





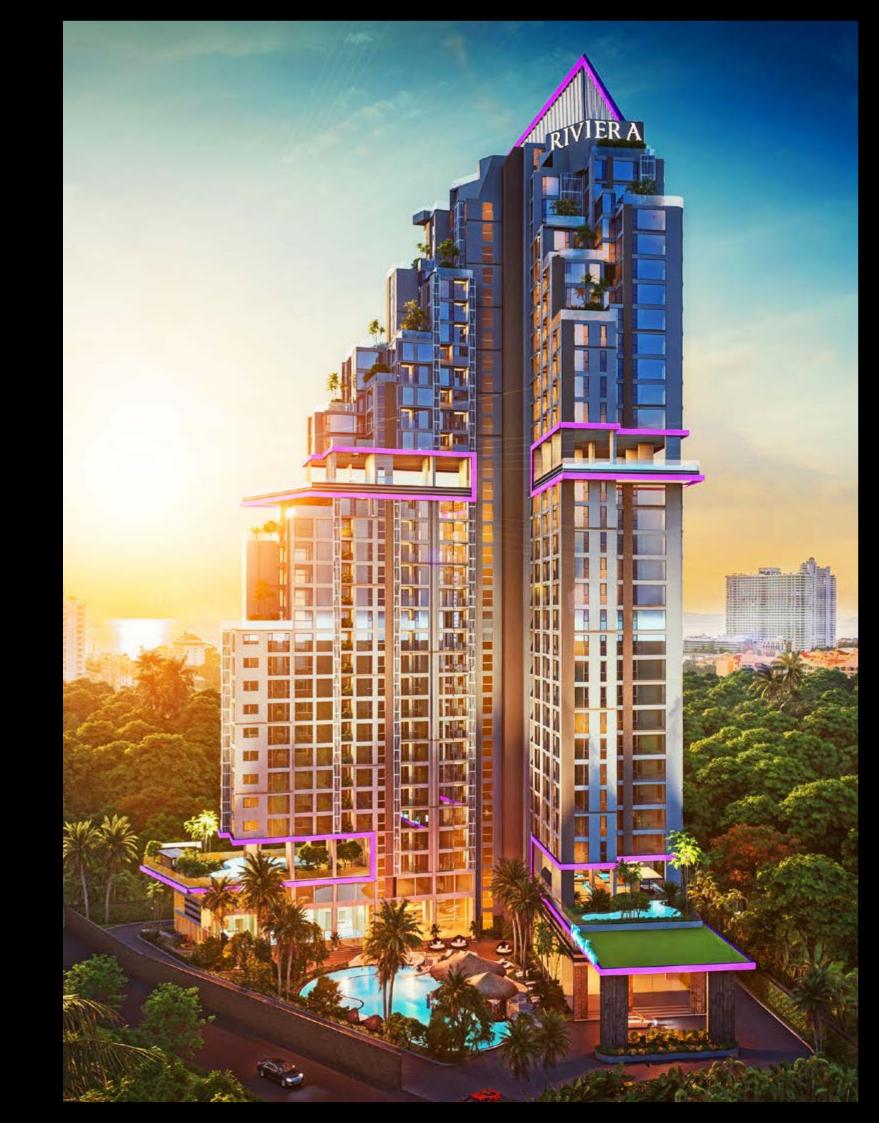
Following on from the huge success of The Riviera Malibu,
Welcome to The Riviera Santa Monica. Malibu's sister project, with
the same LA vibe, this time located in Jomtien!

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, 446 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.







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.

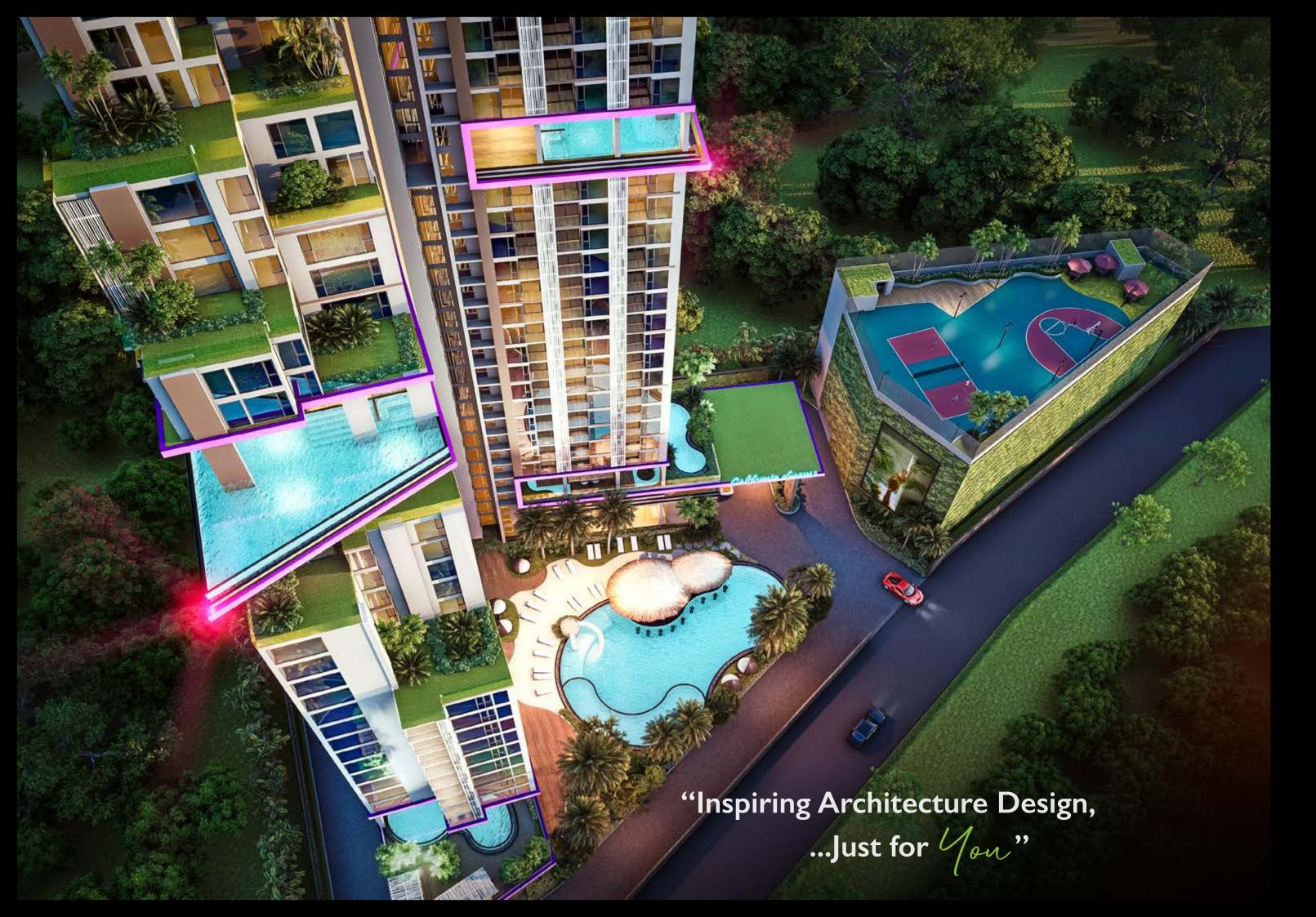




The Riviera SANTA MONICA

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
- 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.

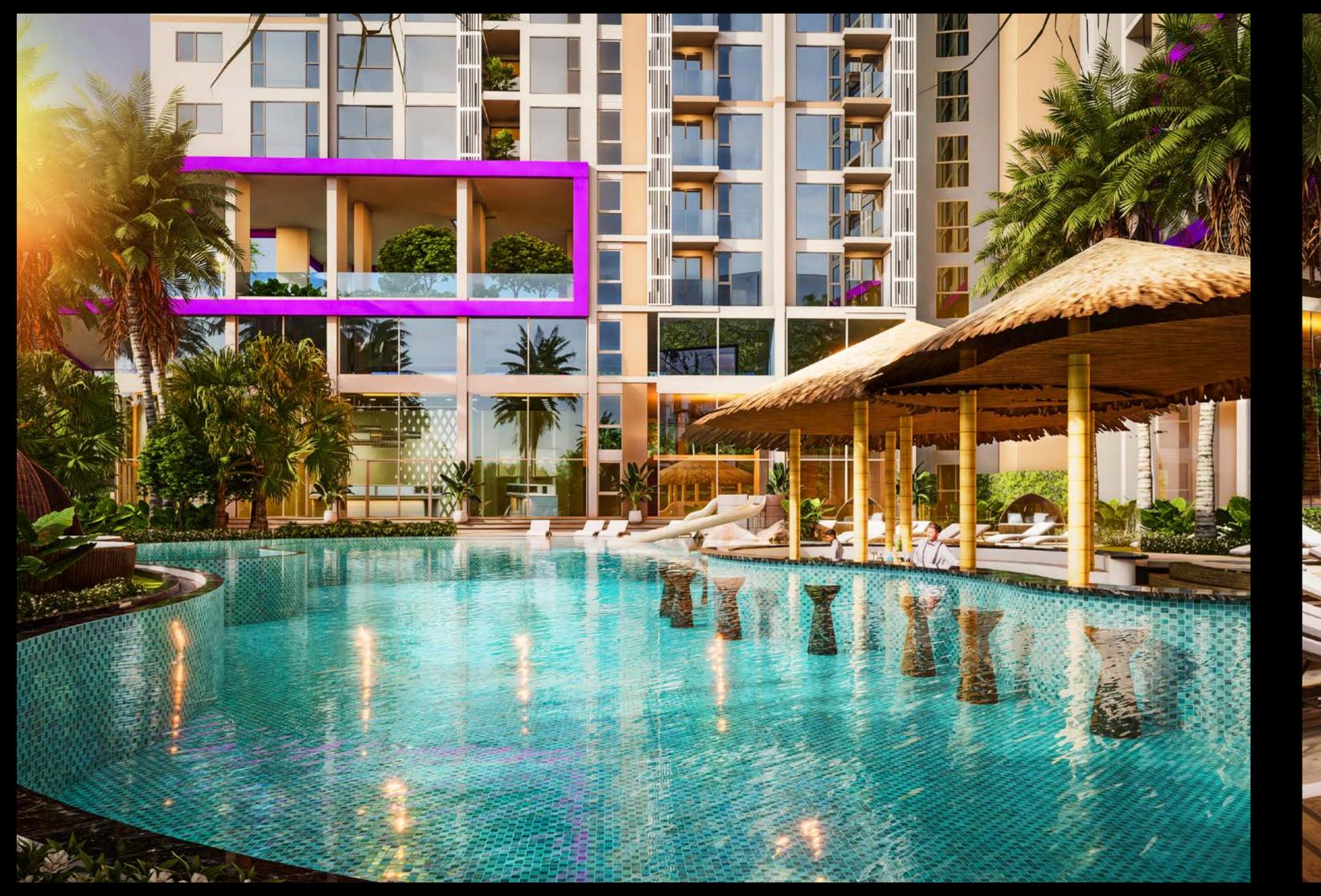


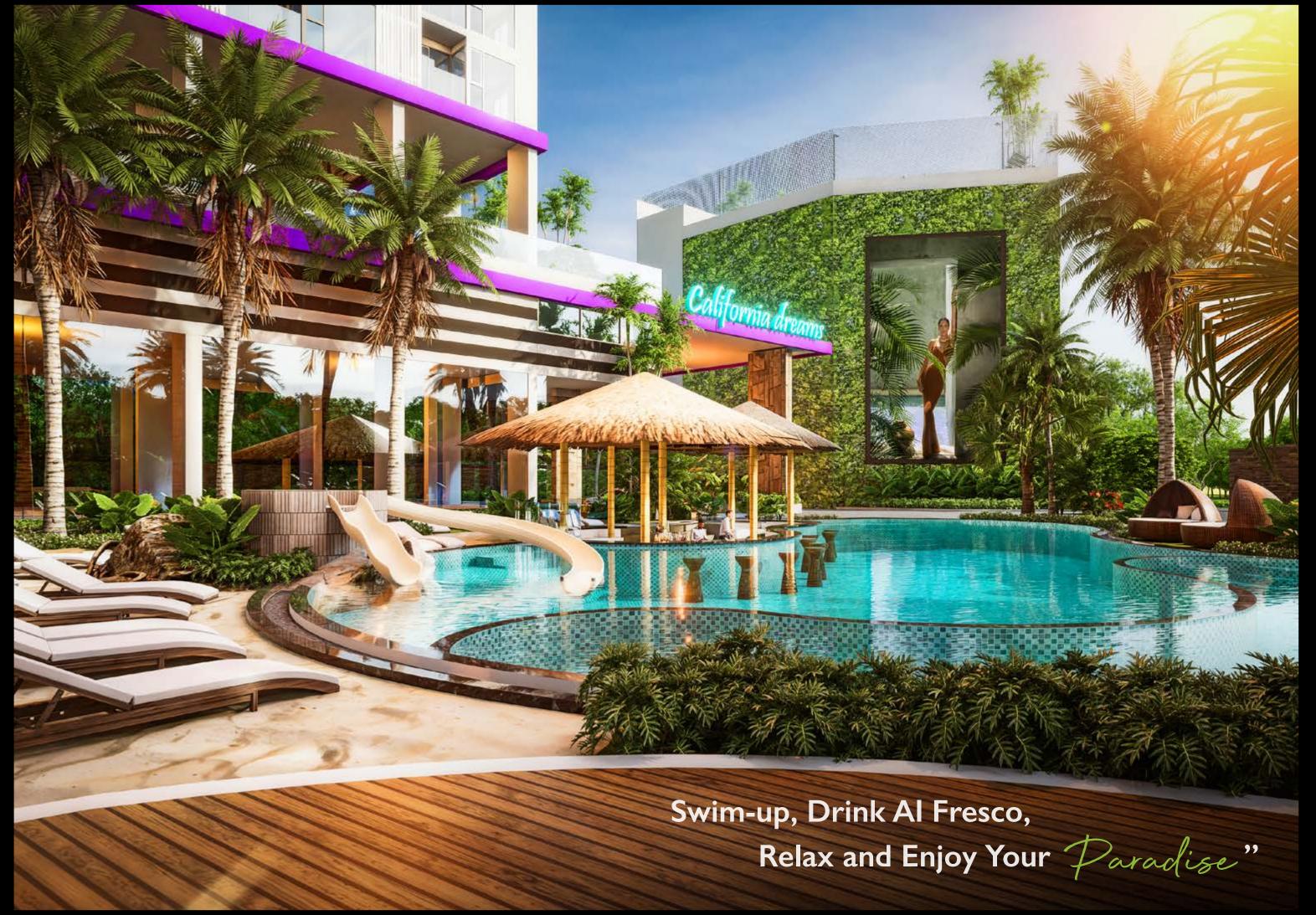


YOUR FACILITY HIGHLIGHTS

- 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



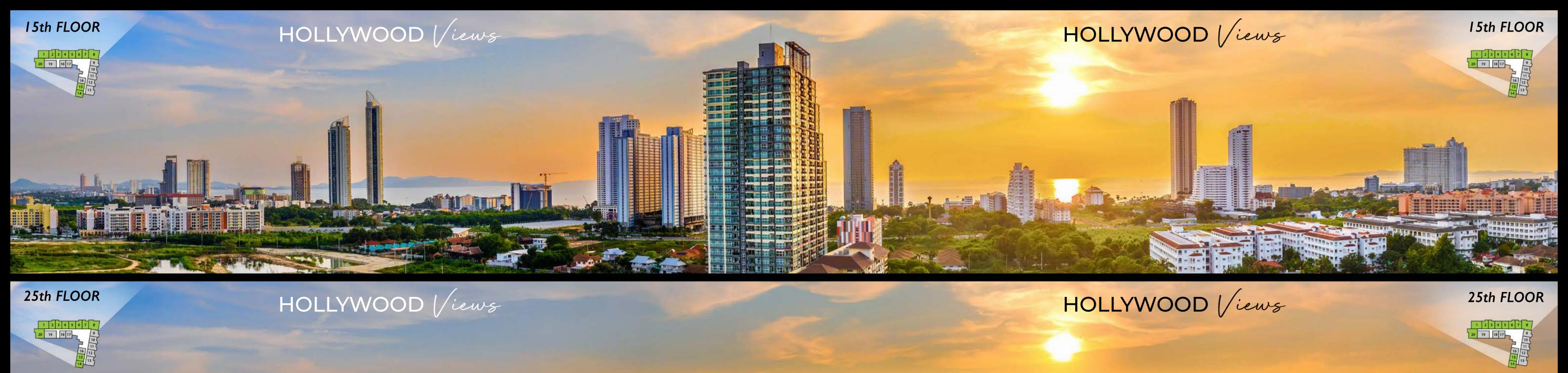
















PROJECT DETAILS

Land Area: 3.7 Rai Buildable area: 36,928 Sqm Residential Area: 18,687 Sqm

Storeys: 34

Total Residences: 446
Parking Spaces: 124 Spaces
Ownership: Freehold

Construction Start October 2025 Construction Finish November 2028

RESIDENCE DETAILS

Penthouse (4 Bedroom + Maid) Total Units: 1

Size Range: 325 Sqm 3 and 4 Bedrooms

Total Units: 2 Size Range: 180 Sqm

2 Bedrooms

Total Units: 106 Size Range: 50 Sqm - 73 Sqm

1 Bedrooms Total Units: 337

Size Range: 29 Sqm - 38 Sqm



MATRIX



BEVERLY HILLS VIEWS HOLLYWOOD SEA VIEWS MALIBU SEA VIEWS

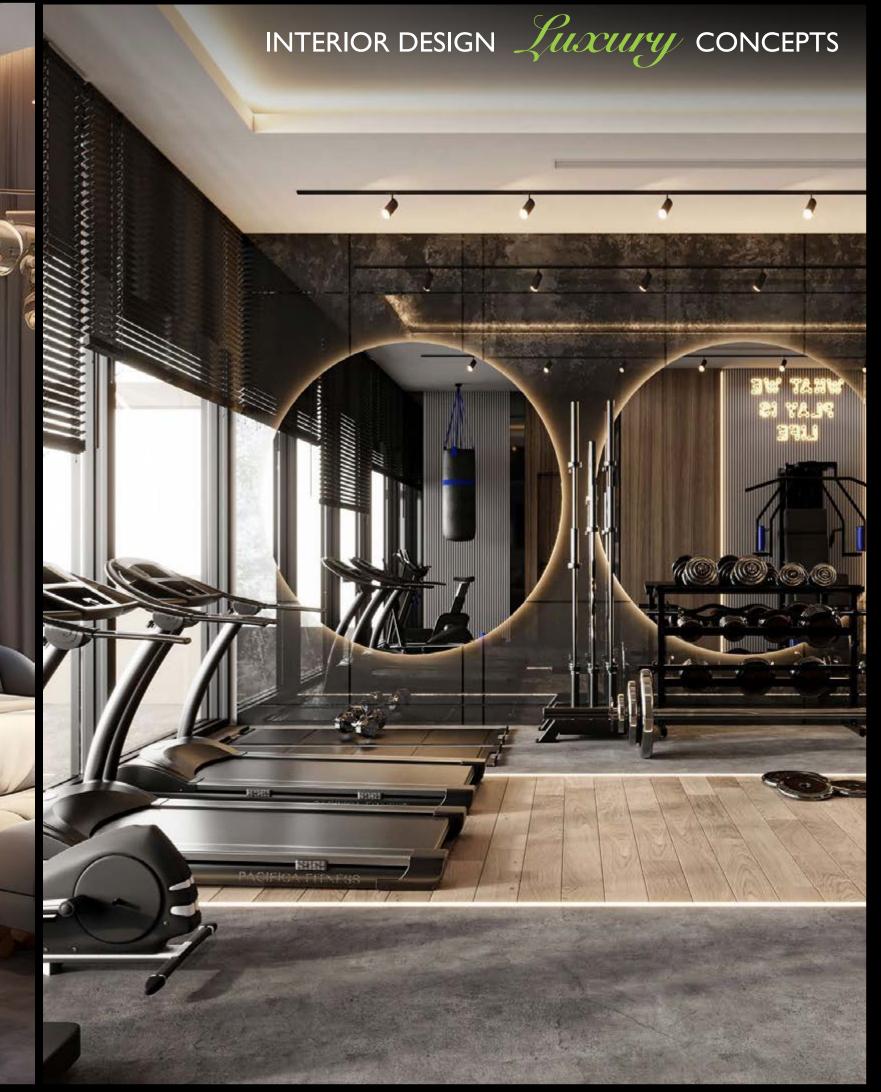


















Riviera Standard Material Included

- 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

I 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

<u>PENTHOUSE</u>

- 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

