

THE
RIVIERA
— JOMTIEN —

**OFFICIAL
SALES KIT**

November 2018

EIA
APPROVED
★★★★★

Born to be Glamorous

IR
RIVIERA
GROUP



R
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The Riviera Group is a luxury condominium developer, dedicated to create stunning modern landmarks to Pattaya's ever changing skyline with a focus on affordable yet high quality living.

The Riviera Group was founded, and is led by Mr Winston Gale, Founder and Co- Developer of the award winning development, The Palm,

THE
PALM
WONGAMAT BEACH
PATTAYA



BEST LUXURY CONDO DEVELOPMENT (EASTERN SEABOARD)



Construction Finance
Contract Signing with

The Palm, Winner of Best Condominium Eastern Seaboard at the Thailand Property Awards 2013. Winston Gale, Partner (second from left) seen here with fellow business partner khun Birathon Kasemsri Na Ayudhaya (second from right) and their wives, Sukanya Gale (left) and Kazuko Kasemsri Na Ayudhaya (right).

SCB committed to an 800 million THB loan to The Palm to assist in the construction of the 46 & 26 story luxury project in Wongamat, North Pattaya.



THE RIVIERA — WONGAMAT BEACH —



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The Riviera Wongamat Beach is The Riviera Group's maiden project.

Completed in August of 2017, this luxury twin tower development consisting of 45 and 43 storey buildings with a total of 975 units.

The Riviera Wongamat Beach has firmly put The Riviera Group on the map by winning 'Best Condo Development (Eastern Seaboard)' at the Thailand Property Awards 3 years running.



2016 | 2017 | 2018
BEST CONDO DEVELOPMENT
(EASTERN SEABOARD)



2016



2017



2018

Winning the rare 'Triple' Gold Award at The Thailand Property Awards for 'Best Condominium Eastern Seaboard'. No other condominium developer in Pattaya has ever achieved this to date. The project also won numerous prestigious awards at the Asia Pacific International Awards as well as other organisations.

Sukanya and Winston Gale secure a 920 Million Thai Baht (\$28m) construction loan in 2016, now in 2018 fully paid off.



Construction as of November 2018



THE RIVIERA JOMTIEN

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UNDER
CONSTRUCTION

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Following on from its predecessor, The Riviera Wongamat Beach, The Riviera Jomtien, is a continuation of Winston Gales' vision of a modern Thailand.

The Riviera Jomtien comprises of a single story masterpiece, designed to make a statement and stand out from the skyline whilst enjoying direct commanding views over the entire Jomtien Beach area.

The Riviera Group look forward to delivering more prestigious and glamorous projects in the years to come.

21st March
2018

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SCB

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JOMTIEN

1,050 Billion
Thai Baht

Financial Support Signing Ceremony
The Riviera Jomtien
Slam Commercial Bank Construction loan USD 33,000,000

SCB for the 3rd time invests with Sukanya and Winston Gale with a construction loan of 1 Billion and 50 Million Thai Baht (\$32m). Seen here with Khun Thanawat Kittisuwon - Vice President.



The Prestigious 'Asia Pacific International Awards' 2017 honoured The Riviera Group with over 15 Awards against the best of the best in South East Asia's Property Developing Industry. Winston and Sukanya Gale seen here with team members.



Helping to renovate the Hand to Hand foundation school.



The Riviera Jomtien E.I.A. Approval Party and Car Giveaway attracted guests from all over Thailand.



Riviera Jomtien customer, K. Pratueng Pongsates with his new Mercedes SLK that he won in the grand prize draw.

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Passion • Events • Style

Great partnerships are important to us and are instrumental to our success.

With our unique Riviera Group style, our events, promotions and collaborations with other great businesses and organisations, showcases our commitment to creating incredible lifestyles.

The Riviera Group are also extremely proud of our support and involvement with local charities and good causes.



A Pattaya first, as we installed a glamorous showroom inside Central Festival shopping mall for the soft launch of The Riviera Jomtien.



Our Sponsorship with Movers and Shakers has reignited the networking scene.



Our Sponsorship of Souled Out and TFI events, keeps us in touch with the local expat community while also helping out local charities.





Our colourful staff participating in the Pattaya Marathon and The Pattaya Color Run



Riviera Group staff on their bikes for Bike For Dad day.



The Riviera Group family enjoys a well deserved holiday.



Healthy employees, healthy company



Staff participating in the annual Pattaya Bed Race.



Emmy and Lorenzo pictured with Mr. Winston Gale



K. Metinee attending The Riviera Jomtien Soft Launch at Central Festival, Pattaya.



Family • Teamwork • Dedication

The Riviera Group are not just a luxury condominium developer. We are great team and family that are enthusiastic and dedicated to what we do and how we approach our work.

The Riviera Group are proud to have K. Metinee Kingpayome (The Face Thailand) as the brand ambassador of The Riviera Jomtien and part of our growing family.

We are also proud to have the beautiful Emmy and Lorenzo as our Riviera Wongamat Beach Ambassadors.





THE RIVIERA JOMTIEN

Welcome to The Riviera Jomtien.

A luxury high-rise condominium development located in the heart of Jomtien Beach.

Designed by KTG, The Riviera Jomtien gives buyers ultra-stylish building architecture, combined with highly desirable lifestyle facilities that aim to create memories to last a lifetime.

The Riviera Jomtien comprises of a single story masterpiece, designed to make a statement and stand out from the skyline whilst enjoying direct commanding views over the entire Jomtien Beach area.

The Riviera Jomtien reflects success, glamour, excitement and prestigious in it's feel and culture.

Being a part of this glamorous lifestyle, means entering a desirable and privileged world, with access to some of the best and well thought-out facilities available in Pattaya.

Whether you enjoy champagne breakfasts, or the quieter serene lifestyle, The Riviera Jomtien really does cater for all tastes and most financial considerations.

Celebrate with us the Riviera lifestyle, and enjoy being a part of a vibrant and trend-setting project that will reward you and your family for many years to come.

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“In the heart of Jomtien”

Location



THE
RIVIERA
JOMTIEN

Reflections

Centara Grand Residences

La Royal

Lumpini Park Beach

Cetus

Jomtien Beach Road

View Talay 8

Seven Seas

La Santir

Veranda
Nam Talay

Jomtien 2nd Road
(to Sattahip)

Jomtien Tower & Water Park

Atlantis

Aqua

View Talay's

Pattaya
View Point
Pratumnak Hill

Bali Hai Pier

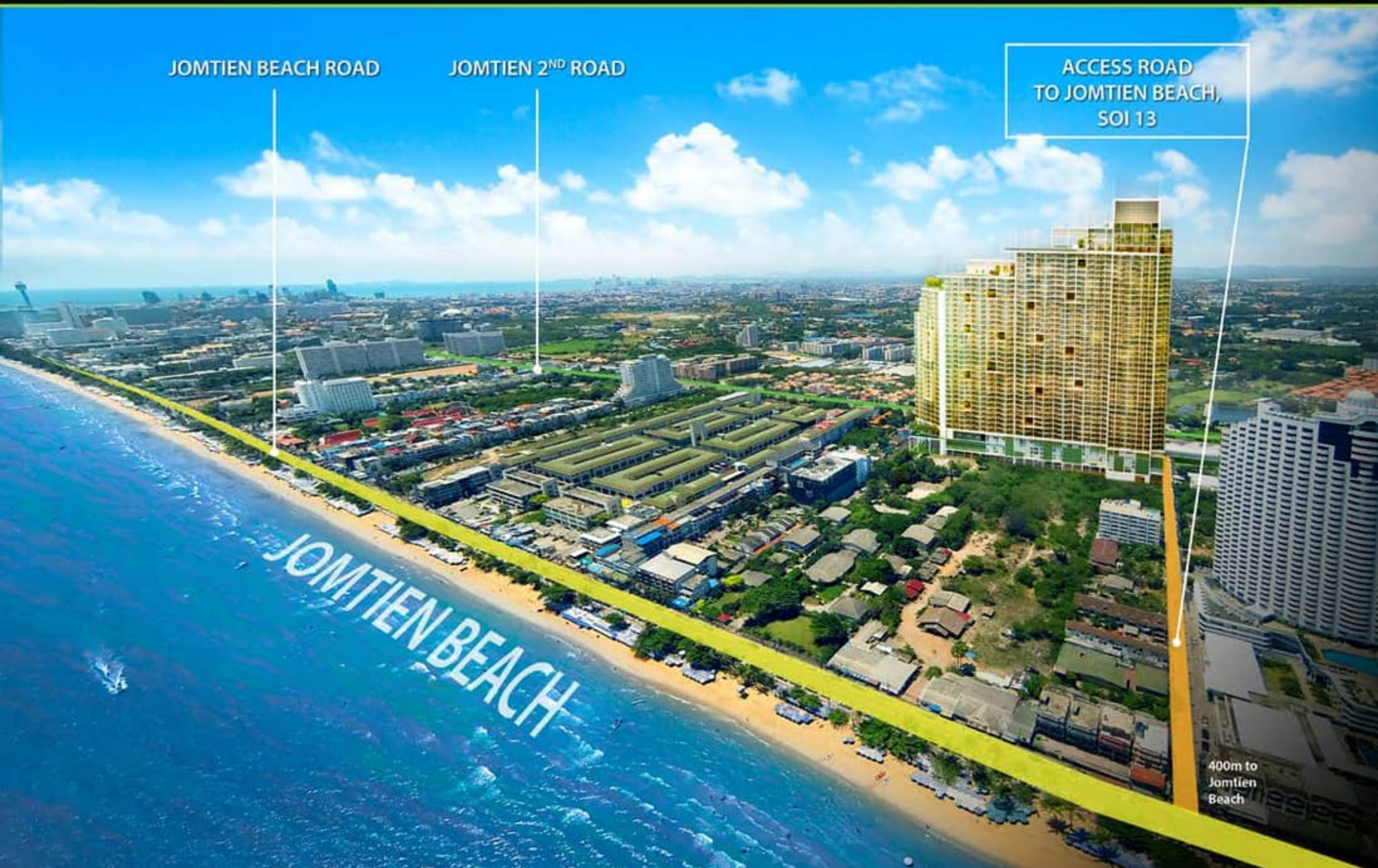
Pattaya
Beach Rd

Jomtien 2nd Road
(To Pattaya)

“Your road to the Riviera”



Direct Beach Access



“Your ocean dreams”

Front View - 46th Floor



“Your unforgettable views”

Rear View - 46th Floor



“Choose your own Lifestyle”

Selling Points



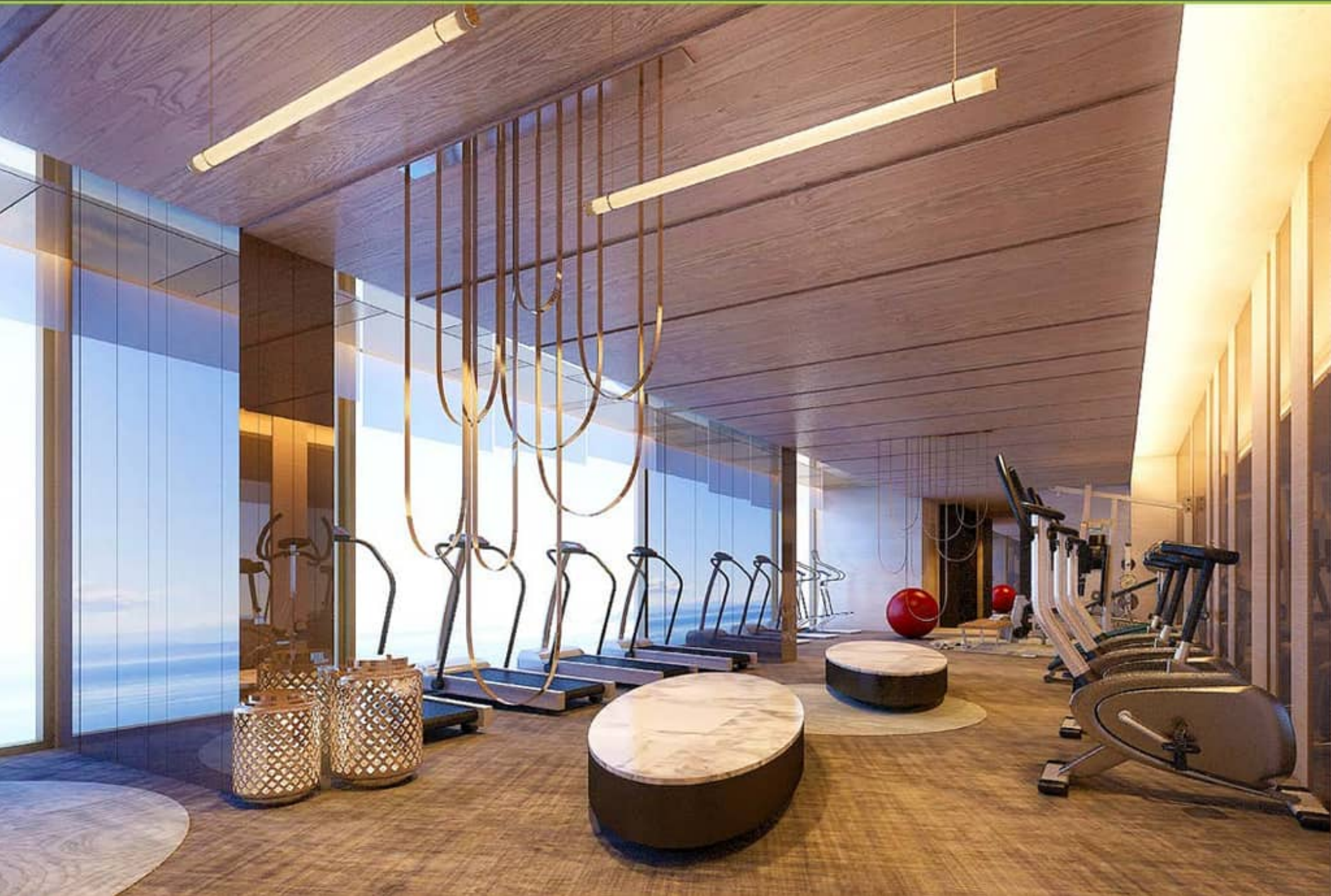
- Luxury high-rise condominium designed to be unique, modern, and sophisticated. Enjoying dramatic and dynamic features that sets itself apart & provides complete Individuality amongst Pattaya's Skyline.
- The most rapidly expanding location in and around Pattaya enjoying an already established reputation for it's quiet yet convenient position.
- Conveniently located off the all-new 2nd road, enjoying excellent access to Pattaya's main Sukhumvit Road.
- Over 80% of units feature direct sea views that enjoy direct-view-facing units (No views from balcony's located on the side of the building).
- A Rarely available site that takes full advantage of it's views and enjoying an incredible 300 metre frontage to Jomtien's main road access.
- Benefiting from sitting on over 6 Rai of land (2.5 acres) with the extra advantage of Commercial units providing on-site food, drink & all things convenient to make your home even more enjoyable.
- Only 2 minutes walk to the beach. Enjoying a rare, direct-road leading from the beach directly into the project.

- Extremely competitively priced compared to neighbouring projects with prices up to 40% less than beach-front products sharing the same beach.
- A wide range of extensive facilities available, including extensive multi-level vast pools, Podium play area and a Jungle bamboo forest.
- 42 Rear & 16 Front Relaxation garden areas designed into the building for buyers well-being.
- Entire 42nd floor dedicated to leisure and recreation. A large owners sky lounge complimented with sunset terrace, gym, gardens, jacuzzi's, BBQ area, quiet zones and sala's.
- Infinity sky pools located on the 37th and 42nd floors providing dramatic 360 degree panoramic views.
- 3 Dedicated lift areas with 2 dedicated lobby areas providing 6 high-speed lifts for your day to day convenience.
- Developed by the Founder and Co-Developer of The Palm, Wongamat Beach, Winner of the 2013 Thailand Property Awards 'Best Condominium on the Eastern Seaboard'.

“Reflecting your personal style...
with charm and character”

“Relax, you deserve it”

Your Facilities



RESIDENCES FACILITIES:

- On-ground large ocean pool
- Various children's pools
- Multi-level sun-deck areas
- Various rock and natural water features
- Kids' club & children's playground
- Extensive fitness room, sky gym & outdoor gym
- Lush tropical landscaping
- Floating pavilions & sala's with seated pool areas
- Entire 42nd floor dedicated for owners recreation
- Extensive recreational area
- Water sliders & beach effect pool areas
- 58 quiet garden zones & elevated garden areas
- Hotel styled drop-off area's
- Resort styled lobby area
- Commercial units providing convenient services

COMMERCIAL AREA:

- 25 commercial units offering various services
- Dedicated food and beverage shops

RESIDENCE SERVICES:

- 24-Hour security
- WIFI internet

SKY TERRACE:

- 37th Floor - large pool and decking areas
- 42nd Floor - Infinity edge sky-pool with decking areas
- Sky jacuzzis, sunken pool beds
- Owners large lounge area and sunset terrace
- Sala & lounge relaxation areas





- | | | |
|---------------------|-------------------|------------------|
| 01. Project Signage | 05. Swimming Pool | 09. Kid's Pool |
| 02. Guard House | 06. Sand Beach | 10. Jacuzzi Pool |
| 03. Feature Wall | 07. Pool Deck | 11. Bridge |
| 04. Drop Off | 08. Pavilion | 12. Lawn Area |



Commercial Units

“Relax in style”

Landscaping Masterpiece



“Creating your magical moments”

Landscaping Masterpiece



“Relax in your surroundings”



Landscaping Masterpiece



4TH FLOOR: PODIUM

“Your escape”



Landscaping Masterpiece



34TH FLOOR: SKY GARDEN

“Live your life at the top”

Landscaping Masterpiece



37th FLOOR: CONCEPTUAL LANDSCAPE

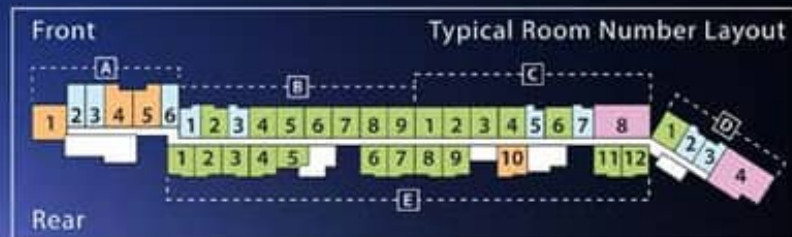
“Your luxurious sky pools”

Landscaping Masterpiece



42ND FLOOR: CONCEPTUAL LANDSCAPE

“Your desirable lifestyle”



Land Area: 10,062 sq.m
Total Saleable Units: 1,075
Storeys: 46
Parking Spaces: 310 lots

Total No. of units

Studio: 275 units
1 Bed: 733 units
2 Bed: 63 units
Duplex: 4 units

Matrix Front



- Studio (STU)
Range: 22 to 33 Sq.m
- 1 Bed (1BR)
Range: 34 to 35.3 Sq.m
- 1 Bed (1BR)
Range: 35.7 to 48 Sq.m
- 2 Bed (2BR)
Range: 74 to 104 Sq.m
- Duplex
Range: 214 to 223 Sq.m

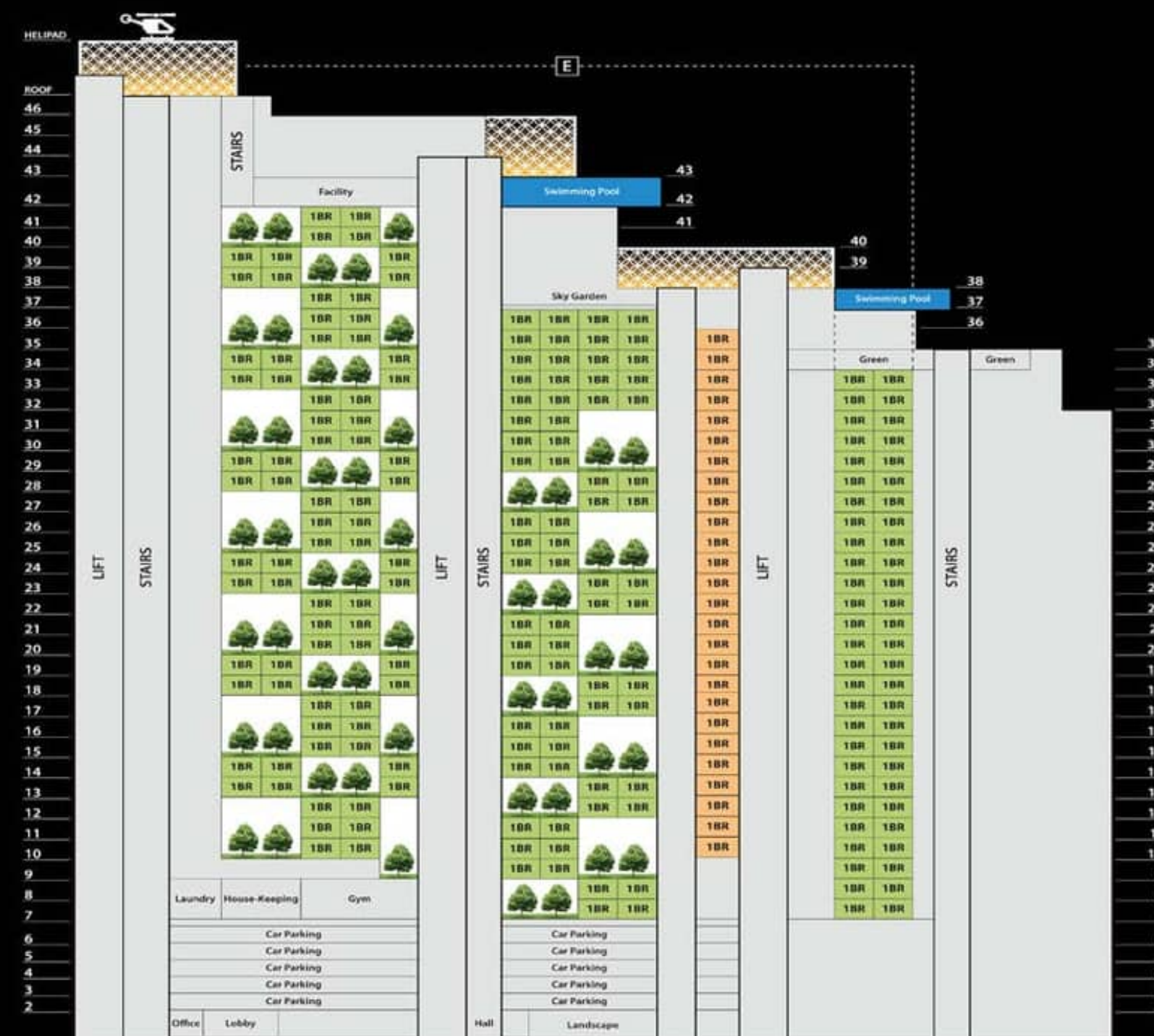
"Dramatic Styling"



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Matrix

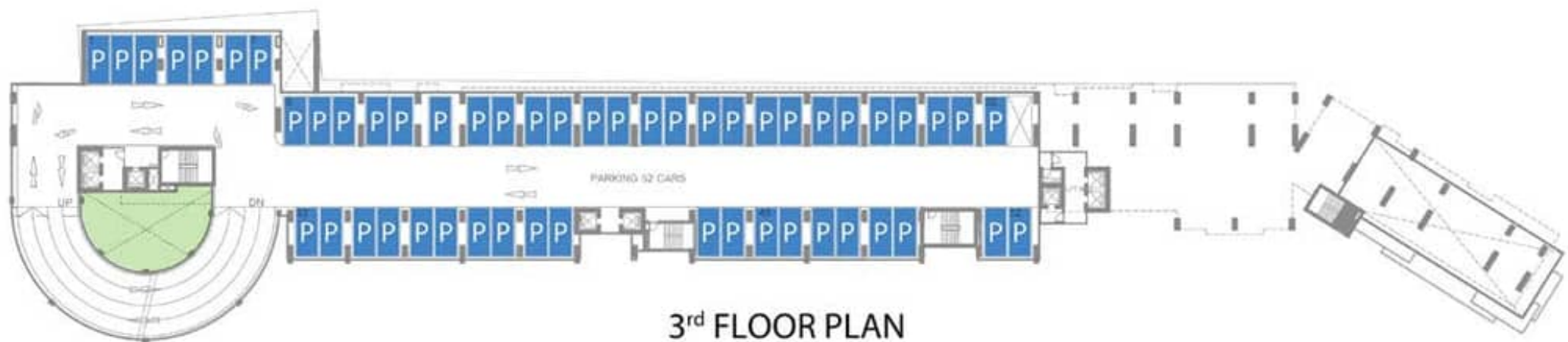
Rear

- 1 Bed (1BR)
Range: 34 to 35.3 Sq.m
- 1 Bed (1BR)
Range: 35.7 to 48 Sq.m

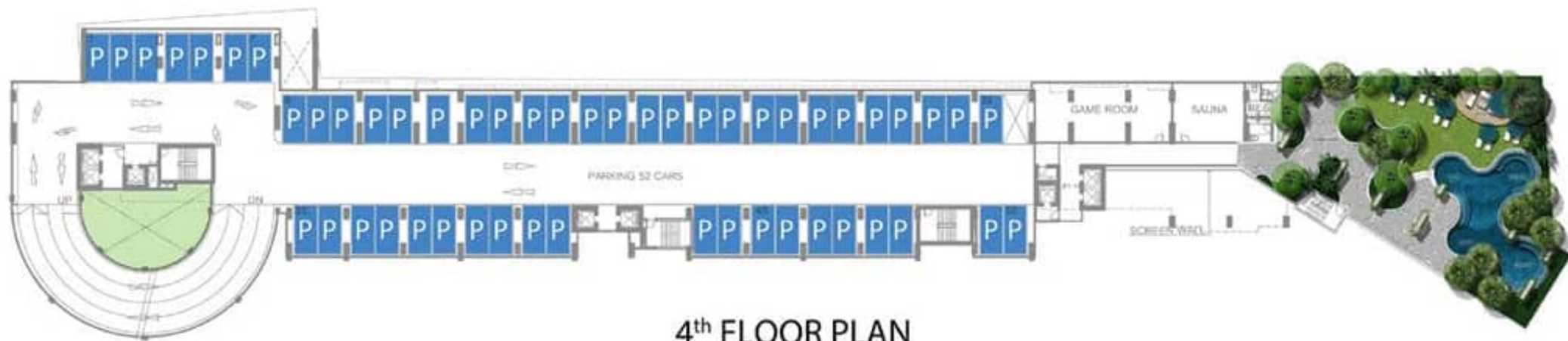


Lower Floor Plans

3rd | 4th



3rd FLOOR PLAN



4th FLOOR PLAN



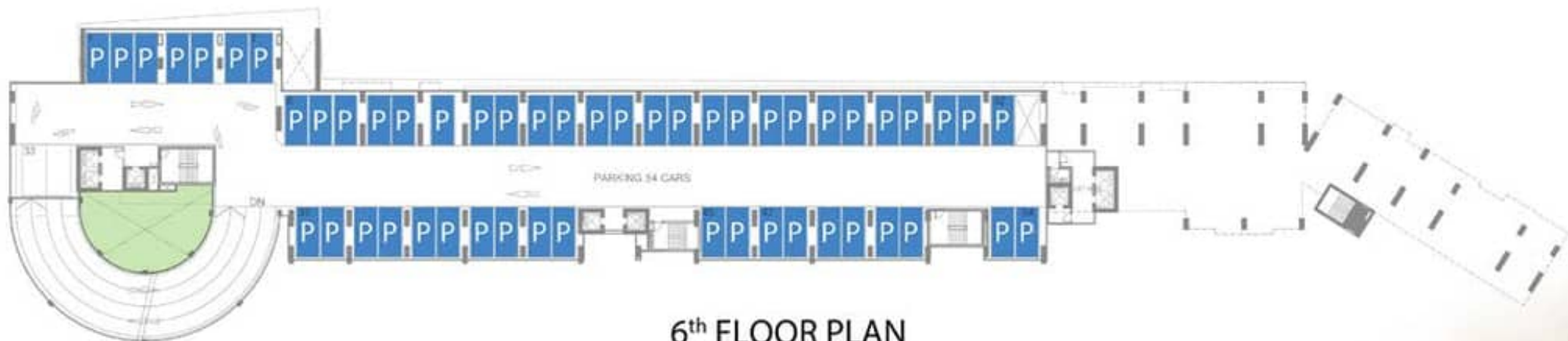
The floor plans and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

Lower Floor Plans

5th | 6th



5th FLOOR PLAN



6th FLOOR PLAN

The floor plans and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

Middle Floor Plans

7th | 8th

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



7th FLOOR PLAN



8th FLOOR PLAN



Middle Floor Plans

9th | 10th

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



9th FLOOR PLAN



10th FLOOR PLAN

Middle Floor Plans

11th | 12th

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



11th FLOOR PLAN



12th FLOOR PLAN



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Middle Floor Plans

13th | 14th

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



13th FLOOR PLAN



14th FLOOR PLAN

The floor plans and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.



Middle Floor Plans

15th | 16th

- STU
Studio
22 to 33 Sq.m
- 1BR
1 Bedroom
34 to 35.3 Sq.m
- 1BR
1 Bedroom
35.7 to 48 Sq.m
- 2BR
2 Bedroom
74 to 104 Sq.m



15th FLOOR PLAN



16th FLOOR PLAN



Middle Floor Plans

17th | 18th

- STU
Studio
22 to 33 Sq.m
- 1BR
1 Bedroom
34 to 35.3 Sq.m
- 1BR
1 Bedroom
35.7 to 48 Sq.m
- 2BR
2 Bedroom
74 to 104 Sq.m



17th FLOOR PLAN



18th FLOOR PLAN

Middle Floor Plans

19th | 20th

- STU Studio 22 to 33 Sq.m
- 1BR 1 Bedroom 34 to 35.3 Sq.m
- 1BR 1 Bedroom 35.7 to 48 Sq.m
- 2BR 2 Bedroom 74 to 104 Sq.m



19th FLOOR PLAN



20th FLOOR PLAN



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Middle Floor Plans

21st | 22nd

- STU Studio 22 to 33 Sq.m
- 1BR 1 Bedroom 34 to 35.3 Sq.m
- 1BR 1 Bedroom 35.7 to 48 Sq.m
- 2BR 2 Bedroom 74 to 104 Sq.m



21st FLOOR PLAN



22nd FLOOR PLAN



The floor plans and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

Middle Floor Plans

23rd | 24th

- STU
Studio
22 to 33 Sqm
- 1BR
1 Bedroom
34 to 35.3 Sqm
- 1BR
1 Bedroom
35.7 to 48 Sqm
- 2BR
2 Bedroom
74 to 104 Sqm



23rd FLOOR PLAN



24th FLOOR PLAN



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Middle Floor Plans

25th | 26th

- STU
Studio
22 to 33 Sqm
- 1BR
1 Bedroom
34 to 35.3 Sqm
- 1BR
1 Bedroom
35.7 to 48 Sqm
- 2BR
2 Bedroom
74 to 104 Sqm



25th FLOOR PLAN



26th FLOOR PLAN

The floor plans and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.



Middle Floor Plans

27th | 28th

STU
Studio
22 to 33 Sqm

1BR
1 Bedroom
34 to 35.3 Sqm

1BR
1 Bedroom
35.7 to 48 Sqm

2BR
2 Bedroom
74 to 104 Sqm



27th FLOOR PLAN



28th FLOOR PLAN



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Middle Floor Plans

29th | 30th

STU
Studio
22 to 33 Sqm

1BR
1 Bedroom
34 to 35.3 Sqm

1BR
1 Bedroom
35.7 to 48 Sqm

2BR
2 Bedroom
74 to 104 Sqm



29th FLOOR PLAN



30th FLOOR PLAN



The floor plans and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

Middle Floor Plans

31st | 32nd

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



31st FLOOR PLAN



32nd FLOOR PLAN



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Middle Floor Plans

33rd | 34th

STU
Studio
22 to 33 Sq.m

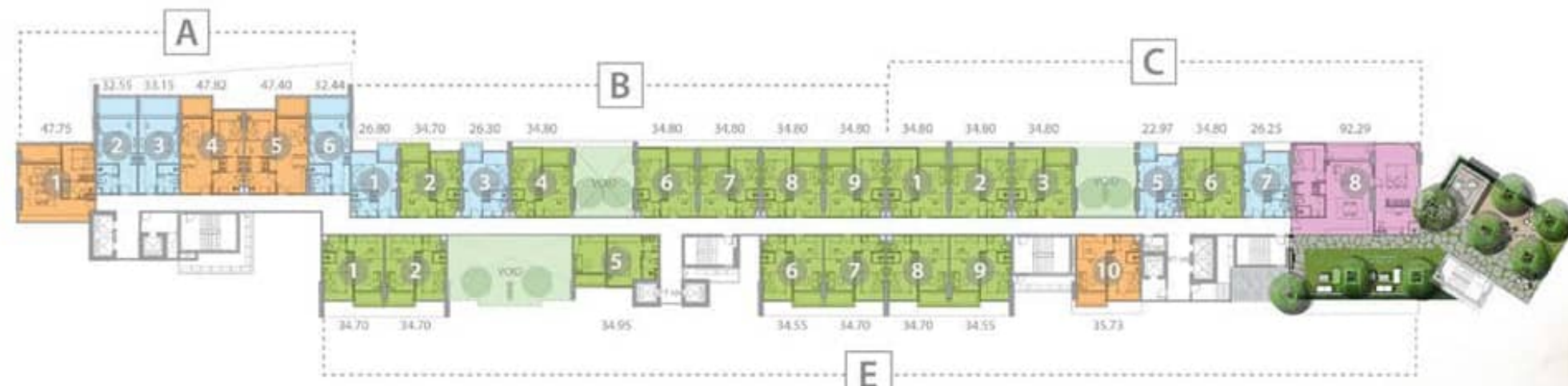
1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



33rd FLOOR PLAN



34th FLOOR PLAN



The floor plans and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

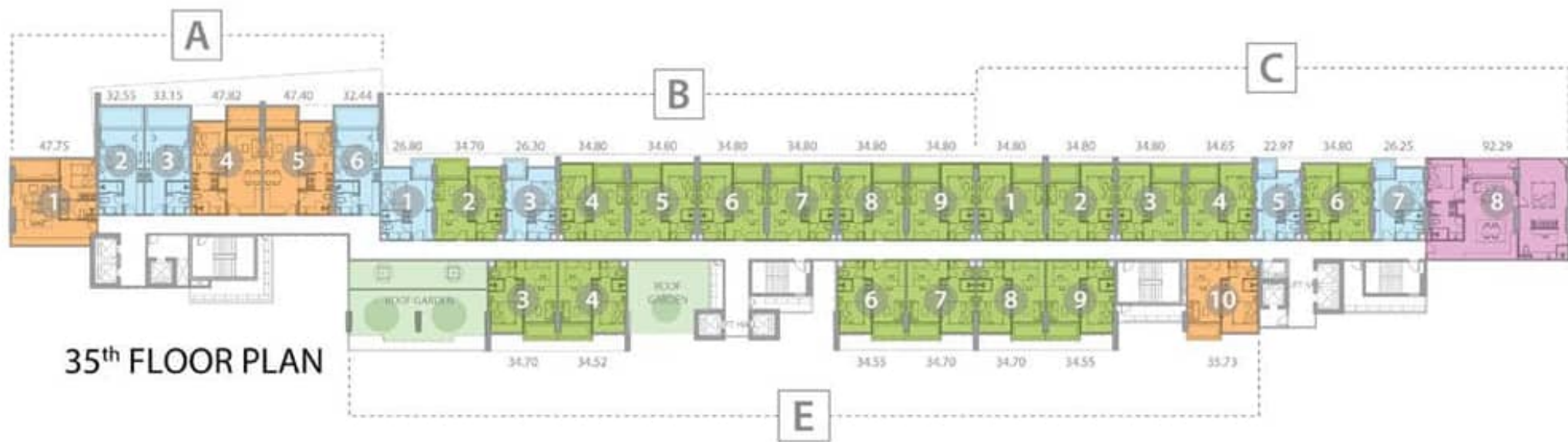
“Breathtaking weekends”



Middle Floor Plans

35th | 36th

- STU
Studio
22 to 33 Sq.m
- 1BR
1 Bedroom
34 to 35.3 Sq.m
- 1BR
1 Bedroom
35.7 to 48 Sq.m
- 2BR
2 Bedroom
74 to 104 Sq.m



The floor plans, details and artistic simulations are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

“Elegant high living”



● STU
Studio
22 to 33 Sq.m

● 1BR
1 Bedroom
34 to 35.3 Sq.m

● 1BR
1 Bedroom
35.7 to 48 Sq.m

Upper Floor Plans 37th Sky Pool



37th FLOOR PLAN



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Upper Floor Plans

38th | 39th

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



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Upper Floor Plans

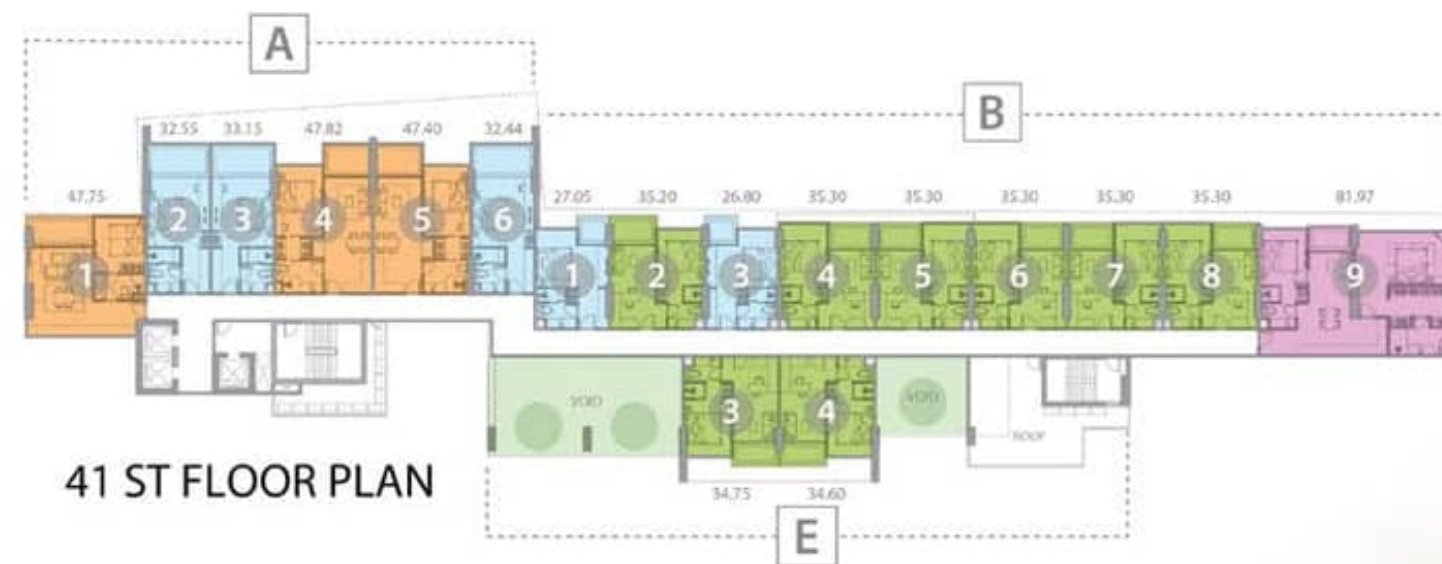
40th | 41st

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
34 to 35.3 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m



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“Your luxurious address”

Upper Floor Plans
42nd Sky Pool



42nd FLOOR PLAN



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Upper Floor Plans

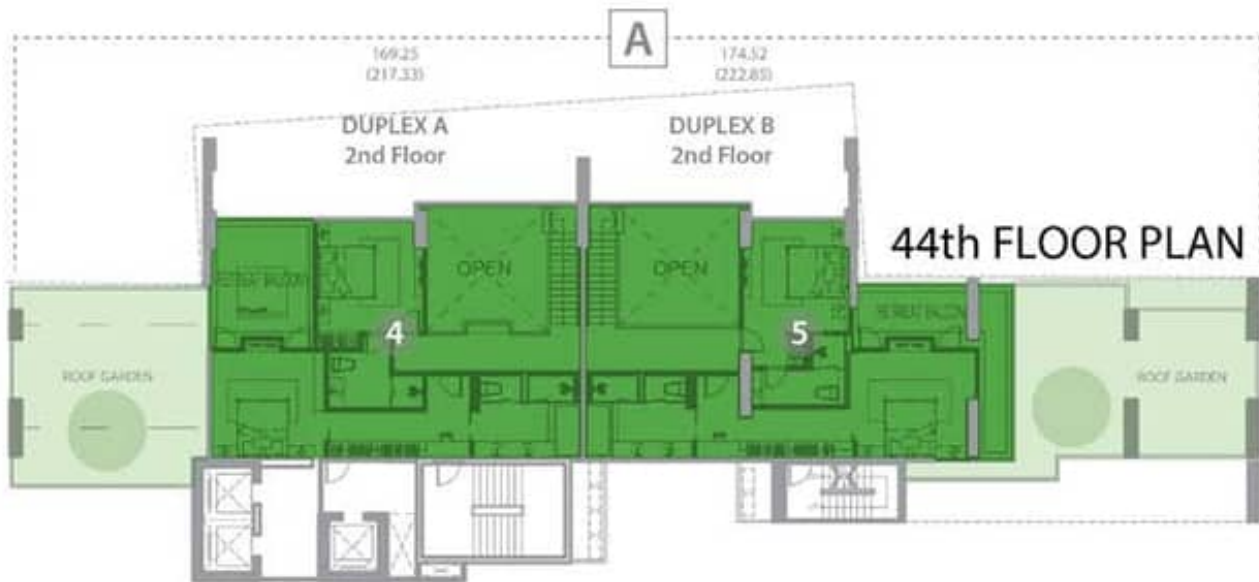
43rd | 44th

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m

DUPLEX
2 Bedroom
214 to 223 Sq.m



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Upper Floor Plans

45th | 46th

STU
Studio
22 to 33 Sq.m

1BR
1 Bedroom
35.7 to 48 Sq.m

2BR
2 Bedroom
74 to 104 Sq.m

DUPLEX
2 Bedroom
214 to 223 Sq.m



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“Your stylish studio”

‘Cannes’
Studio

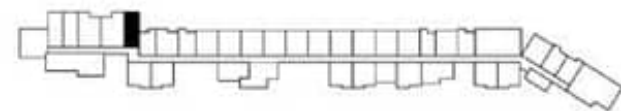


“Your stylish studio”

‘Cannes’
Studio



STU-B3
Studio/1 Bedroom
(32.20 sq.m.)
Floors 7 to 19



“Your desirable 1 bed”



1BR-E1
1 Bedroom
(34.55 sq.m.)
Floors 7 to 19

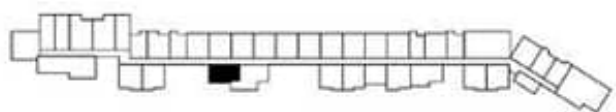


“Your desirable 1 bed”

‘Monte Carlo’
1 Bedroom



1BR-H
1 Bedroom
(34.85 sq.m.)
Floors 13-14 & 18-19



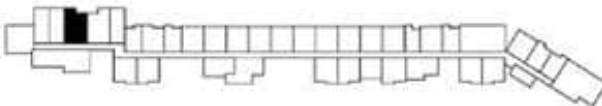
The wall layout, details and interior conditions are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

“Your desirable 1 bed”

‘Monaco’
1 Bedroom



1BR-B1
1 Bedroom
(47.45 sq.m.)
Floors 7 to 19

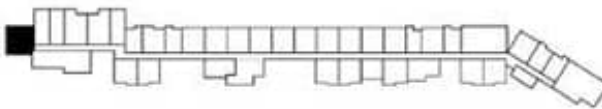


“Your desirable 1 bed”

‘Monaco’
1 Bedroom

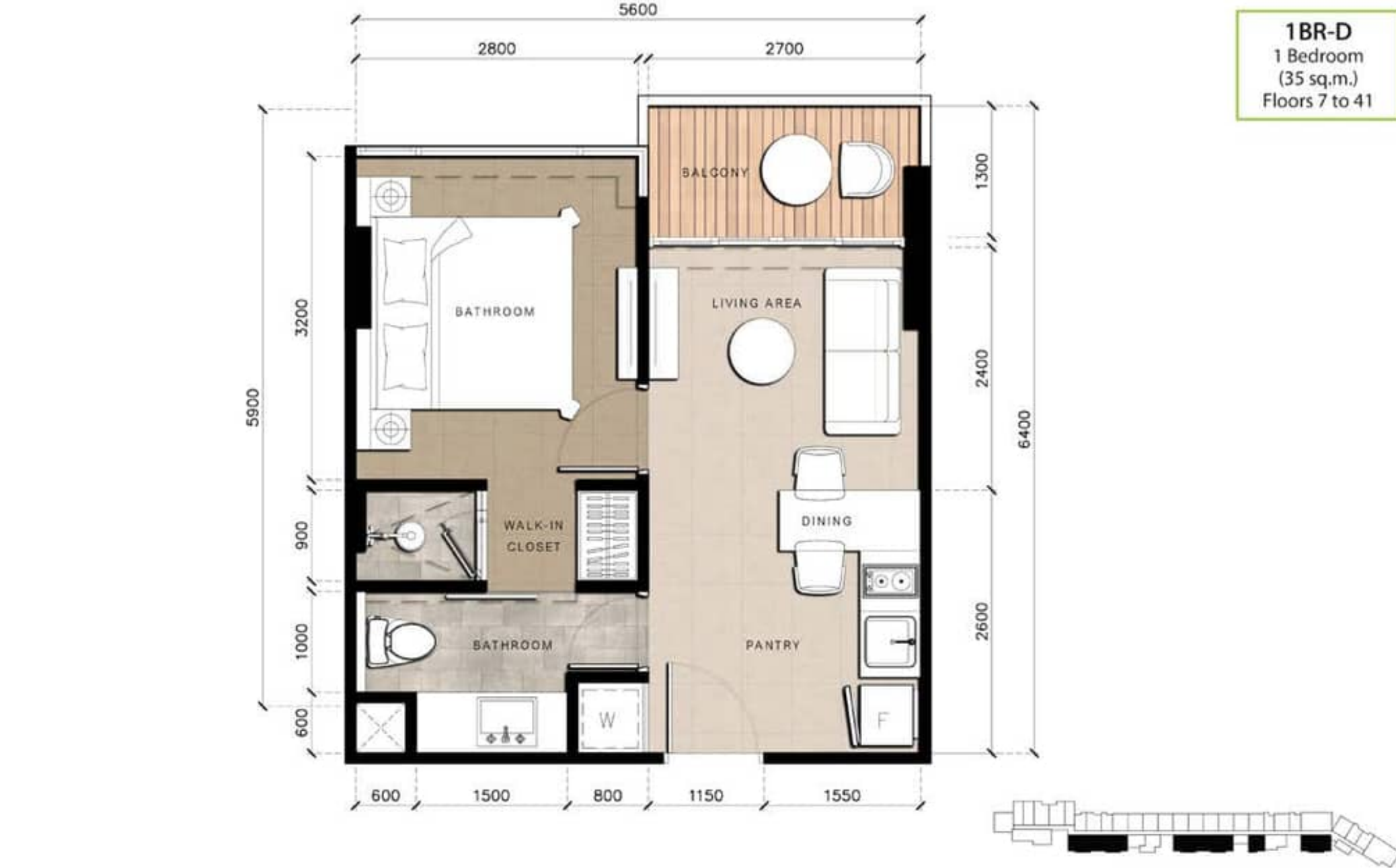


1BR-C
1 Bedroom
(47.75 sq.m.)
Floors 7 to 45



“Your desirable 1 bed”

‘Monaco’
1 Bedroom



The unit layout, details and artistic illustrations are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

“Your elegant 2 bed”

‘St-Tropez’
2 Bedroom



The wall layout, details and interior conditions are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

“Your elegant 2 bed”

‘St-Tropez’
2 Bedroom



The unit layout, details and artistic renderings are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

“Your elegant 2 bed”

‘St-Tropez’
2 Bedroom



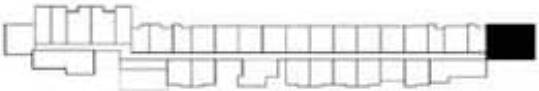
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“Your elegant 2 bed”

‘St-Tropez’
2 Bedroom



2BR-E
2 Bedroom
(92.29 sq.m.)
Floors 34 to 36



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“Your Grand duplex”

Duplex

DUPLEX-A
2 Bedroom
(217.33 sq.m.)
Floors 43 to 44



2nd Floor
169.25 sq.m.



1st Floor
48.08 sq.m.

DUPLEX-B
2 Bedroom
(222.85 sq.m.)
Floors 43 to 44



2nd Floor
174.52 sq.m.



1st Floor
48.33 sq.m.

“Your Grand duplex”

Duplex

DUPLEX-C
2 Bedroom
(214.40 sq.m.)
Floors 45 to 46



The unit layout and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

DUPLEX-D
2 Bedroom
(223.39 sq.m.)
Floors 45 to 46



The unit layout and details are subject to any amendments as required by relevant authorities. The company reserves the right to change the project details without prior notice.

Floors 13-14, 18-19 (1BR D1 + 1 BR D1 = 69.08 sq.m.)
 Floors 23-24, 28-29 (1BR D1/1 + 1 BR D1/1 = 69.20 sq.m.)
 Floors 33-34, 38-39 (1BR D1/2 + 1 BR D1/2 = 69.40 sq.m.)



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Floors 30-41 (1BR B1/2 + 1 BR B2/2 = 95.22 sq.m.)



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COMBINE-B2
2 Bedroom
(94.45 - 94.84 sq.m.)
Floors 7-19 (1BR B1 + 1BR B2 = 94.45 sq.m.)
Floors 20-29 (1BR B1/1 + 1BR B2/1 = 94.84 sq.m.)



COMBINE-C
2 Bedroom
(69.60 - 70.60 sq.m.)
Floors 30-32, 35-38 (1BR E1/1 + 1 BR E1/1 = 69.60 sq.m.)
Floor 41 (1BR E1/2 + 1 BR E1/2 = 70.60 sq.m.)



COMBINE-D
1 Bedroom
(52.68 sq.m.)
Floors 7-23, 26-28 (STU A4 + STU A5 = 52.68 sq.m.)



COMBINE-E
1 Bedroom
(65.50 - 65.70 sq.m.)
Floors 7-19 (STU B1 + STU B2 = 65.50 sq.m.)
Floors 20-29 (STU B1 + STU B2/1 = 65.60 sq.m.)
Floors 30-41, 43, 45 (STU B1 + STU B2/2 = 65.70 sq.m.)

(127.66 sq.m.)

Floors 35-41 (1BR B1/2 + 1BR B2/2 + STU B3/2 = 127.66 sq.m.)

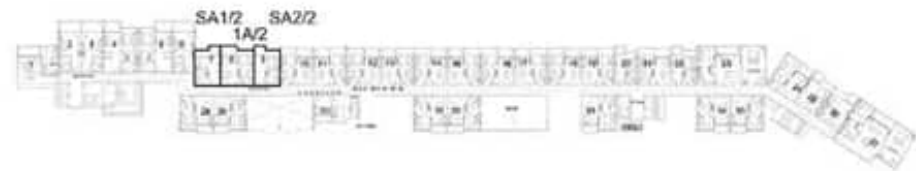


(126.65 - 127.66 sq.m.)

Floors 7-19 (1BR B1 + 1BR B2 + STU B3 = 126.65 sq.m.)
 Floors 20-29 (1BR B1/1 + 1BR B2/1 + STU B3/1 = 127.19 sq.m.)
 Floors 30-34 (1BR B1/2 + 1BR B2/2 + STU B3/2 = 127.66 sq.m.)



COMBINE-G
2 Bedroom
(87.80 - 89.05 sq.m.)
Floors 30-39 (STU A1/1 + 1BR A/1 + STU A2/1 = 87.80 sq.m.)
Floors 40-41 (STU A1/2 + 1BR A/2 + STU A2/2 = 89.05 sq.m.)



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COMBINE-H
1 Bedroom
(61.50 - 62.25 sq.m.)
Floors 30-39 (STU A1/1 + 1BR A/1 = 61.50 sq.m.)
Floors 40-41 (STU A1/2 + 1BR A/2 = 62.25 sq.m.)



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