



THE RIVIERA CALIFORNIA

Price List as of 01-30 November 2025

1 BEDROOMS						THAI OWNERSHIP BUYERS						
Floor	YOUR HOMES VIEW	Room Type	Unit Type	Unit No.	Original Size (sq.m)	Price/sq.m	Total Sales Price	Booking Fee	20% Signing Contract	15% Installment	36 Monthly Installments	65% Balance on Completion
7	PATTAYA BAY	1 BR	A3	703	35.00	119,749.00	4,191,200.00	100,000	738,240.00	628,680.00	17,463.00	2,724,280.00
7	PATTAYA BAY	1 BR	A4	704	35.00	119,749.00	4,191,200.00	100,000	738,240.00	628,680.00	17,463.00	2,724,280.00
7	PATTAYA BAY	1 BR	A2	702	37.00	119,671.00	4,427,840.00	100,000	785,568.00	664,176.00	18,449.00	2,878,096.00
7	PATTAYA BAY	1 BR	A6	706	38.00	120,656.00	4,584,920.00	100,000	816,984.00	687,738.00	19,104.00	2,980,198.00
7	PATTAYA BAY	1 BR	A7	707	39.00	121,642.00	4,744,040.00	100,000	848,808.00	711,606.00	19,767.00	3,083,626.00
7	PATTAYA BAY	1 BR	A1	701	40.00	121,610.00	4,864,400.00	100,000	872,880.00	729,660.00	20,268.00	3,161,860.00
7	PATTAYA BAY	1 BR	A5	705	49.00	122,400.00	5,997,620.00	100,000	1,099,524.00	899,643.00	24,990.00	3,898,453.00
8	PATTAYA BAY	1 BR	A3	803	35.00	121,789.00	4,262,600.00	100,000	752,520.00	639,390.00	17,761.00	2,770,690.00
8	PATTAYA BAY	1 BR	A4	804	35.00	121,789.00	4,262,600.00	100,000	752,520.00	639,390.00	17,761.00	2,770,690.00
8	PATTAYA BAY	1 BR	A2	802	37.00	121,711.00	4,503,320.00	100,000	800,664.00	675,498.00	18,764.00	2,927,158.00
8	PATTAYA BAY	1 BR	A6	806	38.00	121,676.00	4,623,680.00	100,000	824,736.00	693,552.00	19,265.00	3,005,392.00
8	PATTAYA BAY	1 BR	A7	807	39.00	122,662.00	4,783,820.00	100,000	856,764.00	717,573.00	19,933.00	3,109,483.00
8	PATTAYA BAY	1 BR	A1	801	40.00	119,596.00	4,783,820.00	100,000	856,764.00	717,573.00	19,933.00	3,109,483.00
8	PATTAYA BAY	1 BR	A5	805	49.00	124,440.00	6,097,580.00	100,000	1,119,516.00	914,637.00	25,407.00	3,963,427.00
9	PATTAYA BAY	1 BR	A4	904	35.00	124,849.00	4,369,700.00	100,000	773,940.00	655,455.00	18,207.00	2,840,305.00
9	PATTAYA BAY	1 BR	A3	903	35.00	127,909.00	4,476,800.00	100,000	795,360.00	671,520.00	18,653.00	2,909,920.00
9	PATTAYA BAY	1 BR	A2	902	37.00	124,771.00	4,616,540.00	100,000	823,308.00	692,481.00	19,236.00	3,000,751.00
9	PATTAYA BAY	1 BR	A6	906	38.00	124,736.00	4,739,960.00	100,000	847,992.00	710,994.00	19,750.00	3,080,974.00
9	PATTAYA BAY	1 BR	A1	901	40.00	125,690.00	5,027,600.00	100,000	905,520.00	754,140.00	20,948.00	3,267,940.00
9	JOMTIEN VIEW	1 BR	A8	908	34.00	108,571.00	3,691,400.00	100,000	638,280.00	553,710.00	15,381.00	2,399,410.00
10	PATTAYA BAY	1 BR	A7	1007	39.00	132,862.00	5,181,620.00	100,000	936,324.00	777,243.00	21,590.00	3,368,053.00
10	PATTAYA BAY	1 BR	A3	1003	35.00	129,949.00	4,548,200.00	100,000	809,640.00	682,230.00	18,951.00	2,956,330.00
10	PATTAYA BAY	1 BR	A4	1004	35.00	129,949.00	4,548,200.00	100,000	809,640.00	682,230.00	18,951.00	2,956,330.00
10	PATTAYA BAY	1 BR	A2	1002	37.00	129,871.00	4,805,240.00	100,000	861,048.00	720,786.00	20,022.00	3,123,406.00
10	PATTAYA BAY	1 BR	A6	1006	38.00	131,876.00	5,011,280.00	100,000	902,256.00	751,692.00	20,880.00	3,257,332.00
10	PATTAYA BAY	1 BR	A1	1001	40.00	131,810.00	5,272,400.00	100,000	954,480.00	790,860.00	21,968.00	3,427,060.00
11	PATTAYA BAY	1 BR	A3	1103	35.00	135,049.00	4,726,700.00	100,000	845,340.00	709,005.00	19,695.00	3,072,355.00
11	PATTAYA BAY	1 BR	A2	1102	37.00	134,971.00	4,993,940.00	100,000	898,788.00	749,091.00	20,808.00	3,246,061.00

FOREIGN OWNERSHIP BUYERS									
Unit No.	Size (Sq.m)	Price/sq.m	Total Sales Price	Booking Fee	35% Signing Contract	15% Installment	18 Monthly Installments	50% Balance on Completion	
Male & Female Onsen		Beauty Therapy Room		Golf Simulator Lounge		23rd Floor Sky Gym		23rd & 33rd Floor Sky Pools	



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1 BEDROOMS						THAI OWNERSHIP BUYERS							FOREIGN OWNERSHIP BUYERS								
Floor	YOUR HOMES VIEW	Room Type	Unit Type	Unit No.	Original Size (sq.m)	Price/sq.m	Total Sales Price	Booking Fee	20% Signing Contract	15% Installment	36 Monthly Installments	65% Balance on Completion	Unit No.	Size (Sq.m)	Price/sq.m	Total Sales Price	Booking Fee	35% Signing Contract	15% Installment	18 Monthly Installments	50% Balance on Completion
11	PATTAYA BAY	1 BR	A4	1104	35.00	135,049.00	4,726,700.00	100,000	845,340.00	709,005.00	19,695.00	3,072,355.00	  CONCIERGE Service Where every Resident is a VIP Our unique Full-Time Concierge Service from Your Lobby direct to your Residence. - Local Advice & Travel Needs - Ticket Purchasing - Arranging Gifts - Planning Celebrations - Arranging Tours & Excursions - Deliveries Direct to your Residence - Laundry Service - Massage Services from our Beauty Room - Flight Confirmations & Check-Ins - Car Parking Valet (for a nominal fee) And More!								
12	PATTAYA BAY	1 BR	A3	1203	35.00	138,109.00	4,833,800.00	100,000	866,760.00	725,070.00	20,141.00	3,141,970.00									
12	PATTAYA BAY	1 BR	A4	1204	35.00	138,109.00	4,833,800.00	100,000	866,760.00	725,070.00	20,141.00	3,141,970.00									
12	PATTAYA BAY	1 BR	A2	1202	37.00	138,031.00	5,107,160.00	100,000	921,432.00	766,074.00	21,280.00	3,319,654.00									
12A	PATTAYA BAY	1 BR	A2	12A02	37.00	141,091.00	5,220,380.00	100,000	944,076.00	783,057.00	21,752.00	3,393,247.00	 								
12A	PATTAYA BAY	1 BR	A4	12A04	35.00	141,169.00	4,940,900.00	100,000	888,180.00	741,135.00	20,587.00	3,211,585.00									
14	JOMTIEN VIEW	1 BR	A8	1406	34.00	118,771.00	4,038,200.00	100,000	707,640.00	605,730.00	16,826.00	2,624,830.00									
15	JOMTIEN VIEW	1 BR	A8	1507	34.00	121,278.00	4,123,452.00	100,000	724,690.40	618,517.80	17,181.00	2,680,243.80									
16	PATTAYA BAY	1BR	A13	1604	71.00	155,780.00	11,060,345.00	100,000	2,112,069.00	1,659,051.75	46,085.00	7,189,224.25									
18	JOMTIEN VIEW	1 BR	A8	1806	34.00	124,415.00	4,230,093.00	100,000	746,018.60	634,513.95	17,625.00	2,749,560.45									
18	PATTAYA BAY	1BR	A13	1804	71.00	162,575.00	11,542,843.00	100,000	2,208,568.60	1,731,426.45	48,095.00	7,502,847.95									
19	JOMTIEN VIEW	1 BR	A8	1907	34.00	125,460.00	4,265,640.00	100,000	753,128.00	639,846.00	17,774.00	2,772,666.00									
20	JOMTIEN VIEW	1 BR	A8	2006	34.00	126,506.00	4,301,187.00	100,000	760,237.40	645,178.05	17,922.00	2,795,771.55									
21	JOMTIEN VIEW	1 BR	A8	2106	34.00	127,551.00	4,336,734.00	100,000	767,346.80	650,510.10	18,070.00	2,818,877.10									
22	JOMTIEN VIEW	1 BR	A8	2206	34.00	128,597.00	4,372,281.00	100,000	774,456.20	655,842.15	18,218.00	2,841,982.65									

Conditions:เงื่อนไขการจอง

1. Booking Fee: 1 BEDROOM 100,000 THB 2 BEDROOMS: 200,000 THB 3- 4 BEDROOMS 300,000 THB

2. Sinking Fund is THB 700 per sq.m. (one time payment)

3.Monthly maintenance fee is THB 70 per sq.m. (12 months payable in advance)

4.All payment shall be made payable to The Riviera California Co.,Ltd

5.The Purchaser and the Seller shall be equally responsible for the payment of the Government Transfer Fee in relation to the registration of the ownership of the unit.

6.The Above price list is subject to unit availability and may change without prior notice. โครงการขอสงวนสิทธิ์การเปลี่ยนแปลงราคาโดยไม่แจ้งให้ทราบล่วงหน้า

7.The Project reserved the right to not return the booking fees due to the failure of the Buyer for whatever reasons โครงการขอสงวนสิทธิ์การยกเลิาคืนเงินจองทุกกรณี

8. The Above price list is Subject to unit sizing, layout availability may change without prior notice. โครงการขอสงวนสิทธิ์การเปลี่ยนแปลงขนาดห้องและแบบแปลนโดยไม่แจ้งให้ทราบล่วงหน้า

9. Issue Assignment Agreement is 20,000 THB per one time โครงการคิดค่าบริการออกเอกสารโอนสิทธิ์ครั้งละ 20,000 บาท



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2-3 BEDROOMS							THAI OWNERSHIP BUYERS							FOREIGN OWNERSHIP BUYERS								
Floor	YOUR HOMES VIEW	Room Type	Unit Type		Unit No.	Original Size (sq.m)	Price/sq.m	Total Sales Price	Booking Fee	20% Signing Contract	15% Installment	36 Monthly Installments	65% Balance on Completion	Unit No.	Size (Sq.m)	Price/sq.m	Total Sales Price	Booking Fee	35% Signing Contract	15% Installment	18 Monthly Installments	50% Balance on Completion
11	PATTAYA BAY	2BR	2B1		1101	61.00	136,480.00	8,325,260.00	200,000	1,465,052.00	1,248,789.00	34,689.00	5,411,419.00									
11	JOMTIEN VIEW	2BR	2B3		1106	66.00	134,378.00	8,868,920.00	200,000	1,573,784.00	1,330,338.00	36,954.00	5,764,798.00									
11	PATTAYA BAY	2BR	2B2	SKY POOL	1105	72.00	138,394.00	9,964,400.00	200,000	1,792,880.00	1,494,660.00	41,518.00	6,476,860.00									
12	PATTAYA BAY	2BR	2B1		1201	61.00	140,560.00	8,574,140.00	200,000	1,514,828.00	1,286,121.00	35,726.00	5,573,191.00									
12	JOMTIEN VIEW	2BR	2B3		1206	66.00	138,458.00	9,138,200.00	200,000	1,627,640.00	1,370,730.00	38,076.00	5,939,830.00									
12	PATTAYA BAY	2BR	2B2	SKY POOL	1205	72.00	141,454.00	10,184,720.00	200,000	1,836,944.00	1,527,708.00	42,436.00	6,620,068.00									
12A	PATTAYA BAY	2BR	2B1		12A01	61.00	143,620.00	8,760,800.00	200,000	1,552,160.00	1,314,120.00	36,503.00	5,694,520.00									
12A	JOMTIEN VIEW	2BR	2B3		12A06	66.00	144,578.00	9,542,120.00	200,000	1,708,424.00	1,431,318.00	39,759.00	6,202,378.00									
12A	PATTAYA BAY	2BR	2B4	SPA JACUZZI	12A05	72.00	144,514.00	10,405,040.00	200,000	1,881,008.00	1,560,756.00	43,354.00	6,763,276.00									
14	JOMTIEN VIEW	2BR	2B3		1405	66.00	144,578.00	9,542,120.00	100,000	1,808,424.00	1,431,318.00	39,759.00	6,202,378.00									
14	PATTAYA BAY	2BR	2B5	SKY POOL	1401	83.00	148,502.00	12,325,700.00	200,000	2,265,140.00	1,848,855.00	51,357.00	8,011,705.00									
14	PATTAYA BAY	2BR	2B2	SKY POOL	1404	72.00	148,594.00	10,698,800.00	200,000	1,939,760.00	1,604,820.00	44,578.00	6,954,220.00									
15	PATTAYA BAY	2BR	2B1		1501	61.00	153,166.00	9,343,111.00	200,000	1,668,622.20	1,401,466.65	38,930.00	6,073,022.00									
16	JOMTIEN VIEW	2BR	2B11		1605	59.00	151,598.00	8,944,253.00	100,000	1,688,850.60	1,341,637.95	37,268.00	5,813,764.00									
17	JOMTIEN VIEW	2BR	2B3		1706	66.00	154,211.00	10,177,943.00	100,000	1,935,588.60	1,526,691.45	42,408.00	6,615,663.00									
17	PATTAYA BAY	2BR	2B2		1705	72.00	159,439.00	11,479,590.00	200,000	2,095,918.00	1,721,938.50	47,832.00	7,461,734.00									
19	JOMTIEN VIEW	2BR	2B3		1906	66.00	159,962.00	10,557,459.00	100,000	2,011,491.80	1,583,618.85	43,989.00	6,862,348.00									
19	PATTAYA BAY	2BR	2B2	SKY POOL	1905	72.00	165,189.00	11,893,608.00	200,000	2,178,721.60	1,784,041.20	49,557.00	7,730,845.00									
20	JOMTIEN VIEW	2BR	2B11		2005	59.00	162,575.00	9,591,940.00	100,000	1,818,388.00	1,438,791.00	39,966.00	6,234,761.00									
15	JOMTIEN VIEW	2BR	2B3		1506	66.00	153,166.00	10,108,940.00	200,000	1,821,788.00	1,516,341.00	42,121.00	6,570,811.00									
18	JOMTIEN VIEW	2BR	2B11		1805	59.00	156,825.00	9,252,675.00	100,000	1,750,535.00	1,387,901.25	38,553.00	6,014,239.00									
24	PATTAYA BAY	2BR	2B1		2401	61.00	174,076.00	10,618,621.00	200,000	1,923,724.20	1,592,793.15	44,244.00	6,902,104.00									
26	PATTAYA BAY	2BR	2B9		2602	66.00	175,121.00	11,558,003.00	200,000	2,111,600.60	1,733,700.45	48,158.00	7,512,702.00									
26	PATTAYA BAY	2BR	2B10	SPA JACUZZI	2603	76.00	180,872.00	13,746,234.00	200,000	2,549,246.80	2,061,935.10	57,276.00	8,935,052.00									
21	PATTAYA BAY	2BR	2B1		2101	61.00	168,326.00	10,267,856.00	200,000	1,853,571.20	1,540,178.40	42,783.00	6,674,106.00	2101	61.00	185,158.00	11,294,642.00	200,000	3,753,125.00	1,694,196.00	94,122.00	5,647,321.00
22	PATTAYA BAY	3BR	3B1	SKY POOL	2205	134.00	173,030.00	23,186,054.00	300,000	4,337,210.80	3,477,908.10	96,609.00	15,070,935.00	2205	134.00	190,333.00	25,504,660.00	300,000	8,626,631.00	3,825,699.00	212,539.00	12,752,330.00