



THE
RIVIERA
CALIFORNIA

Iconic Living For The Few

SALES KIT

DEC 2025



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 33 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.



R
RIVIERA
GROUP
PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



14 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 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).



Live like a *Star*

Away
FROM THE NOISY CITY CENTRE
but within reach, quickly

- This 33 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 33rd 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 *only for* THE FEW



MY SOUL LIVES IN
California

THE RIVIERA
CALIFORNIA

FACILITY HIGHLIGHTS

- 33rd Floor Rooftop 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





Pattaya, I SEA YOU

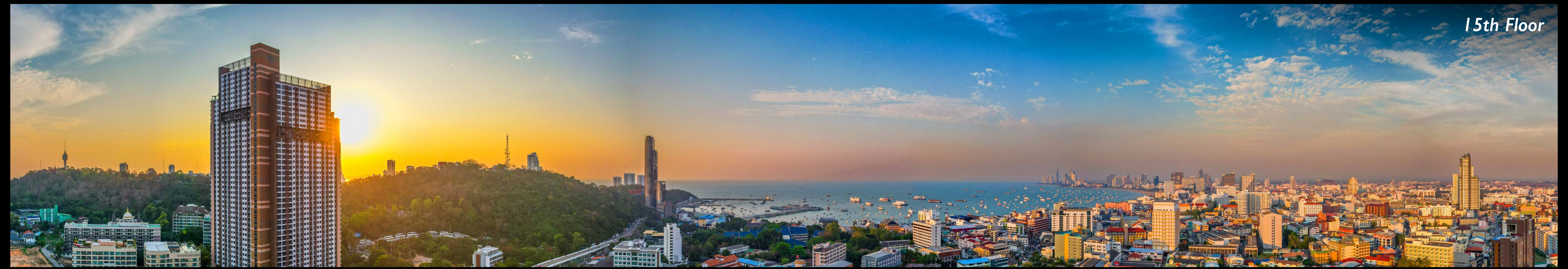


Your Iconic View
Pattaya Bay

32nd Floor



15th Floor





R
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GROUP

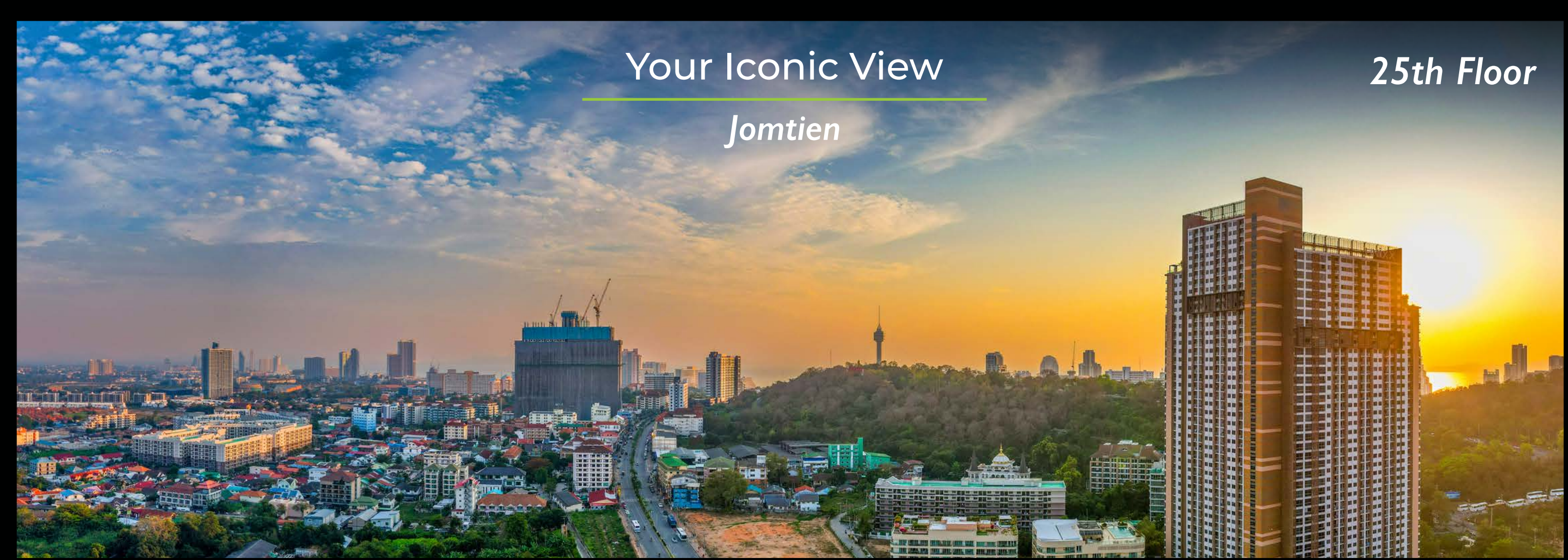
PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



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Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



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: 33
 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

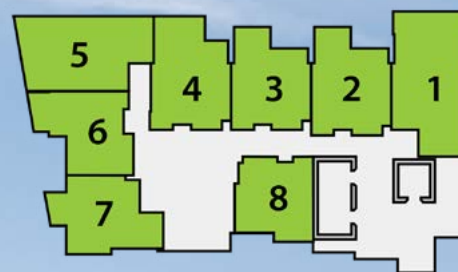
1 Bedroom
 33, 34, 35, 37, 38, 39, 40, 49, 70, 71 sqm

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



SKY POOL												33															
3201 197												32															
SKY LOUNGE												31															
3001 256												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															
2005 63			2004 71			2003 39			2002 70			2001 83			20												
1906 68			1905 76			1904 39			1903 35			1902 37			1901 61			19									
1805 63			1804 71			1803 39			1802 70			1801 83			18												
1706 68			1705 76			1704 39			1703 35			1702 37			1701 61			17									
1605 63			1604 71			1603 39			1602 70			1601 83			16												
1506 68			1505 69			1504 35			1503 35			1502 37			1501 61			15									
1406 35			1405 33			1404 60			1403 39			1402 70			1401 83			14									
12A07 35		12A06 33		12A05 60		12A04 35		12A03 35		12A02-B 26		12A02-A 24		12A01 26		12A											
1209 35			1208 33			1207 60			1206 26			1205 25			1204 26			1203 26			1202 24			1201 26			12
1109 35			1108 33			1107 60			1106 26			1105 25			1104 26			1103 26			1102 24			1101 26			11
1009 39			1008 38			1007 49			1006 26			1005 25			1004 26			1003 26			1002 24			1001 26			10
909 39			908 38			907 49			906 26			905 25			904 26			903 26			902 24			901 26			9
810 27		809 25		808 24		807 60		806 26		805 25		804 26		803 26		802 24		801 26		8							
710 27		709 25		708 24		707 60		706 26		705 25		704 26		703 26		702 24		701 26		7							
ONSEN				BEAUTY/MASSAGE ROOM				GOLF SIMULATOR				KIDS CLUB				6											
PARKING												5															
PARKING												4															
PARKING												3															
PARKING												2															
LOBBY												1															
PARKING LOWER LEVEL																											
ZEN GARDEN & DOG ZONE																											
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

PATTAYA BAY SEA VIEW

JOMTIEN VIEW



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



14 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

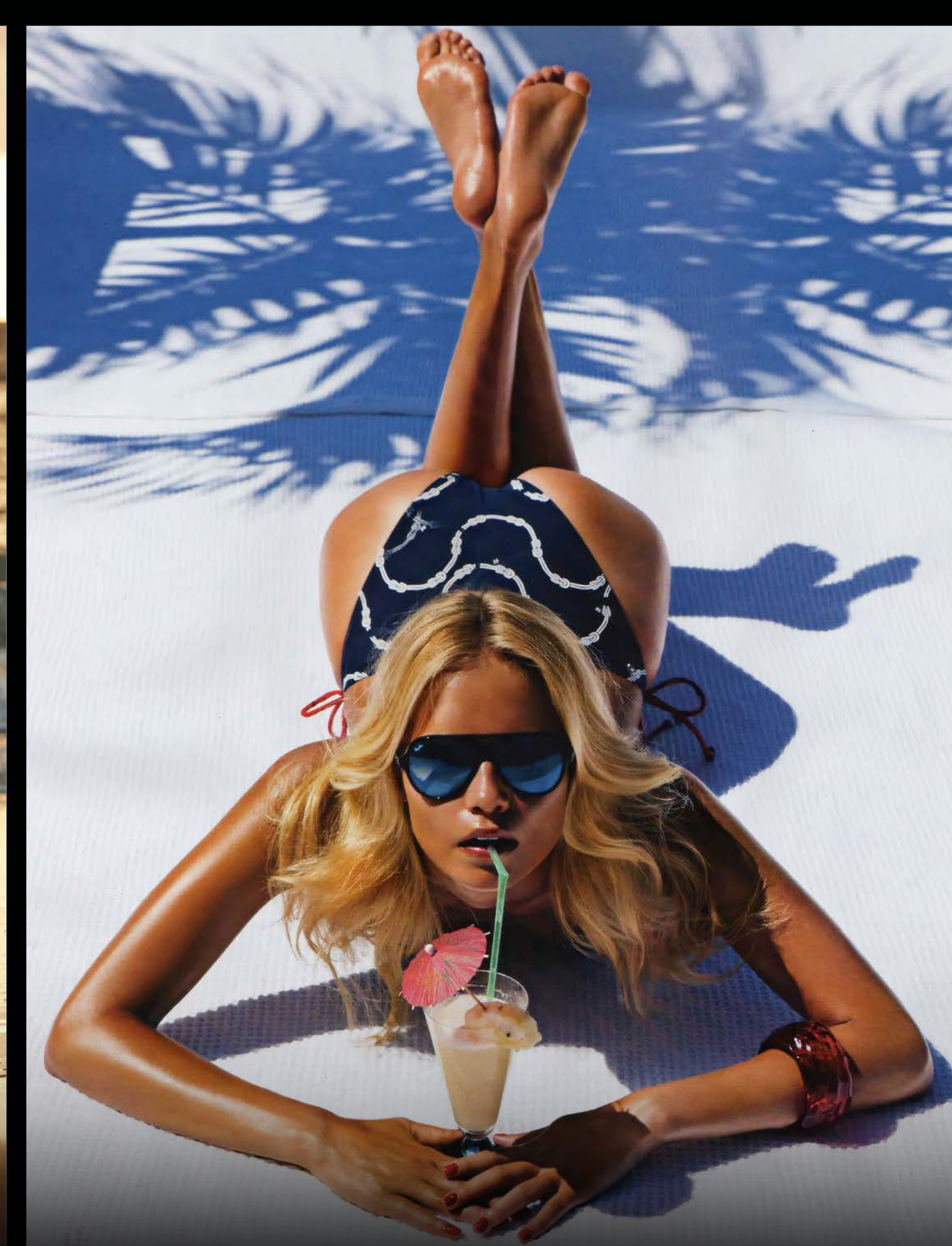


THE RIVIERA
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Your Squash Court & Meeting Room

Lower Level Floor Plan



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Luxury Lobby & Concierge Service

Ground Floor Plan



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THE RIVIERA
CALIFORNIA

Parking 2nd -5th Typical Floor Plan



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

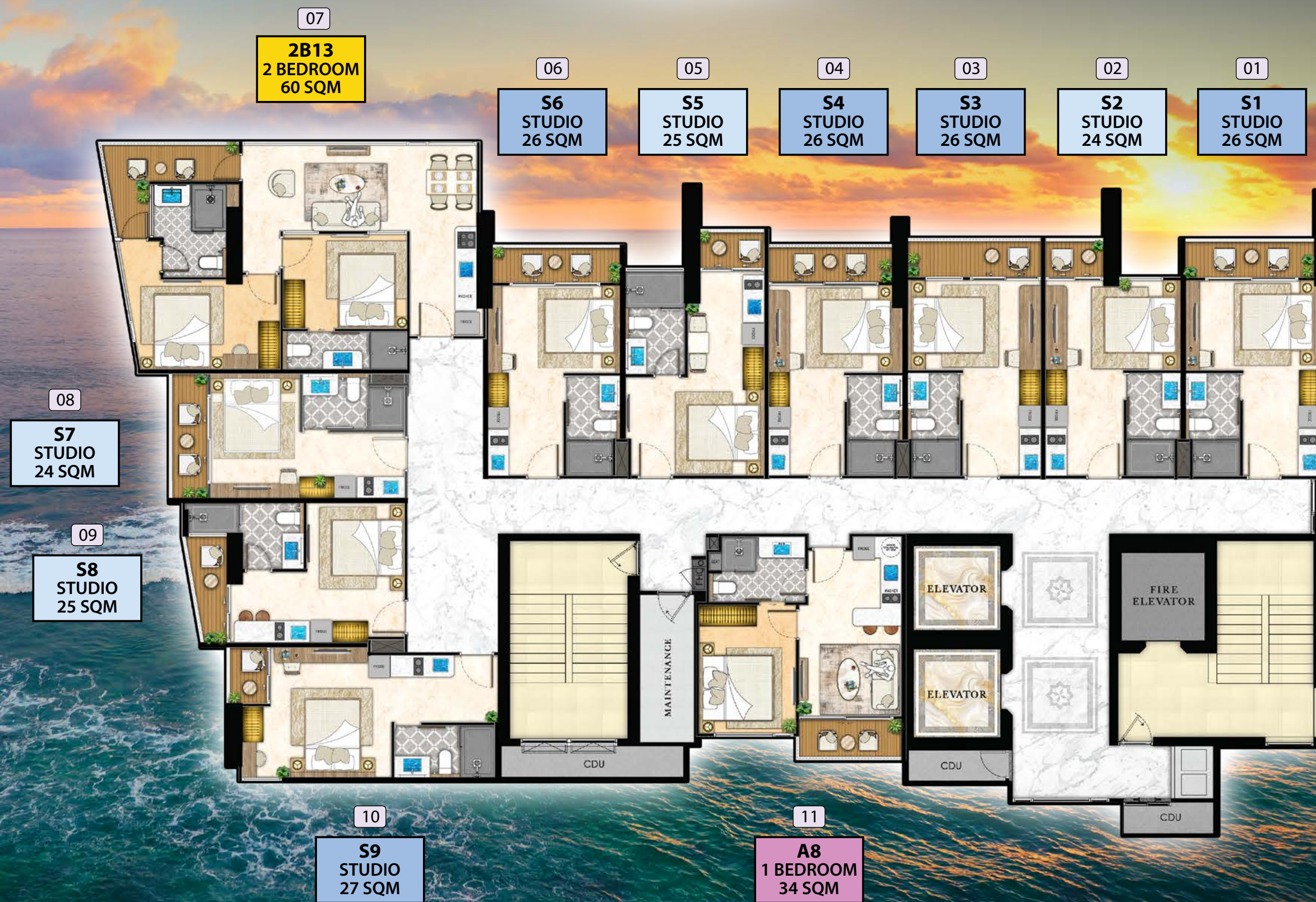
Artists Impressions Only

THE RIVIERA
CALIFORNIA



7th Floor Plan

THE RIVIERA
CALIFORNIA



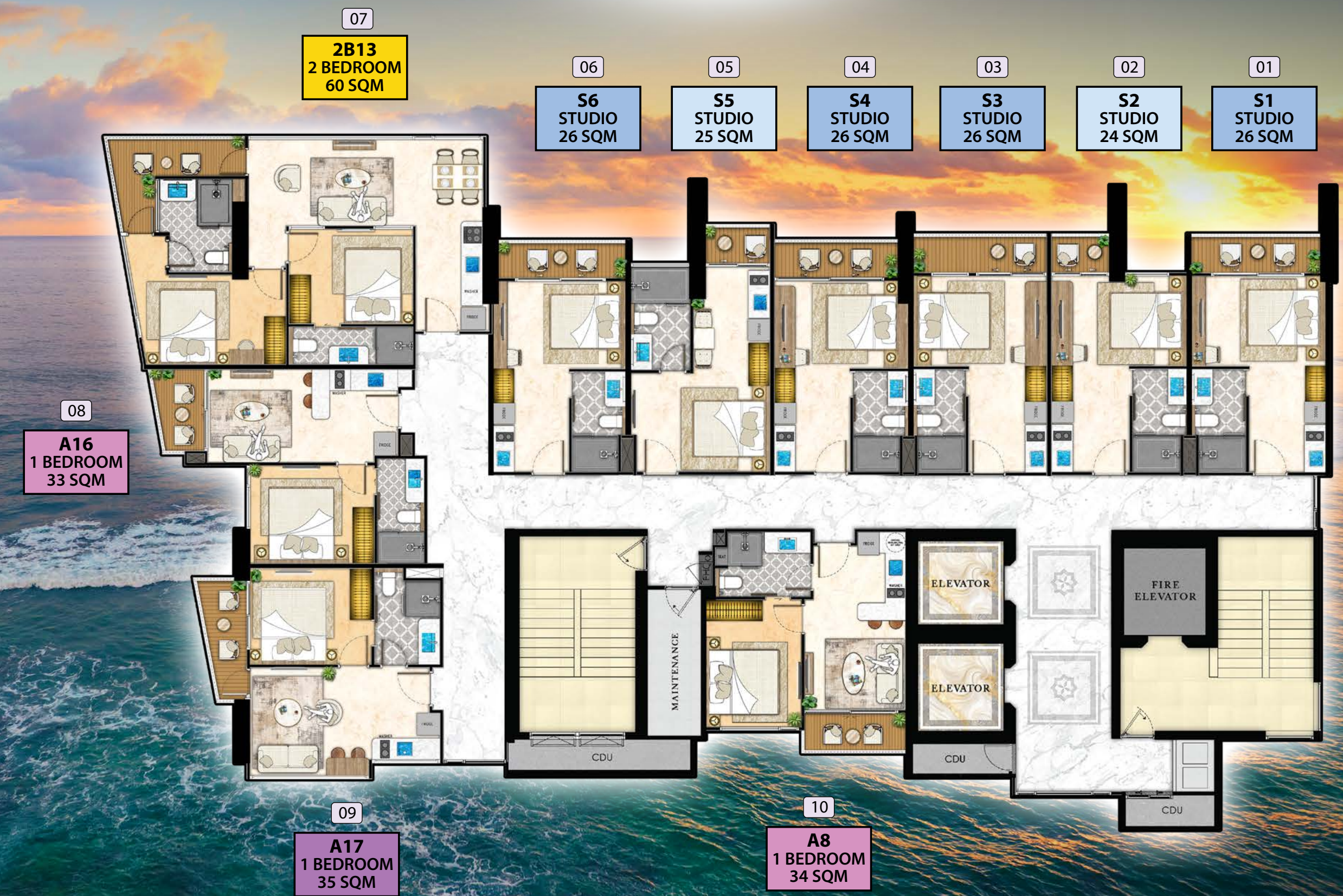
8th Floor Plan

THE RIVIERA
CALIFORNIA



9th - 10th Floor Plan

THE RIVIERA
CALIFORNIA



11th - 12th Floor Plan

THE RIVIERA
CALIFORNIA



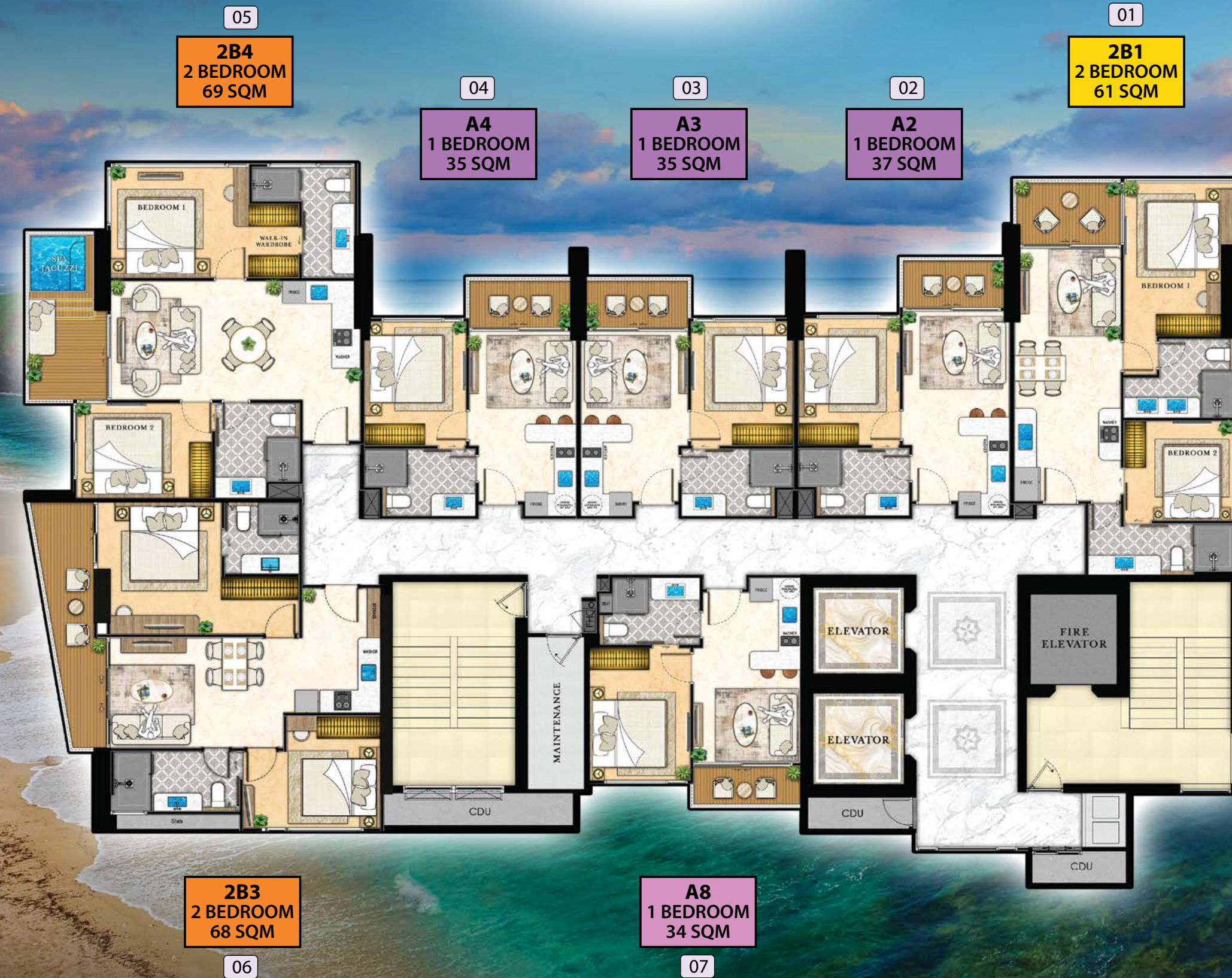
12A Floor Plan

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14th Floor Plan

THE RIVIERA
CALIFORNIA



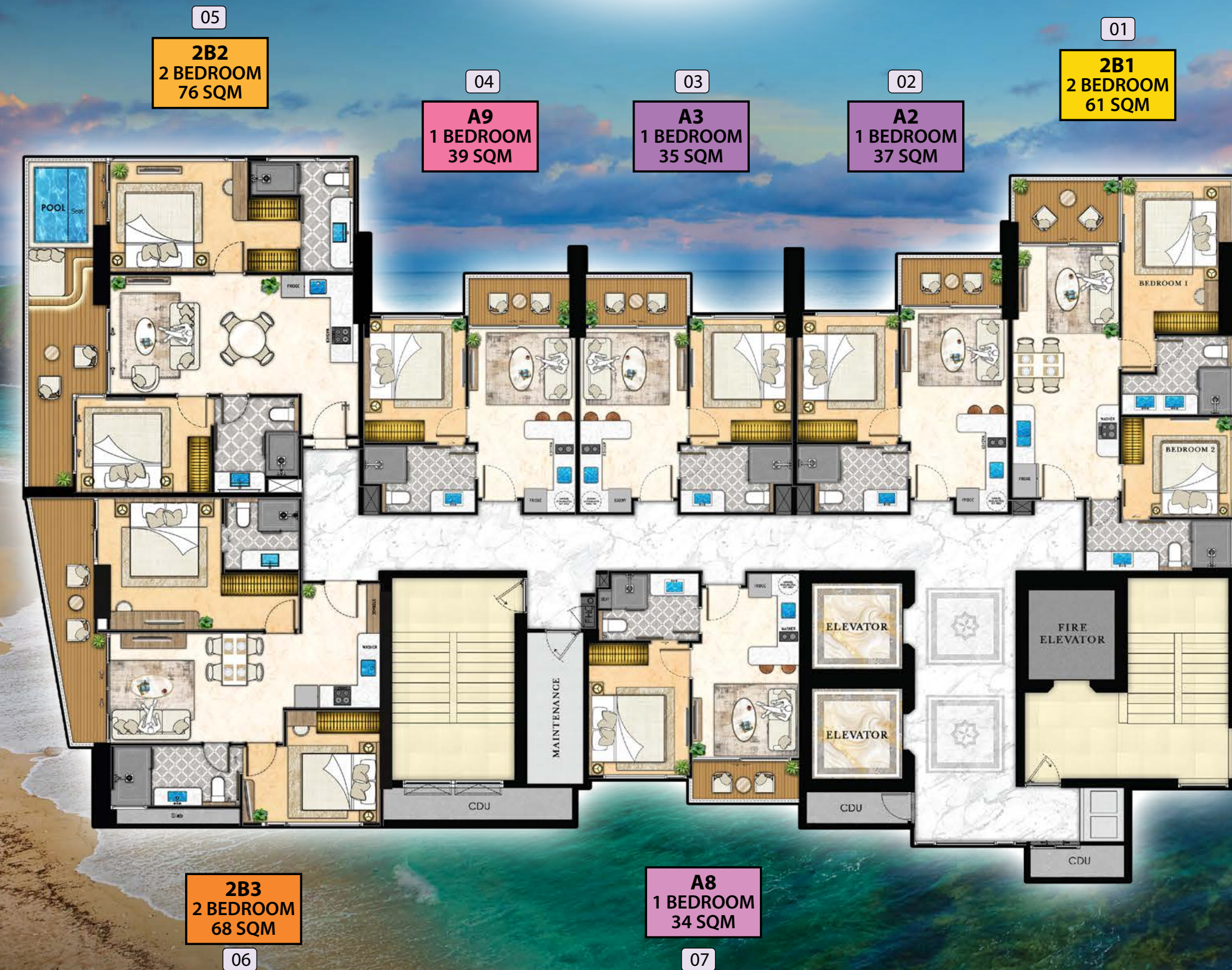
15th Floor Plan

THE RIVIERA
CALIFORNIA



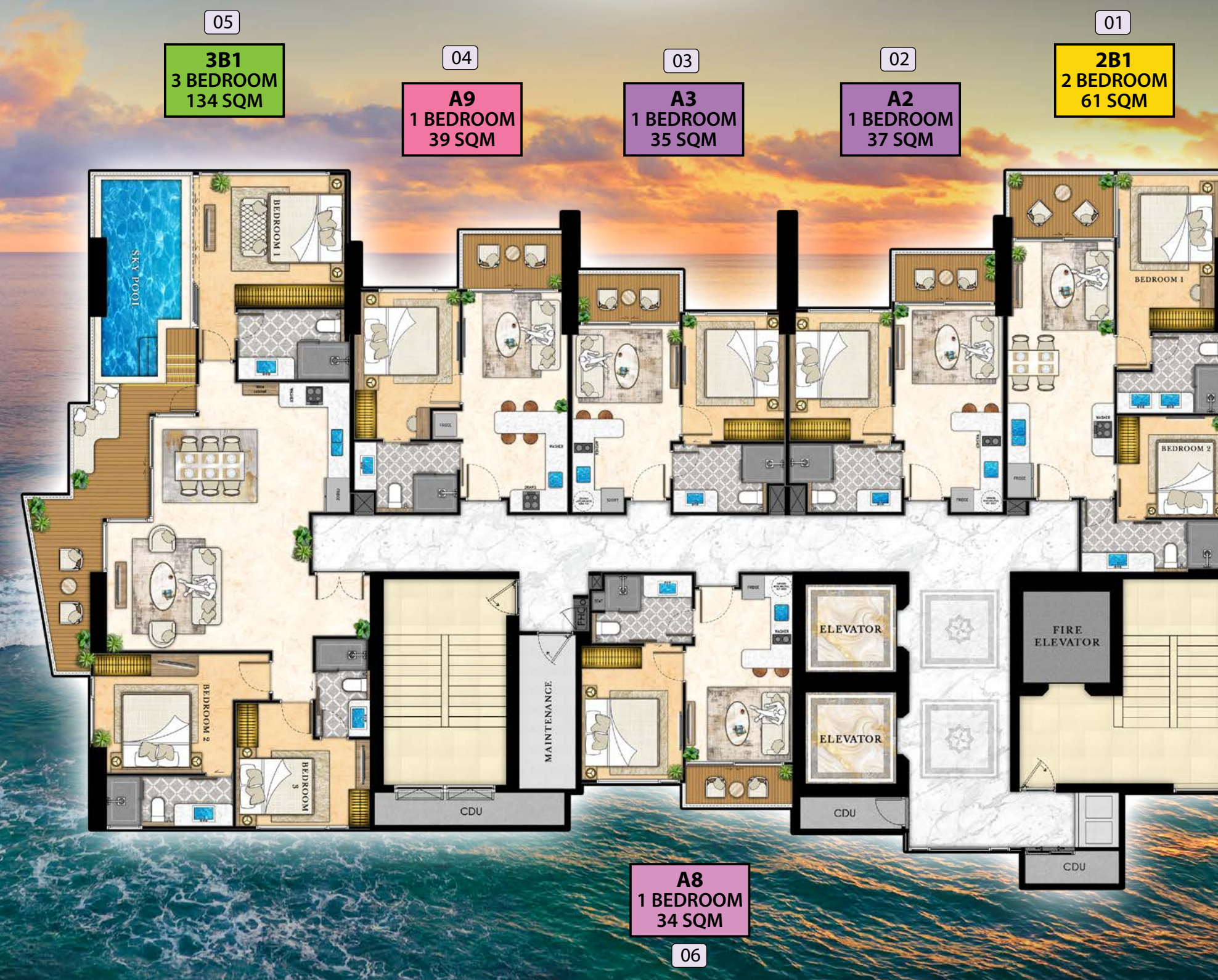
16th, 18th, 20th Floor Plan

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17th, 19th Floor Plan

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21st, 22nd Floor Plan



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Sky Pool & Fitness

23rd Floor Plan

THE RIVIERA
CALIFORNIA



24th Floor Plan

THE RIVIERA
CALIFORNIA



25th Floor Plan

THE RIVIERA
CALIFORNIA



26th Floor Plan

THE RIVIERA
CALIFORNIA



27th Floor Plan

THE RIVIERA
CALIFORNIA

02
3B5
3 BEDROOM
161 SQM



01
3B4
2 BEDROOM
119 SQM

28th Floor Plan

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01
PH1
3 BEDROOM
256 SQM



29th -30th Floor Plan



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Sky Bar & Lounge 3rd Floor Plan



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MULTI-AWARD WINNING
DEVELOPER



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Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



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CALIFORNIA



01
PH2
3 BEDROOM
197 SQM

32nd Floor Plan



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CALIFORNIA



Rooftop Sky Pool 33rd Floor Plan



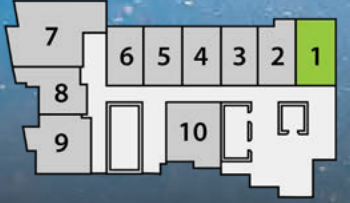
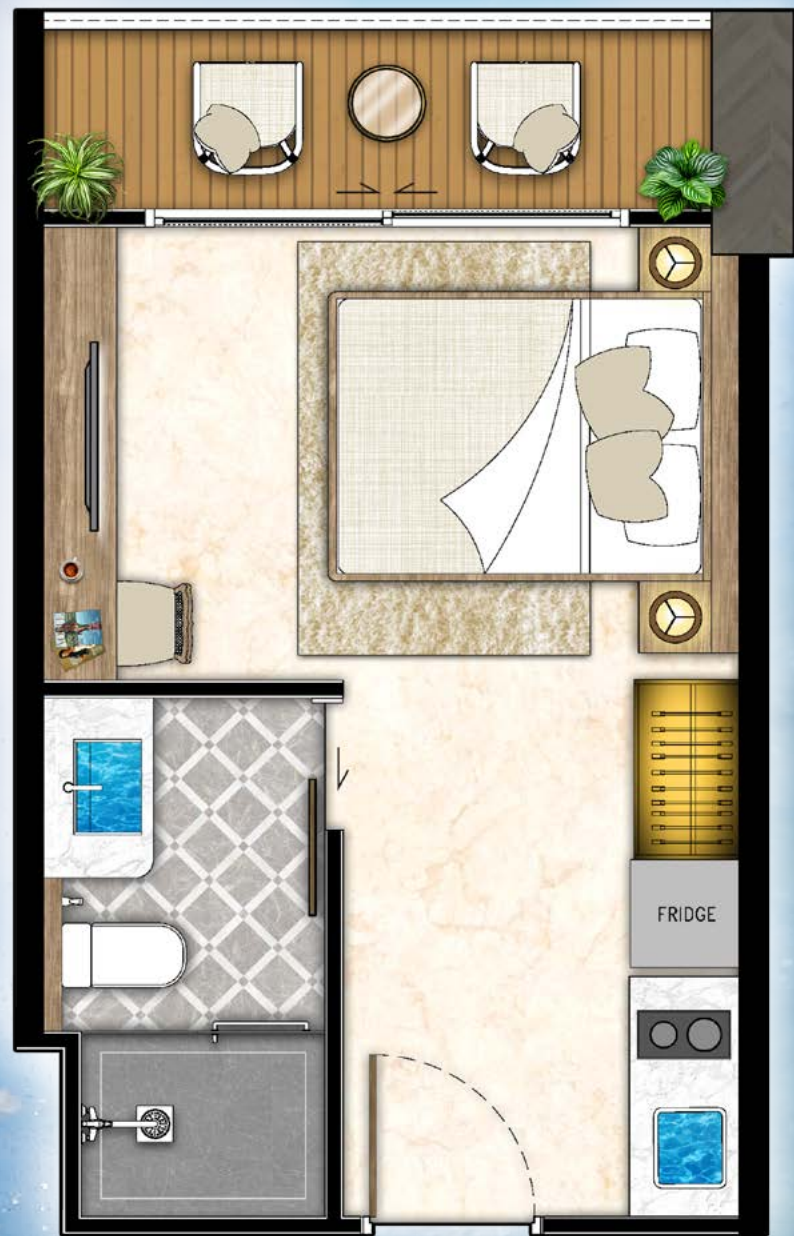
DESIGN & TONE OF LIKELY *Finish*
(The Riviera Malibu Showroom)



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

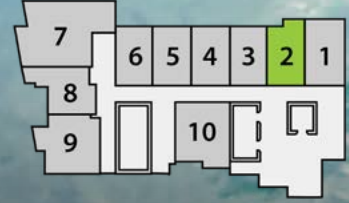
GARDEN GROVE

Floors 7-12A



S1 26 sqm

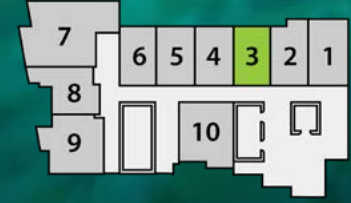
Floors 7-12A



S2 24 sqm

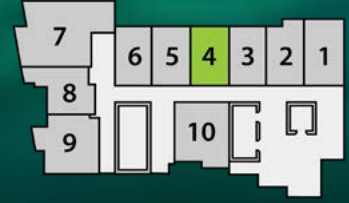
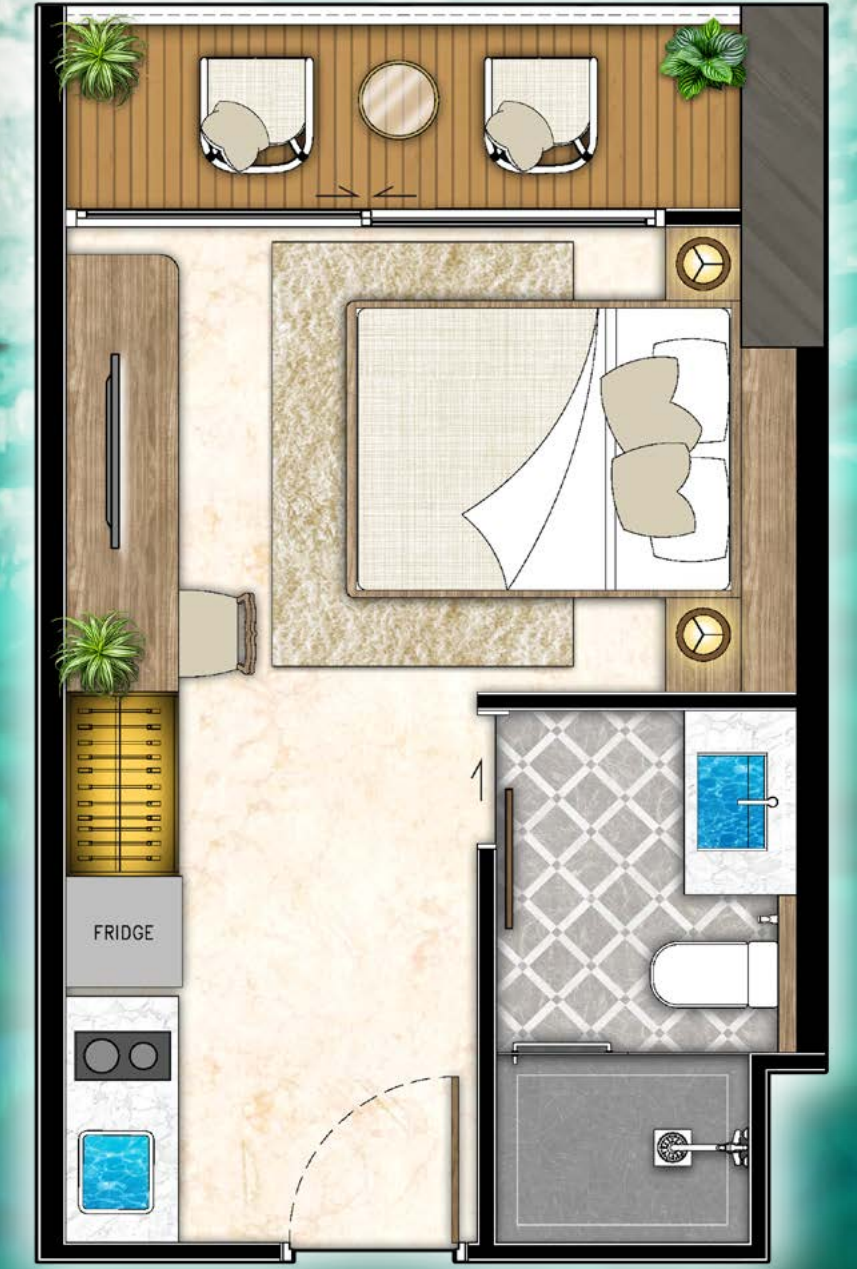
GARDEN GROVE

Floors 7-12A



26 sqm S3

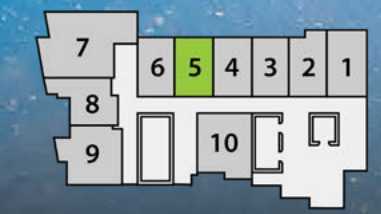
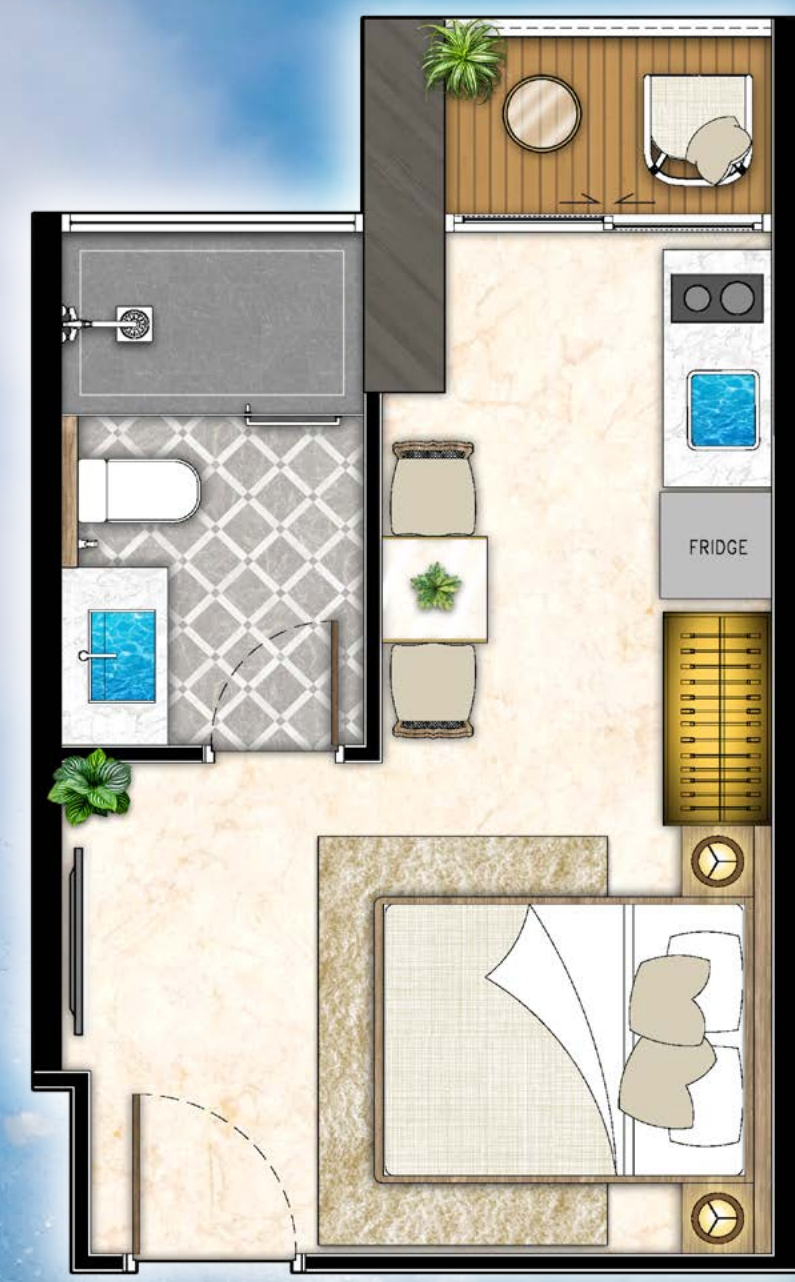
Floors 7-12



26 sqm S4

GARDEN GROVE

Floors 7-12



S5 25 sqm

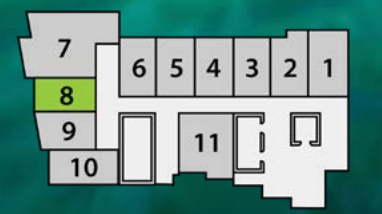
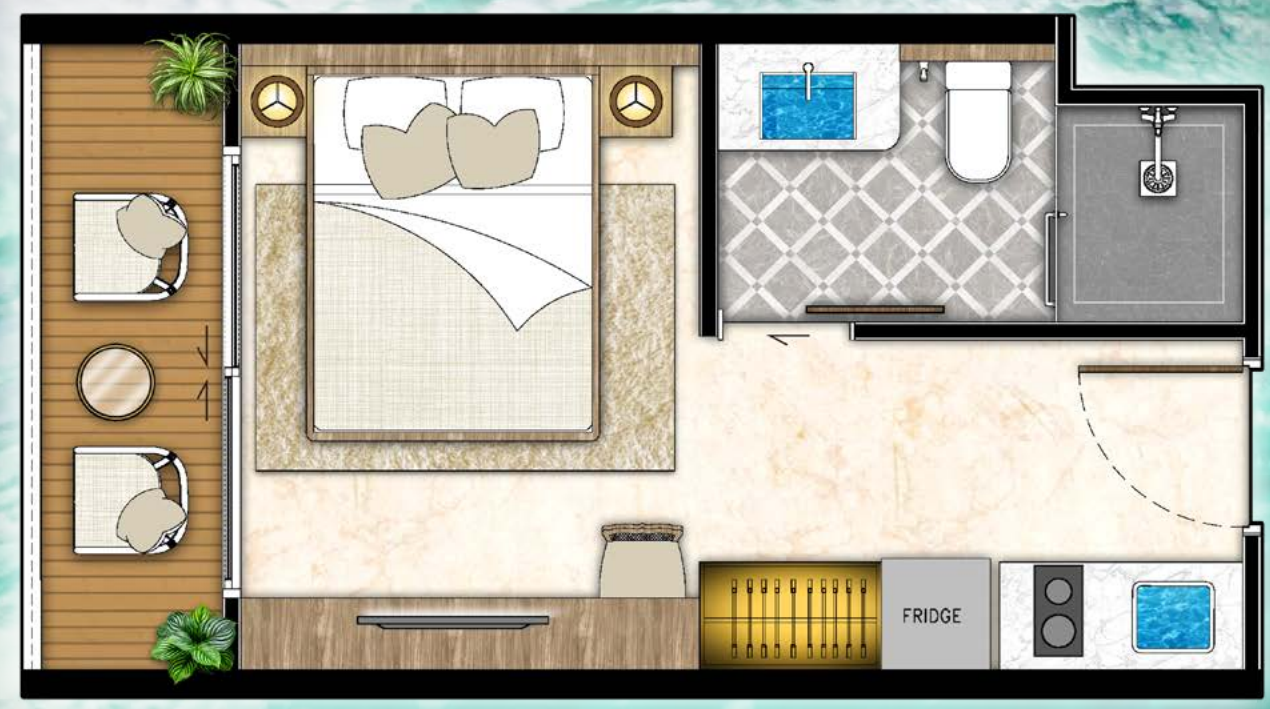
Floors 7-12



S6 26 sqm

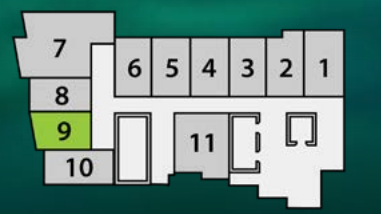
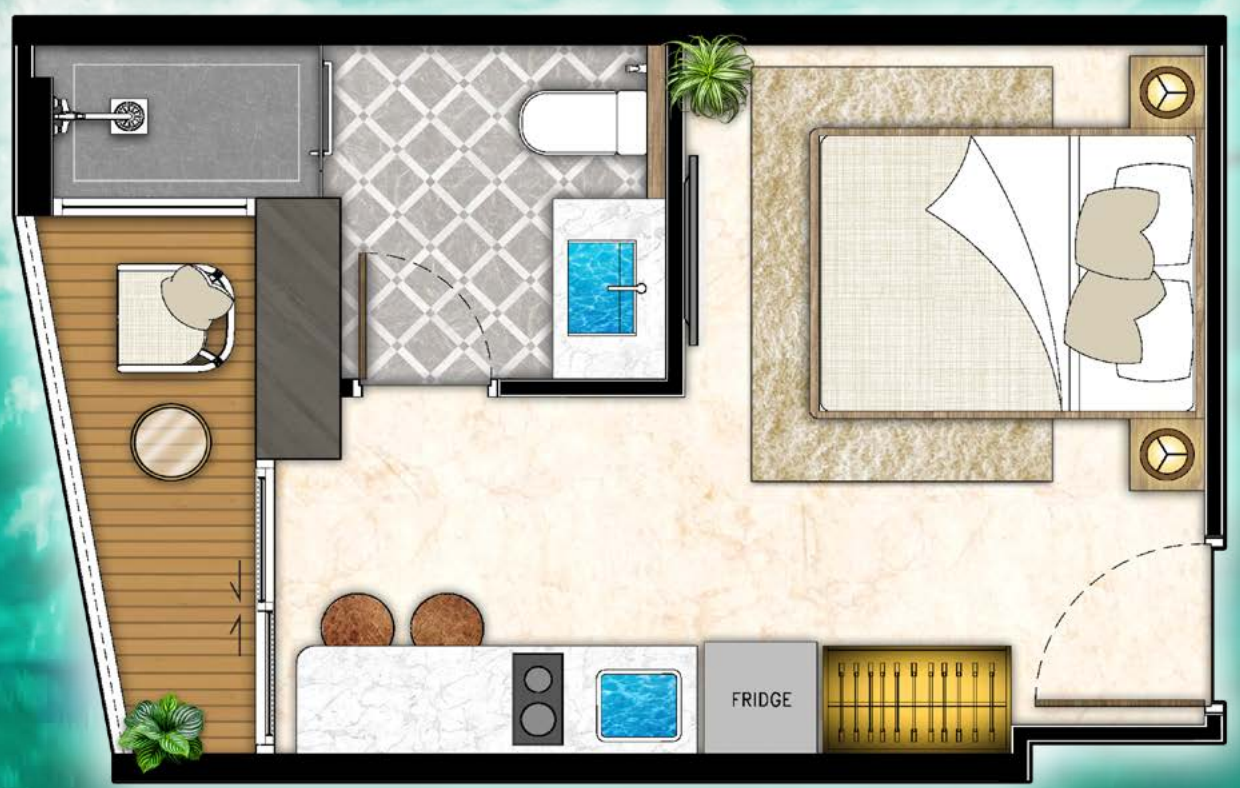
SAN MARCOS

Floors 7-12A



24 sqm S7

Floors 7-12



25 sqm S8



SAN MARCOS

STUDIO
Residences

Floors 7-8

27 SQM S9



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Awards Winner

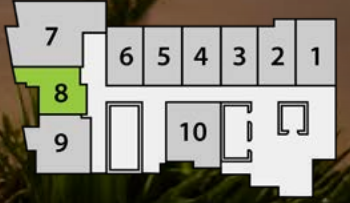
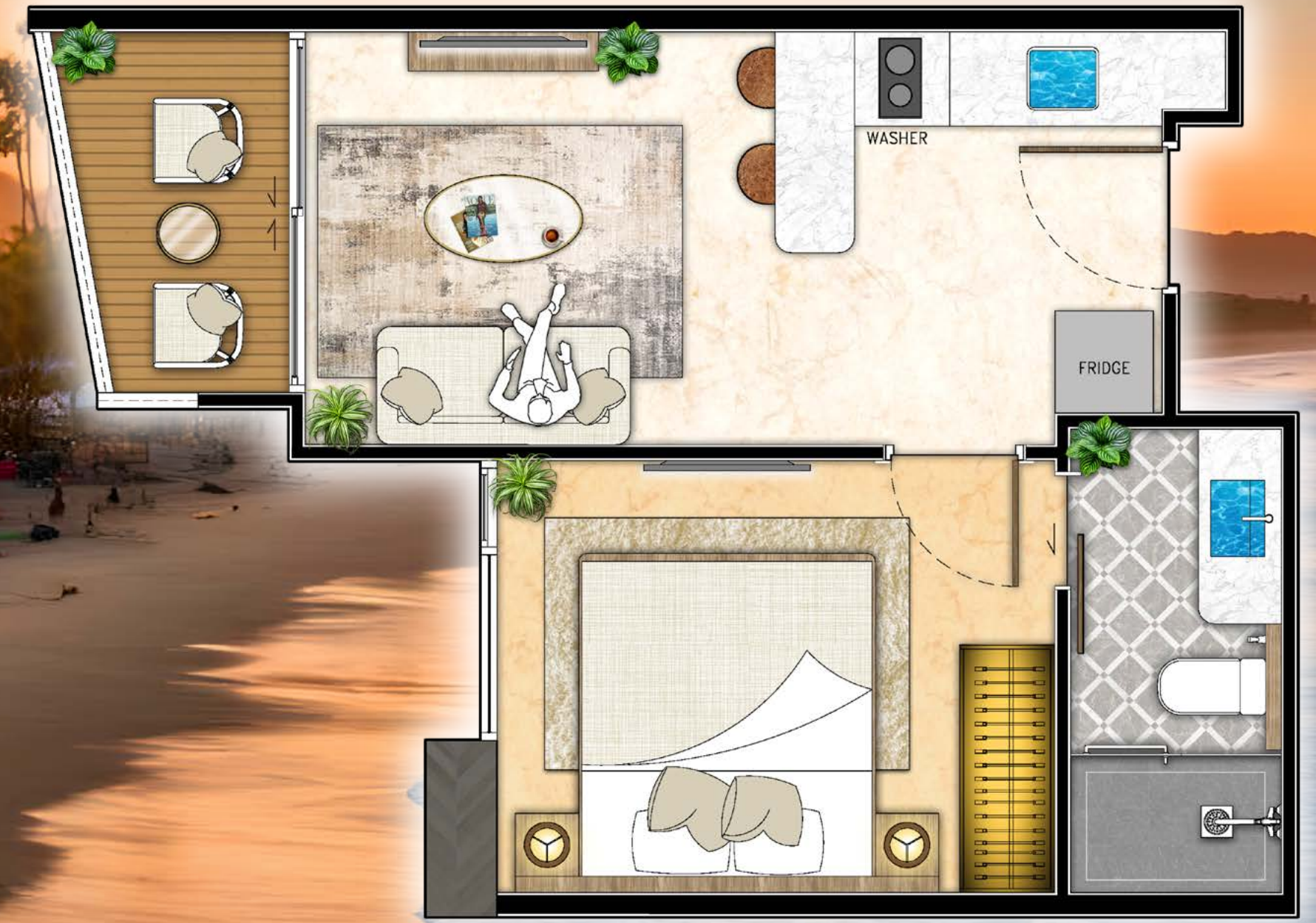


57 Times
Asia Pacific Property
Awards Winner

1 BEDROOM
Residences

SAN JOSE

Floors 11-14



A16 33 sqm

HUNTINGDON BEACH

Floors 11-14



35 sqm A17

1 BEDROOM
Residences

1 BEDROOM
Residences

SPRING VALLEY

Floors 8-22, 24-25



A8 34 sqm

1 BEDROOM
Residences

SANTA CRUZ

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

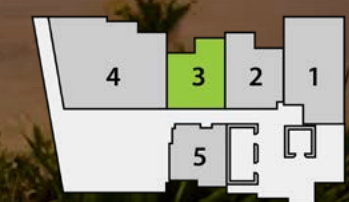


35 sqm A3 / A4

1 BEDROOM
Residences

SANTA CLARITA

Floors 24-25

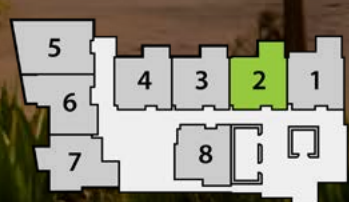


All 37 sqm

1 BEDROOM
Residences

SANTA ROSA

Floors 15, 17, 19, 21-22



37 sqm A2



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ONTARIO

1 BEDROOM
Residences

Floors 9-10

38 SQM A6

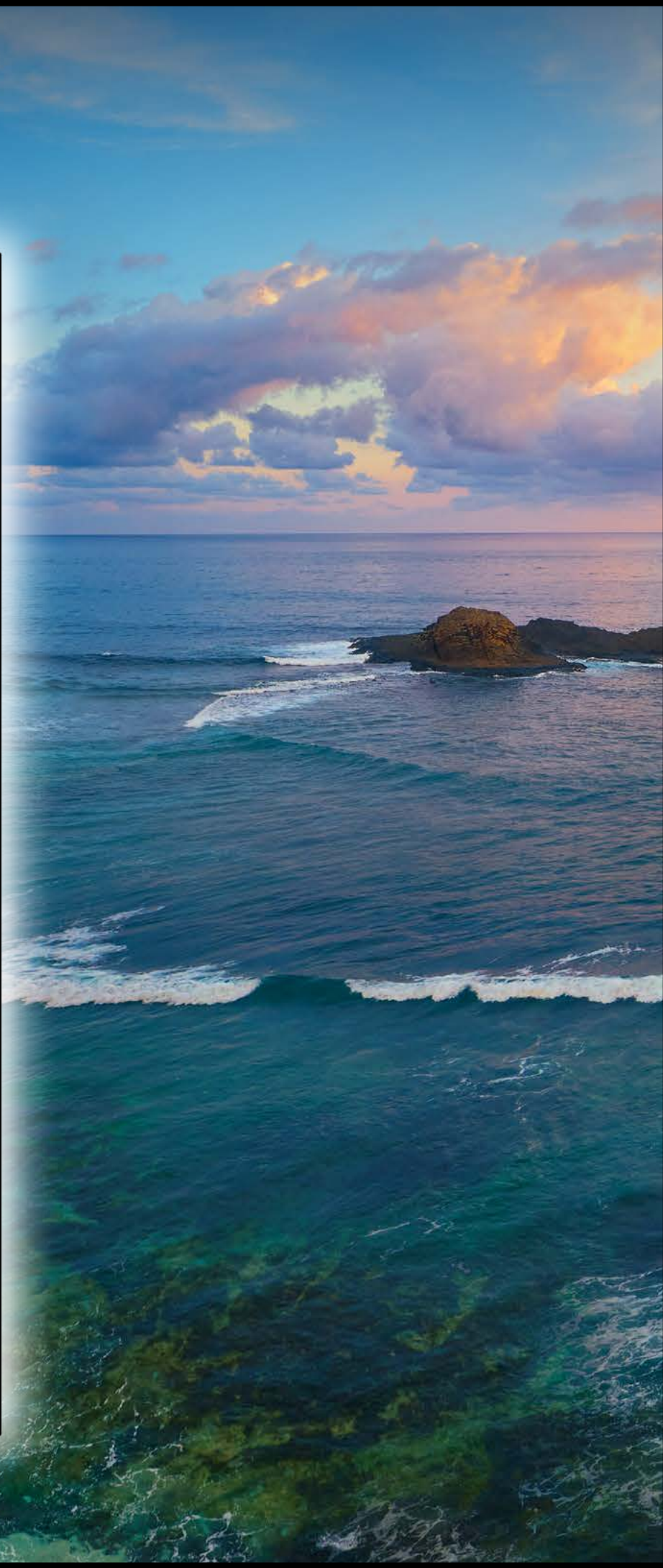
1 BEDROOM
Residences

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

1 BEDROOM
Residences

FRESNO

Floors 14, 16, 18, 20

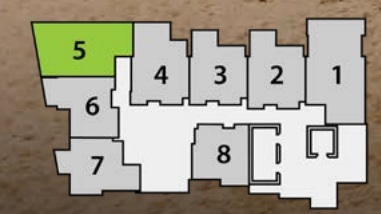


70 sqm A12

1 BEDROOM
Residences

OAKLAND

Floors 9-10



A5 49 sqm

SANTA CLARA

Floors 16, 18, 20



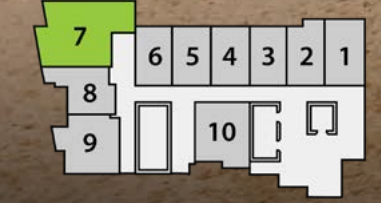
71 sqm A13

1 BEDROOM
Residences

1 BEDROOM
Residences

SAN FRANCISCO

Floors 7-8, 11-14



2B13 60 sqm

LONG BEACH

2 BEDROOM
Residences

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



61 sqm 2B1

2 BEDROOM
Residences

SANTA ANA



Floors 15, 17, 19



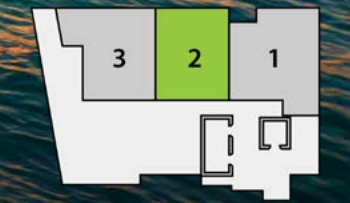
2B3 68 sqm

PACIFICA

2 BEDROOM
Residences



Floor 26

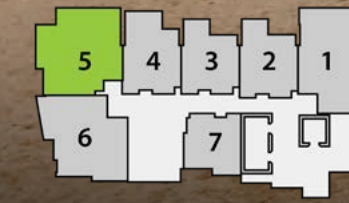


66 sqm 2B9

2 BEDROOM
Residences

NAPPA VALLEY

Floor 15

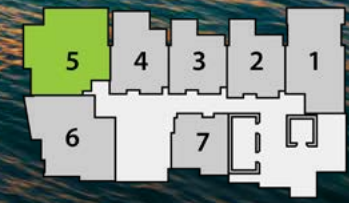


2B4 69 sqm

SUNSET BEACH

2 BEDROOM
Residences

Floors 17, 19



76 sqm 2B2



SAN BERNADO

2 BEDROOM
Residences

Floor 26

76 SQM 2B10



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2 BEDROOM
Residences

SAN PEDRO

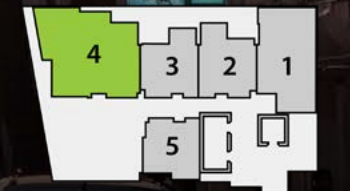
Floors 14, 16, 18, 20, 26



2B5 84 sqm

SACRAMENTO

Floor 25



84 sqm 2B7

2 BEDROOM
Residences

2 BEDROOM
Residences

ORANGE GROVE

Floor 16-18-20

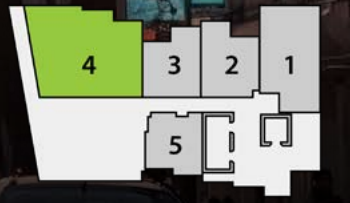


2B3-1 63 sqm

2 BEDROOM
Residences

HARMONY GROVE

Floor 24

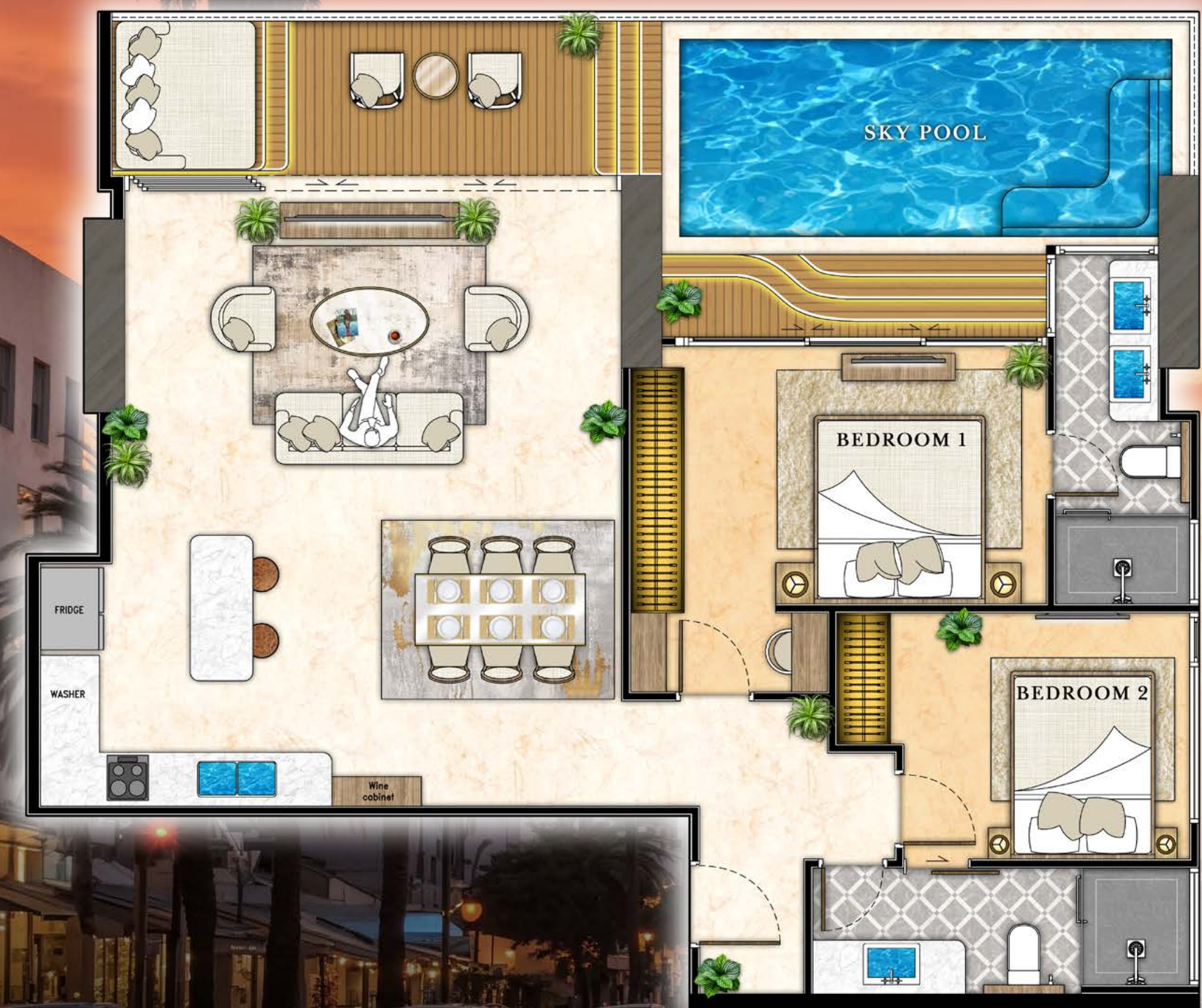


97 sqm 2B6

2 BEDROOM
Residences

SAN CLEMENTE

Floor 28



3B4 | 119 sqm

2 BEDROOM
Residences

SOLANA BEACH

Floor 27



119 sqm 3B2



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



14 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



EMERALD BAY

3 BEDROOM
Residences

Floors 21-22



134 SQM 3BI

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

3 BEDROOM
Residences

BELMONT HEIGHTS *Penthouse*



Floor 32

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

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



R
RIVIERA
GROUP



14 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

The developer reserves the right to change details without prior notice. The identified areas are approximates only. Contents and images are for illustrative purposes only.