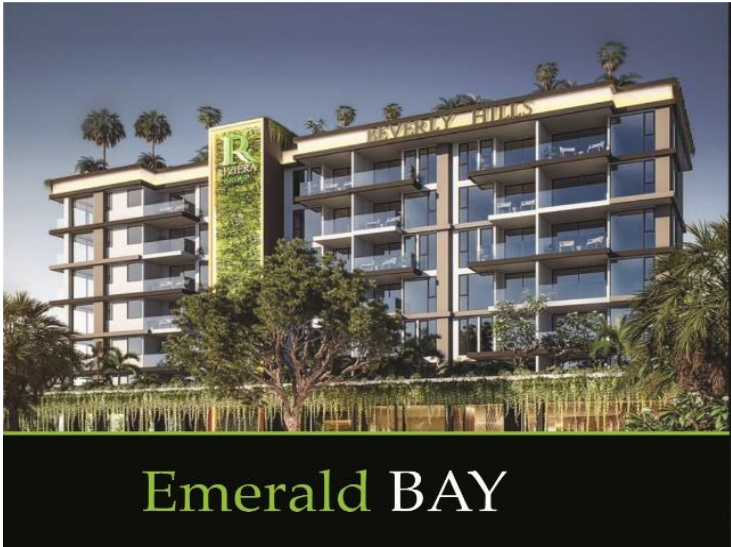




Emerald BAY



THAI OWNERSHIP BUYERS														FOREIGN OWNERSHIP BUYERS						Price List as of 18 -31 October 2025	
FLOOR	VIEW	SIZE (SQ.M)	UNIT TYPE		BUILDING EMERALD BAY	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	33 Monthly installments	65% Balance on Completion	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	35% Signing Contract	15% Installment	18 Monthly installments	50% Balance on Completion
8	PRIVATE POOL & POOL VIEW	111	3B1	3BR	EMERALD BAY	817	122,076.00	13,550,450.00	300,000.00	2,410,090.00	2,032,567.50	61,593.00	8,807,793.00	817	131,896.80	14,640,545.00	300,000.00	4,824,191.00	2,196,082.00	122,005.00	7,320,273.00
THAI OWNERSHIP BUYERS														FOREIGN (THAI COMPANY) OWNERSHIP							
FLOOR	VIEW	SIZE (SQ.M)	UNIT TYPE		BUILDING EMERALD BAY	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	33 Monthly installments	65% Balance on Completion	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	32 Monthly installments	65% Balance on Completion
1	GARDEN VIEW	28	SB1	STD	EMERALD BAY	109	94,929.00	2,658,000.00	50,000.00	481,600.00	398,700.00	12,082.00	1,727,700.00	109	94,929.00	2,658,012.00	50,000.00	481,602.40	398,701.80	12,459.00	1,727,708.00
1	GARDEN VIEW	31	1B5	1BR	EMERALD BAY	113	94,669.00	2,934,750.00	100,000.00	486,950.00	440,212.50	13,340.00	1,907,588.00	113	94,669.00	2,934,739.00	100,000.00	486,947.80	440,210.85	13,757.00	1,907,580.00
1	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	110	94,594.00	3,027,000.00	100,000.00	505,400.00	454,050.00	13,759.00	1,967,550.00	110	94,594.00	3,027,008.00	100,000.00	505,401.60	454,051.20	14,189.00	1,967,555.00
1	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	112	94,594.00	3,027,000.00	100,000.00	505,400.00	454,050.00	13,759.00	1,967,550.00	112	94,594.00	3,027,008.00	100,000.00	505,401.60	454,051.20	14,189.00	1,967,555.00
1	GARDEN VIEW	32	1B6	1BR	EMERALD BAY	114	94,594.00	3,027,000.00	100,000.00	505,400.00	454,050.00	13,759.00	1,967,550.00	114	94,594.00	3,027,008.00	100,000.00	505,401.60	454,051.20	14,189.00	1,967,555.00
1	CORNER GARDEN VIEW	33	1B7	1BR	EMERALD BAY	115	94,523.00	3,119,250.00	100,000.00	523,850.00	467,887.50	14,178.00	2,027,513.00	115	94,523.00	3,119,259.00	100,000.00	523,851.80	467,888.85	14,622.00	2,027,518.00
1	CORNER GARDEN VIEW	33	1B3	1BR	EMERALD BAY	108	94,523.00	3,119,250.00	100,000.00	523,850.00	467,887.50	14,178.00	2,027,513.00	108	94,523.00	3,119,259.00	100,000.00	523,851.80	467,888.85	14,622.00	2,027,518.00
2	GARDEN VIEW	32	1B12	1BR	EMERALD BAY	209	93,569.00	2,994,200.00	100,000.00	483,840.00	437,880.00	12,163.33	1,897,480.00	209	93,569.00	2,994,208.00	100,000.00	498,841.60	449,131.20	14,035.00	1,946,235.00
2	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	211	93,569.00	2,994,200.00	100,000.00	498,840.00	449,130.00	13,610.00	1,946,230.00	211	93,569.00	2,994,208.00	100,000.00	498,841.60	449,131.20	14,035.00	1,946,235.00
2	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	213	93,569.00	2,994,200.00	100,000.00	498,840.00	449,130.00	13,610.00	1,946,230.00	213	93,569.00	2,994,208.00	100,000.00	498,841.60	449,131.20	14,035.00	1,946,235.00
2	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	214	93,569.00	2,994,200.00	100,000.00	498,840.00	449,130.00	13,610.00	1,946,230.00	214	93,569.00	2,994,208.00	100,000.00	498,841.60	449,131.20	14,035.00	1,946,235.00
2	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	216	95,131.00	3,044,200.00	100,000.00	508,840.00	456,630.00	13,837.00	1,978,730.00	216	95,131.00	3,044,192.00	100,000.00	508,838.40	456,628.80	14,270.00	1,978,725.00
2	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	208	93,498.00	3,085,425.00	100,000.00	517,085.00	462,813.75	14,025.00	2,005,526.00	208	93,498.00	3,085,434.00	100,000.00	517,086.80	462,815.10	14,463.00	2,005,532.00
2	GARDEN VIEW	33	1B13	1BR	EMERALD BAY	210	93,498.00	3,085,425.00	100,000.00	517,085.00	462,813.75	14,025.00	2,005,526.00	210	93,498.00	3,085,434.00	100,000.00	517,086.80	462,815.10	14,463.00	2,005,532.00
2	GARDEN VIEW	33	1B13	1BR	EMERALD BAY	212	93,498.00	3,085,425.00	100,000.00	517,085.00	462,813.75	14,025.00	2,005,526.00	212	93,498.00	3,085,434.00	100,000.00	517,086.80	462,815.10	14,463.00	2,005,532.00
2	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	215	93,498.00	3,085,425.00	100,000.00	517,085.00	462,813.75	14,025.00	2,005,526.00	215	93,498.00	3,085,434.00	100,000.00	517,086.80	462,815.10	14,463.00	2,005,532.00
2	POOL VIEW	38	1B11	1BR	EMERALD BAY	204	109,599.00	4,164,750.00	100,000.00	732,950.00	624,712.50	18,931.00	2,707,088.00	204	109,599.00	4,164,762.00	100,000.00	732,952.40	624,714.30	19,522.00	2,707,095.00
2	GARDEN VIEW	39	1B9	1BR	EMERALD BAY	217	112,880.00	4,402,325.00	100,000.00	780,465.00	660,348.75	20,011.00	2,861,511.00	217	112,880.00	4,402,320.00	100,000.00	780,464.00	660,348.00	20,636.00	2,861,508.00
2	POOL VIEW	40	1B15	1BR	EMERALD BAY	203	110,750.00	4,430,000.00	100,000.00	786,000.00	664,500.00	20,136.00	2,879,500.00	203	110,750.00	4,430,000.00	100,000.00	786,000.00	664,500.00	20,766.00	2,879,500.00



Emerald BAY

Live The Hollywood Dream



THAI OWNERSHIP BUYERS														FOREIGN (THAI COMPANY) OWNERSHIP							
FLOOR	VIEW	SIZE (SQ.M)	UNIT TYPE		BUILDING EMERALD BAY	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	33 Monthly installments	65% Balance on Completion	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	32 Monthly installments	65% Balance on Completion
3	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	309	94,594.00	3,027,000.00	100,000.00	505,400.00	454,050.00	13,759.00	1,967,550.00	309	95,594.00	3,059,008.00	100,000.00	511,801.60	458,851.20	14,339.00	1,988,355.00
3	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	310	94,594.00	3,027,000.00	100,000.00	490,400.00	442,800.00	12,300.00	1,918,800.00	310	94,594.00	3,027,008.00	100,000.00	505,401.60	454,051.20	14,189.00	1,967,555.00
3	GARDEN VIEW	32	1B6	1BR	EMERALD BAY	314	94,594.00	3,027,000.00	100,000.00	490,400.00	442,800.00	13,023.53	1,918,800.00	314	94,594.00	3,027,008.00	100,000.00	505,401.60	454,051.20	14,189.00	1,967,555.00
3	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	316	96,156.00	3,077,000.00	100,000.00	515,400.00	461,550.00	13,986.00	2,000,050.00	316	96,156.00	3,076,992.00	100,000.00	515,398.40	461,548.80	14,423.00	2,000,045.00
3	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	308	94,523.00	3,119,250.00	100,000.00	508,850.00	456,637.50	12,684.38	1,978,762.50	308	94,523.00	3,119,259.00	100,000.00	523,851.80	467,888.85	14,622.00	2,027,518.00
3	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	315	94,523.00	3,119,250.00	100,000.00	523,850.00	467,887.50	14,178.00	2,027,513.00	315	94,523.00	3,119,259.00	100,000.00	523,851.80	467,888.85	14,622.00	2,027,518.00
3	GARDEN VIEW	39	1B9	1BR	EMERALD BAY	317	113,905.00	4,442,300.00	100,000.00	788,460.00	666,345.00	20,192.00	2,887,495.00	317	113,905.00	4,442,295.00	100,000.00	788,459.00	666,344.25	20,823.00	2,887,492.00
3	GARDEN VIEW	66	2B4	2BR	EMERALD BAY	318	112,594.00	7,431,200.00	200,000.00	1,286,240.00	1,114,680.00	33,778.00	4,830,280.00	318	112,594.00	7,431,204.00	200,000.00	1,286,240.80	1,114,680.60	34,834.00	4,830,283.00
4	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	408	96,573.00	3,186,900.00	100,000.00	522,380.00	466,785.00	13,728.97	2,022,735.00	408	96,573.00	3,186,909.00	100,000.00	537,381.80	478,036.35	14,939.00	2,071,491.00
4	GARDEN VIEW	39	1B9	1BR	EMERALD BAY	417	114,930.00	4,482,275.00	100,000.00	796,455.00	672,341.25	20,374.00	2,913,479.00	417	114,930.00	4,482,270.00	100,000.00	796,454.00	672,340.50	21,011.00	2,913,476.00
5	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	516	100,256.00	3,208,200.00	100,000.00	541,640.00	481,230.00	14,583.00	2,085,330.00	516	100,256.00	3,208,192.00	100,000.00	541,638.40	481,228.80	15,038.00	2,085,325.00
5	PRIVATE POOL & POOL VIEW	111	3B1	3BR	EMERALD BAY	517	119,001.00	13,209,125.00	300,000.00	2,341,825.00	1,981,368.75	60,041.00	8,585,931.00	517	119,001.00	13,209,111.00	300,000.00	2,341,822.20	1,981,366.65	61,918.00	8,585,922.00
6	POOL VIEW	39	1B17	1BR	EMERALD BAY	602	122,105.00	4,762,100.00	100,000.00	852,420.00	714,315.00	21,646.00	3,095,365.00	602	122,150.00	4,763,850.00	100,000.00	852,770.00	714,577.50	22,331.00	3,096,503.00
6	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	616	102,306.00	3,273,800.00	100,000.00	554,760.00	491,070.00	14,881.00	2,127,970.00	616	102,306.00	3,273,792.00	100,000.00	554,758.40	491,068.80	15,346.00	2,127,965.00
6	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	608	100,673.00	3,322,200.00	100,000.00	549,440.00	487,080.00	13,530.00	2,110,680.00	608	100,673.00	3,322,209.00	100,000.00	564,441.80	498,331.35	15,573.00	2,159,436.00
6	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	615	100,673.00	3,322,200.00	100,000.00	564,440.00	498,330.00	15,101.00	2,159,430.00	615	100,673.00	3,322,209.00	100,000.00	564,441.80	498,331.35	15,573.00	2,159,436.00
7	GARDEN VIEW	31	1B5	1BR	EMERALD BAY	713	102,357.00	3,173,062.50	100,000.00	534,612.50	475,959.38	14,423.00	2,062,491.00	713	102,357.00	3,173,067.00	100,000.00	534,613.40	475,960.05	14,874.00	2,062,494.00
7	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	709	102,281.00	3,273,000.00	100,000.00	554,600.00	490,950.00	14,877.00	2,127,450.00	709	102,281.00	3,272,992.00	100,000.00	554,598.40	490,948.80	15,342.00	2,127,445.00
7	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	710	102,281.00	3,273,000.00	100,000.00	554,600.00	490,950.00	14,877.00	2,127,450.00	710	102,281.00	3,272,992.00	100,000.00	554,598.40	490,948.80	15,342.00	2,127,445.00
7	GARDEN VIEW	32	1B6	1BR	EMERALD BAY	714	102,281.00	3,273,000.00	100,000.00	539,600.00	479,700.00	14,108.82	2,078,700.00	714	102,281.00	3,272,992.00	100,000.00	554,598.40	490,948.80	15,342.00	2,127,445.00
7	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	708	102,210.00	3,372,937.50	100,000.00	574,587.50	505,940.63	15,332.00	2,192,409.00	708	102,210.00	3,372,930.00	100,000.00	574,586.00	505,939.50	15,811.00	2,192,405.00
7	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	715	102,210.00	3,372,937.50	100,000.00	574,587.50	505,940.63	15,332.00	2,192,409.00	715	102,210.00	3,372,930.00	100,000.00	574,586.00	505,939.50	15,811.00	2,192,405.00



THAI OWNERSHIP BUYERS														FOREIGN (THAI COMPANY)OWNERSHIP									
FLOOR	VIEW	SIZE (SQ.M)	UNIT TYPE		BUILDING EMERALD BAY	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	33 Monthly installments	65% Balance on Completion	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	33 Monthly installments	65% Balance on Completion		
8	GARDEN VIEW	32	1B12	1BR	EMERALD BAY	809	102,794.00	3,289,400.00	100,000.00	542,880.00	482,160.00	13,393.33	2,089,360.00	809	102,794.00	3,289,408.00	100,000.00	557,881.60	493,411.20	14,952.00	2,138,115.00		
8	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	811	102,794.00	3,289,400.00	100,000.00	557,880.00	493,410.00	14,952.00	2,138,110.00	811	102,794.00	3,289,408.00	100,000.00	557,881.60	493,411.20	14,952.00	2,138,115.00		
8	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	814	102,794.00	3,289,400.00	100,000.00	557,880.00	493,410.00	14,952.00	2,138,110.00	814	102,794.00	3,289,408.00	100,000.00	557,881.60	493,411.20	14,952.00	2,138,115.00		
8	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	816	104,356.00	3,339,400.00	100,000.00	567,880.00	500,910.00	15,179.00	2,170,610.00	816	104,356.00	3,339,392.00	100,000.00	567,878.40	500,908.80	15,179.00	2,170,605.00		
8	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	808	102,723.00	3,389,850.00	100,000.00	577,970.00	508,477.50	15,408.00	2,203,403.00	808	102,723.00	3,389,859.00	100,000.00	577,971.80	508,478.85	15,408.00	2,203,408.00		
8	GARDEN VIEW	33	1B13	1BR	EMERALD BAY	810	102,723.00	3,389,850.00	100,000.00	577,970.00	508,477.50	15,408.00	2,203,403.00	810	102,723.00	3,389,859.00	100,000.00	577,971.80	508,478.85	15,408.00	2,203,408.00		
8	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	815	102,723.00	3,389,850.00	100,000.00	577,970.00	508,477.50	15,408.00	2,203,403.00	815	102,723.00	3,389,859.00	100,000.00	577,971.80	508,478.85	15,408.00	2,203,408.00		

Conditions:

1. Booking Fee: STUDIO 50,000 THB / 1 BEDROOM 100,000 THB / 2 BEDROOMS: 200,000 THB / 3-4 BEDROOMS 300,000 THB
2. Sinking Fund is THB 600 per sq.m. (one time payment)
- 3.Monthly maintenance fee is THB 60 per sq.m. (12 months payable in advance)
- 4.All payment shall be made payable to The Riviera Beverly Hills Residences 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 โครงการขอสงวนสิทธิ์การยกเลิกคืนเงินจองทุกกรณี
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

CREATING INCREDIBLE LIFESTYLES

13 Times

Thailand Property Awards Winner

57 Times

Asia Pacific Property Awards Winner