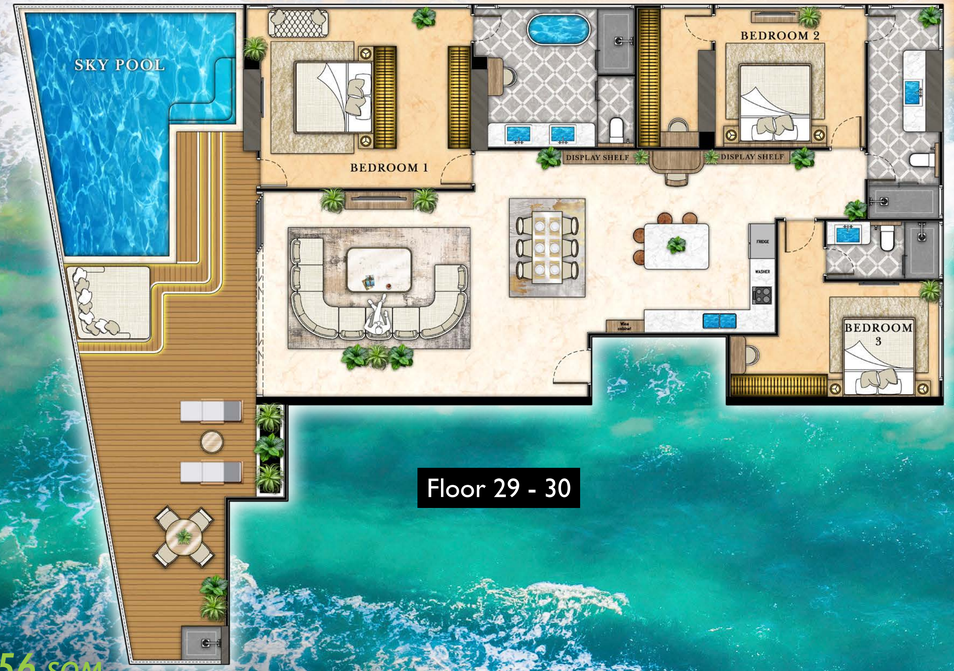


Floor 28

161 SQM 3B5

3 BEDROOM
Residences

OCEANA
Penthouse



Floor 29 - 30



PH1 256 SQM

BELMONT HEIGHTS
Penthouse

3 BEDROOM
Residences



Floor 32



197 SQM PH2



FULLY FITTED & FULLY FURNISHED - WHAT YOU WILL GET

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

STUDIO & 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 (Depending on Unit Type)
- Lounge Sofa & Chair(s), (Depending on Unit Type)
- Lounge Rug (Depending on Unit Type)
- Coffee Table (Depending on Unit Type)
- 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

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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