

An architectural rendering of a tall, modern high-rise building with a stepped, tiered design. The building features a mix of glass and light-colored panels, with several balconies and terraces highlighted in a vibrant magenta color. It is set against a backdrop of a clear blue sky transitioning into a warm, golden sunset. In the foreground, there are palm trees and a lush green landscape. In the distance, a city skyline is visible through the haze of the sunset. The overall scene conveys a sense of luxury and modern living in a coastal setting.

THE
RIVIERA
SANTA MONICA
— JOMTIEN —

California Dreams

JANUARY 2025

IR
RIVIERA
GROUP



THE RIVIERA SANTA MONICA JOMTIEN

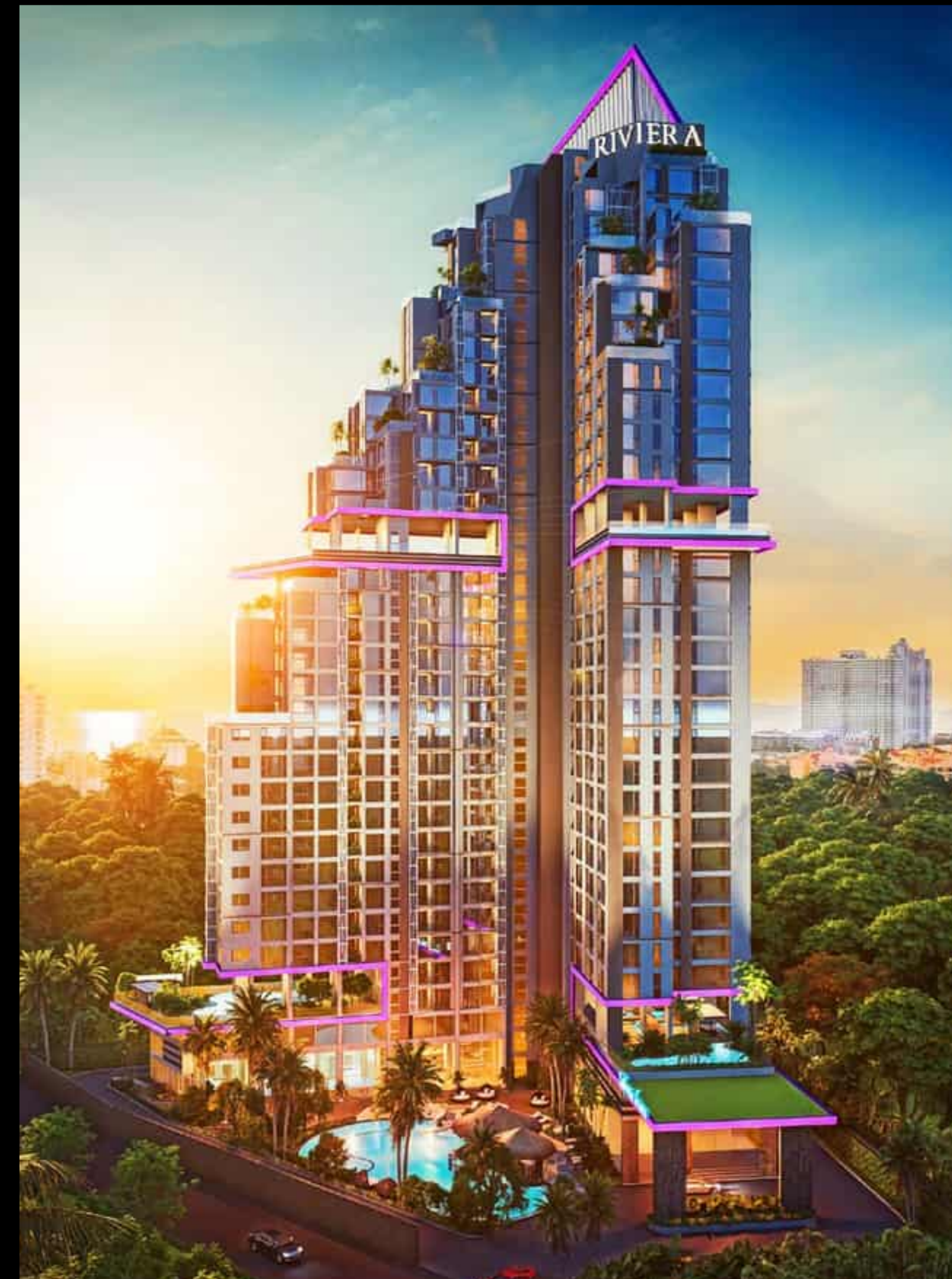
Following on from the huge success of The Riviera Malibu, Welcome to The Riviera Santa Monica. Malibu's sister project, with the same LA vibe, this time located in Jomtien!

A stunning, Luxury High-Rise Condominium, well positioned just away from all the neighboring buildings, providing a quieter, more peaceful lifestyle whilst within easy reach of Jomtien and the surrounding areas.

Offering the best lifestyle available, 447 Luxury Fully Fitted & Fully Furnished Residences allowing Owners to enjoy the extensive convenient facilities offered within the Project, making each owner never want to leave their new desirable home.

Positioned close to one of the longest stretches of Beach coastlines in the area, the daily Sunsets experienced are magically experienced from your 34 Story home, a building stunningly designed to reflect the beauty of these sunsets, the area and the Riviera Lifestyle.

A commanding position just off Jomtien's 2nd Road, with 4 different Road access to the property, makes Santa Monica an ideal, exciting, modern and practical home for you and all your family.





California Dreams

LOS ANGELES

MALIBU

HOLLYWOOD

SANTA MONICA

THE
RIVIERA
SANTA MONICA
JOMTIEN

Santa Monica, Like Malibu, is well known around the world as a place chosen by the Rich and Famous in Los Angeles, where global celebrities often rub shoulders with everyone and enjoy this beach front location as a second home for escaping the fast, high-profile lifestyle of LA.

Long Sunkissed beaches filled with life and activities await you right on your door step. With the Project located in a quieter, calm environment, free from all the highly developed areas, Santa Monica is ready to be the next escape for those who seek the best of both worlds.

Our Highly Desirable Homes provide just enough privacy to keep you feeling at piece and settled in the fact that you have chosen the perfect lifestyle balance.

Access to the project is enjoyed from multiple roads giving the project a unique convenience whether you enjoy travelling in four wheels or on two.

If you desire a real taste of the rich and famous Hollywood lifestyle with world class facilities finished to a truly high-end designer finish, we have it all right here in Jomtien at Santa Monica.

Welcome home.



The Riviera SANTA MONICA

it's all about your Lifestyle

- 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.
- This 34 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 homes within strong, dynamic Architecture. The Riviera's iconic Pool edge lighting as all other Riviera projects, symbolizes from a distance another Luxury Riviera Project for the area.
- Conveniently located close to Jomtien, but with enough distance away to provide a private and secure Residence, the many different Roads to the project, provides ultimate convenience.
- 95% of Residences enjoy Sea Views, many with wide ranging views covering both Jomtien and Pattaya due to the wide Coast Line available.
- Fully Fitted & Fully Furnished Homes, tastefully Designed and fully appointed to meet your lifestyle.
- Clever designed homes, maximizing your space and needs, with a variety of home styles and sizes to suit many needs in today's modern Lifestyle.
- High-speed Lifts throughout together with Parking, all Undercover with Electric Car Charging facilities.



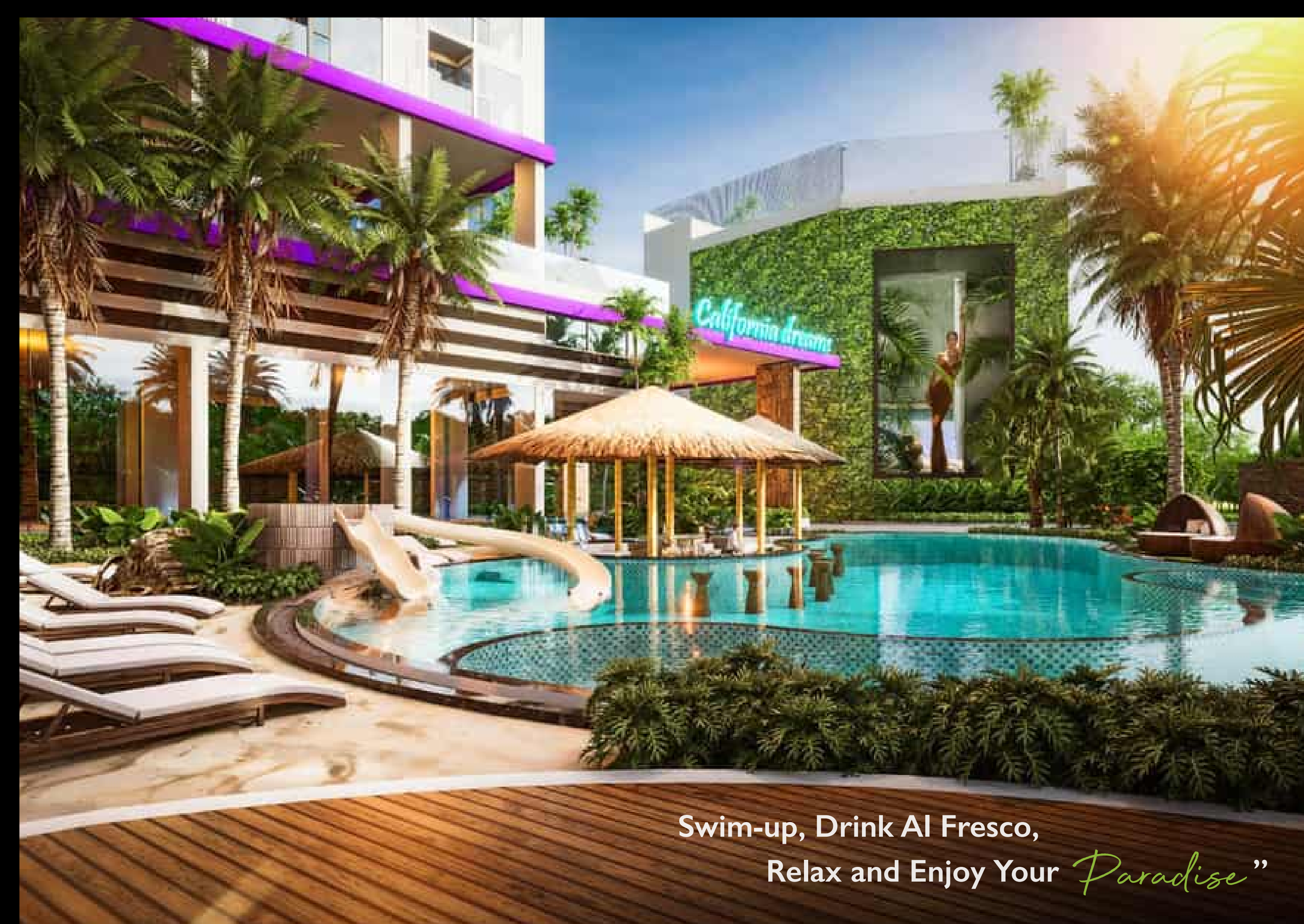
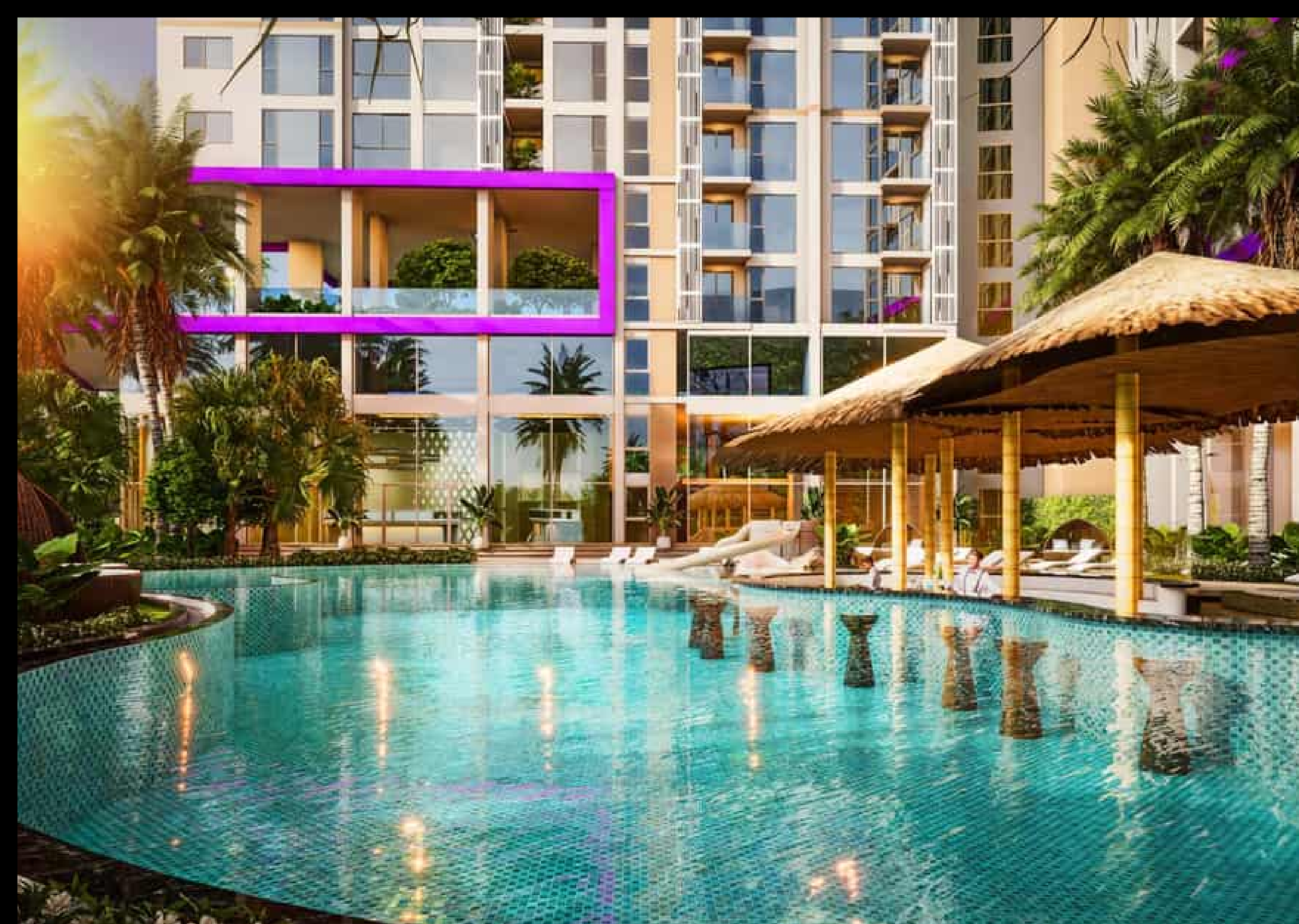
“Inspiring Architecture Design,
...Just for *You*”

THE RIVIERA SANTA MONICA JOMTIEN

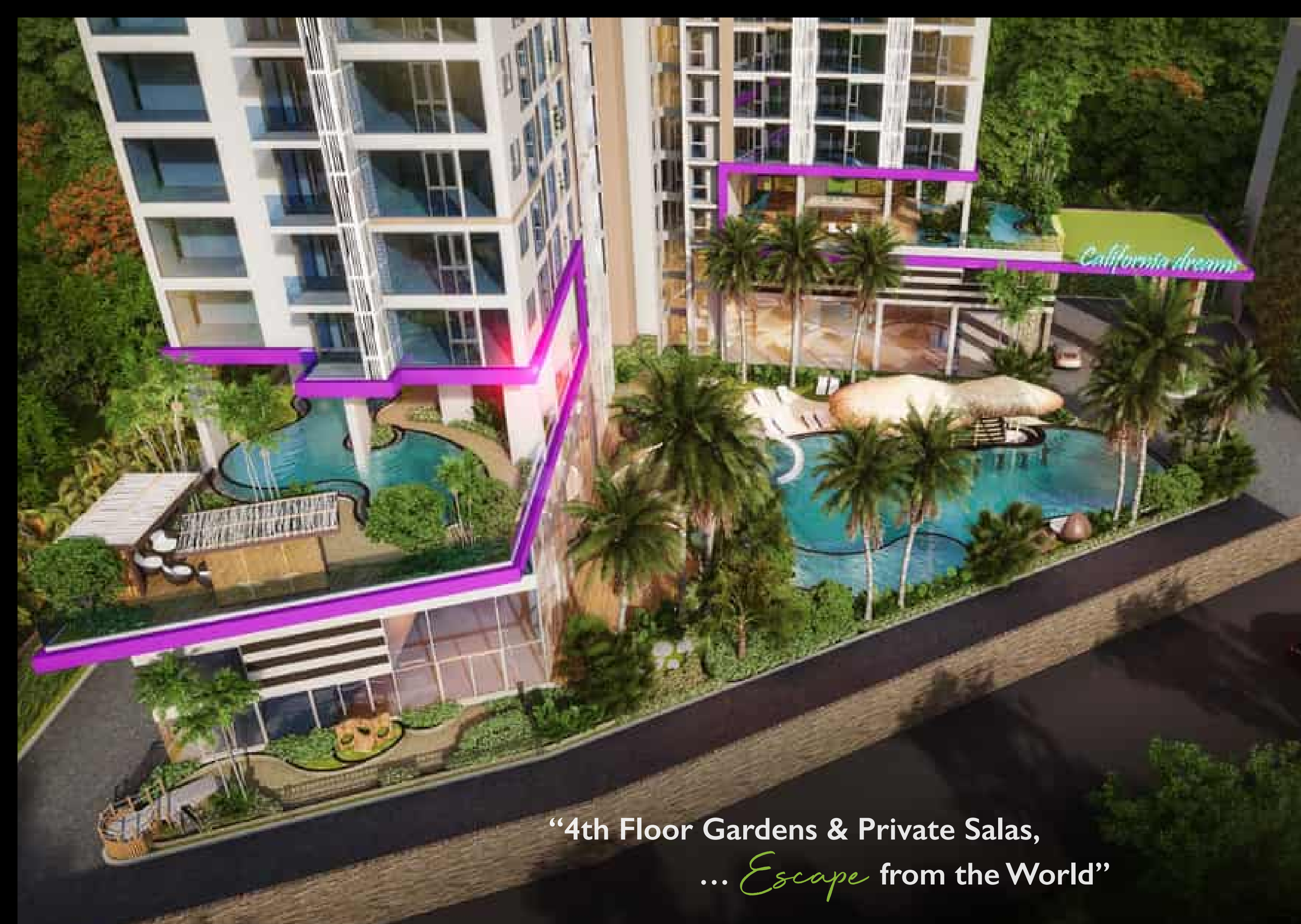
YOUR FACILITY HIGHLIGHTS

- x2 Large 21st Floor Sky Pools
- Large Ground Pool, including Kids Pool, Slider, Jacuzzi & Pool Bar
- Large Restaurant with Open Kitchen and Bar
- Designer Club House & Residence Lounges
- Full Sized Double-Lane Bowling Alley
- Large Private Hang-Out Room with Cinema Styled Screen
- Large Quality Equipped Cardio and Weights Fitness Gym
- Yoga and Stretching Room
- Large Separate Male & Female On-Sen
- Open Air Relaxation Zen Garden
- x2 Full Sized Badminton Courts (Air-Conditioned)
- Pickleball Court
- Basketball Practice Court
- Convenience Store (7/11 Style)
- Dedicated Dog park
- Laundry Self Service Facility
- WIFI in All Public Areas
- Free Shuttle Vehicle Transportation

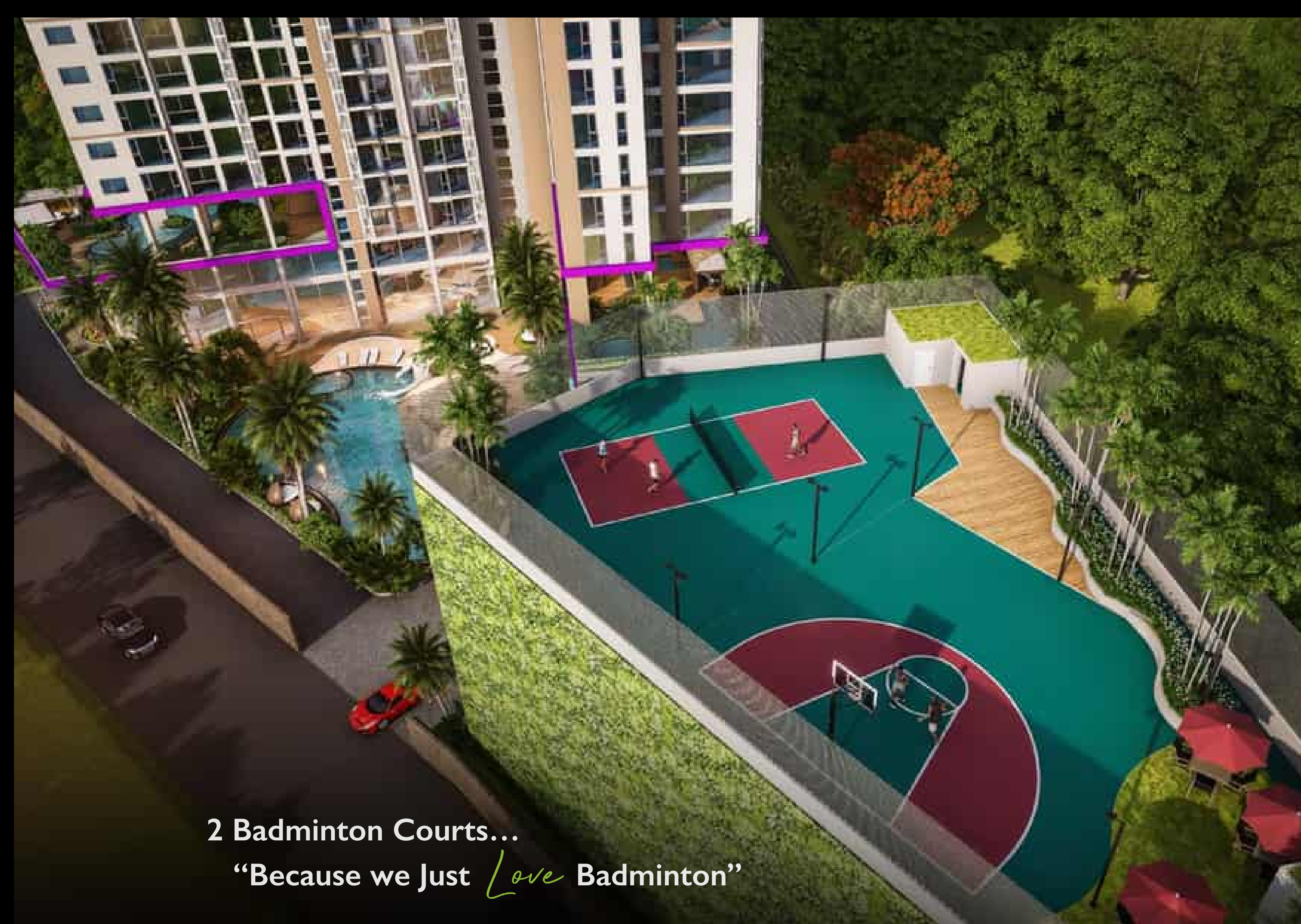




Swim-up, Drink Al Fresco,
Relax and Enjoy Your *Paradise*



"4th Floor Gardens & Private Salas,
... *Escape* from the World"



2 Badminton Courts...
"Because we Just *Love* Badminton"

YOUR **SMART** LOCATION



“The *California* Vibe,
...Right Here in Jomtien”

25th FLOOR
(ESTIMATED)



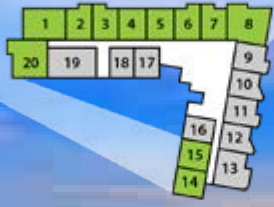
HOLLYWOOD Views

HOLLYWOOD Views

25th FLOOR
(ESTIMATED)



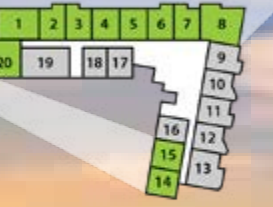
15th FLOOR
(ESTIMATED)



HOLLYWOOD Views

HOLLYWOOD Views

15th FLOOR
(ESTIMATED)



25th FLOOR
(ESTIMATED)

BEVERLY HILLS Views



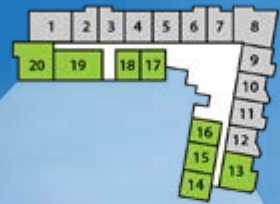
MALIBU Views

25th FLOOR
(ESTIMATED)



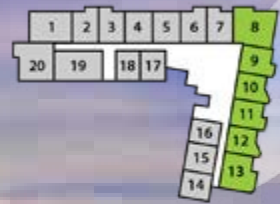
15th FLOOR
(ESTIMATED)

BEVERLY HILLS Views



MALIBU Views

15th FLOOR
(ESTIMATED)



Land Area: 3.2 Rai
Buildable area: 36,928 Sqm
Residential Area: 18,687 Sqm
Storeys: 34
Total Residences: 447
Parking Spaces: 124 Spaces
Ownership: Freehold

Construction Start October 2025
Construction Finish November 2028

Penthouse (4 Bedroom + Maid)
Total Units: 1
Size Range: 325 Sqm

3 and 4 Bedrooms
Total Units: 2
Size Range: 106 Sqm - 180 Sqm

2 Bedrooms
Total Units: 107
Size Range: 50 Sqm - 73 Sqm

1 Bedrooms
Total Units: 337
Size Range: 29 Sqm - 38 Sqm



“Live in another
Landmark Building
...Right here in Jomtien”

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	32	3201	PARAMOUNT					180	32		3202	ONTARIO	72	3203	ONTARIO	71	32																				
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3	GYM		GYM					3	SAUNAS		KID CLUB		GYM										3	YOGA ROOM		ZEN ROOM		ONSEN				3					
2								2			BOWLING ALLEY		LARGE SCREEN HANG-OUT ROOM										2	CO-WORKING		MEETING ROOM		LAUNDRY				2					
1	RESTAURANT		CLUB HOUSE					1			STORE		RESTAURANT										1	MANAGEMENT OFFICE						LOBBY		1					

MALIBU SEA VIEWS



THE RIVIERA
SANTA MONICA
JOMTIEN

PARKING COMPLEX - 8th FLOOR

PARKING COMPLEX - ROOFTOP

1. Air-Conditioned Badminton Courts
2. Toilet Facilities
3. Rooftop Pickleball Court
4. Rooftop Basketball Practice Court
5. Relaxing Rooftop Seating Area

Your Active Lifestyle Parking Complex

“Find your *Calm*,
...amongst **Luxury Facilities**”

1. Hotel-Styled Designer Lobby
2. Large Roofed Drop-Off Area
3. Convenience Store (7/11 Style)
4. Large Restaurant with Open Kitchen and Bar
5. External Terrace for Food and Drink
6. Designer Club House
7. Dedicated Dog park
8. Large Swimming Pool with Multi-Functions
9. Kids Pool
10. Slider
11. Jacuzzi
12. Pool Bar Undercover with Swim-up In-Pool seats
13. Dedicated Sun lounger Area
14. Mail Box Room

Designed For Your Convenience

Ground Floor Plan



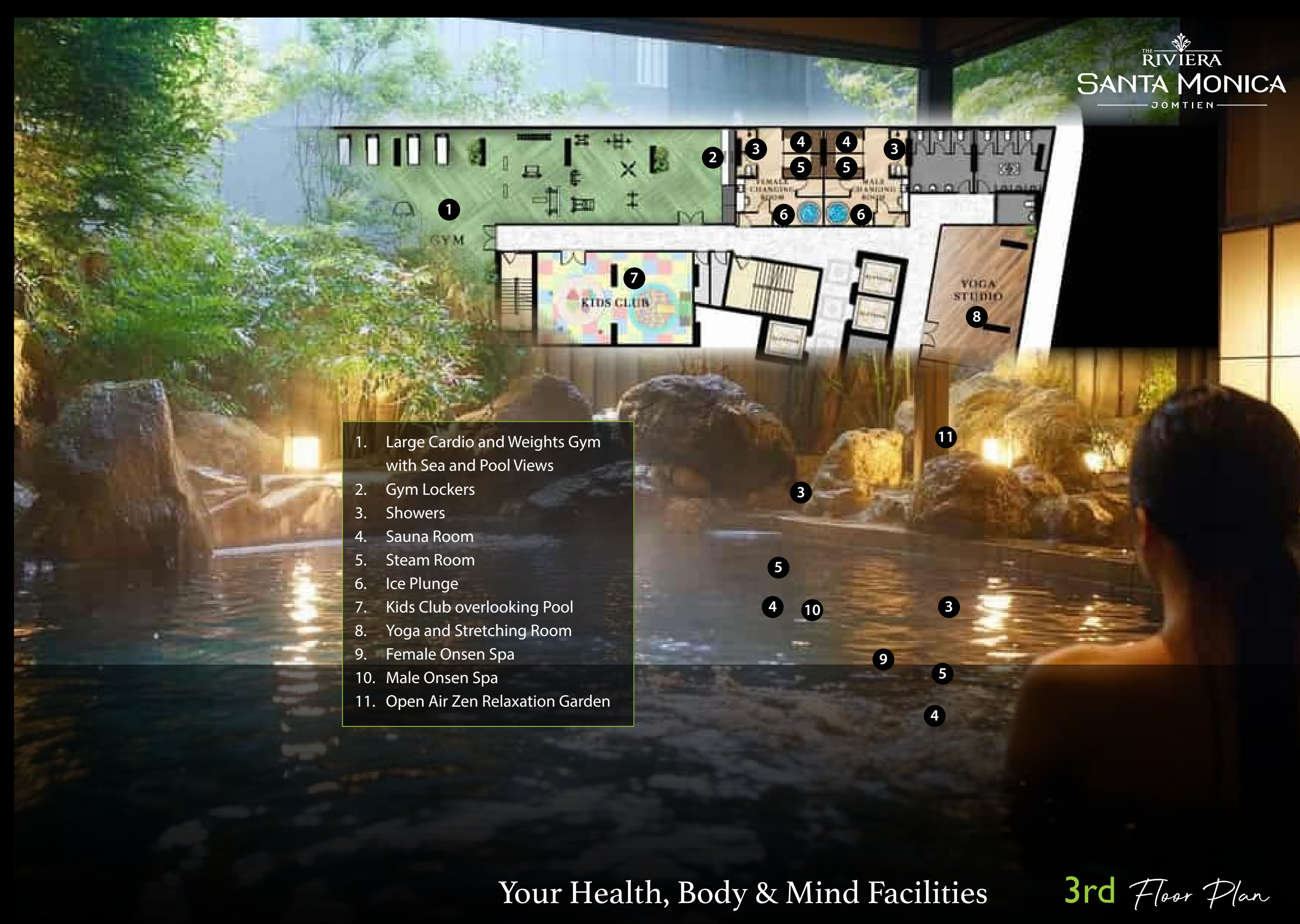
Artists Impressions Only



1. Full Sized Double-Lane Bowling Alley
2. Pool table Lounge area.
3. Large Private Hang-Out Room with Cinema Styled Screen
4. Large Co-Working Space
5. Laundry Self Service Facility
6. Large Meeting Room

Your Entertainment Facilities

2nd Floor Plan





B3
1 BEDROOM
38 SQM

A4
1 BEDROOM
35 SQM

A5
1 BEDROOM
35 SQM

A6
1 BEDROOM
37 SQM

A7
1 BEDROOM
37 SQM

2A8
2 BEDROOM
65 SQM

A9
1 BEDROOM
37 SQM

A10
1 BEDROOM
35 SQM

B11
1 BEDROOM
37 SQM

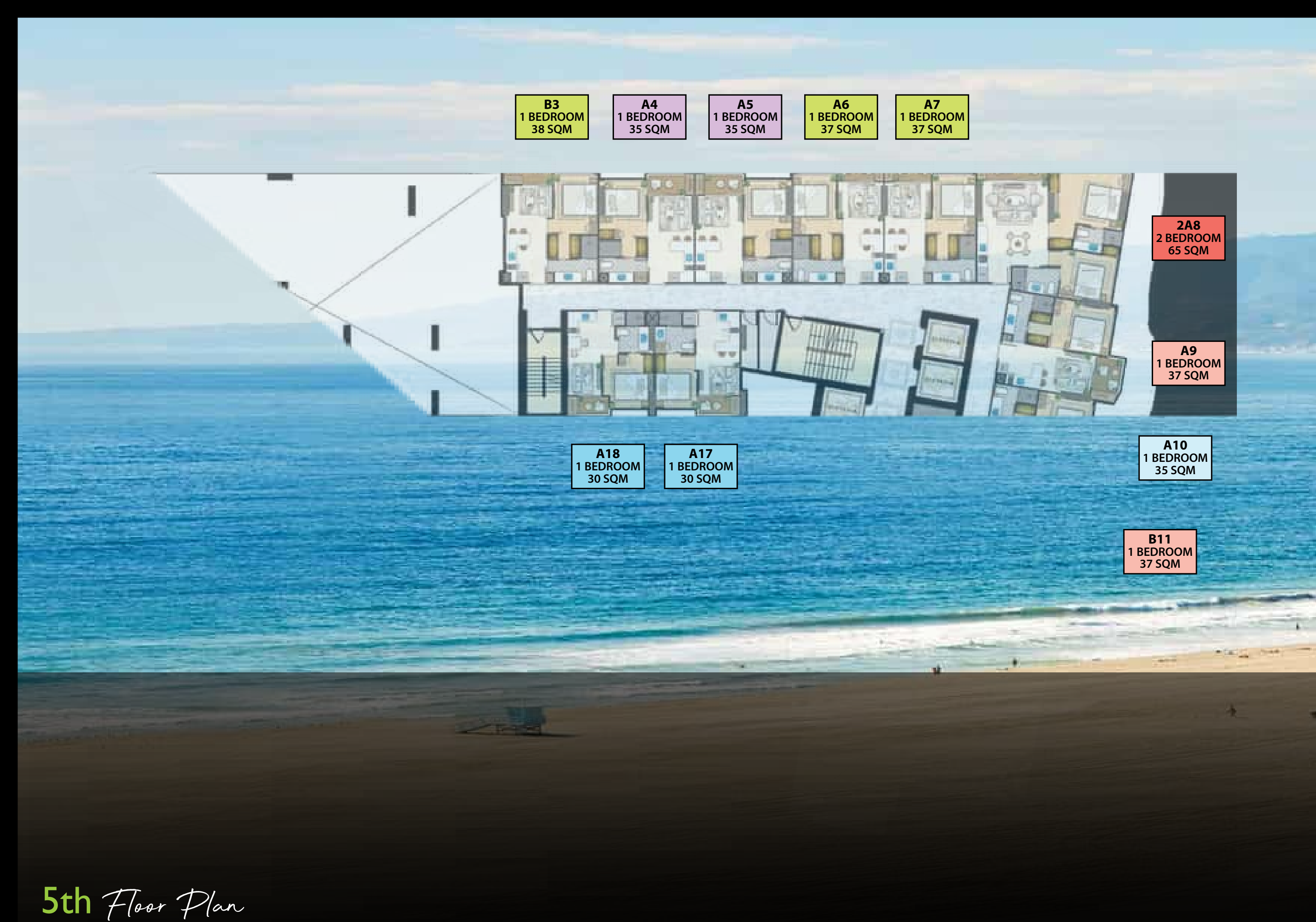
A18
1 BEDROOM
30 SQM

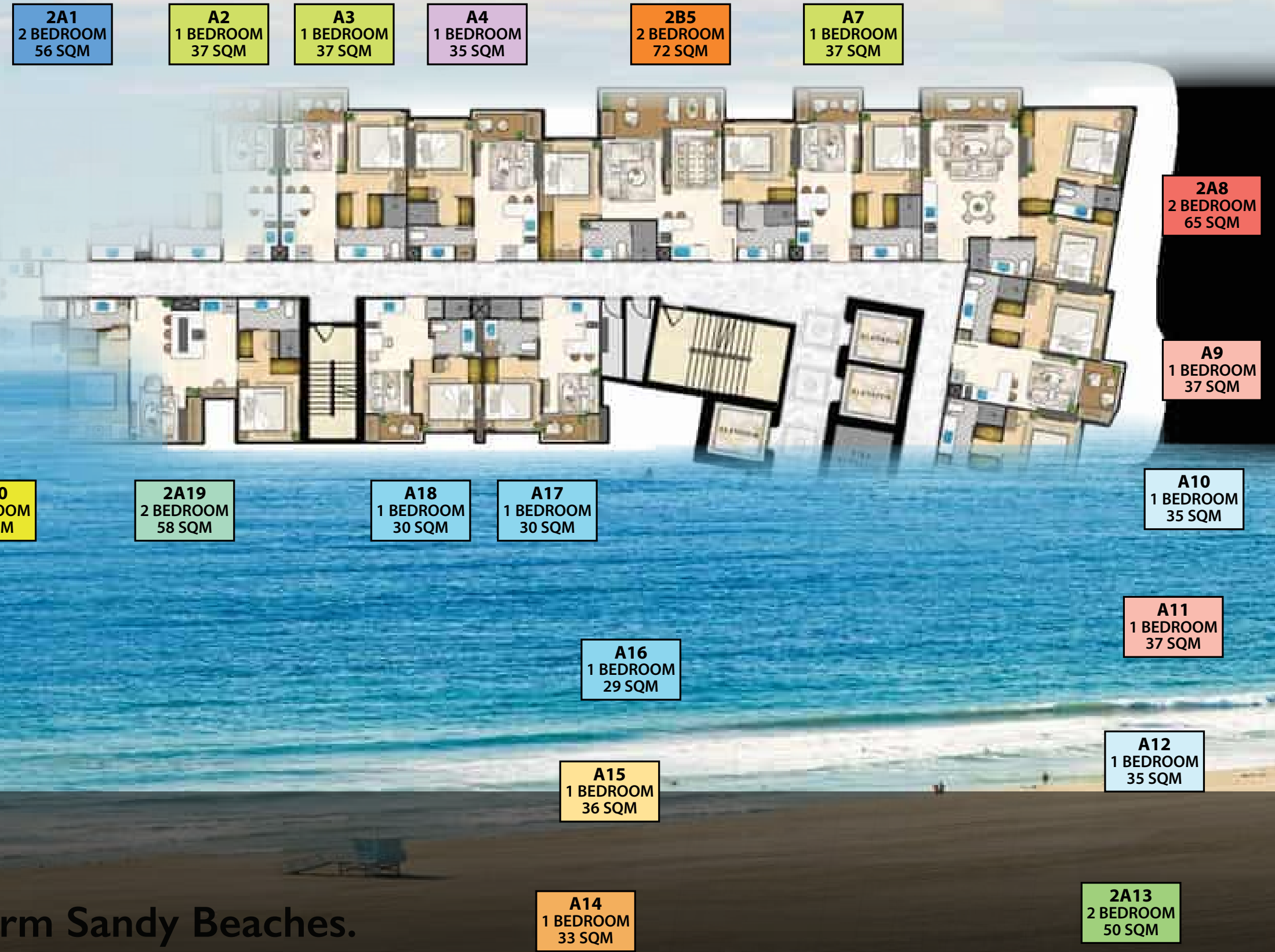
A17
1 BEDROOM
30 SQM

1. Large Double-Height Sanctuary Garden Podium with Sea Views
2. Swimming Pool
3. Jacuzzi
4. Salas and Relation Areas
5. Double-height Under Roof Sanctuary Garden Podium with Sea and Jomtien Views

Your Natural Surroundings

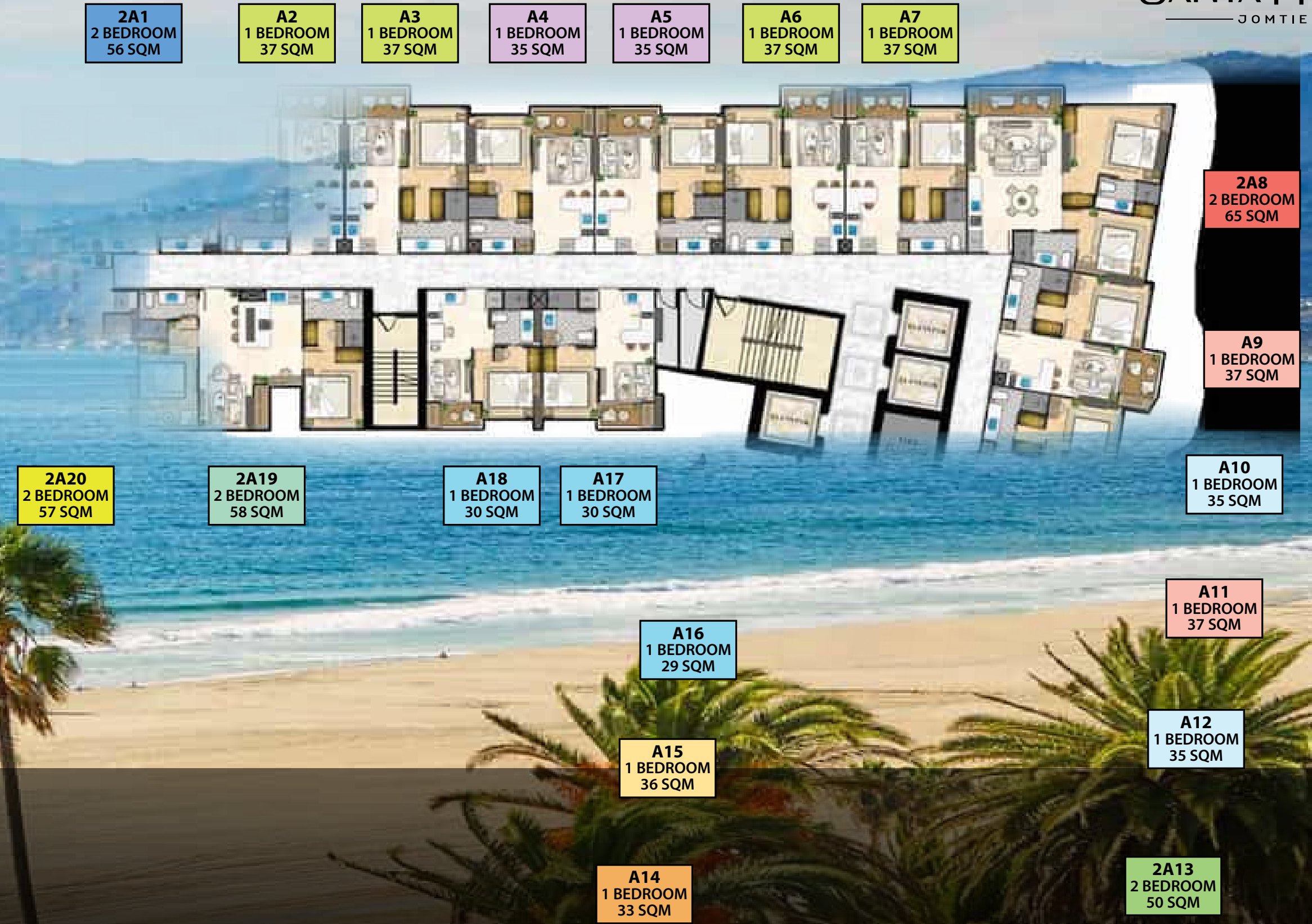
4th Floor Plan



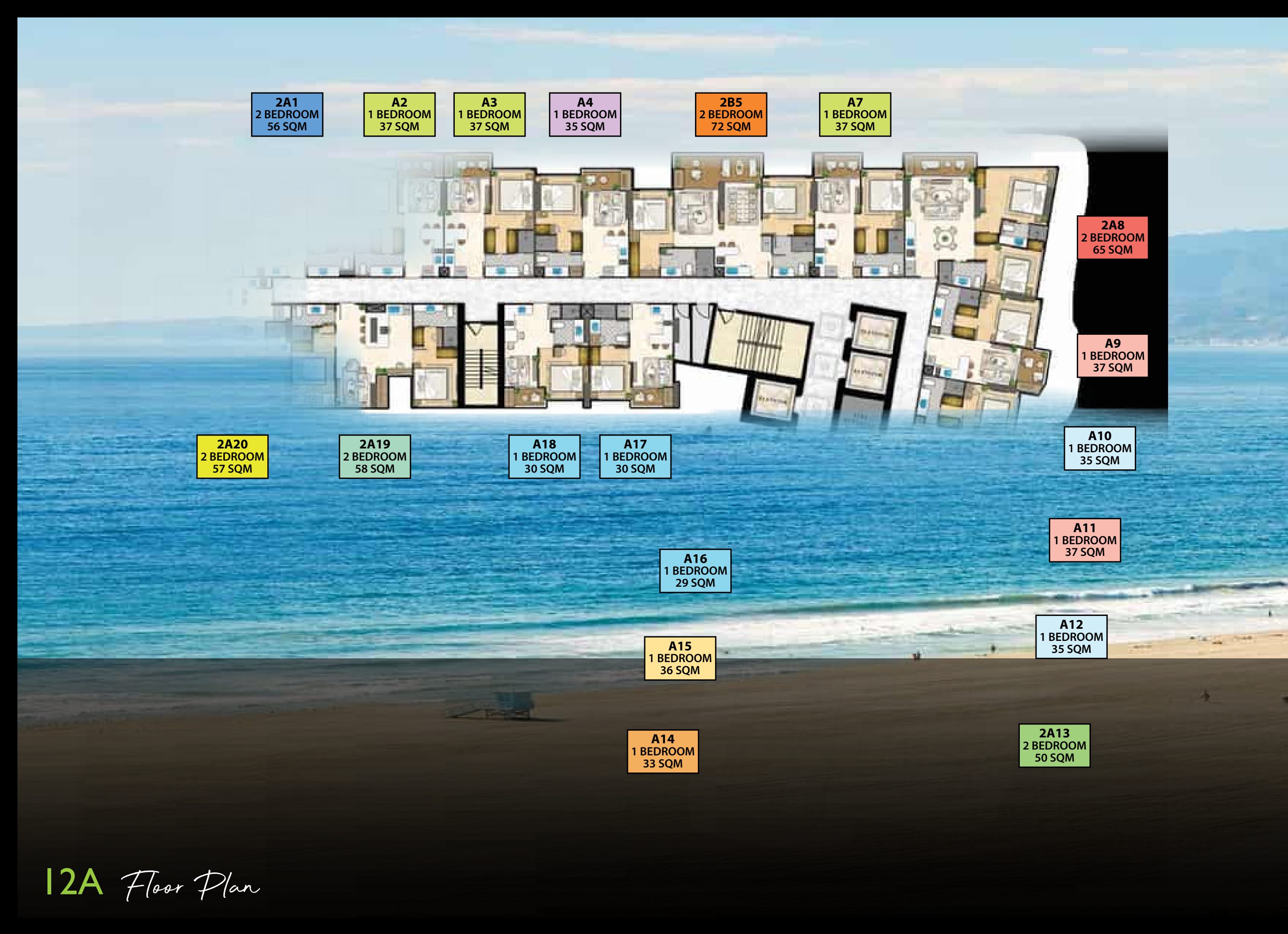


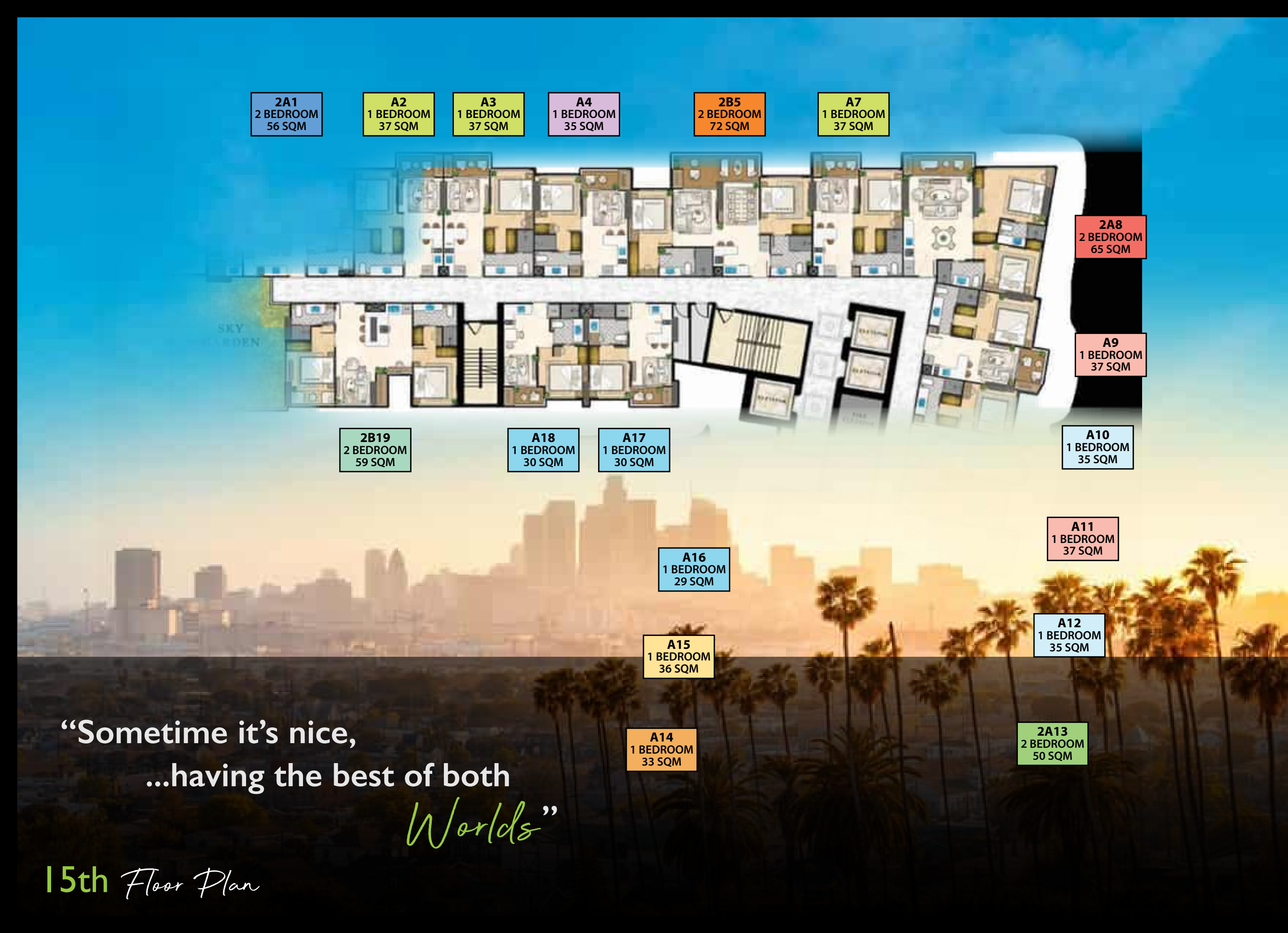
“Miles of Warm Sandy Beaches.
Your True Tropical *Paradise*”

11th Floor Plan



12th Floor Plan







"I never met a
Sunset I didn't like"





Example Sky Pool from The Riviera Monaco



1. Infinity Edge Sky Pool

2. 12 person Jacuzzi

3. Dedicated Indoor Residence Luxury Lounge with Relaxation Pool Table Lounge

4. Outdoor Terrace Decking areas with Garden zones

THE RIVIERA
SANTA MONICA
JOMTIEN

“It doesn’t get *Hotter*,
...than floating on Water”

Your Sky Pools **2^{1st}** Floor Plan

- A2
1 BEDROOM
37 SQM
- A3
1 BEDROOM
37 SQM
- A4
1 BEDROOM
35 SQM
- A5
1 BEDROOM
35 SQM
- A6
1 BEDROOM
37 SQM
- A7
1 BEDROOM
37 SQM



2A8
2 BEDROOM
65 SQM

A9
1 BEDROOM
37 SQM

A10
1 BEDROOM
35 SQM

A11
1 BEDROOM
37 SQM

A12
1 BEDROOM
35 SQM

2A13
2 BEDROOM
50 SQM

A15
1 BEDROOM
36 SQM

A14
1 BEDROOM
33 SQM

A16
1 BEDROOM
29 SQM

A17
1 BEDROOM
30 SQM

A18
1 BEDROOM
30 SQM

22nd Floor Plan

- A2
1 BEDROOM
37 SQM
- A3
1 BEDROOM
37 SQM
- A4
1 BEDROOM
35 SQM
- 2C5
2 BEDROOM
73 SQM
- A7
1 BEDROOM
37 SQM



2A8
2 BEDROOM
65 SQM

A9
1 BEDROOM
37 SQM

A10
1 BEDROOM
35 SQM

A11
1 BEDROOM
37 SQM

A12
1 BEDROOM
35 SQM

2A13
2 BEDROOM
50 SQM

A15
1 BEDROOM
36 SQM

A14
1 BEDROOM
33 SQM

A16
1 BEDROOM
29 SQM

2B18
2 BEDROOM
58 SQM

“City Life,
Beach Life,
Both *Yours*”

23rd Floor Plan



B3
1 BEDROOM
38 SQM

A4
1 BEDROOM
35 SQM

A5
1 BEDROOM
35 SQM

A6
1 BEDROOM
37 SQM

A7
1 BEDROOM
37 SQM



2A8
2 BEDROOM
65 SQM

A9
1 BEDROOM
37 SQM

A10
1 BEDROOM
35 SQM

A11
1 BEDROOM
37 SQM

A12
1 BEDROOM
35 SQM

2A13
2 BEDROOM
50 SQM

A18
1 BEDROOM
30 SQM

A17
1 BEDROOM
30 SQM

A16
1 BEDROOM
29 SQM

B15
1 BEDROOM
35 SQM

B4
1 BEDROOM
35 SQM

2C5
2 BEDROOM
73 SQM

A7
1 BEDROOM
37 SQM



2A8
2 BEDROOM
65 SQM

A9
1 BEDROOM
37 SQM

A10
1 BEDROOM
35 SQM

A11
1 BEDROOM
37 SQM

A12
1 BEDROOM
35 SQM

2A13
2 BEDROOM
50 SQM

B17
1 BEDROOM
31 SQM

A16
1 BEDROOM
29 SQM

B15
1 BEDROOM
35 SQM

“Wild and *Free*
...just like a Palm Tree”

B4
1 BEDROOM
35 SQM

A5
1 BEDROOM
35 SQM

A6
1 BEDROOM
37 SQM

A7
1 BEDROOM
37 SQM



2A8
2 BEDROOM
65 SQM

A9
1 BEDROOM
37 SQM

A10
1 BEDROOM
35 SQM

A11
1 BEDROOM
37 SQM

A12
1 BEDROOM
35 SQM

2A13
2 BEDROOM
50 SQM

B17
1 BEDROOM
31 SQM

A16
1 BEDROOM
29 SQM

B15
1 BEDROOM
35 SQM

28th Floor Plan

B4
1 BEDROOM
35 SQM

2C5
2 BEDROOM
73 SQM

A7
1 BEDROOM
37 SQM



2A8
2 BEDROOM
65 SQM

A9
1 BEDROOM
37 SQM

A10
1 BEDROOM
35 SQM

A11
1 BEDROOM
37 SQM

A12
1 BEDROOM
35 SQM

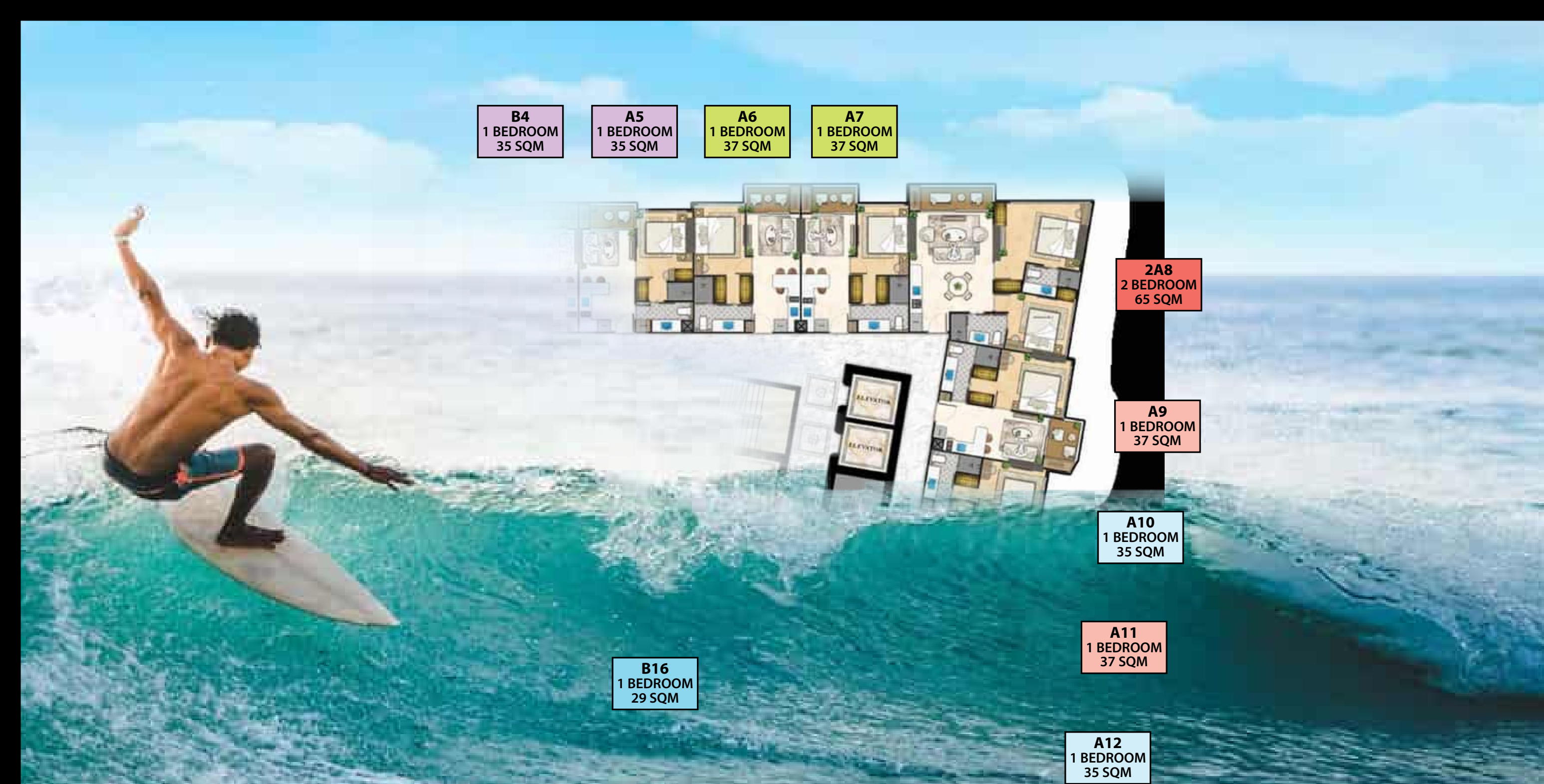
2A13
2 BEDROOM
50 SQM

B17
1 BEDROOM
31 SQM

B16
1 BEDROOM
29 SQM

“All you need,
...are *Sunsets*
and Palm Trees”

29th Floor Plan

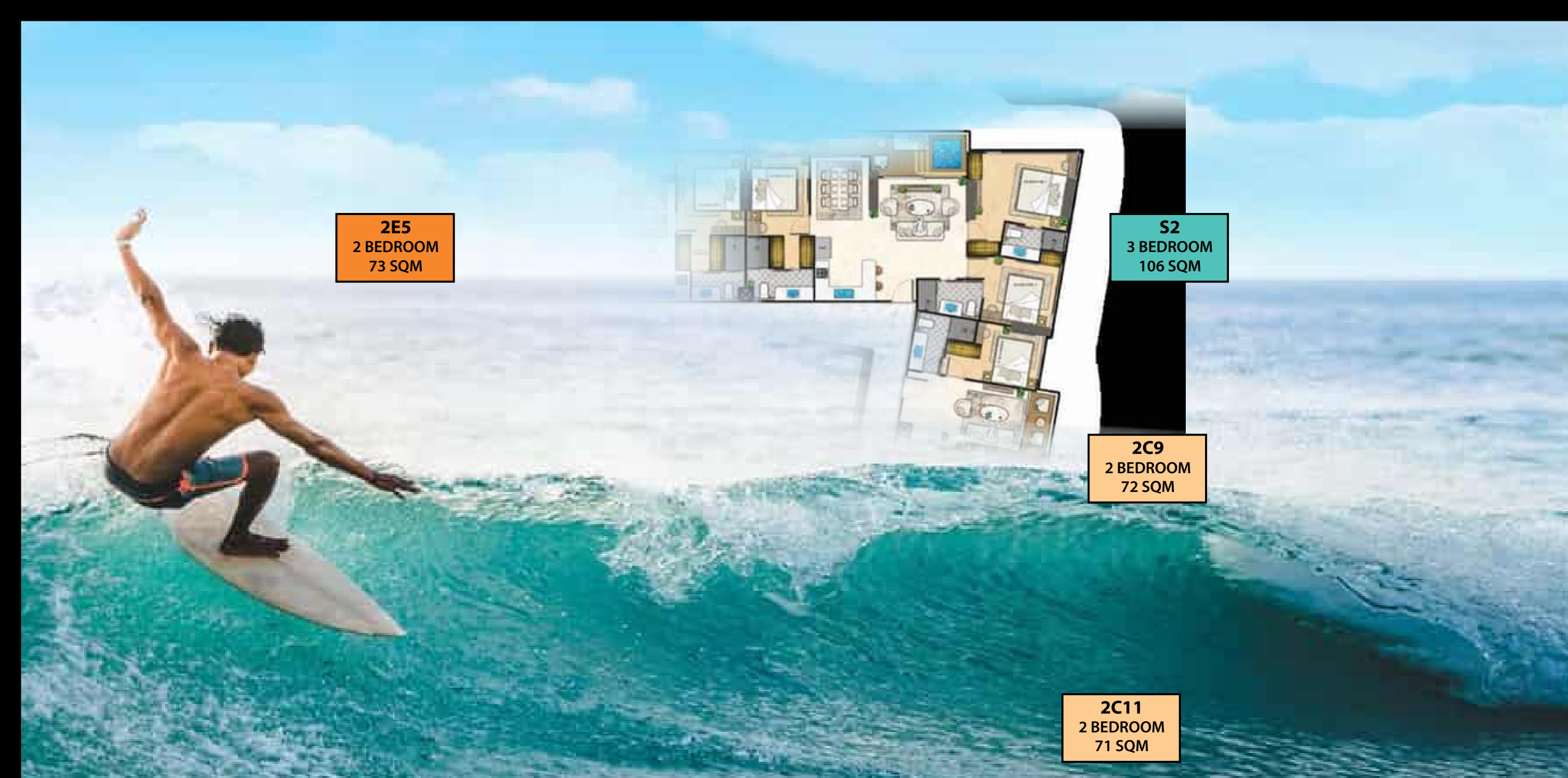


30th Floor Plan

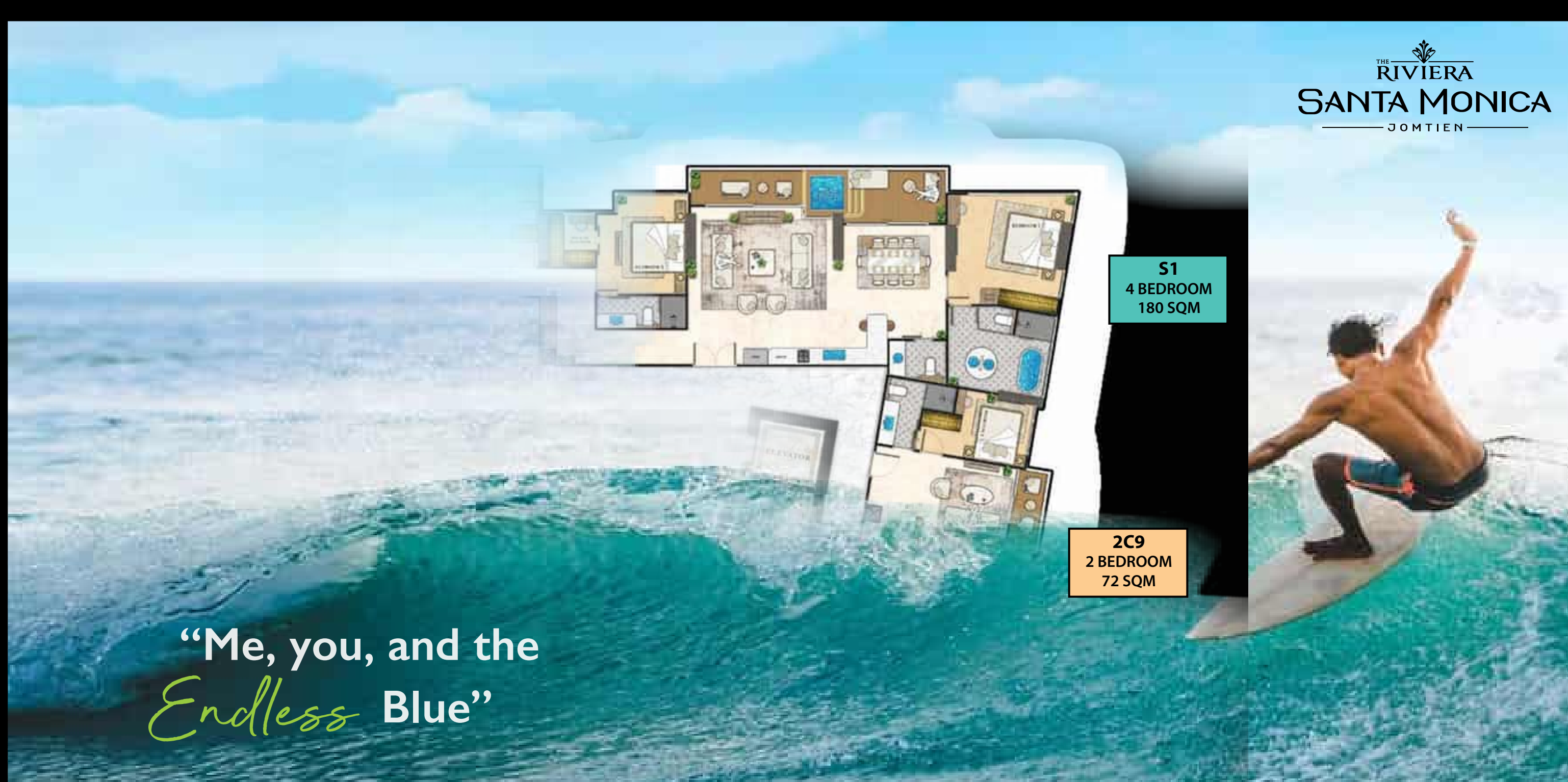


“Here’s to
the ones who
Dream”

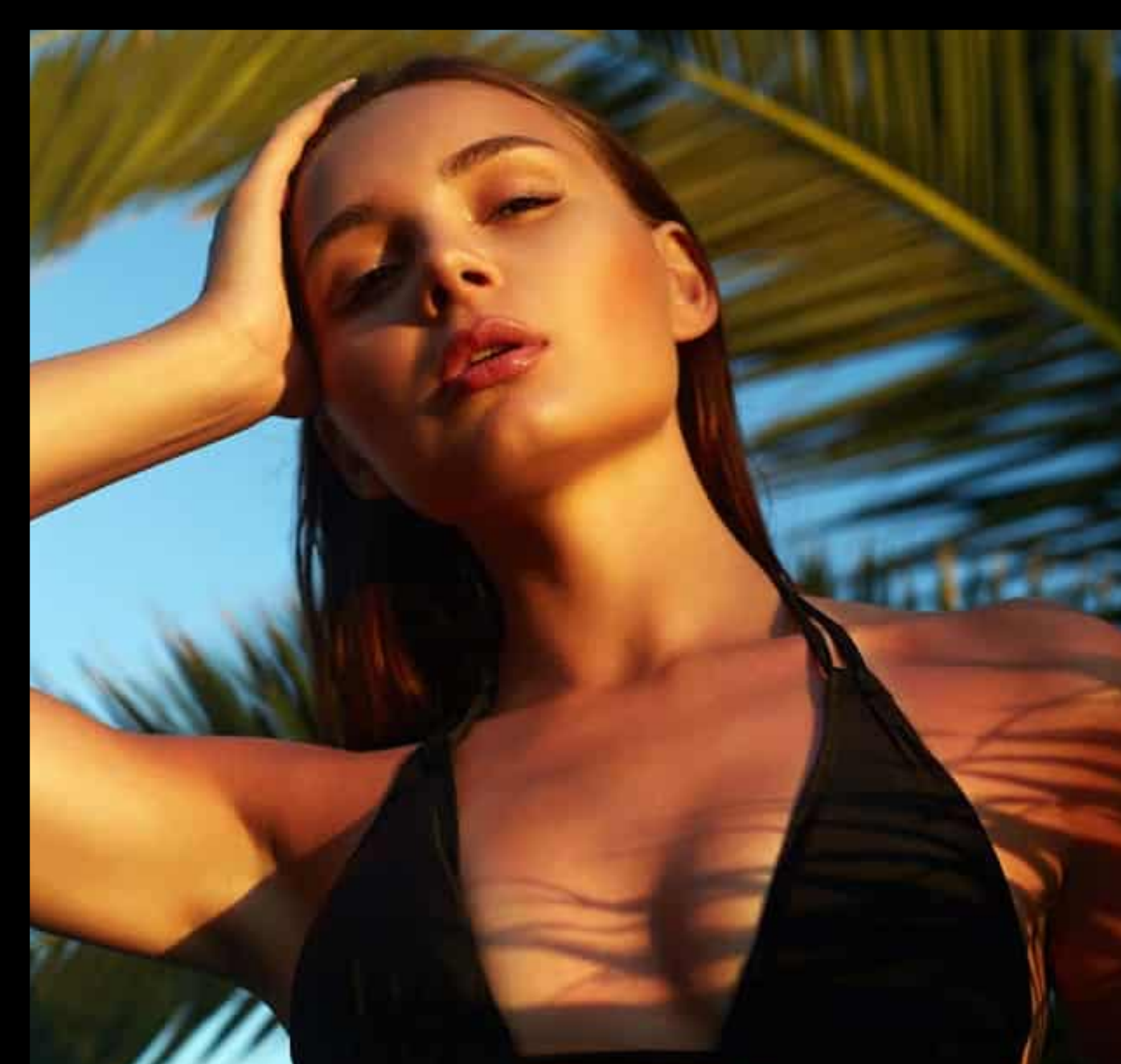
31st Floor Plan



32nd Floor Plan



33rd Floor Plan



THE RIVIERA
SANTA MONICA
JOMTIEN

THE GETTY

Penthouse Villa

PH
4 BEDROOM
+ 1 MAID ROOM
325 SQM



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner

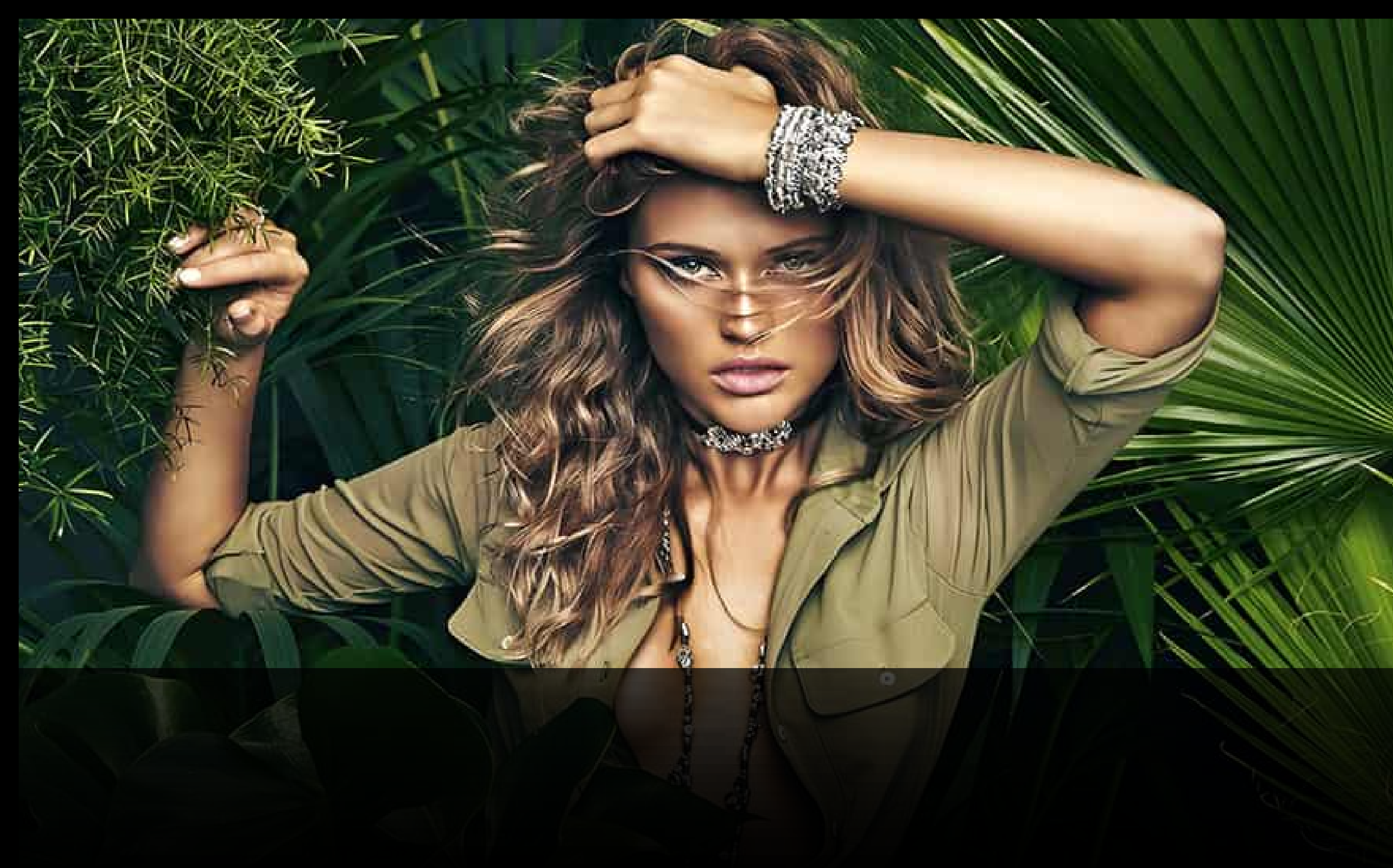


57 Times
Asia Pacific Property
Awards Winner

34th Floor Plan







PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

1 BEDROOM RESIDENCES

Floors 6-20, 22-23

VENICE BEACH

California Dreams

TYPE: A2, A3 MIRRORED
1 BEDROOM
37 SQM

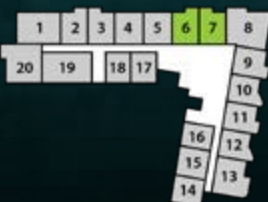
1 BEDROOM RESIDENCES

Floors 4-20, 22-31

VENICE BEACH



California Dreams



TYPE: A6, A7 MIRRORED
1 BEDROOM
37 SQM

1 BEDROOM RESIDENCES

Floors 4-5, 24-26

VENICE BEACH



California Dreams



TYPE: B3
1 BEDROOM
38 SQM

1 BEDROOM RESIDENCES

Floors 4-20, 22-26, 28, 30

PASADENA



TYPE: A4, A5 MIRRORED
1 BEDROOM
35 SQM

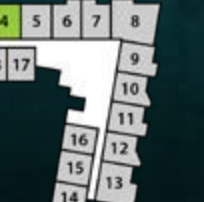
California Dreams



1 BEDROOM RESIDENCES

Floors 27-30

PASADENA



TYPE: B4
1 BEDROOM
35 SQM

California Dreams



1 BEDROOM RESIDENCES

Floors 4-20, 22-31

MONTANA



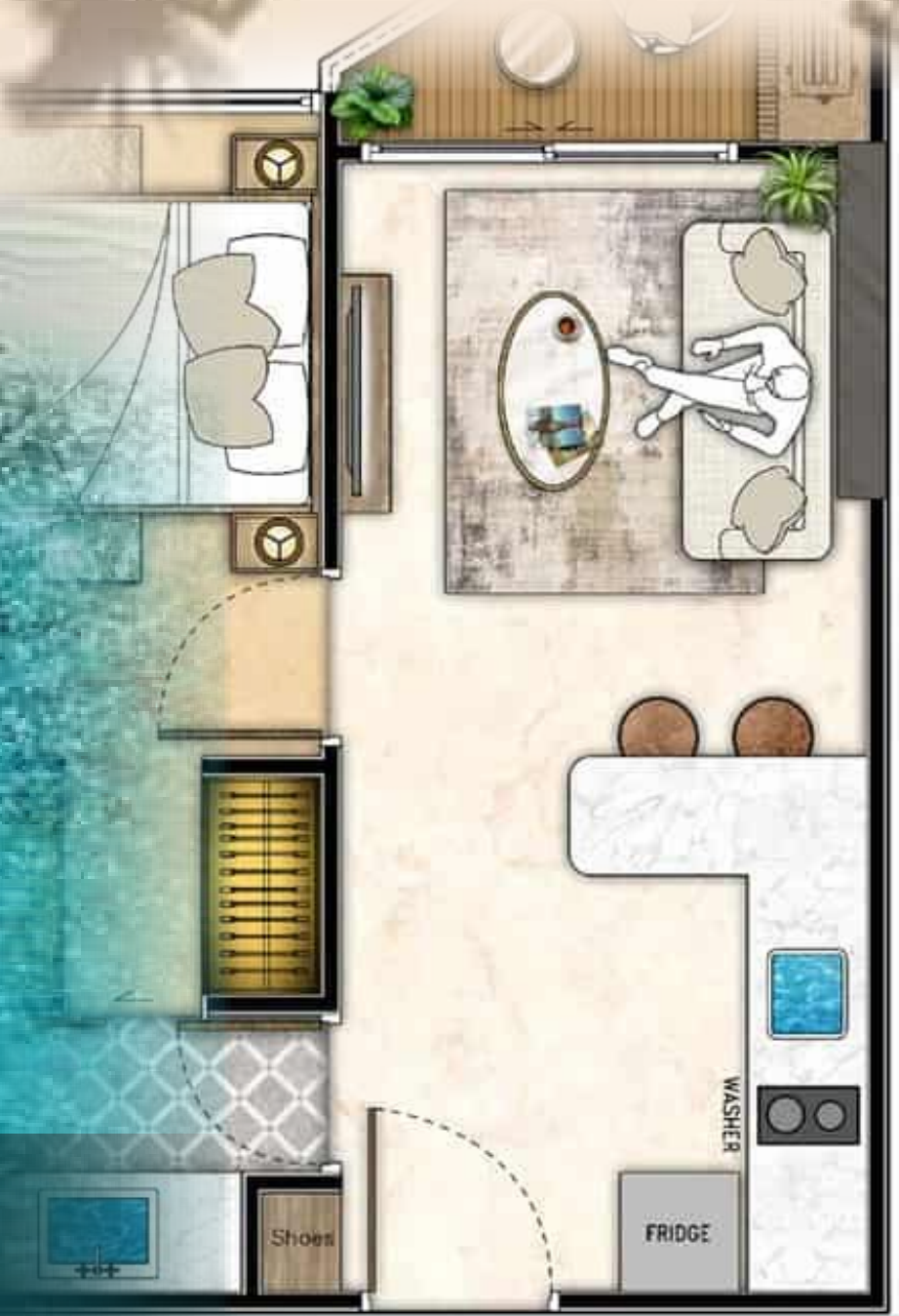
TYPE: A9, A11
1 BEDROOM
37 SQM

California Dreams

1 BEDROOM RESIDENCES

Floors 4-20, 22-31

LONG BEACH



TYPE: A10, A12
1 BEDROOM
35 SQM

California Dreams



Floors 4-6

1 BEDROOM RESIDENCES



MONTANA

California Dreams

TYPE:BI I
1 BEDROOM
37 SQM



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

1 BEDROOM RESIDENCES

MONTEBELLO

Floors 6-20, 22-28



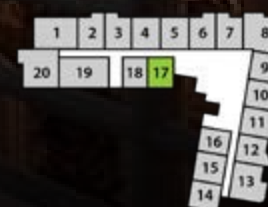
TYPE: A16
1 BEDROOM
29 SQM

California Dreams

1 BEDROOM RESIDENCES

MONTEBELLO

Floors 4-20, 22, 26



TYPE: A17
1 BEDROOM
30 SQM

California Dreams

1 BEDROOM RESIDENCES

MONTEBELLO

Floors 29-30



TYPE: B16
1 BEDROOM
29 SQM

California Dreams

1 BEDROOM RESIDENCES

MONTEBELLO

Floors 27, 28, 29



TYPE: B17
1 BEDROOM
31 SQM

California Dreams

1 BEDROOM RESIDENCES

Floors 4-20, 22, 26

MONTEBELLO



TYPE: A18
1 BEDROOM
30 SQM

California Dreams



1 BEDROOM RESIDENCES

Floor 20

MONTEBELLO



TYPE: C19
1 BEDROOM
30 SQM

California Dreams



Nothing comes close
to the *Golden* coast”



Floors 6-20, 22-31



SAN MARINO

2 BEDROOM RESIDENCES

California Dreams

TYPE: 2A/3
2 BEDROOM
50 SQM



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



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Thailand Property
Awards Winner



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2 BEDROOM RESIDENCES

Floors 6-18

SAN FERNANDO



TYPE: 2A1
2 BEDROOM
56 SQM

California Dreams

2 BEDROOM RESIDENCES

Floors 19-20

BRENTWOOD



TYPE: 2B1
2 BEDROOM
56 SQM

California Dreams

2 BEDROOM RESIDENCES

MONTEREY PARK

Floors 6-14



TYPE: 2A19
2 BEDROOM
58 SQM

California Dreams

2 BEDROOM RESIDENCES

MONTEREY PARK

Floors 23-25



TYPE: 2B18
2 BEDROOM
58 SQM

California Dreams



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



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2 BEDROOM RESIDENCES

Floors 15-19



California Dreams

TYPE: 2B/19
2 BEDROOM
59 SQM



2 BEDROOM RESIDENCES

MELROSE

Floors 6-14



TYPE: 2A20
2 BEDROOM
57 SQM

California Dreams

2 BEDROOM RESIDENCES

BEL AIR

Floors 4-20, 22-31



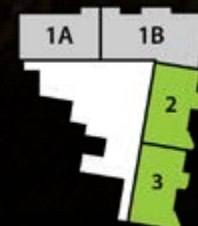
TYPE: 2A8
2 BEDROOM
65 SQM

California Dreams

2 BEDROOM RESIDENCES

Floors 32-33

ONTARIO



TYPE: 2C9, 2C11
2 BEDROOM
71 & 72 SQM

California Dreams

2 BEDROOM RESIDENCES

Floors 11, 13, 15, 17, 19

CLAREMONT



TYPE: 2B5
2 BEDROOM
72 SQM

California Dreams

2 BEDROOM RESIDENCES

Floors 23, 25, 27, 29

CLAREMONT



TYPE: 2C5
2 BEDROOM
73 SQM

California Dreams

2 BEDROOM RESIDENCES

Floor 31 - 33

CLAREMONT



TYPE: 2E5
2 BEDROOM
73 SQM

California Dreams

INTRODUCING OUR
PARAMOUNT VILLA

RESIDENCES





3 BEDROOM RESIDENCE

PARAMOUNT VILLA

Floor 32

California Dreams



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

TYPE: S2
3 BEDROOM
106 SQM





4 BEDROOM RESIDENCE

PARAMOUNT VILLA

Floor 33



California Dreams



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

TYPE: SI
4 BEDROOM
180 SQM



“Float, Relax...
...Repeat”

INTRODUCING THE
GETTY
PENTHOUSE VILLA

RESIDENCE





*California
Dreamin*



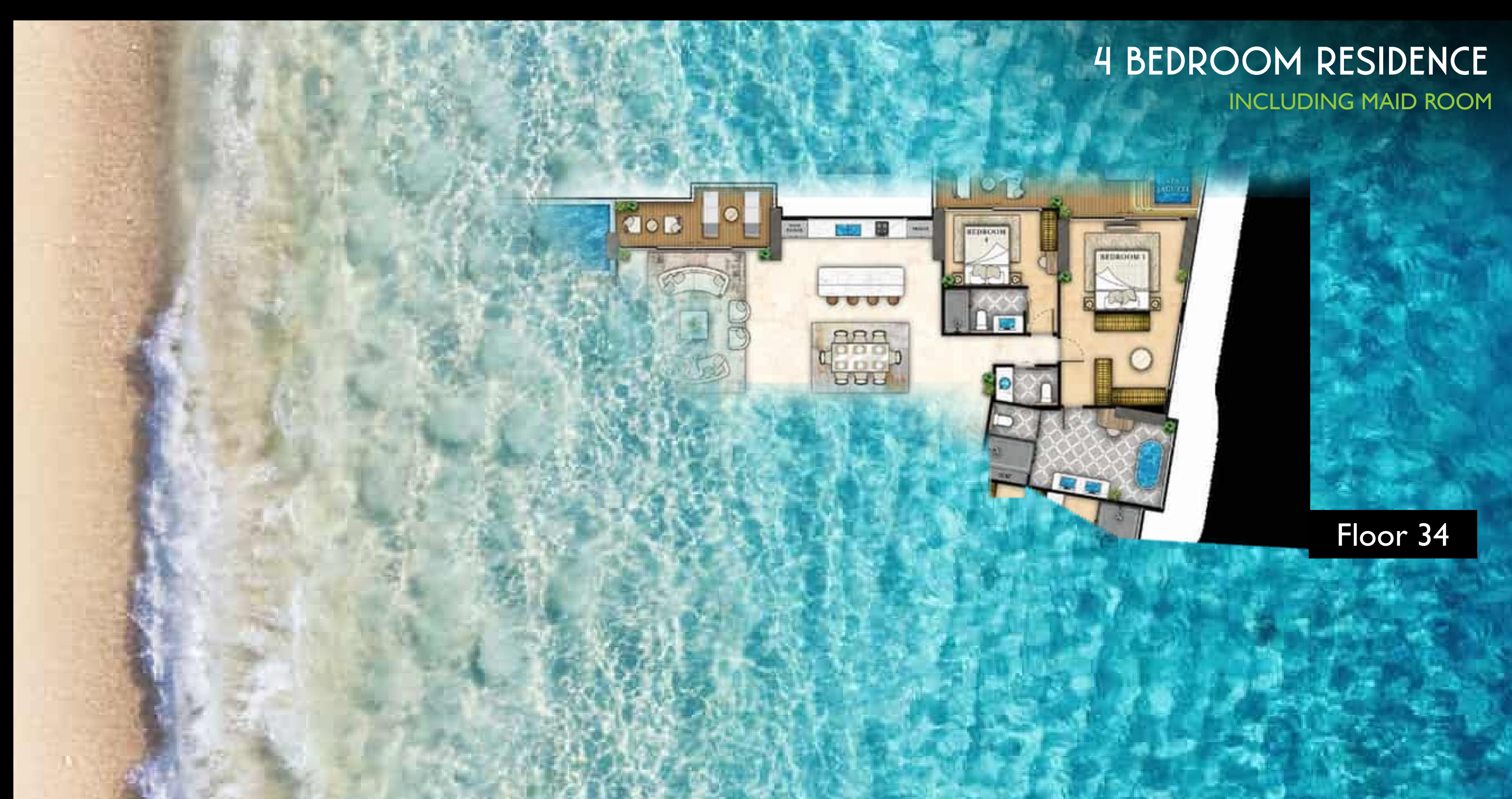
PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



THE GETTY
Penthouse Villa

TYPE: PH
4 BEDROOM
325 SQM





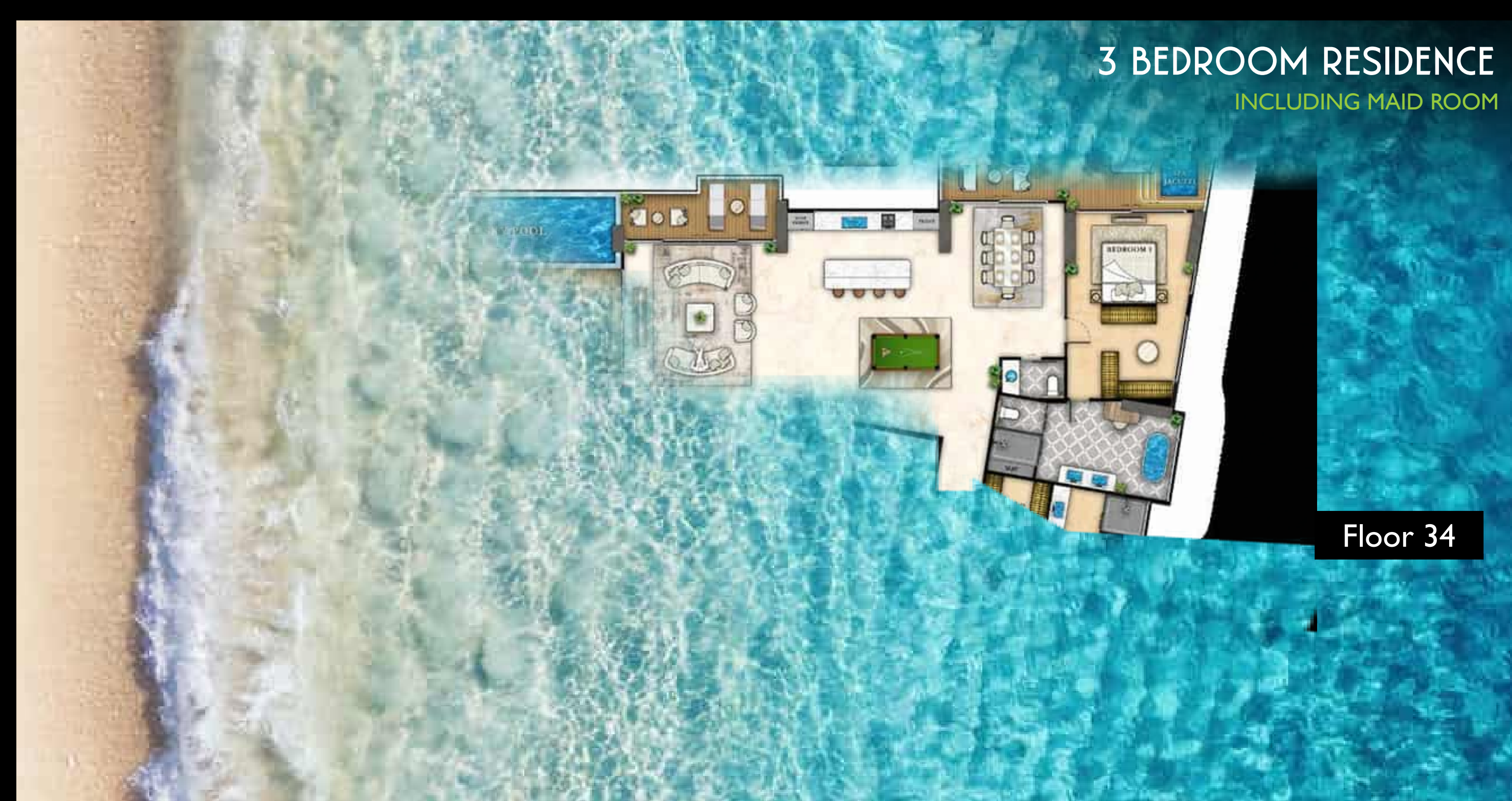
PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



3 BEDROOM RESIDENCE
INCLUDING MAID ROOM

Floor 34

THE GETTY *Penthouse Villa* OPTIONAL LAYOUT

TYPE: PH OPTION 2
3 BEDROOM
325 SQM



FULLY FITTED & FULLY FURNISHED - WHAT YOU WILL GET

Riviera Standard Material Included

- Built-In Kitchens
- Built-In Wardrobes
- Built-in Sanitary and Vanity Areas
- Water Heaters
- Integrated Electric Hob & Extractor
- Integrated Oven or Microwave Oven
(Depending on Unit Size)
- Concealing Ceiling Air Conditioning Units
- Curtains
- 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 & 4 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

California Dreams



13 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.