



THE RIVIERA MONACO



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SALES KIT

OCTOBER 2019

R
RIVIERA
GROUP



An Elegant Class Above



THE RIVIERA MONACO

Welcome to your home, The Riviera Monaco.

A Dramatic Residence that makes a statement about you,

Combining Elegant Design and Style with a focus on your desires.

Being a part of this Glamorous Riviera Lifestyle means entering a Desirable and Privileged world, with access to the finer things in life.

The Riviera Monaco reflects Success, Class, Glamour and Excitement that sets you apart from the others.

Whether you enjoy relaxing Poolside Cocktails or stunning Champagne Views, The Riviera Lifestyle has it all.

Celebrate in being An Elegant Class Above and share the good times with your family and friends.



On-Site Showroom



THE PALM WONGAMAT BEACH

2010 to 2015

Above: The Palm, absolute beachfront high-rise development. Two buildings of 47 and 26 floors on prime beachfront land.

Left: SCB committed to an 800 Million Thai Baht loan (\$25m) to assist in construction. Khun Sommai Ungsrithong - Corporate Banking, finalises the deal with Winston Gale.

Right: Winner of 'The Best Condominium Eastern Seaboard' 2013 at Thailand Property Awards. Pictured Sukanya and Winston Gale, celebrating with Fellow business partner Khun Birathon Kasemsri Na Ayudhaya.

THE RIVIERA WONGAMAT BEACH

2013 to 2017

Above: The Riviera Wongamat Beach completed August 2017. The luxury twin tower development consisting of 45 and 43 story buildings and comprising of 975 units.

Right: Sukanya and Winston Gale secure a 920 Million Thai Baht (\$28m) construction loan in 2016, fully paid off by 2018.

Left: Wining the rare 'Triple' Gold Award at The Thailand Property Awards for 'Best Condominium Eastern Seaboard'. No other condominium developer in Pattaya has ever achieved this to date. The project also won numerous prestigious awards at the Asia Pacific International Awards as well as other organisations.

THE RIVIERA JOMTIEN

2014 to 2019

Above: The Riviera Jomtien, completed as of June 2019. A single structure with 2 cantilevered sky pools, standing 46 floors high with 1,075 condominiums and commercial units.

Left: SCB for the 3rd time invests with Sukanya and Winston Gale with a construction loan of 1 Billion and 50 Million Thai Baht (\$32m). Seen here with Khun Thanawat Kittisuwan - Vice President.

Right: The Prestigious 'Asia Pacific International Awards' 2019 honoured The Riviera Group with a total of 14 Awards against the best of the best in South East Asia's Property Developing Industry. The Riviera Jomtien now the recipient of 14 Asia Pacific Property Awards in the last 2 years. Winston and Sukanya Gale seen here with team members.

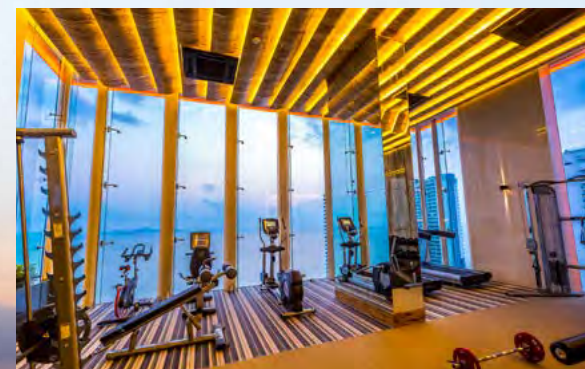
SCB (Siam Commercial Bank) for the 4th time invests with Sukanya and Winston Gale with a construction loan for The Riviera Monaco of 520 Million Thai Baht (\$16.8m).



- Developed by The Riviera Group, Pattaya's No.1 Internationally Multi-Award Winning Property Developer.
- Winner of 'Best High-Rise Condo Development - Eastern Seaboard' at the 2019 Thailand Property Awards.
- Known for expertise in Luxury High-Rise Development, detail and designed to the highest International standards, this experience and pedigree is backed with strong financial support from leading commercial Thai Banks.
- The Luxury High-Rise building is designed to be unique, provide modern yet sophisticated features with strong dynamic architecture that makes the project outstanding amongst Pattaya's skyline.
- Conveniently located just off the end of Jomtien Beach Road, enjoying excellent access to Pattaya's main Sukhumvit Road.
- Prime location for real estate investment with easy 5-minute walking-distance to Jomtien Beach
- Over 77% of units feature unobstructed direct facing sea views and come fully fitted and fully furnished as standard.
- Infinity Edge Sky Pool located on the 21st floor providing dramatic 360 degree panormaic views.
- In-House minibus transportation to Central Pattaya running daily.
- A wide range of facilities are offered, including extensive multi-level vast swimming pools, a children's pool, sundeck, water features, kid's club, a full size tennis court, fitness and games room, lush tropical landscaping, floating pavilions and large relaxing open areas.
- High-Speed lifts throughout, all parking under roof, hotel style drop-off point, air conditioning compressors located away from owners balconies for low noise and space gaining convenience.



Winston Gale makes a speech as he and The Riviera Group pick up the highly acclaimed title of Best High-Rise Condo Development - Eastern Seaboard' at The Thailand Property Awards 2019 for The Riviera Monaco.



RESIDENCE FACILITIES

- Various level cascading Pool with immediate Infinity Sea Views
- In-pool seating areas, Jacuzzis and various Children Pools
- Various decked privacy Salas
- Multi-level sun-deck areas
- Various rock and water features
- Kids Club and Entertainment Zone
- Extensive Clubhouse
- Recreational Pool Table and Games
- Tennis Court
- Rooftop Pool with seating and lounging areas
- Dramatic hotel-style drop-off and resort-styled Lobby Area

SKY TERRACE

- 21st floor Infinity Edge Cantilevered Pool
- Decking Areas with featured Floating Pool Beds and 12 person Jacuzzi
- Iconic Riviera Signature Pool Edge Lighting
- Sunset Terrace and Lounge Areas
- Extensive Cardio Gym supplied with high quality equipment

RESIDENCE SERVICES

- 24 Hour Security
- Wifi in Public Areas
- Free Mini-Bus Service running daily to Pattaya





From Pattaya's No.1
International Multi-Award Winning
Developer



8 Times
Thailand Property
Awards Winner



34 Times
Asia Pacific
Awards Winner

THE
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MONACO

ARCHITECTURE & LANDSCAPING

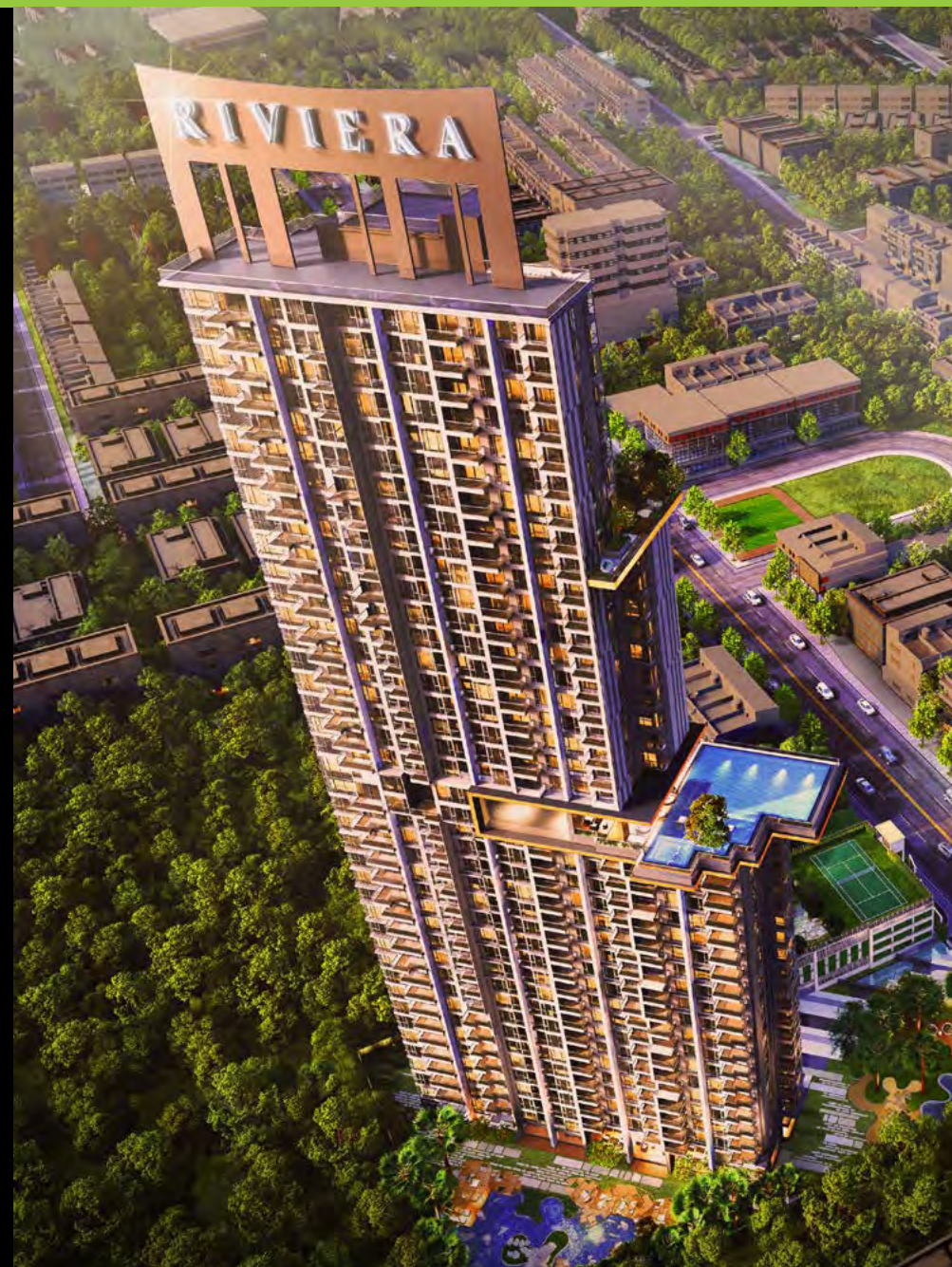


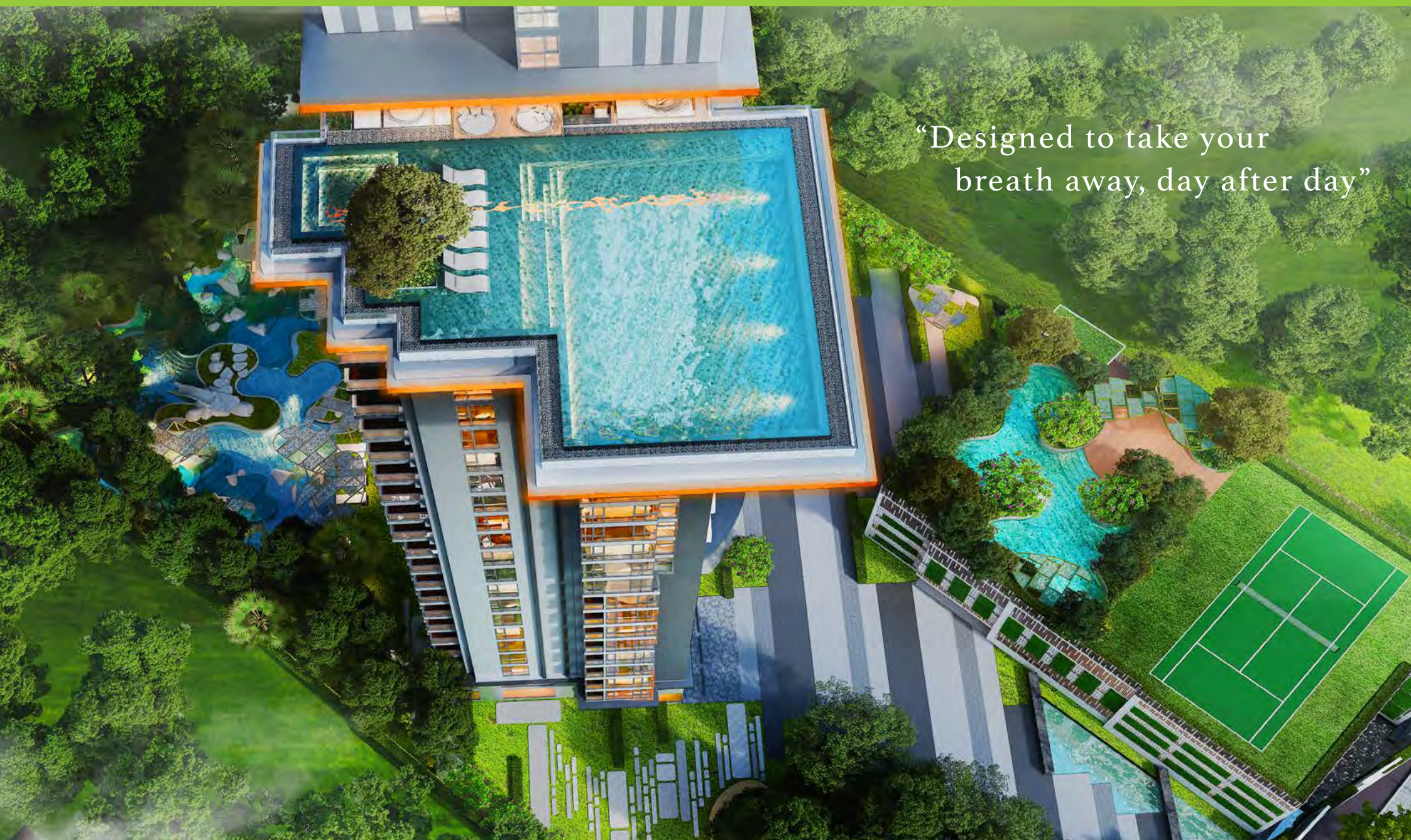
When only Dramatic will do





Photos of the The Riviera Wongamat Beach, Completed November 2017







From Pattaya's No.1
International Multi-Award Winning
Developer



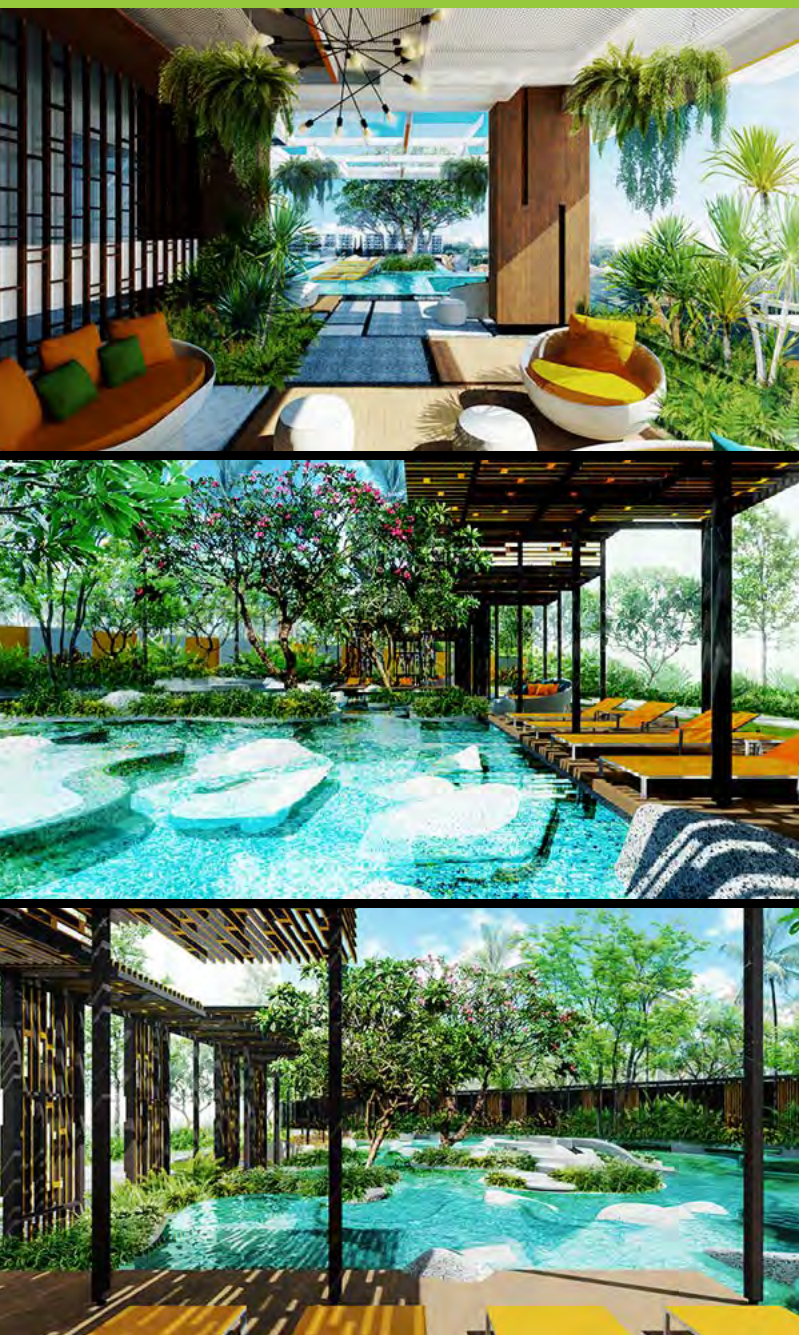
8 Times
Thailand Property
Awards Winner



34 Times
Asia Pacific
Awards Winner

THE RIVIERA
MONACO

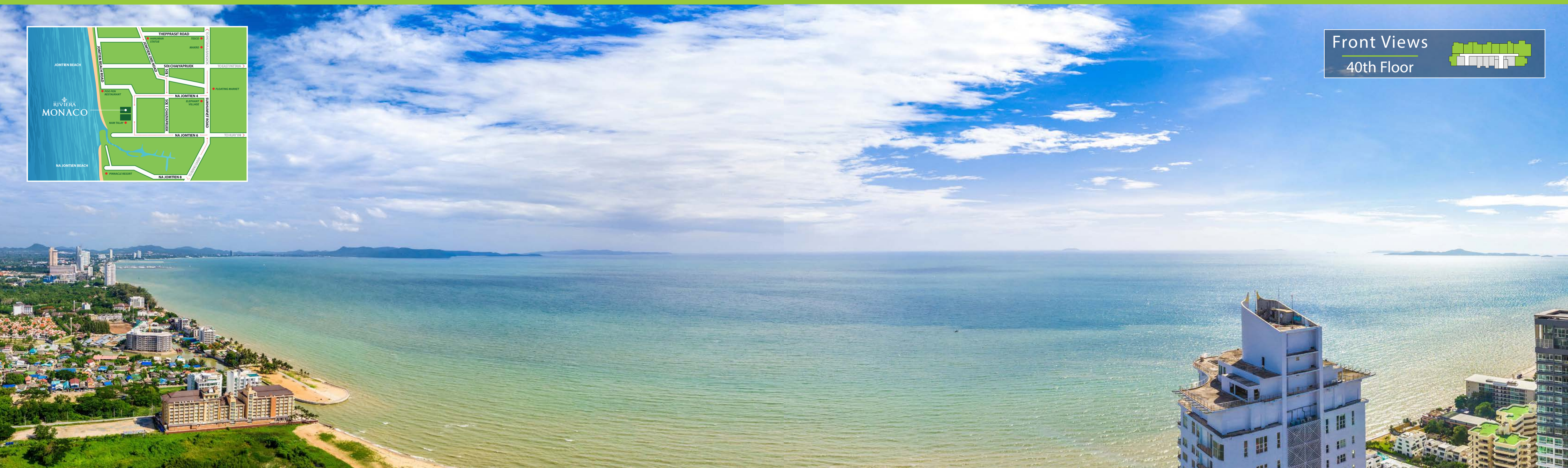
ARCHITECTURE & LANDSCAPING







Front Views
40th Floor





From Pattaya's No.1
International Multi-Award Winning
Developer



8 Times
Thailand Property
Awards Winner



34 Times
Asia Pacific
Awards Winner

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VIEWS & LOCATION



Rear Views
40th Floor



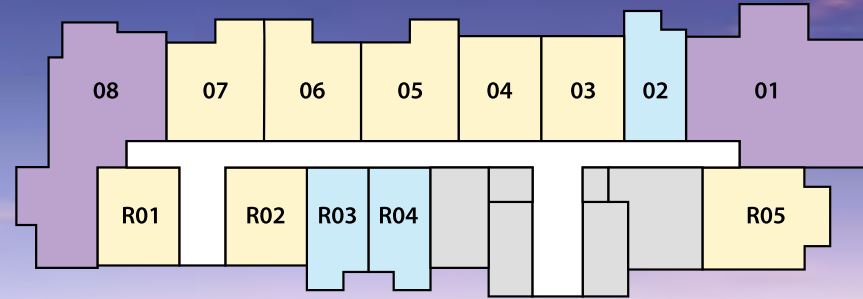
PROJECT DETAILS

Project Type: Freehold Residential
Condominium
Total Land Area: 3 Rai - Ngan - 28 sq.wah
Storeys: 40
(with 3 storey carpark)

Total Units: 412
Parking Spaces: 97

Project Completion: November 2021

TYPICAL FRONT FLOOR PLAN



TYPICAL REAR FLOOR PLAN

- Studio
Range: 23.5 to 27 Sq.m
- 1 Bedroom
Range: 29 to 51.5 Sq.m
- 2 Bedroom
Range: 80.5 to 92.5 Sq.m
- Duplex
Range: 148.75 to 195 Sq.m

FRONT

Floor							
40	2-Bed 4001	Studio 4002	1-Bed 4003	1-Bed 4004	1-Bed 4005	1-Bed 4006	
39	2-Bed 3901	Studio 3902	1-Bed 3903	1-Bed 3904	1-Bed 3905	1-Bed 3906	
38	2-Bed 3801	Studio 3802	1-Bed 3803	1-Bed 3804	1-Bed 3805	1-Bed 3806	
37	2-Bed 3701	Studio 3702	1-Bed 3703	1-Bed 3704	1-Bed 3705	1-Bed 3706	
36	2-Bed 3601	Studio 3602	1-Bed 3603	1-Bed 3604	1-Bed 3605	1-Bed 3606	
35	2-Bed 3501	Studio 3502	1-Bed 3503	1-Bed 3504	1-Bed 3505	1-Bed 3506	
34	2-Bed 3401	Studio 3402	1-Bed 3403	1-Bed 3404	1-Bed 3405	1-Bed 3406	
33	2-Bed 3301	Studio 3302	1-Bed 3303	1-Bed 3304	1-Bed 3305	1-Bed 3306	
32	2-Bed 3201	Studio 3202	1-Bed 3203	1-Bed 3204	1-Bed 3205	1-Bed 3206	
31	2-Bed 3101	Studio 3102	1-Bed 3103	1-Bed 3104	1-Bed 3105	1-Bed 3106	
30	2-Bed 3001	Studio 3002	1-Bed 3003	1-Bed 3004	1-Bed 3005	1-Bed 3006	
29	2-Bed 2901	Studio 2902	1-Bed 2903	1-Bed 2904	1-Bed 2905	1-Bed 2906	
28	2-Bed 2801	Studio 2802	1-Bed 2803	1-Bed 2804	1-Bed 2805	1-Bed 2806	
27	2-Bed 2701	Studio 2702	1-Bed 2703	1-Bed 2704	1-Bed 2705	1-Bed 2706	
26	2-Bed 2601	Studio 2602	1-Bed 2603	1-Bed 2604	1-Bed 2605	1-Bed 2606	
25	2-Bed 2501	Studio 2502	1-Bed 2503	1-Bed 2504	1-Bed 2505	1-Bed 2506	
24	2-Bed 2401	Studio 2402	1-Bed 2403	1-Bed 2404	1-Bed 2405	1-Bed 2406	
23	2-Bed 2301	Studio 2302	1-Bed 2303	1-Bed 2304	1-Bed 2305	1-Bed 2306	
22	2-Bed 2201	Studio 2202	1-Bed 2203	1-Bed 2204	1-Bed 2205	1-Bed 2206	
21	Duplex 2101	Duplex 2102					
20	2-Bed 2001	Studio 2002	1-Bed 2003	1-Bed 2004	1-Bed 2005	1-Bed 2006	1-Bed 2007
19	2-Bed 1901	Studio 1902	1-Bed 1903	1-Bed 1904	1-Bed 1905	1-Bed 1906	2-Bed 1907
18	2-Bed 1801	Studio 1802	1-Bed 1803	1-Bed 1804	1-Bed 1805	1-Bed 1806	2-Bed 1807
17	2-Bed 1701	Studio 1702	1-Bed 1703	1-Bed 1704	1-Bed 1705	1-Bed 1706	2-Bed 1707
16	2-Bed 1601	Studio 1602	1-Bed 1603	1-Bed 1604	1-Bed 1605	1-Bed 1606	2-Bed 1607
15	2-Bed 1501	Studio 1502	1-Bed 1503	1-Bed 1504	1-Bed 1505	1-Bed 1506	2-Bed 1507
14	2-Bed 1401	Studio 1402	1-Bed 1403	1-Bed 1404	1-Bed 1405	1-Bed 1406	2-Bed 1407
13	2-Bed 1301	Studio 1302	1-Bed 1303	1-Bed 1304	1-Bed 1305	1-Bed 1306	2-Bed 1307
12	2-Bed 1201	Studio 1202	1-Bed 1203	1-Bed 1204	1-Bed 1205	1-Bed 1206	2-Bed 1207
11	2-Bed 1101	Studio 1102	1-Bed 1103	1-Bed 1104	1-Bed 1105	1-Bed 1106	2-Bed 1107
10	2-Bed 1001	Studio 1002	1-Bed 1003	1-Bed 1004	1-Bed 1005	1-Bed 1006	2-Bed 1007
9	2-Bed 901	Studio 902	1-Bed 903	1-Bed 904	1-Bed 905	1-Bed 906	2-Bed 907
8	2-Bed 801	Studio 802	1-Bed 803	1-Bed 804	1-Bed 805	1-Bed 806	2-Bed 807
7	2-Bed 701	Studio 702	1-Bed 703	1-Bed 704	1-Bed 705	1-Bed 706	2-Bed 707
6	2-Bed 601	Studio 602	1-Bed 603	1-Bed 604	1-Bed 605	1-Bed 606	2-Bed 607
5	2-Bed 501	Studio 502	1-Bed 503	1-Bed 504	1-Bed 505	1-Bed 506	2-Bed 507
4	2-Bed 401	Studio 402	1-Bed 403	1-Bed 404	1-Bed 405	1-Bed 406	2-Bed 407
3	2-Bed 301	Studio 302	1-Bed 303	1-Bed 304	1-Bed 305	1-Bed 306	2-Bed 307
2	2-Bed 201	Studio 202	1-Bed 203	1-Bed 204			
Ground	KIDS CLUB		GAMES		CLUB HOUSE		SHOP

REAR

Floor						
40	1-Bed R4005					
39	1-Bed R3905					
38	1-Bed R3805					
37	1-Bed R3705					
36	1-Bed R3605					
35	1-Bed R3505					
34	1-Bed R3405					
33	1-Bed R3305					
32	1-Bed R3205					
31	1-Bed R3105					
30	1-Bed R3005					
29	1-Bed R2905					
28	1-Bed R2805					
27	1-Bed R2705					
26	1-Bed R2605					
25	1-Bed R2505					
24	1-Bed R2405					
23	1-Bed R2305					
22	1-Bed R2205					
21	1-Bed R2105					
20	1-Bed R2005					
19	1-Bed R1905					
18	1-Bed R1805					
17	1-Bed R1705					
16	1-Bed R1605					
15	1-Bed R1505					
14	1-Bed R1405					
13	1-Bed R1305					
12	1-Bed R1205					
11	1-Bed R1105					
10	1-Bed R1005					
9	1-Bed R905					
8	1-Bed R805					
7	1-Bed R705					
6	1-Bed R605					
5	1-Bed R505					
4	1-Bed R405					
3	1-Bed R305					
2	1-Bed R205					
Ground						

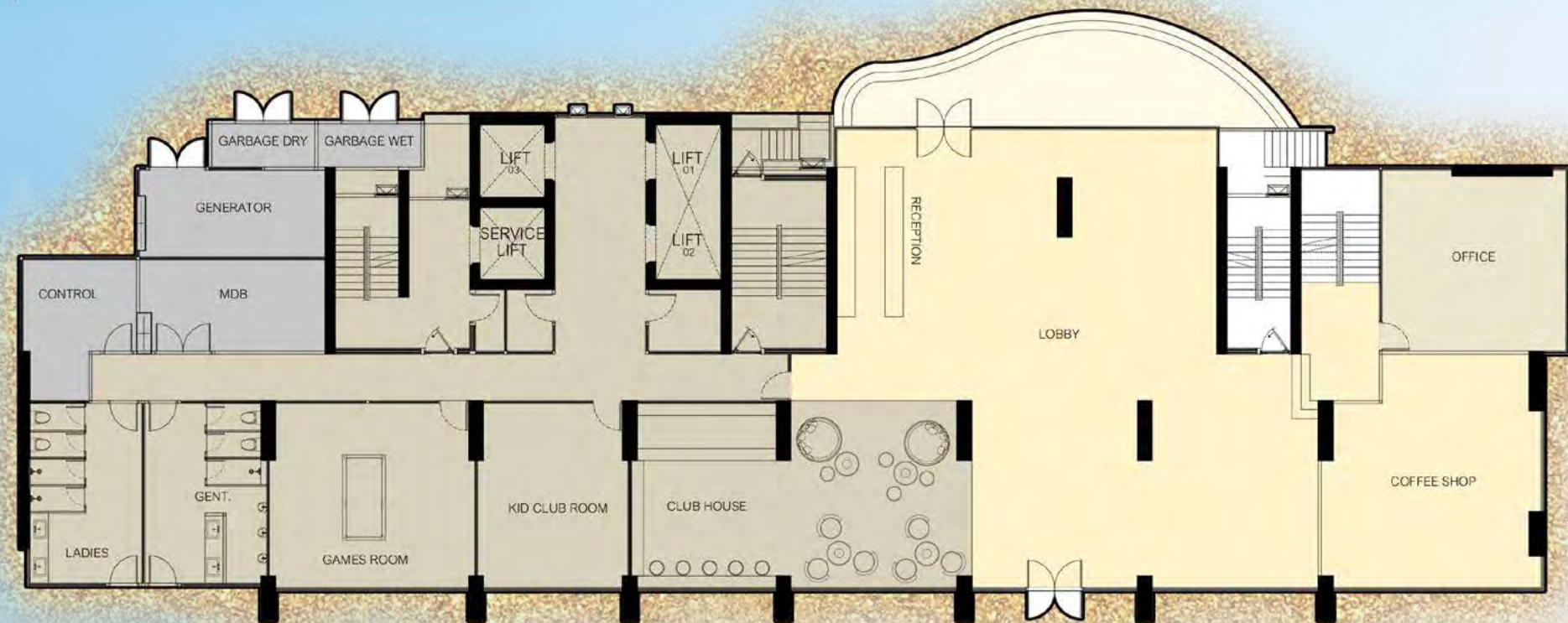
Your Luxury Resort EXPERIENCE To Enjoy Everyday



1. Project Signage with Water Feature
2. Guard House/Project Entry Driveway
3. Entry Drop-Off with Water Feature
4. Playground
5. Lilly Pond
6. Garden Path
7. Pool Deck
8. Thematic Pavilion
9. Pool Step
10. Island and Water Slide
11. Underwater Seating
12. Shallow Pool with Bubbles
13. Shallow Pool & Beach
14. Overflow Pond
15. Rooftop Garden with Pool
16. Tennis Court



Ground Floor Plan

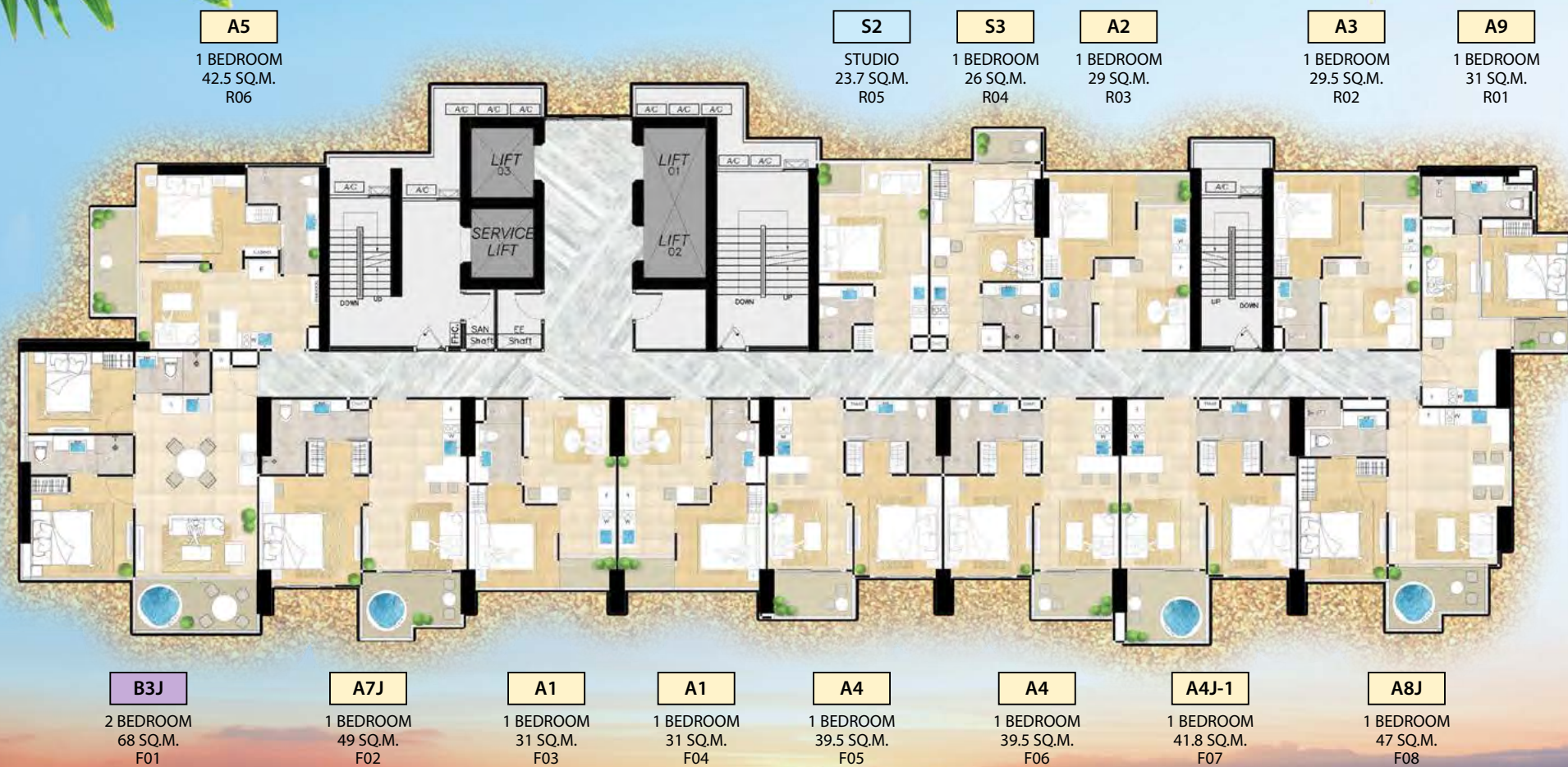


2nd Floor Plan



3rd, 5th, 6th, 9th Floor Plan

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4th Floor Plan



7th Floor Plan

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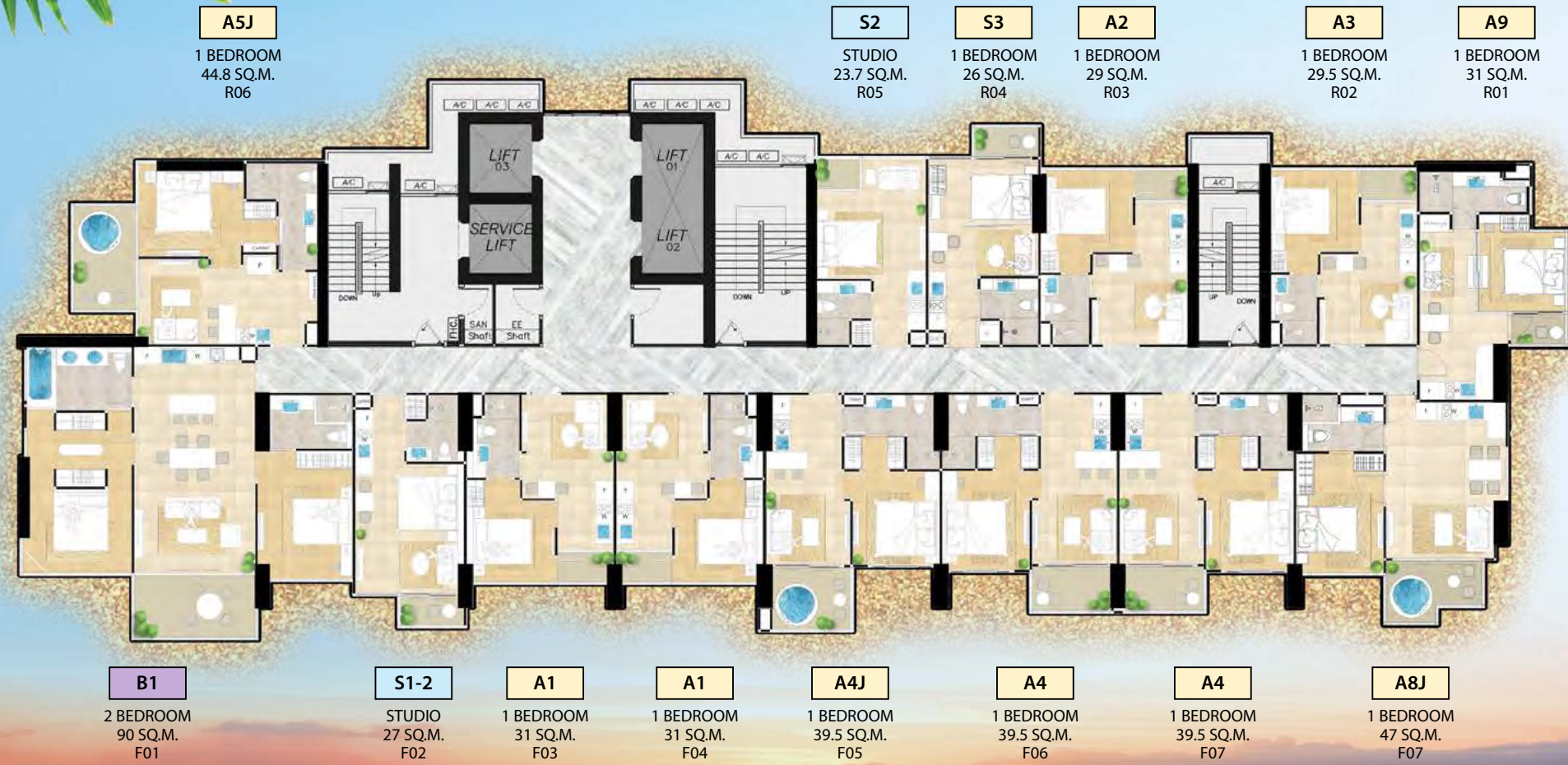
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8th Floor Plan



10th Floor Plan

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11th Floor Plan



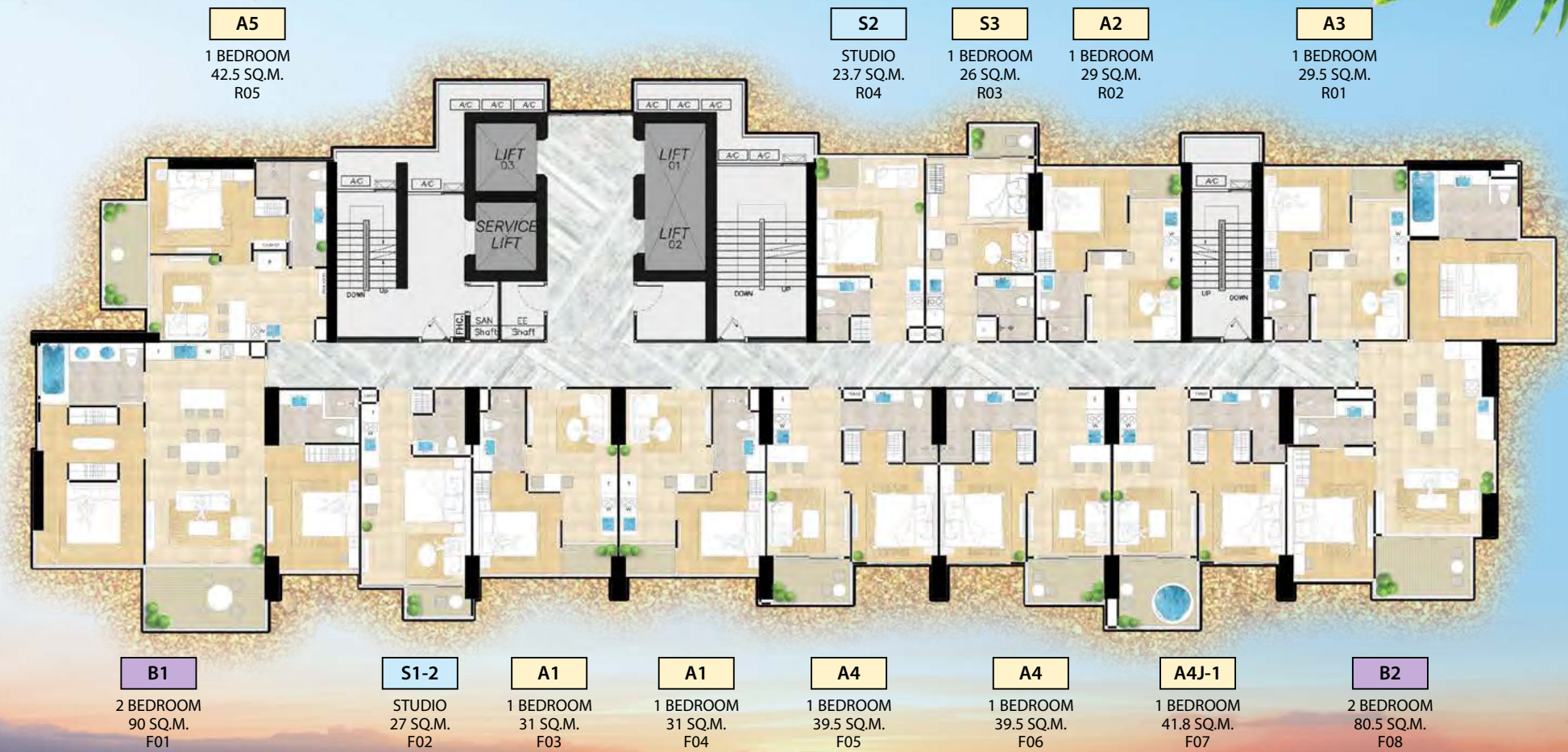
12th, 16th, 20th Floor Plan

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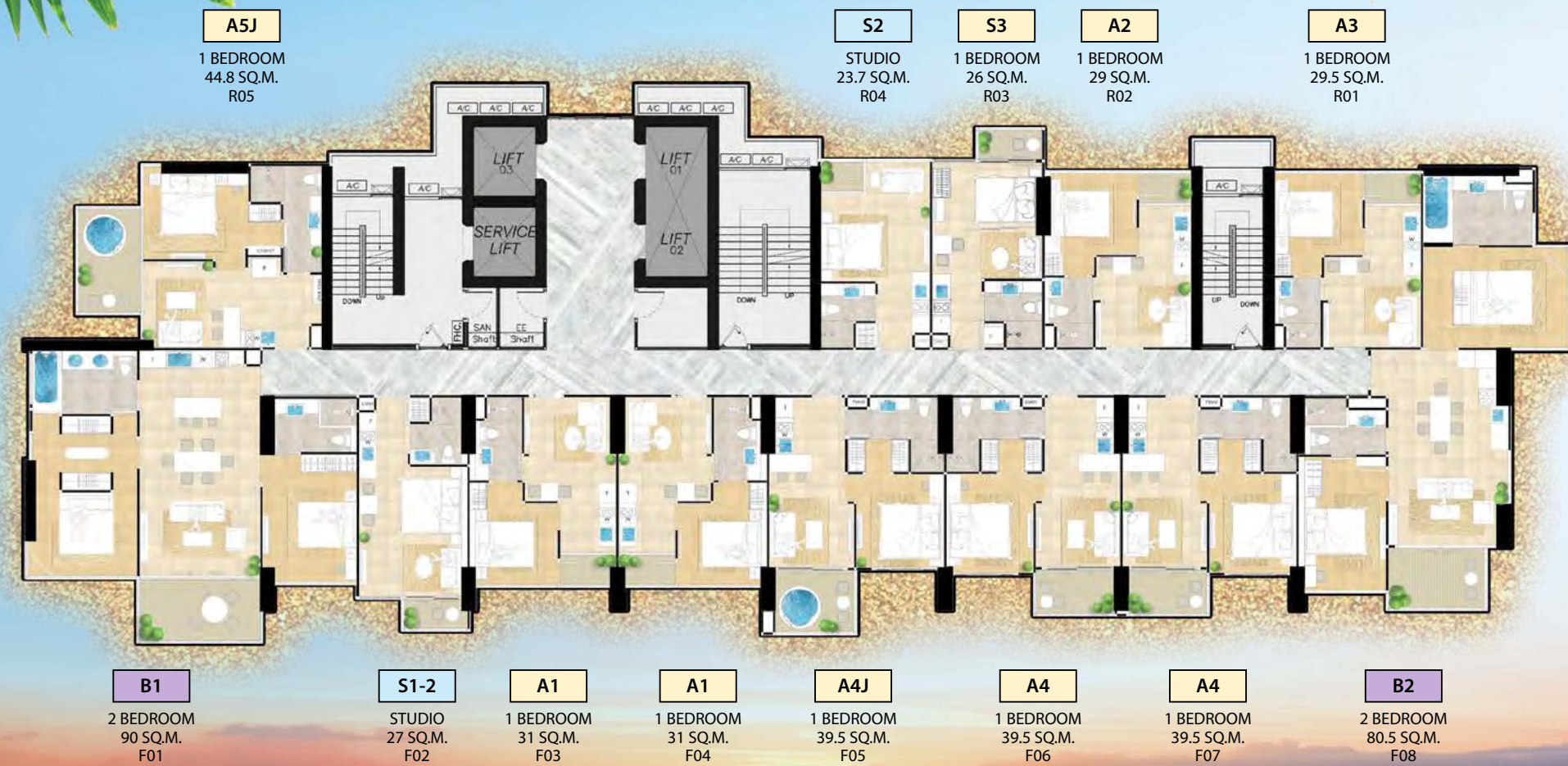
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13th, 17th Floor Plan



14th, 18th Floor Plan

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15th, 19th Floor Plan



Photo of the The Riviera Wongamat Beach
Completed November 2017



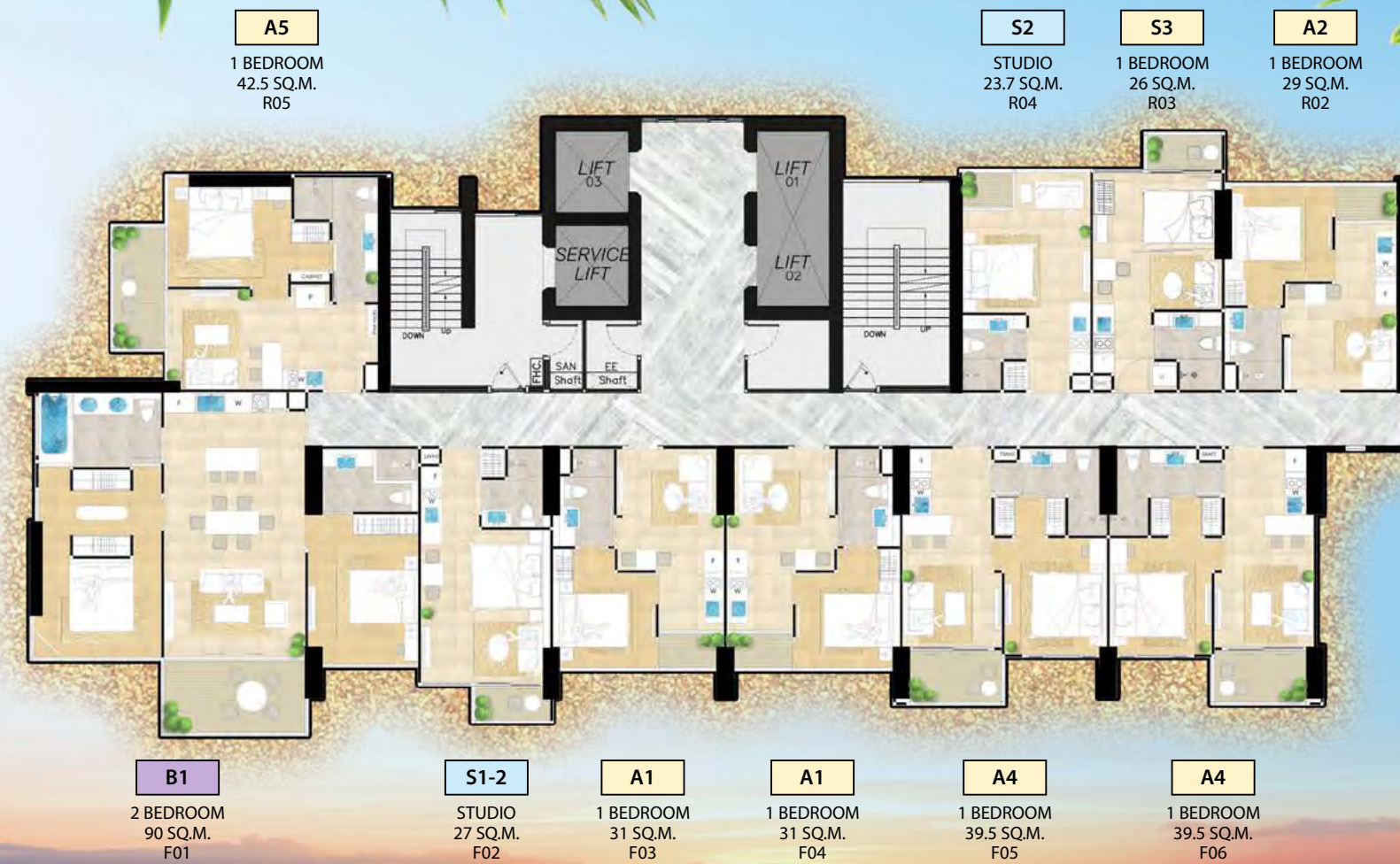
22nd, 26th Floor Plan

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THE RIVIERA
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23rd Floor Plan



24th, 28th Floor Plan

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THE RIVIERA
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25th, 31st Floor Plan



27th, 29th Floor Plan

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30th Floor Plan

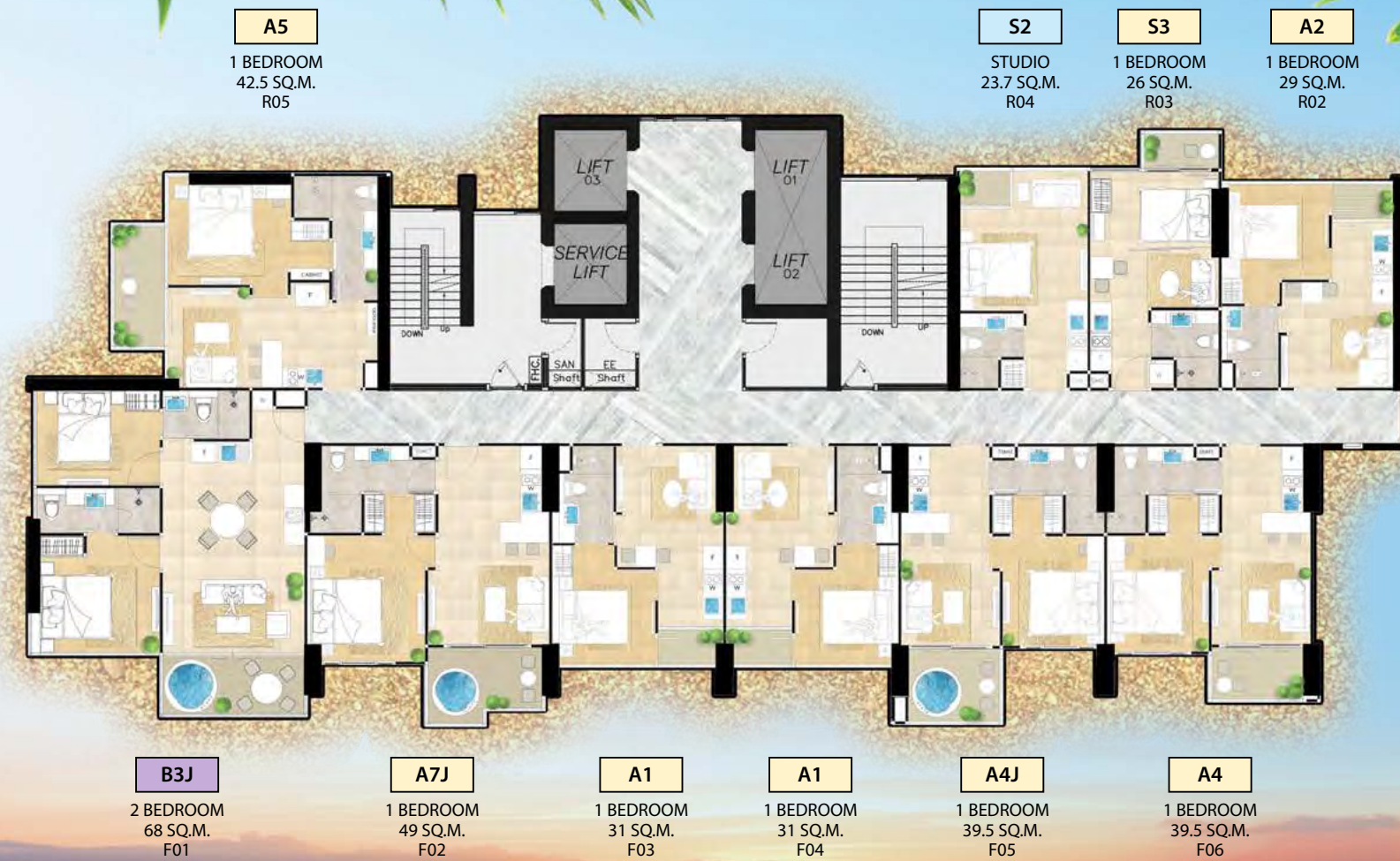
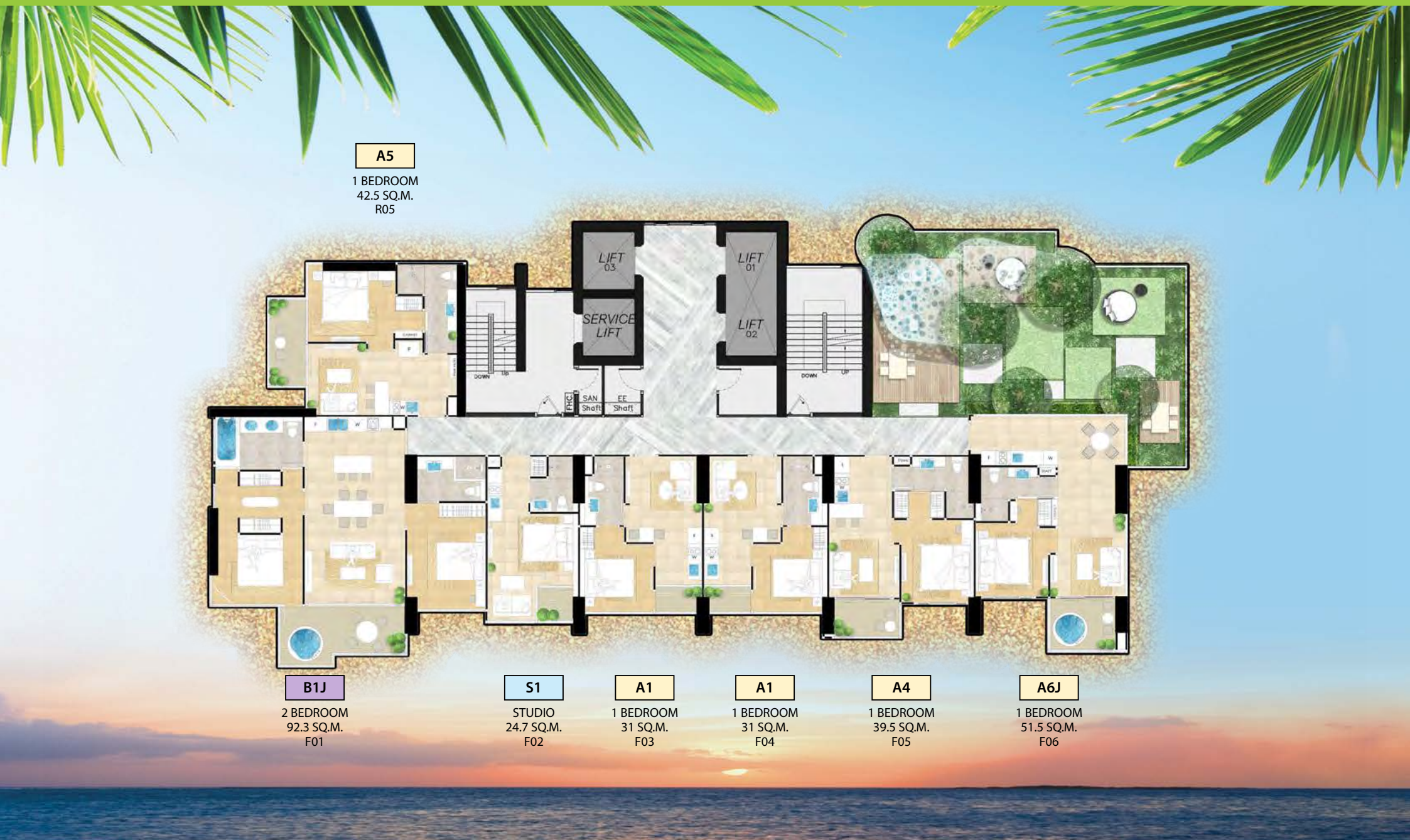


Photo of the The Riviera Wongamat Beach
Completed November 2017

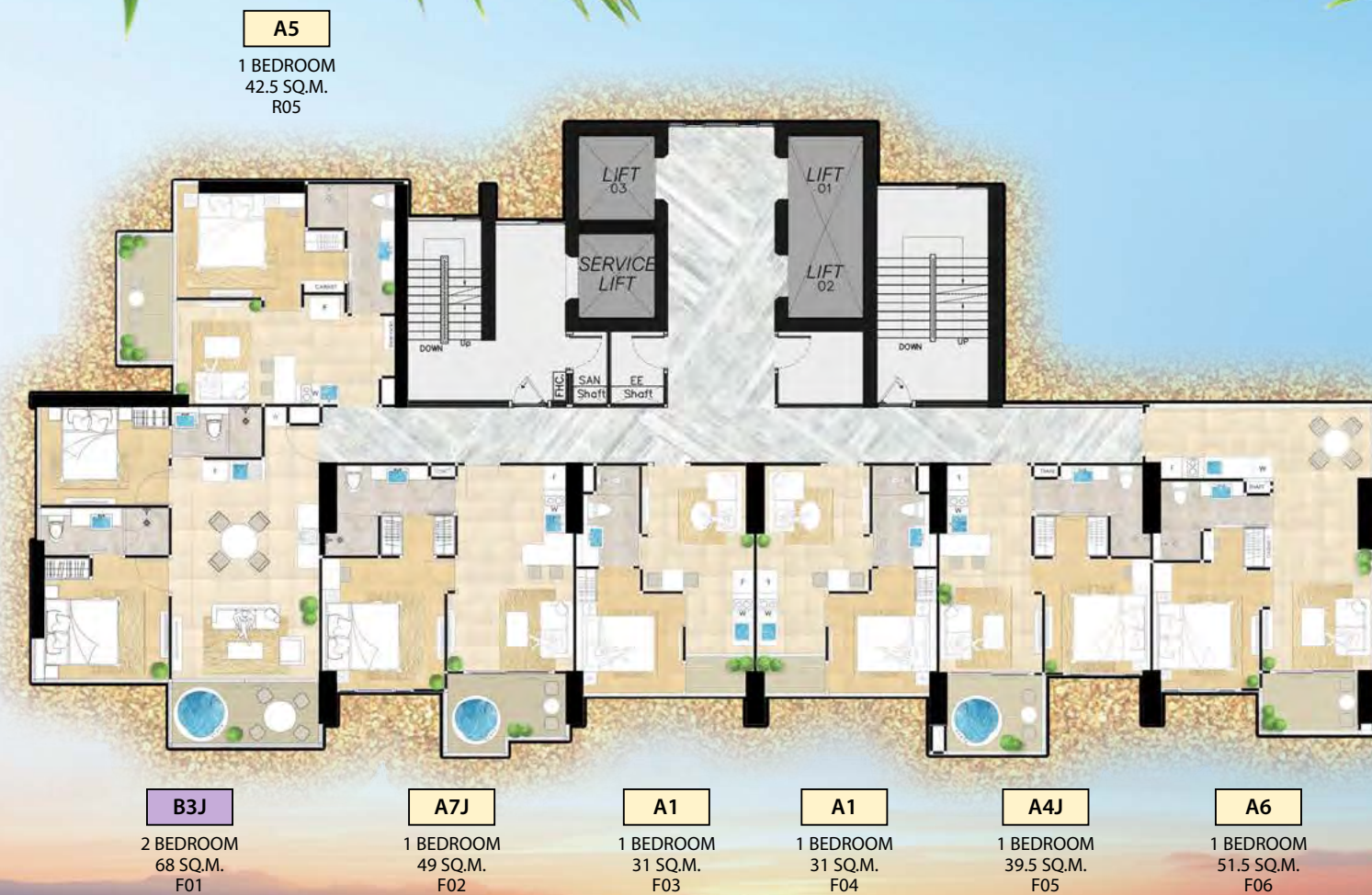
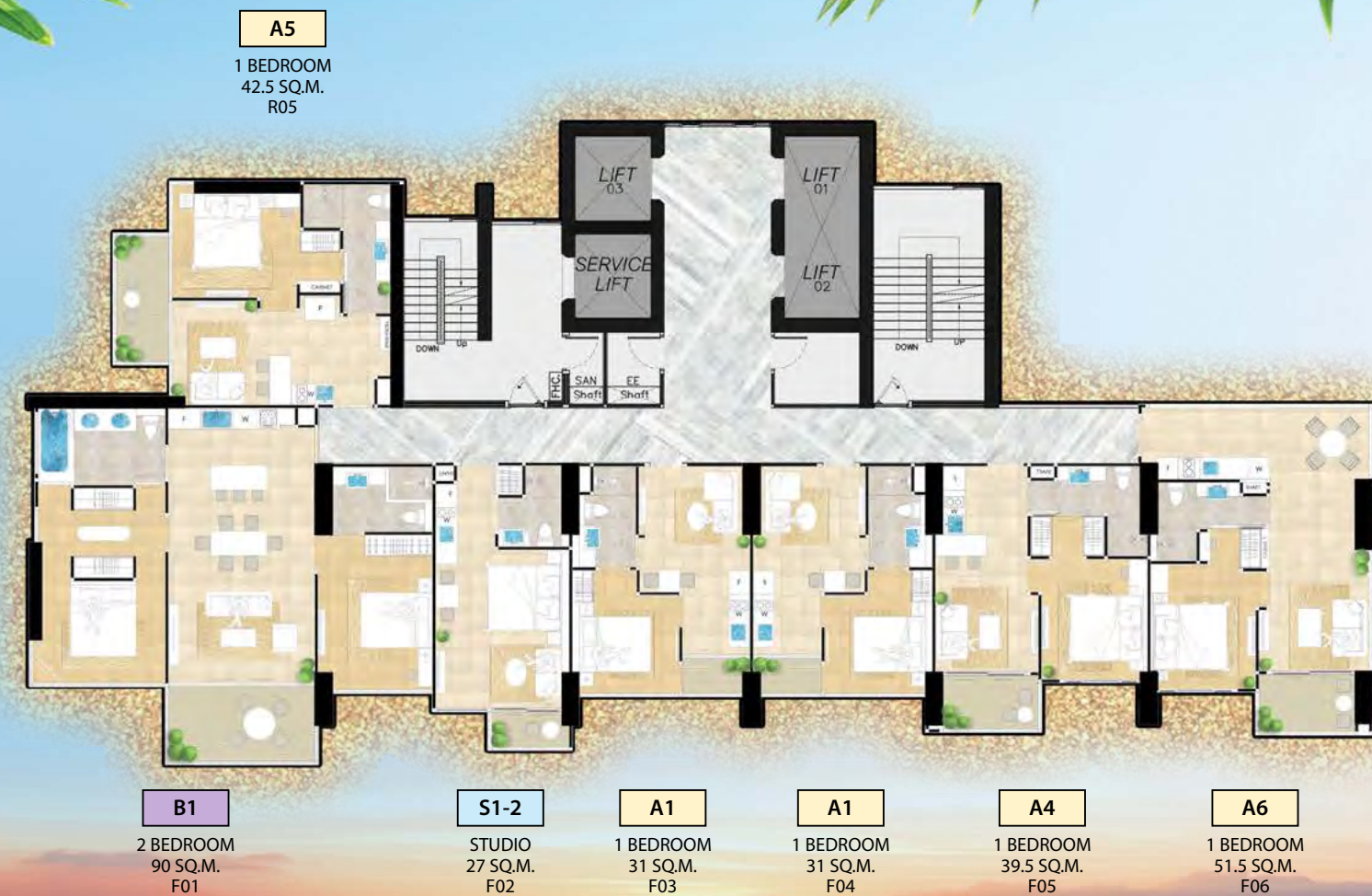


33rd, 35th, 37th, 39th Floor Plan

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THE RIVIERA
MONACO

34th Floor Plan

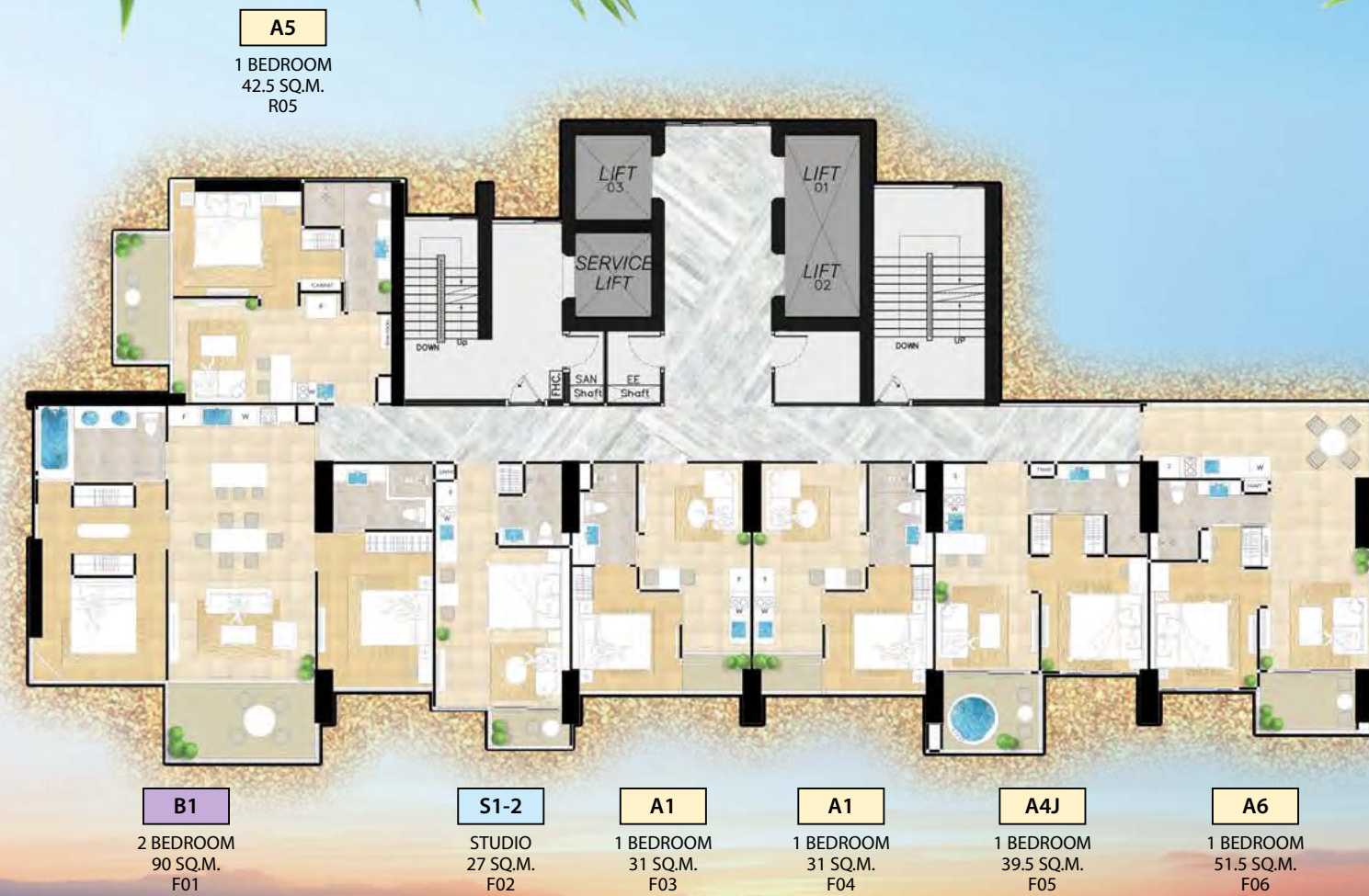
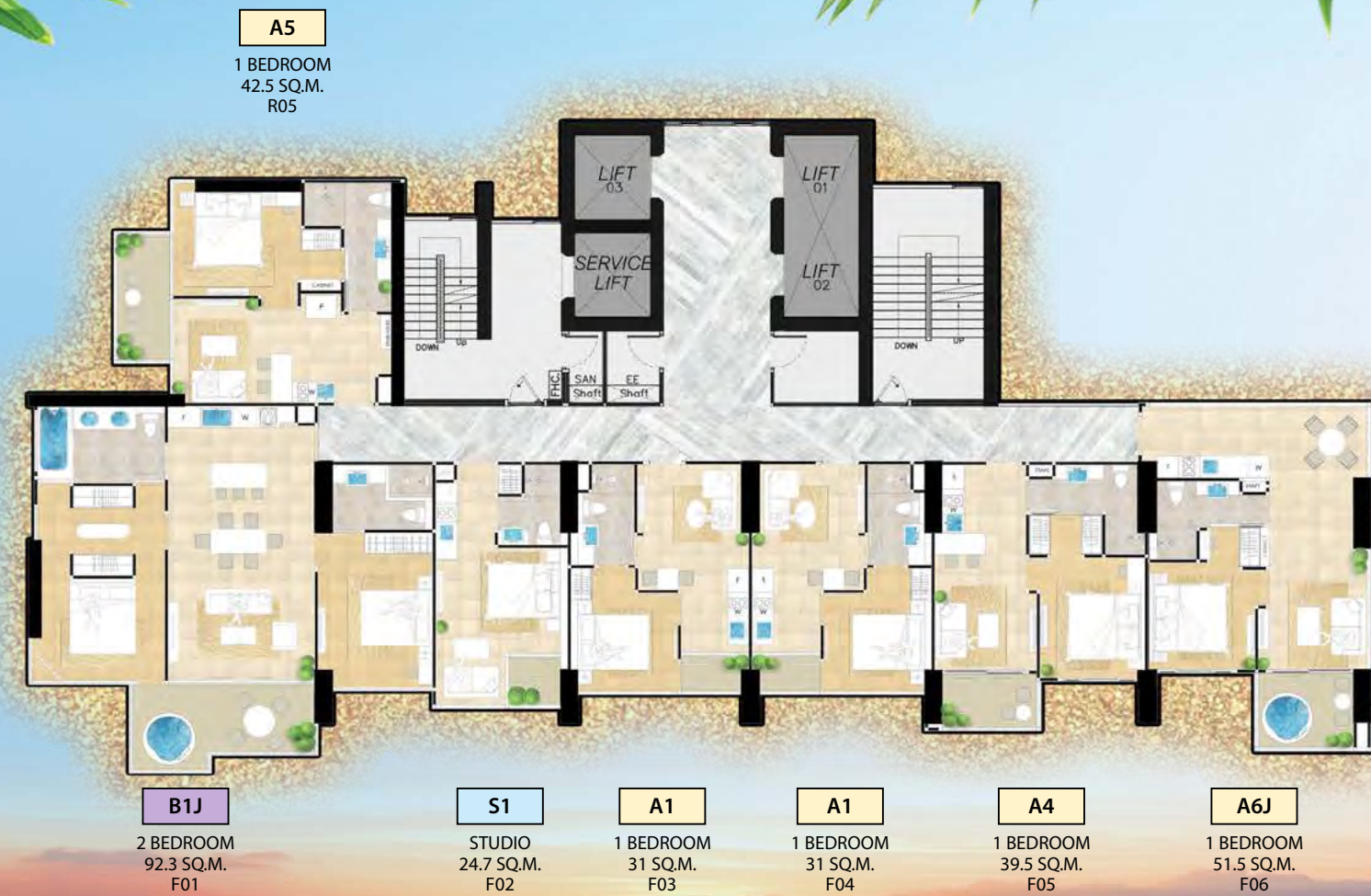


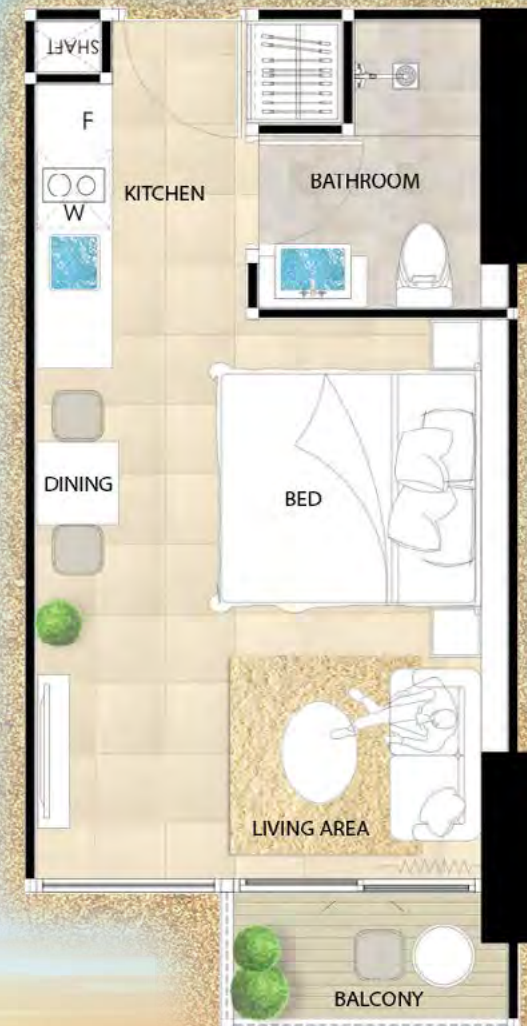
36th, 40th Floor Plan

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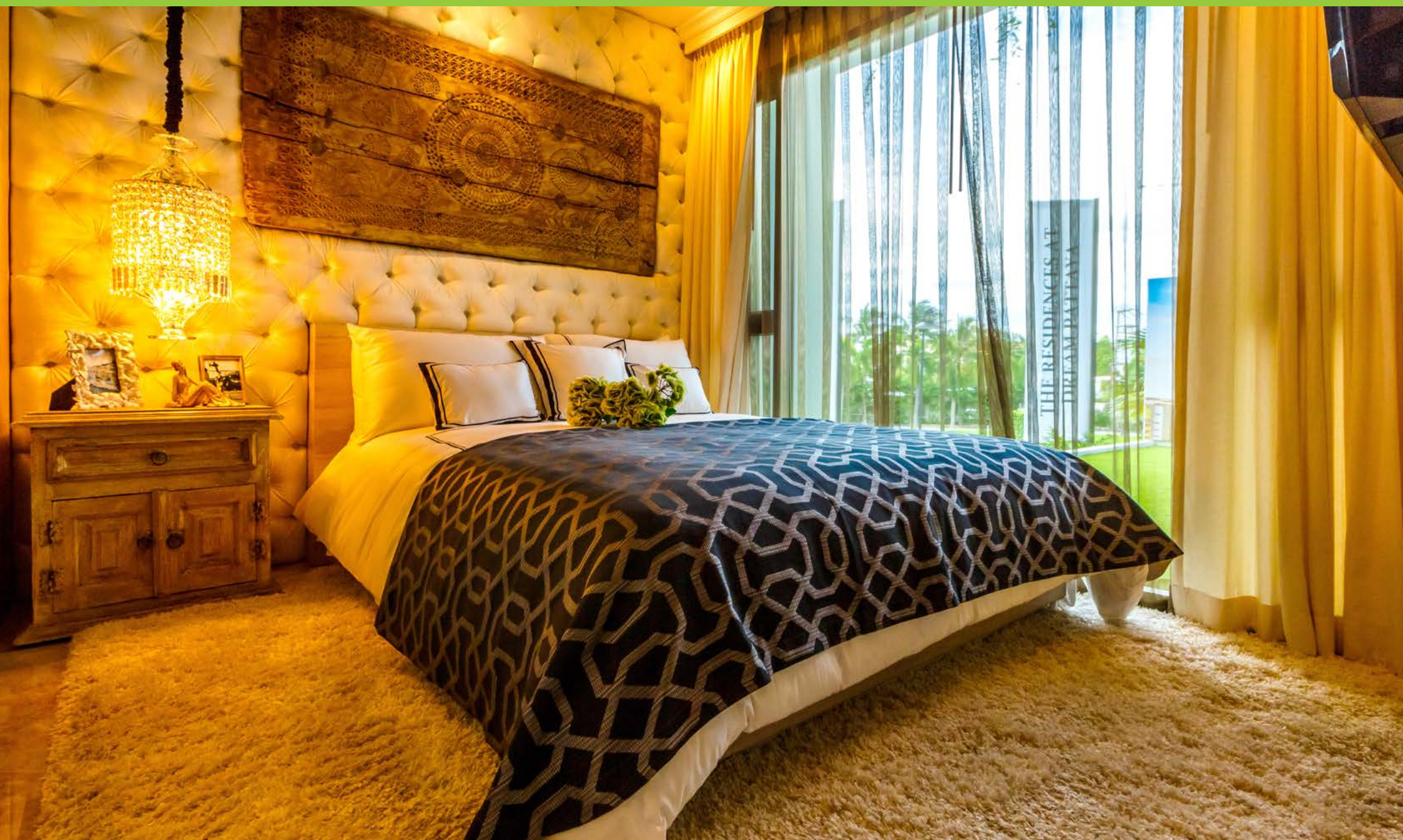
THE RIVIERA
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38th Floor Plan









AI I BEDROOM
31 SQ.M.



AI (Alternative) I BEDROOM
31 SQ.M.



A2 1 BEDROOM
29 SQ.M.

A2 (Alternative) 1 BEDROOM
29 SQ.M.



A3 1 BEDROOM
29.5 SQ.M.



A3 1 BEDROOM
(Alternative) 29.5 SQ.M.



A4 1 BEDROOM
39.5 SQ.M.



A4 1 BEDROOM
(Alternative) 39.5 SQ.M.



A4J 1 BEDROOM
39.5 SQ.M.



A4J (Alternative) 1 BEDROOM
39.5 SQ.M.



A4J-1 1 BEDROOM
41.8 SQ.M.



A4J-1 1 BEDROOM
(Alternative) 41.8 SQ.M.



A5 1 BEDROOM
42.5 SQ.M.



A5J 1 BEDROOM
44.8 SQ.M.



A6 **1 BEDROOM**
51.5 SQ.M.



A6J **1 BEDROOM**
51.5 SQ.M.



A7J **1 BEDROOM**
49 SQ.M.

A7J **1 BEDROOM**
(Alternative) 49 SQ.M.



A8J I BEDROOM
47 SQ.M.



A9 I BEDROOM
31 SQ.M.







B2 2 BEDROOM
80.5 SQ.M.







B3J-1 2 BEDROOM
70.3 SQ.M.

DUPLEX

THE
RIVIERA
MONACO

THE
RIVIERA
MONACO

DUPLEX



Duplex
B
3 BEDROOM
148.75 SQ.M.
1st Floor
84 SQ.M.



Duplex
B
3 BEDROOM
148.75 SQ.M.
2nd Floor
64.75 SQ.M.



FULLY FURNISHED
WHAT YOU WILL GET

Riviera Standard Material Included

- Concealed Air Conditioning Units
- Built-In Kitchens
- Built-In Wardrobes
- Built-in Sanitary and Vanity Areas
- Water Heaters
- Electric Hobs & Extractors
- Oven or Microwave Ovens
- Key Card Access

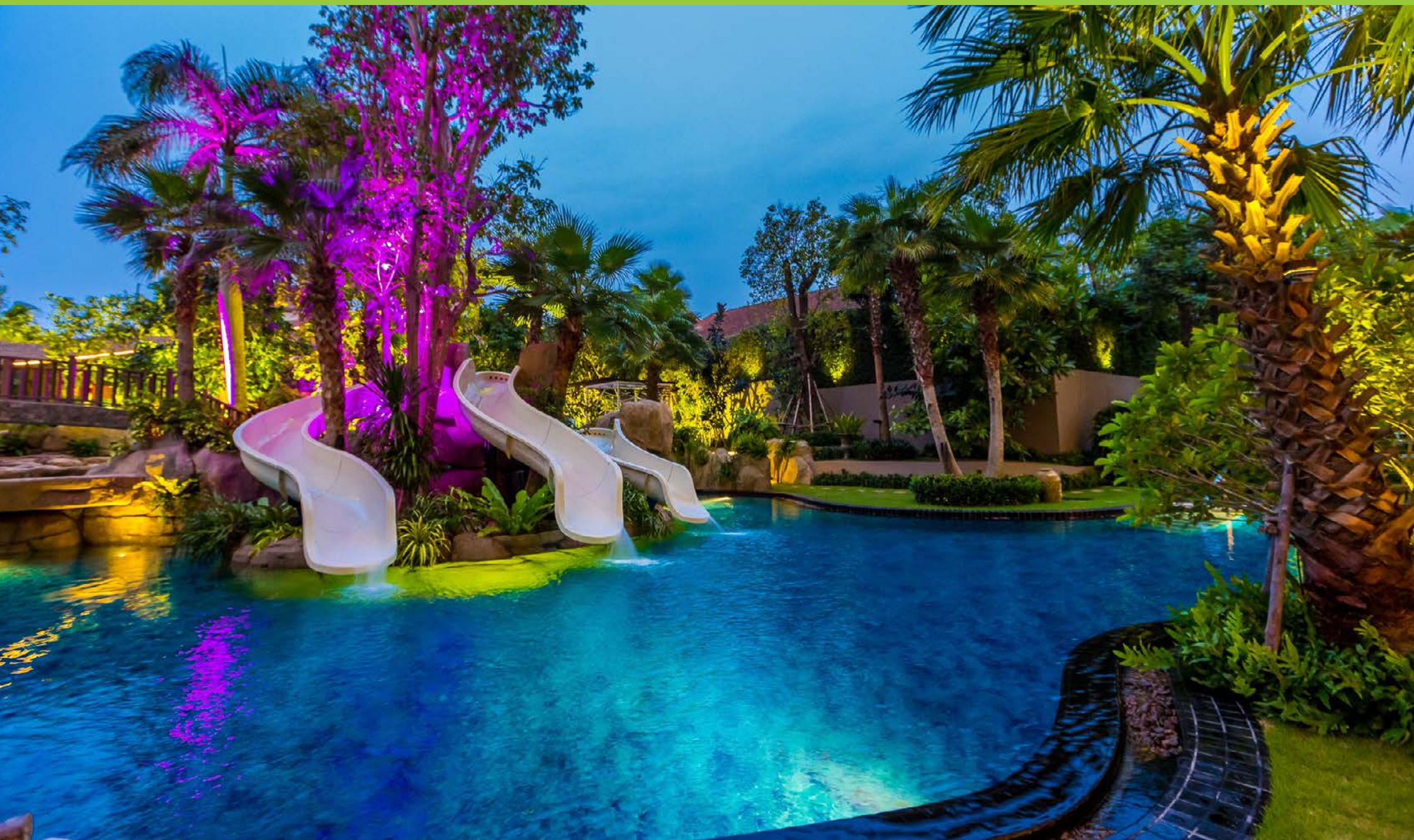
Free Fully Furnished Units - What's Included

STUDIOS	1 BEDROOM	2 BEDROOM
● Queen-Size Bed ● Queen-Size Mattress ● Bedside Table ● 42" TV ● Fridge Freezer ● Washing Machine ● Lounge Sofa ● Coffee Table ● Lounge Rug ● Balcony Chairs ● Balcony Table ● Curtains	● Queen or King Size Bed (Buyers Preference) ● Queen or King Size Mattress (Buyers Preference) ● Bedside Tables ● 42" TV's (Lounge and Bedroom) ● Fridge Freezer ● Washing Machine ● Dining Table or Built-in ● Dining Chairs ● Lounge Sofa ● Coffee Table ● Lounge Rug ● Balcony Chairs ● Balcony Table ● Curtains	● King-Size Beds ● King-Size Mattresses ● Bedside Tables ● 42 and 52" TV's (Lounge and Bedrooms) ● Fridge Freezer ● Washing Machine ● Dining Table ● Dining Chairs ● Lounge Sofa ● Living Room Lounge Chair ● Coffee Table ● Lounge Rug ● Balcony Chairs ● Balcony Table ● Curtains

The Developer has the right to change without prior notice subjects such as brand, all materials, colours of different Laminate, Stone, Granite, Tiles, MDF, Plywood, Wood but quality will be equivalent.



Photos of the The Riviera Wongamat Beach
Completed November 2017





CREATING INCREDIBLE LIFESTYLES

PATTAYA'S No.1 AWARD WINNING DEVELOPER



8 Times
Thailand Property
Awards Winner



34 Times
Asia Pacific
Awards Winner