



THE RIVIERA CALIFORNIA

Iconic Living For The Few

SALES KIT

May 2025

R
RIVIERA
GROUP



PATTAYA'S NO.1
MULTI-AWARD WINNING
DEVELOPER



13 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner



THE RIVIERA CALIFORNIA

Following on from the huge success of The Riviera Malibu and The Riviera Santa Monica, Welcome to The Riviera California. The continuation of the hugely successful LA vibe concept, this time located close to all the action in Pattaya.

A stunning, Luxury 32 story High-Rise Condominium, intentionally designed only for the few, giving breathtaking Sea Views of Pattaya Bay and to the Iconic Pattaya Signage on the Pratumnak hillside.

Just 122 Luxury units are available, all Fully Fitted to a highly refined finish, for those who want complete convenience, with Pattaya's vibrant lifestyle right on your door step.

California, is well known around the world as a place chosen by many Rich and Famous to call home. A Sunshine region in the US where exciting Cities are located and global celebrities often rub shoulders, enjoying the varied City and Beach locations it has, whether as a second home or a forever home.





Away from the city's high noise levels

Less polluted area,
yet still close to the city centre

Less Residences, with Increased demand for
Bigger Living Spaces

Iconic Living For The Few

- Conveniently located close to Pattaya's centre, but with enough distance away to provide a private and secure Residence. Just far enough away from the City's noise pollution, allowing you to enjoy all of Pattaya's monthly organized Beachfront events, without being stuck in the middle of it all and no way to escape.
- The Locations allows very close access to the city centre, yet allows for many routes in alternative directions, perfect for when you need to escape the Hectic lifestyle, and head to amazing alternative beachfront or scenic locations.
- Live with far less stress, in a small community of just 122 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 122 Unique 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 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.

Desireable LOCATION

Elevated in the location, the building will have a commanding position overlooking most of the city over to the Sea. The 32nd 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 *for only* 122 RESIDENCES



MY SOUL LIVES IN
California

THE
RIVIERA
CALIFORNIA

FACILITY HIGHLIGHTS

- 32nd Floor Rooftop Pool with Amazing Pattaya Bay Views
- 30th 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





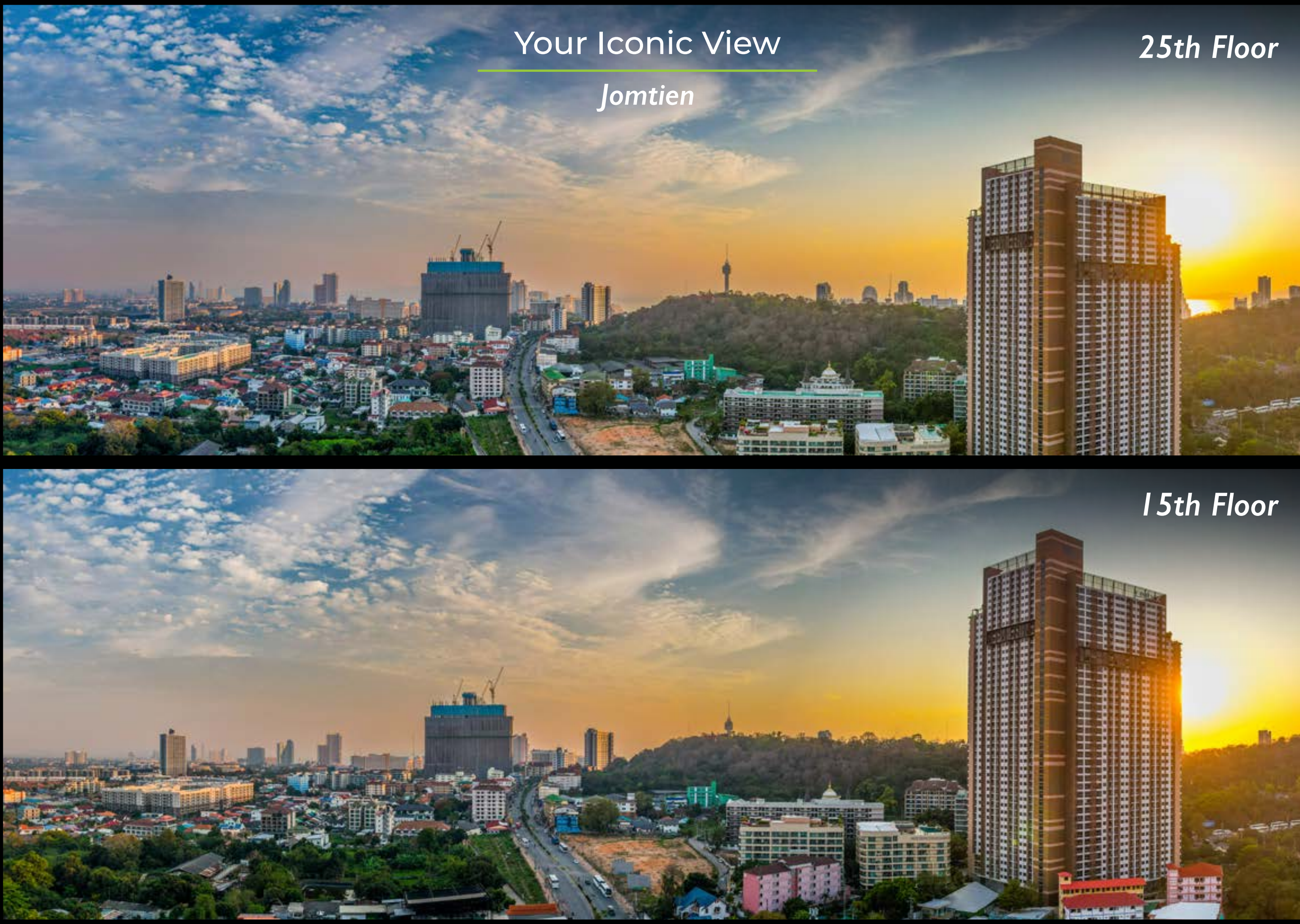
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Your Iconic View
Jomtien

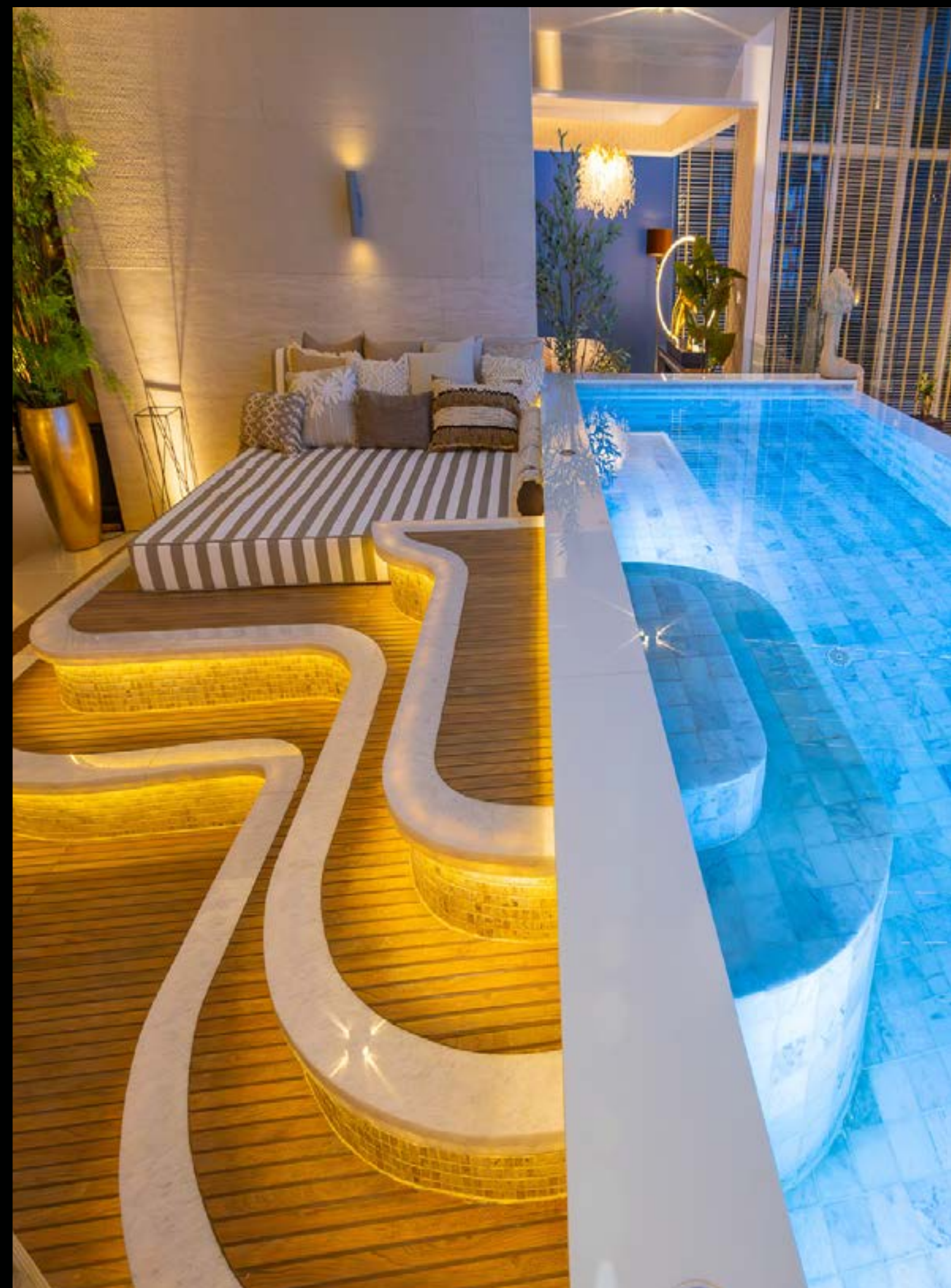
25th Floor

15th Floor

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



Artists Impressions Only



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



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

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 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



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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.