



THE RIVIERA CALIFORNIA

Iconic Living For The Few

SALES KIT
MAY 2026



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.



IR
RIVIERA

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*

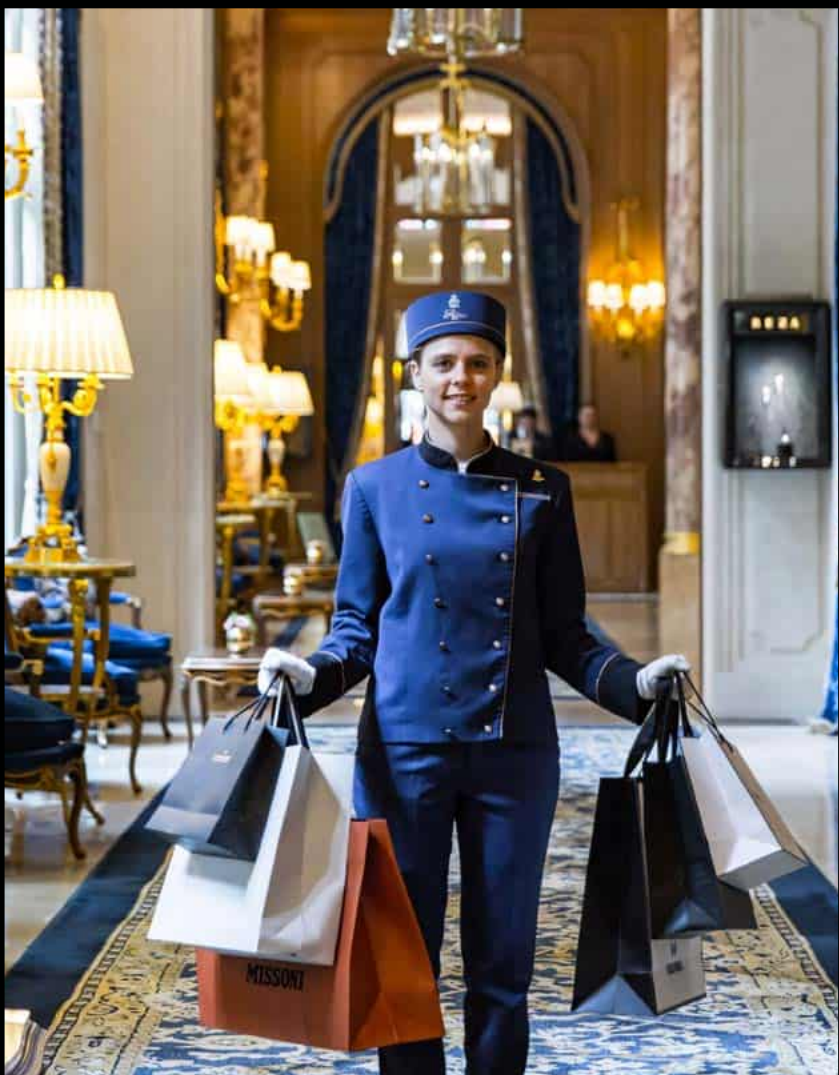
Where Every Resident is a VIP

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 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.



VIBRANT LOCATION *only for* THE FEW





MY SOUL LIVES IN
California

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





Pattaya, I SEA YOU



Your Iconic View
Pattaya Bay

32nd Floor



15th Floor





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MULTI-AWARD WINNING
DEVELOPER



14 Times
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: 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

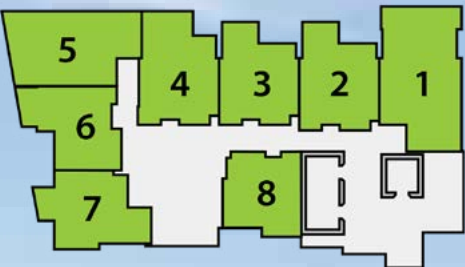
1 Bedroom
33, 34, 35, 37, 38, 39, 40, 49, 70, 71 sqm

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



PATTAYA BAY SEA VIEW

JOMTIEN VIEW

												SKY POOL																											
												3201						197																					
												SKY LOUNGE																											
												3001						256																					
												2901												256															
												2802						161			2801						119												
												2702						155			2701						119												
												2603				76				2602				66		2601				84									
												2504				84				2503		37		2502		40		2501				61							
												2404				97				2403		37		2402		40		2401				61							
POOL												GYM																											
2205						134						2204		39		2203		35		2202		37		2201				61											
2105						134						2104		39		2103		35		2102		37		2101				61											
2005		63		2004		71		2003		39		2002		70		2001		83																					
1906		68		1905		76		1904		39		1903		35		1902		37		1901		61																	
1805		63		1804		71		1803		39		1802		70		1801		83																					
1706		68		1705		76		1704		39		1703		35		1702		37		1701		61																	
1605		63		1604		71		1603		39		1602		70		1601		83																					
1506		68		1505		69		1504		35		1503		35		1502		37		1501		61																	
1406		35		1405		33		1404		60		1403		39		1402		70		1401		83																	
12A07		35		12A06		33		12A05		60		12A04		35		12A03		35		26 12A02-B		24 12A02-A		26 12A01															
1209		35		1208		33		1207		60		1206		26		1205		25		1204		26		1203		26		1202		24		1201		26					
1109		35		1108		33		1107		60		1106		26		1105		25		1104		26		1103		26		1102		24		1101		26					
1009		39		1008		38		1007		49		1006		26		1005		25		1004		26		1003		26		1002		24		1001		26					
909		39		908		38		907		49		906		26		905		25		904		26		903		26		902		24		901		26					
810		27		809		25		808		24		807		60		806		26		805		25		804		26		803		26		802		24		801		26	
710		27		709		25		708		24		707		60		706		26		705		25		704		26		703		26		702		24		701		26	
ONSEN				BEAUTY/MASSAGE ROOM								GOLF SIMULATOR								KIDS CLUB																			
PARKING																																							
PARKING																																							
PARKING																																							
PARKING																																							
LOBBY																																							
PARKING LOWER LEVEL																																							

Rooftop	
32	
31	
30	
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24	
23	
22	
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12A	
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2	
1	

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



THE RIVIERA
CALIFORNIA



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Your Squash Court & Meeting Room

Lower Level Floor Plan



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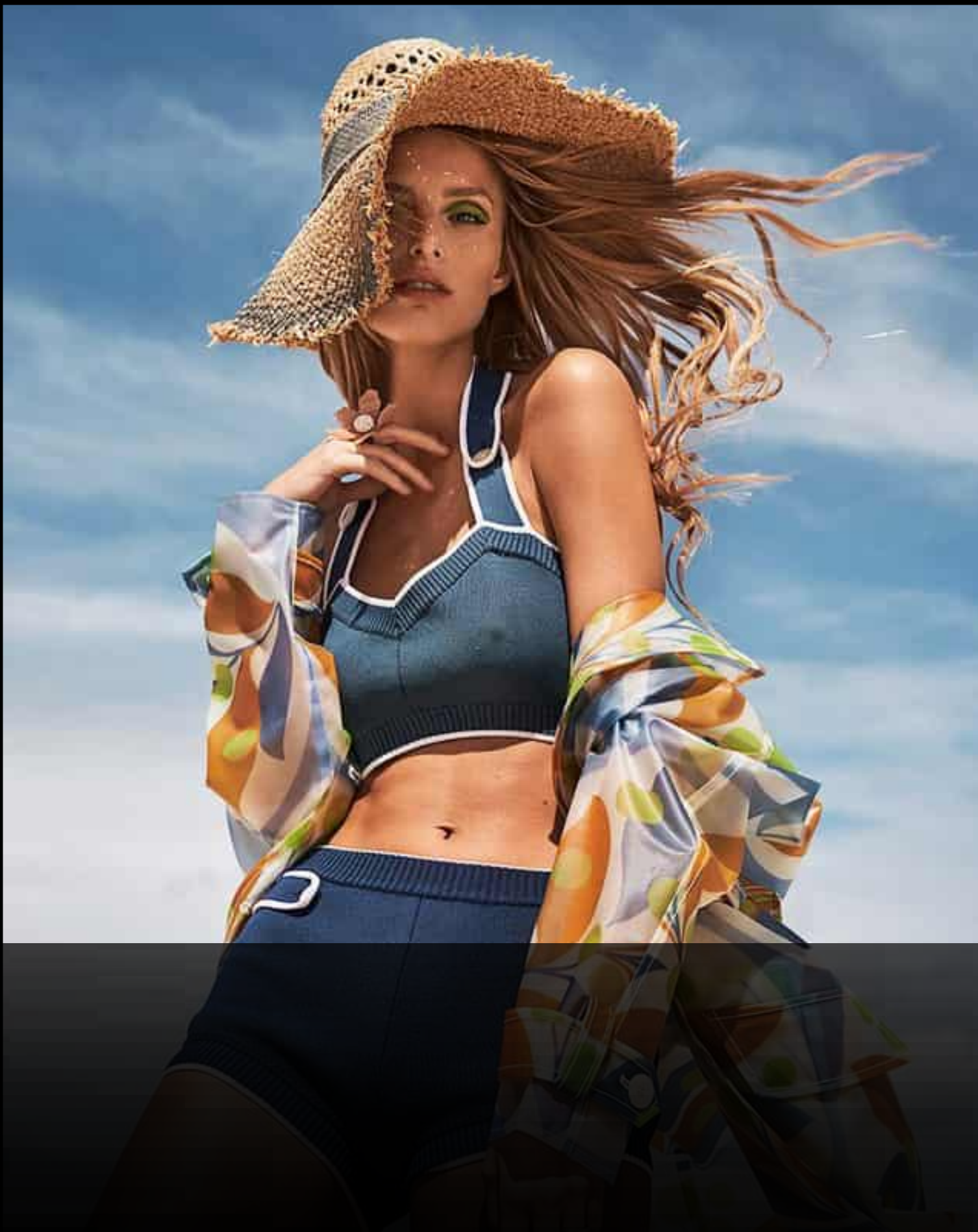
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Luxury Lobby & Concierge Service

Ground Floor Plan



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Parking

2nd -5th

Typical Floor Plan

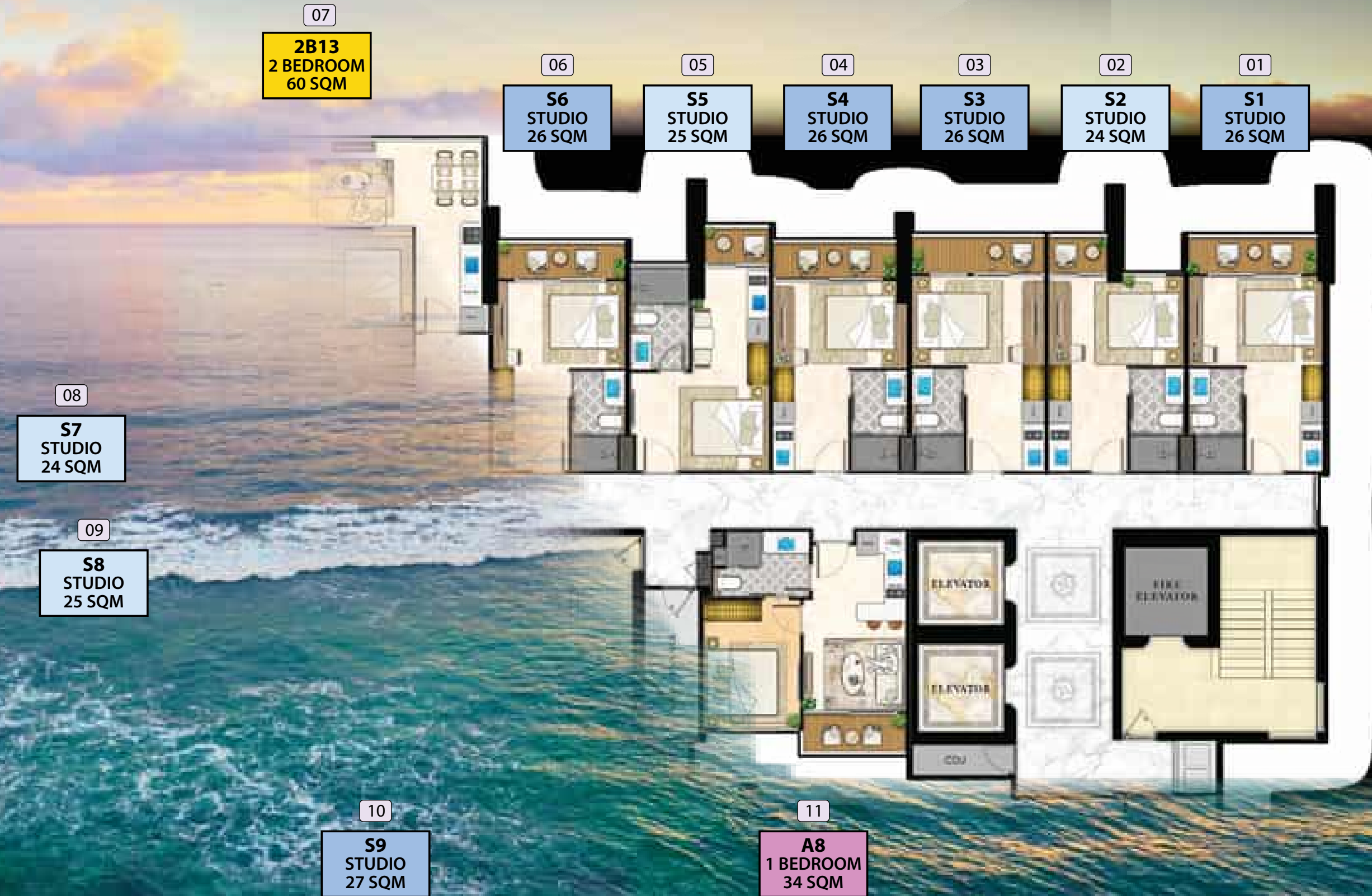


THE RIVIERA
CALIFORNIA



7th Floor Plan

THE RIVIERA
CALIFORNIA



8th Floor Plan

THE RIVIERA CALIFORNIA

07
A5
1 BEDROOM
49 SQM

06
S6
STUDIO
26 SQM

05
S5
STUDIO
25 SQM

04
S4
STUDIO
26 SQM

03
S3
STUDIO
26 SQM

02
S2
STUDIO
24 SQM

01
S1
STUDIO
26 SQM

08
A6
1 BEDROOM
38 SQM

09
A7
1 BEDROOM
39 SQM

10
A8
1 BEDROOM
34 SQM

9th - 10th Floor Plan

THE RIVIERA CALIFORNIA

07
2B13
2 BEDROOM
60 SQM

06
S6
STUDIO
26 SQM

05
S5
STUDIO
25 SQM

04
S4
STUDIO
26 SQM

03
S3
STUDIO
26 SQM

02
S2
STUDIO
24 SQM

01
S1
STUDIO
26 SQM

08
A16
1 BEDROOM
33 SQM

09
A17
1 BEDROOM
35 SQM

10
A8
1 BEDROOM
34 SQM

11th - 12th Floor Plan

THE RIVIERA CALIFORNIA

05
2B13
2 BEDROOM
60 SQM

04
A4
1 BEDROOM
35 SQM

03
A3
1 BEDROOM
35 SQM

02-B
S3
STUDIO
26 SQM

02-A
S2
STUDIO
24 SQM

01
S1
STUDIO
26 SQM

06
A16
1 BEDROOM
33 SQM

07
A17
1 BEDROOM
35 SQM

08
A8
1 BEDROOM
34 SQM

12A Floor Plan

THE RIVIERA CALIFORNIA

04
2B13
2 BEDROOM
60 SQM

03
A9
1 BEDROOM
39 SQM

02
A12
1 BEDROOM
70 SQM

01
2B5
2 BEDROOM
83 SQM

05
A16
1 BEDROOM
33 SQM

06
A17
1 BEDROOM
35 SQM

07
A8
1 BEDROOM
34 SQM

14th Floor Plan

THE RIVIERA CALIFORNIA

05
2B4
2 BEDROOM
69 SQM

04
A4
1 BEDROOM
35 SQM

03
A3
1 BEDROOM
35 SQM

02
A2
1 BEDROOM
37 SQM

01
2B1
2 BEDROOM
61 SQM

06
2B3
2 BEDROOM
68 SQM

07
A8
1 BEDROOM
34 SQM

15th Floor Plan

THE RIVIERA CALIFORNIA

04
A13
1 BEDROOM
71 SQM

03
A9
1 BEDROOM
39 SQM

02
A12
1 BEDROOM
70 SQM

01
2B5
2 BEDROOM
83 SQM

05
2B3-1
2 BEDROOM
63 SQM

06
A8
1 BEDROOM
34 SQM

16th, 18th, 20th Floor Plan

THE RIVIERA CALIFORNIA



17th, 19th Floor Plan

THE RIVIERA CALIFORNIA



21st, 22nd 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

THE RIVIERA
CALIFORNIA

01
PH1
3 BEDROOM
256 SQM



29th -30th Floor Plan





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DEVELOPER



14 Times
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Awards Winner



57 Times
Asia Pacific Property
Awards Winner

THE RIVIERA CALIFORNIA



01
PH2
3 BEDROOM
197 SQM

32nd Floor Plan

THE RIVIERA
CALIFORNIA



Rooftop Sky Pool Floor Plan



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



Artists Impressions Only

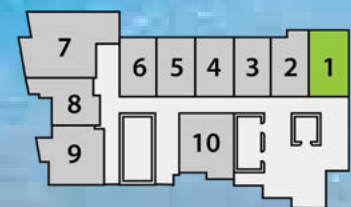
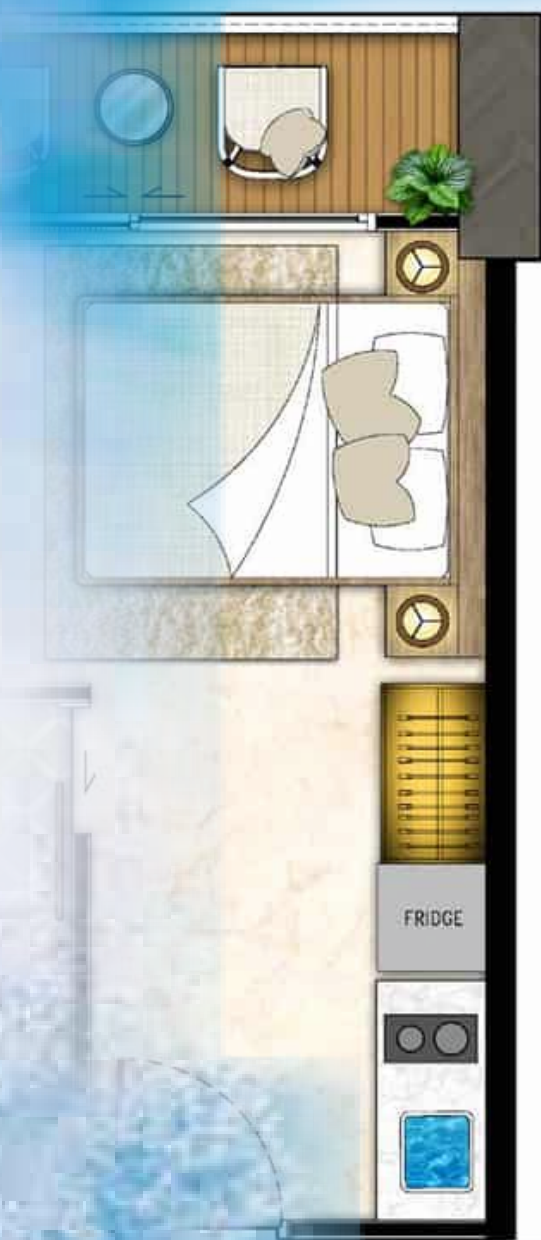


DESIGN & TONE OF LIKELY *Finish*
(The Riviera Malibu Showroom)



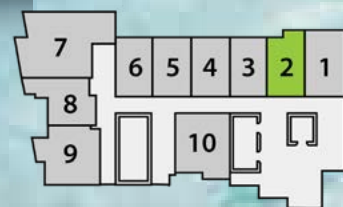
GARDEN GROVE

Floors 7-12A



SI 26 sqm

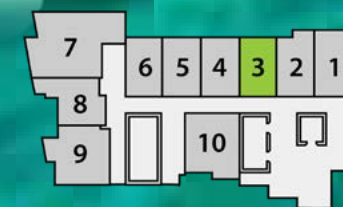
Floors 7-12A



S2 24 sqm

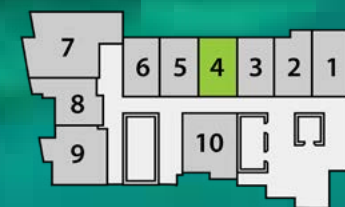
GARDEN GROVE

Floors 7-12A



26 sqm S3

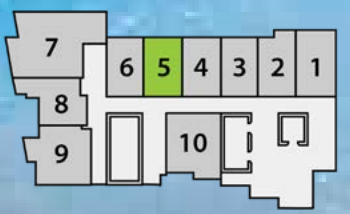
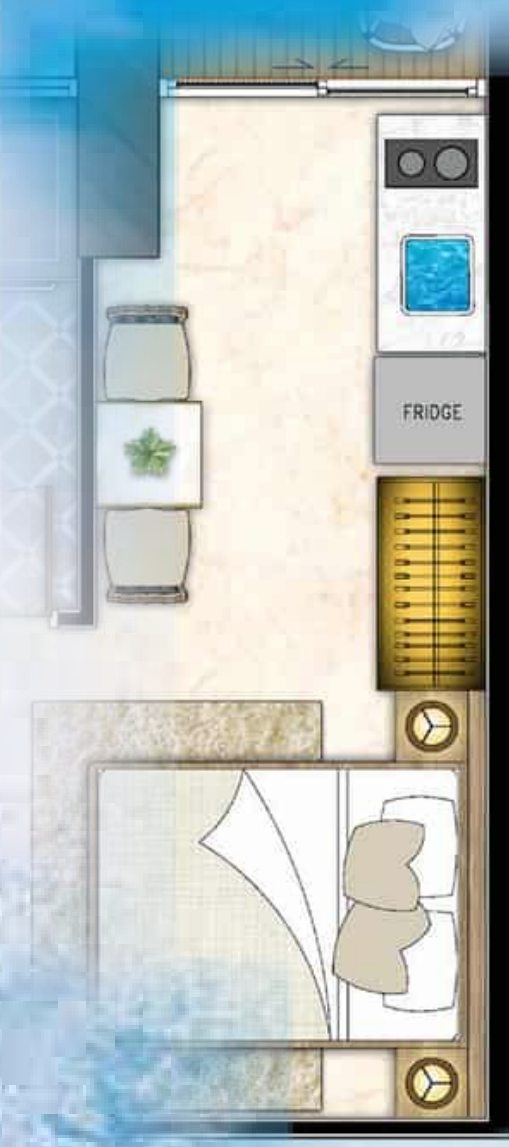
Floors 7-12



26 sqm S4

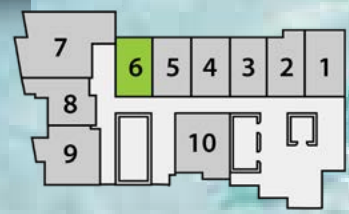
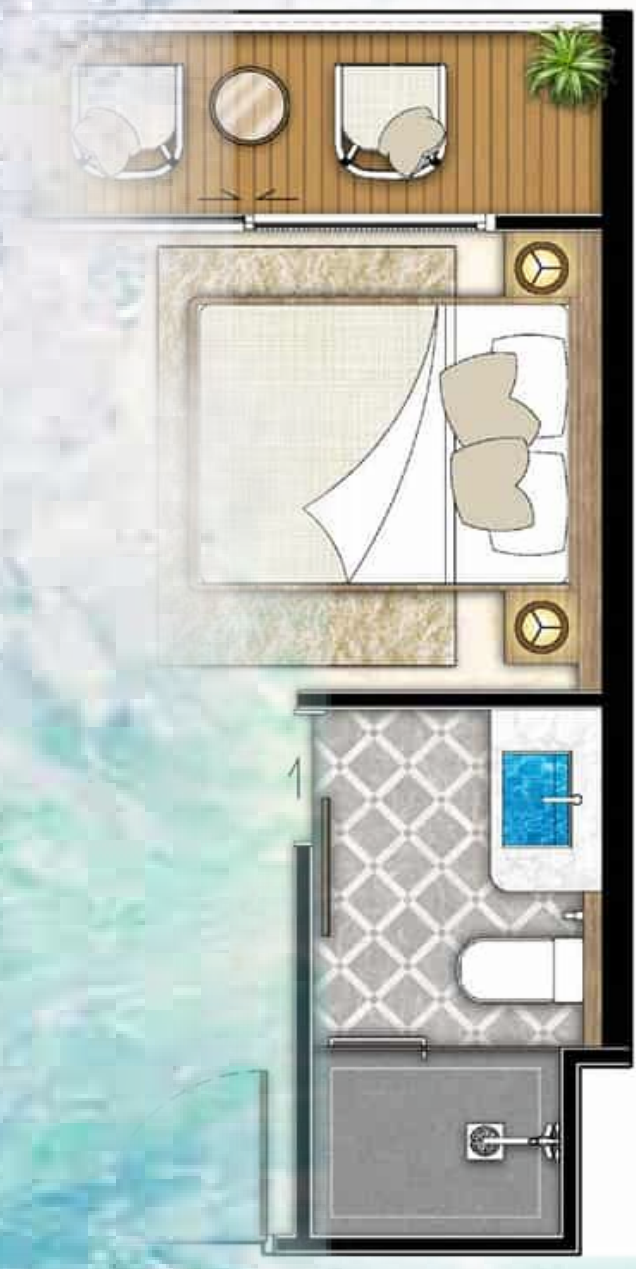
GARDEN GROVE

Floors 7-12



S5 25 sqm

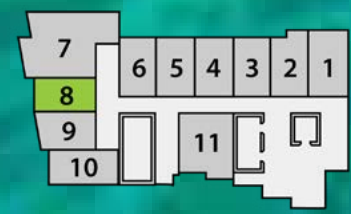
Floors 7-12



S6 26 sqm

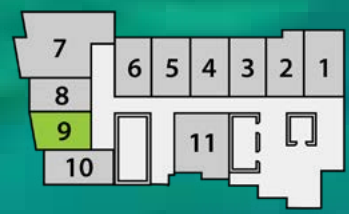
SAN MARCOS

Floors 7-12A



24 sqm S7

Floors 7-12



25 sqm S8



SAN MARCOS

STUDIO
Residences

Floors 7-8

7
8
9
10
11

27 SQM S9



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DEVELOPER



14 Times
Thailand Property
Awards Winner

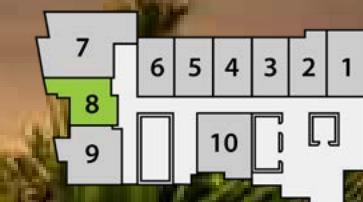


57 Times
Asia Pacific Property
Awards Winner

1 BEDROOM
Residences

SAN JOSE

Floors 11-14



A16 33 sqm

HUNTINGDON BEACH

Floors 11-14

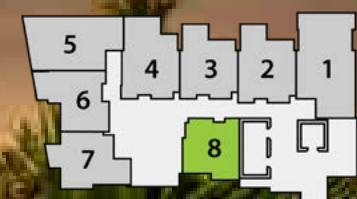


35 sqm A17

1 BEDROOM
Residences

SPRING VALLEY

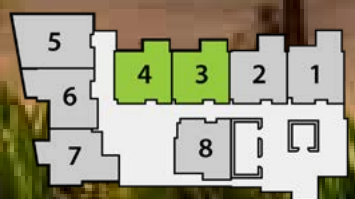
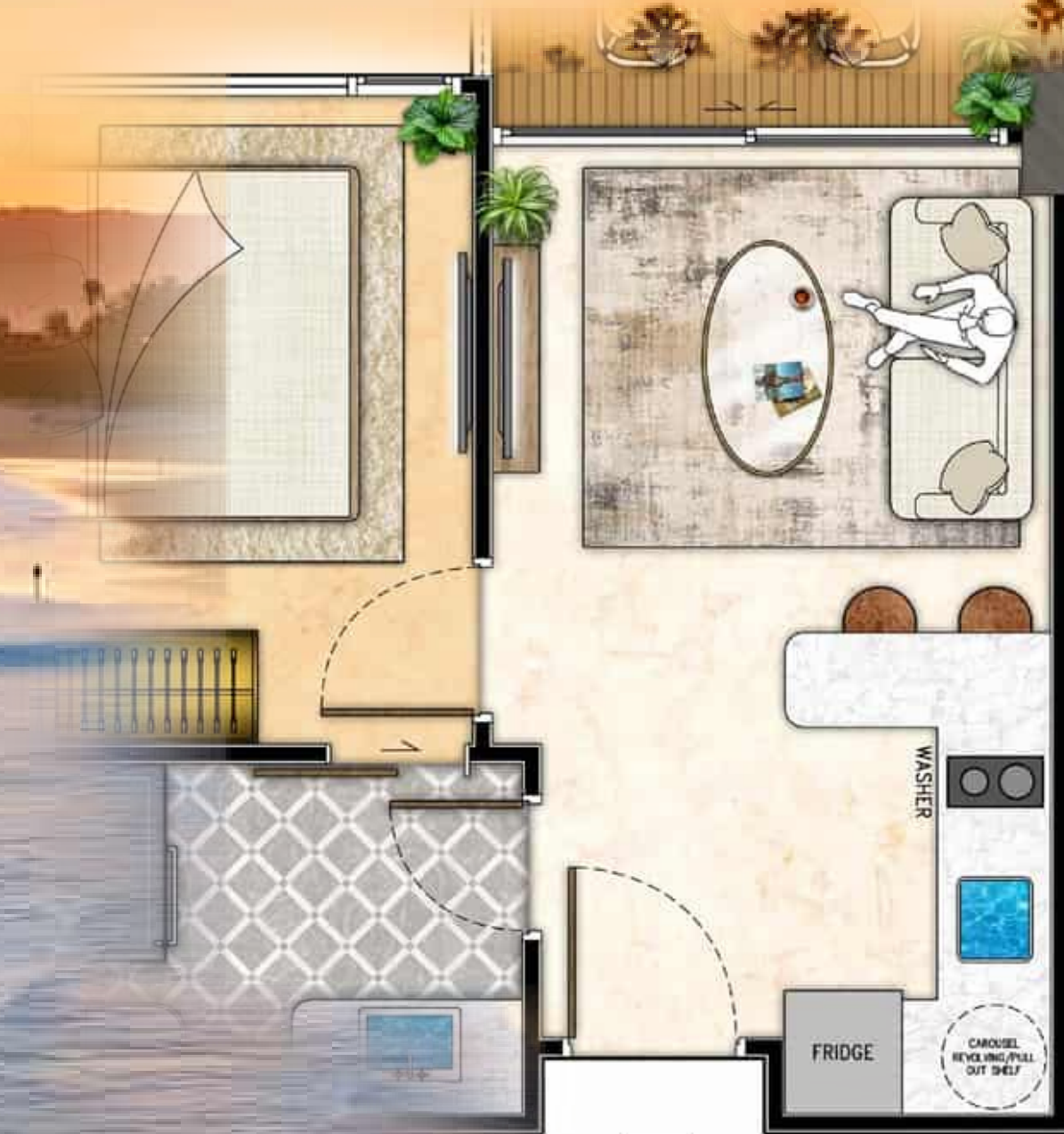
Floors 8-22, 24-25



A8 34 sqm

SANTA CRUZ

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

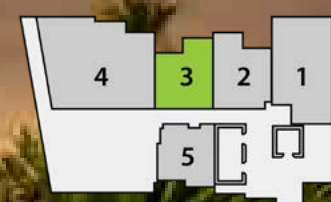


35 sqm A3 / A4

1 BEDROOM
Residences

SANTA CLARITA

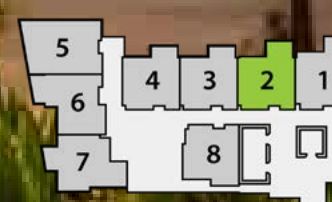
Floors 24-25



ALL 37 sqm

SANTA ROSA

Floors 15, 17, 19, 21-22



37 sqm A2



ONTARIO

1 BEDROOM
Residences

Floors 9-10

38 SQM A6



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MULTI-AWARD WINNING
DEVELOPER



14 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

1 BEDROOM
Residences

DEL MAR

Floors 14, 16-22

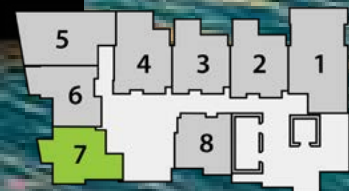


A9 39 SQM

INGLEWOOD

1 BEDROOM
Residences

Floors 9-10



39 SQM A7

1 BEDROOM
Residences

PALM SPRINGS

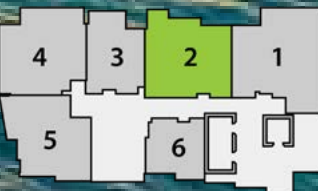
Floors 24-25



A10 40 sqm

FRESNO

Floors 14, 16, 18, 20

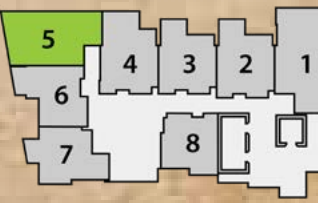


70 sqm A12

1 BEDROOM
Residences

OAKLAND

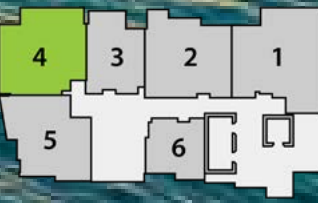
Floors 9-10



A5 49 SQM

SANTA CLARA

Floors 16, 18, 20



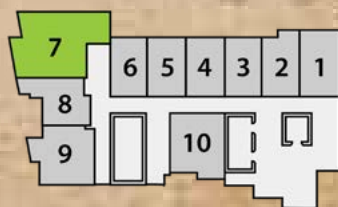
71 SQM A13

1 BEDROOM
Residences

1 BEDROOM
Residences

SAN FRANCISCO

Floors 7-8, 11-14

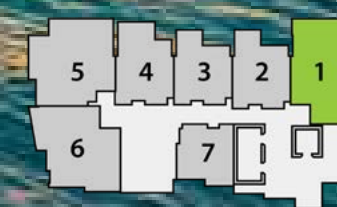


2B/3 60 SQM

LONG BEACH

2 BEDROOM
Residences

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



61 SQM 2B/1

2 BEDROOM
Residences

SANTA ANA

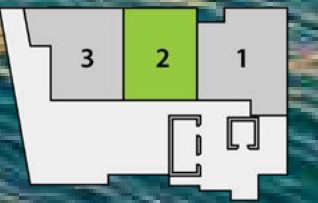
Floors 15, 17, 19



2B3 68 sqm

PACIFICA

Floor 26

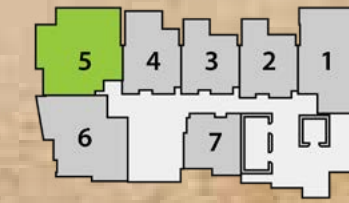


66 sqm 2B9

2 BEDROOM
Residences

NAPPA VALLEY

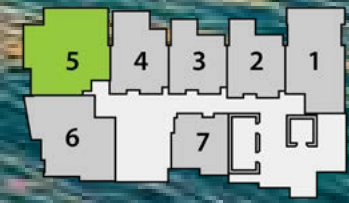
Floor 15



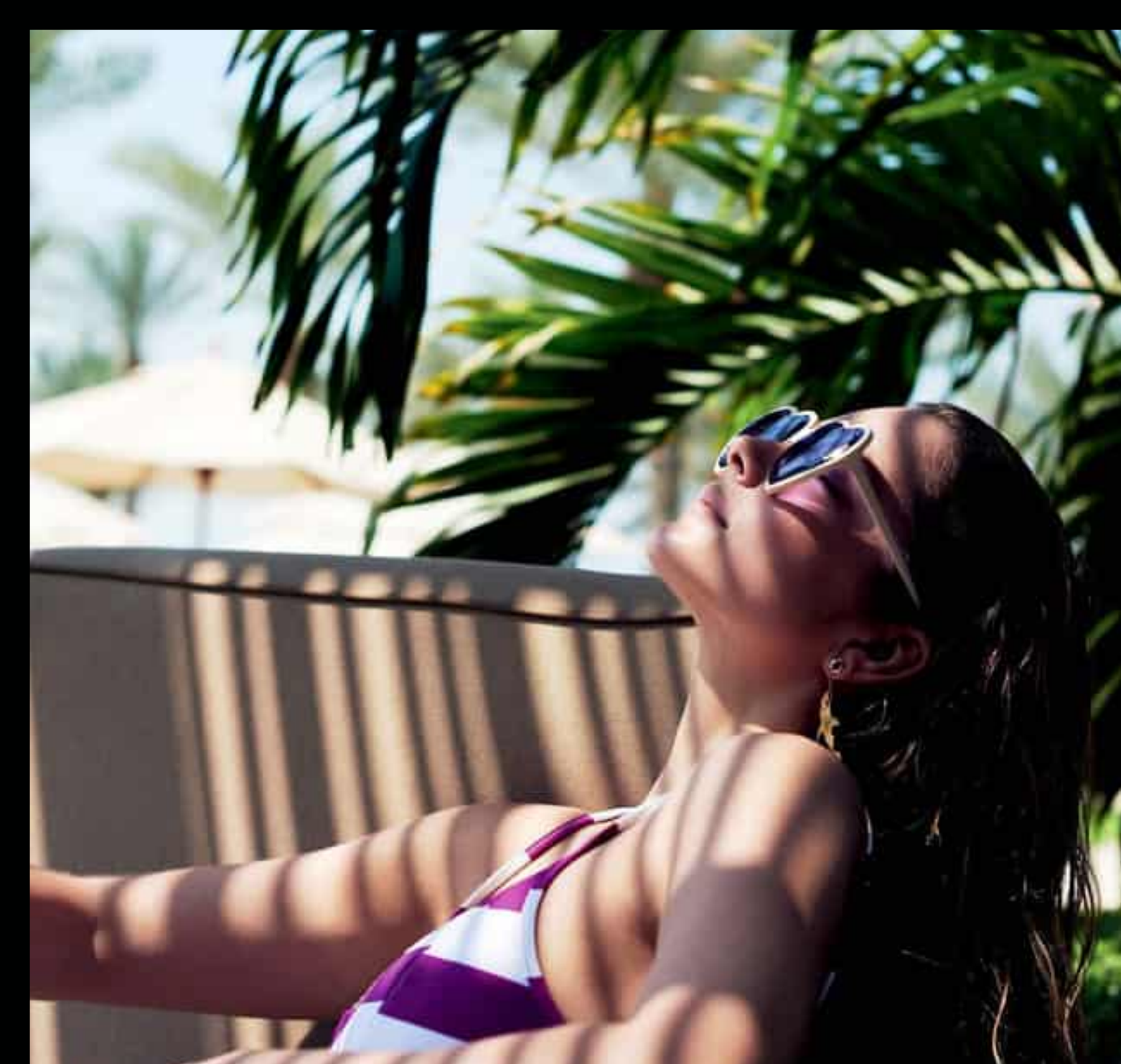
2B4 69 SQM

SUNSET BEACH

Floors 17, 19



76 SQM 2B2



SAN BERNADO

2 BEDROOM
Residences

Floor 26

BEDROOM 1

76 sqm 2B10



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



14 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner

2 BEDROOM
Residences

SAN PEDRO

Floors 14, 16, 18, 20, 26

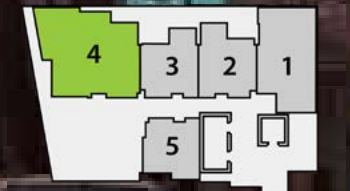


2B5 84 sqm

SACRAMENTO

2 BEDROOM
Residences

Floor 25



84 sqm 2B7

2 BEDROOM
Residences

ORANGE GROVE

Floor 16-18-20

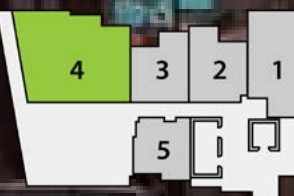


2B3-1 63 sqm

2 BEDROOM
Residences

HARMONY GROVE

Floor 24



97 sqm 2B6

2 BEDROOM
Residences

SAN CLEMENTE

Floor 28



3B4 | 119 sqm

SOLANA BEACH

Floor 27



119 sqm 3B2



EMERALD BAY

3 BEDROOM
Residences

Floors 21-22

134 SQM 3BI



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



14 Times
Thailand Property
Awards Winner



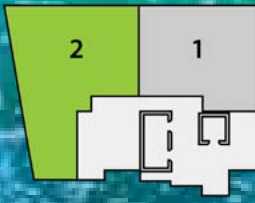
57 Times
Asia Pacific Property
Awards Winner

3 BEDROOM
Residences

SAN DIEGO



Floor 27


3B3 / 155 sqm

LEMON GROVE

3 BEDROOM
Residences



Floor 28

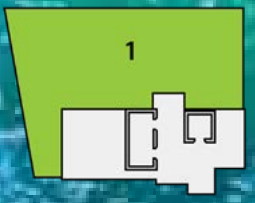

/ 161 sqm **3B5**

3 BEDROOM
Residences

OCEANA *Penthouse*



Floor 29 - 30


PH1 256 SQM

BELMONT HEIGHTS *Penthouse*

3 BEDROOM
Residences



Floor 32


197 SQM PH2

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.