RIVIERA GROUP

SALES KIT

JULY 2020

THE RIVIERA OCEAN DRIVE

THE RIVIERA

OCEAN DRIVE

Classic, Timeless Luxury

Welcome to The Riviera Ocean Drive,

A Luxury High-Rise Condominium located in the Centre of Jomtien Beach.

Ocean Drive gives buyers ultra-stylish architecture, combined with highly desirable lifestyle features that will provide you with all you need to make the most of this beach resort-styled development.

A single building masterpiece designed to lead and make a statement whilst standing out from the rest in an ever-changing skyline.

Enjoy commanding sea views from the very highest point in Jomtien whilst covering the whole of Jomtien's wide beachfront veranda.

The Riviera Ocean Drive reflects quality, excitement, style, and a uniquely timeless, classical position in its feel and culture.

Being a part of this classic and vibrant lifestyle means entering a desirable, privileged world with access to some of the best and well thought-out facilities and detailed finish available in Jomtien.

Whether you enjoy morning beachfront jogs or the quiter lifestyle, Ocean Drive really does cater for all tastes and most financial considerations.

Celebrate with us the Riviera lifestyle and enjoy being a part of a vibrant, trend-setting project that will reward you and your family for many years to come.

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

8 Times Thailand Property Awards Winner

44 Times Asia Pacific Property Awards Winner

"Enjoying Jomtien's Highest Point,
...Life's Good at the Top"

LOCATION

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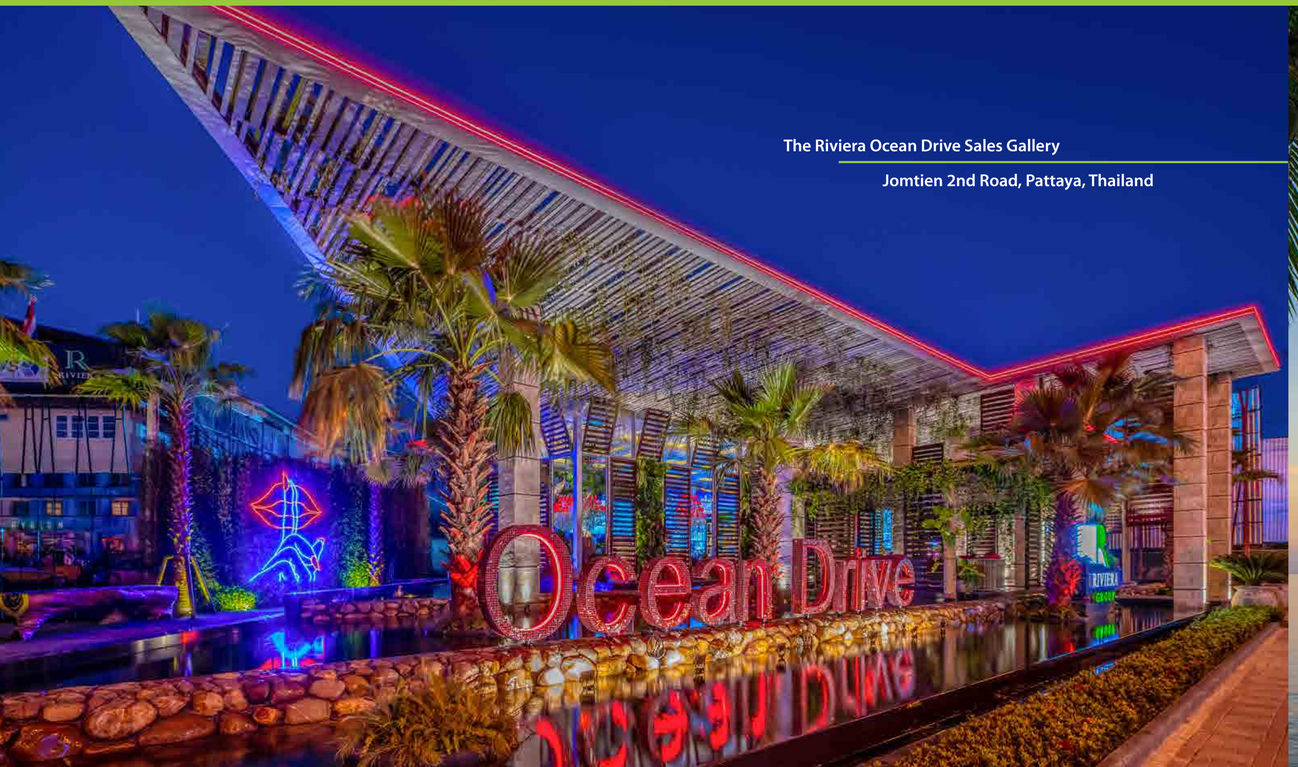
SELLING POINTS



The Riviera Ocean Drive Sales Gallery

Jomtien 2nd Road, Pattaya, Thailand

- Developed by The Riviera Group, Pattaya's No.1 Internationally Multi-Award Winning Property Developer.
- 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 stand out, provide modern yet sophisticated features with strong dynamic architecture that makes the project outstanding amongst Pattaya's skyline.
- Conveniently located on the very highest point in Jomtien, ideally positioned on the main access road, yet very close to the centre of Jomtien and easy access to Pattaya.
- Prime location for real estate investment with easy 5-minute walking-distance to Jomtien Beach via several access main roads nearby.
- 100% of units all with Direct Sea Views and come fully fitted and fully furnished as standard.
- Dedicated Lifestyle areas located on the 21st and 22nd floor, with Infinity Sky Pools, separate cardio and weight gyms, kids facilities, as well as an entertainment zone.
- Rooftop Sunset Bar with Lounge facilities located on the 43rd floor, various garden areas within the building, as well as a garden grove with resort-styled sunken Lilly Pond.
- High-Speed lifts throughout, all parking under roof, hotel style 12 metre high drop-off point, air conditioning compressors located away from owners balconies for low noise and space gaining convenience.
- Extremely competitive prices compared to neighbouring projects with prices up to 40% less than beachfront projects sharing the same location and beaches.

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FACILITIES

RESIDENCE FACILITIES

- Various level cascading 5th floor Podium Pool with immediate Infinity Sea Views
- In-pool seating areas, Jacuzzis and various Children Pools
- Various sea view privacy Salas
- Multi-level sun-deck areas
- Various rock and water features
- Kids Club and Entertainment Zone
- Extensive Clubhouse with direct sea views
- Recreational Pool Table and Table Tennis
- 31st floor Library
- 43rd floor Sunset Sky Lounge with Lilly Pond
- 100% Under Cover Parking
- Dramatic hotel-style drop-off and resort-styled Lobby Area

SKY TERRACES

- 21st floor Infinity Edge Cantilevered Pool with 38 metre Long Pool
- Decking Areas with featured Floating Pool Beds and 12 person Jacuzzi
- Iconic Riviera Signature Pool Edge Lighting
- Sunset Terrace and Lounge Areas
- Kids Club, Toilet/Locker/Shower facilities
- Extensive Cardio Only Gym, supplied with high quality equipment
- 22nd floor dedicated Weights Only Gym
- Entertainment Arcade Zone for family fun

RESIDENCE SERVICES

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

Front Views
12th Floor

Pattaya Views
10th Floor

Jomtien Views
6th Floor

Jomtien Views
10th Floor

Pattaya Views
8th Floor

Pattaya Views
12th Floor

Front Views
25th Floor

Pattaya Views
23rd Floor

Jomtien Views
18th Floor

Jomtien Views
23rd Floor

Pattaya Views
21st Floor Sky Pool

Pattaya Views
25th Floor

Front Views
35th Floor

Pattaya Views
34th Floor

Jomtien Views
31st Floor

Jomtien Views
37th Floor

Pattaya Views
30th Floor

Pattaya Views
37th Floor

Front Views
43rd Floor

Pattaya Views
41st Floor

Jomtien Views
40th Floor

Jomtien Views
42nd Floor

Pattaya Views
40th Floor

Pattaya Views
43rd Floor Sky Lounge Bar

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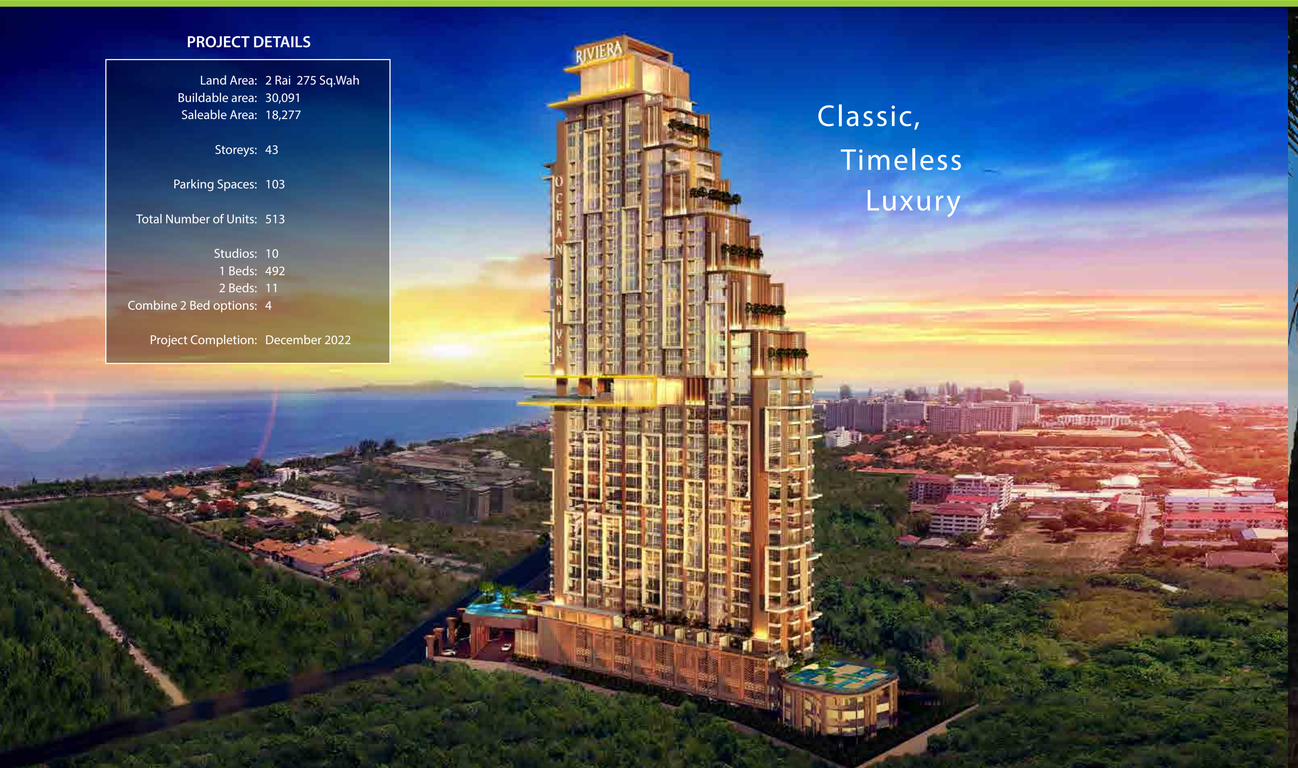
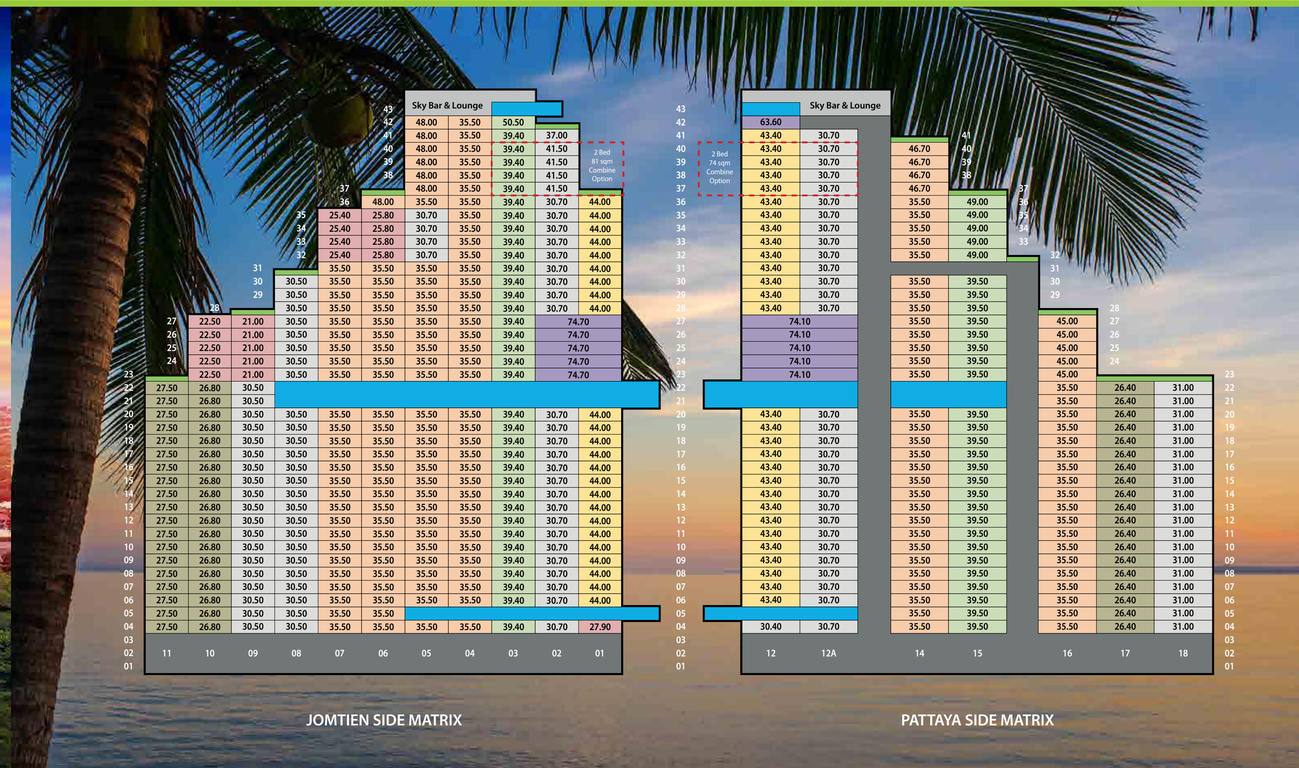
MATRIX

PROJECT DETAILS

Land Area:	2 Rai 275 Sq.Wah
Buildable area:	30,091
Saleable Area:	18,277
Storeys:	43
Parking Spaces:	103
Total Number of Units:	513
Studios:	10
1 Beds:	492
2 Beds:	11
Combine 2 Bed options:	4
Project Completion:	December 2022



Classic,
Timeless
Luxury



JOMTIEN SIDE MATRIX

PATTAYA SIDE MATRIX

2nd - 3rd Floor Plan

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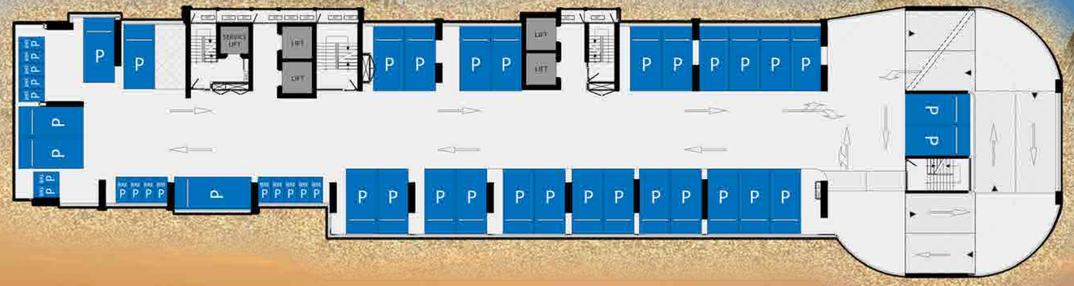

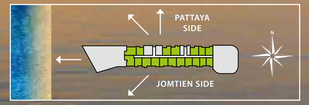

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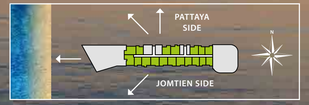
Ground Floor Plan



1. Grand 12m Dramatically High Hotel-Style Drop-Off Area
2. Beautiful Courtyard and Entrance Landscaping
3. Large Hotel-Style Lobby with 6m High Ceilings
4. On-Ground Private Relaxation Garden Areas
5. Only a 5 Minute Walk to the Beach from Main Entrance
6. Featured Lift Lobby External View Areas

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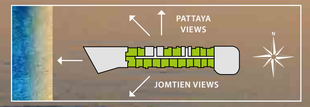
4th Floor Plan

"Tropical Relaxation Island,
Created Just For You..."



1. Spectacular Rooftop Infinity-Edged Lotus Pond
2. Individual Floating Terraced Sala's & Pavilion Areas
3. Floating Connecting Bridge Features
4. Real Live Fire Feature to provide a Unique Sanctuary Feature
5. Large Natural Trees with Lush Landscaping to Relax within

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5th Floor Plan

A close-up...look at the details

1. Multi-Level 'Cascade' Pool Design
2. 24m wide Infinity Edged Sea View Pool
3. Pool Submerged Sun Loungers
4. Jacuzzis & Water Features
5. Decking & Lush Landscaping
6. Designer Ocean View Privacy Sala's
7. Kids Shallow Pool
8. Multi-Level Bathing & Relaxtion Zones
9. Cafe Facilities with Open Area Residents Only Bar
10. Outdoor Lounge Areas
11. Large Extensive Sea-View Club House Facilities
12. Kids Club
13. Shower & Toilet Facilities

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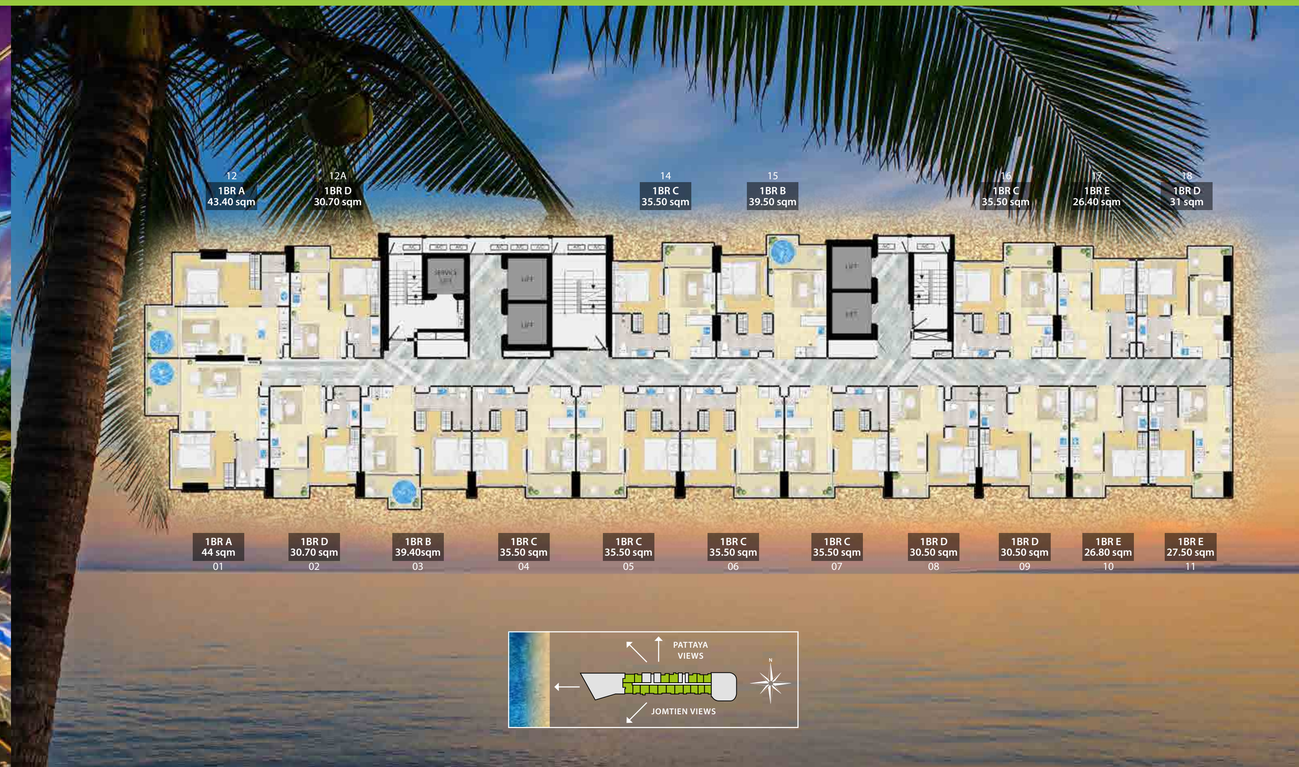
6th - 20th Floor Plan



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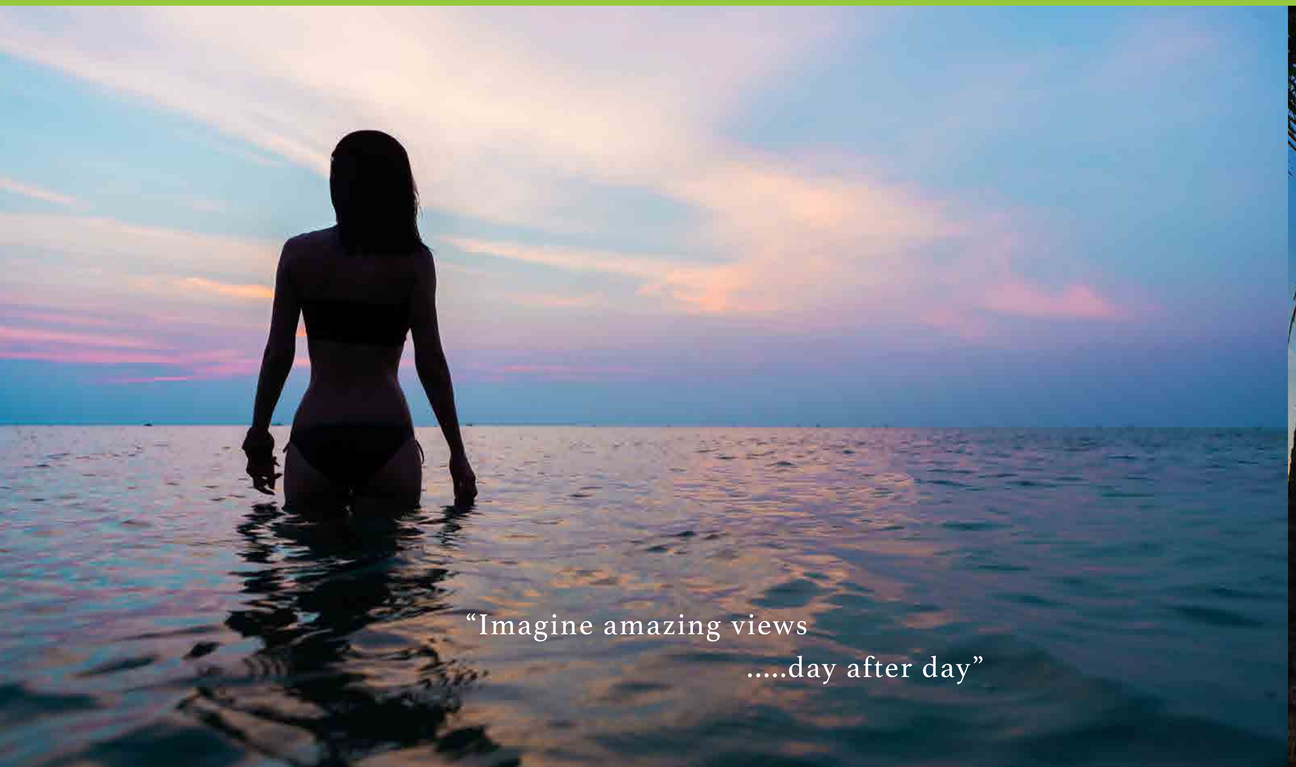
21st Floor Plan



1. Double-Height 6m Ceiling
2. Shallow Pool
3. Large 12 Person Jacuzzi
4. Decking Area with Lounge Seating Sofas
5. Water Feature
6. Underwater Seating
7. Infinity Edged Main Cantilevered Pool Area
8. Stairs to 22nd Floor Facilities
9. Extensive Cardio-Only Gym
10. Kids Club
11. Full Shower & Toilet Facilities

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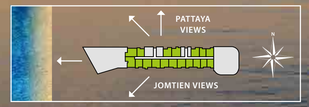
22nd Floor Plan

16 1BR C 35.50 sqm
17 1BR E 26.40 sqm
18 1BR D 31 sqm

1BR D 30.50 sqm 09
1BR E 26.80 sqm 10
1BR E 27.50 sqm 11

22nd Floor Residence & Lifestyle Entertainment Zone



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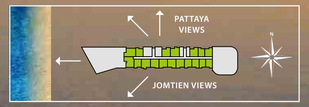
23rd Floor Plan

12 2BR A 74.10 sqm
14 1BR C 35.50 sqm
15 1BR B 39.50 sqm
16 1BR C 45 sqm

2BR B 74.70 sqm 01
1BR B 39.40sqm 03
1BR C 35.50 sqm 04
1BR C 35.50 sqm 05
1BR C 35.50 sqm 06
1BR C 35.50 sqm 07
1BR D 30.50 sqm 08
S1 21 sqm 09
S2 22.50 sqm 10



24th - 27th Floor Plan

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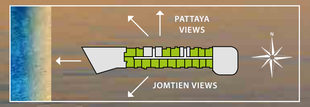
2BR B	1BR B	1BR C	1BR C	1BR C	1BR C	1BR C	1BR D	S1	S2
74.70 sqm	39.40 sqm	35.50 sqm	35.50 sqm	35.50 sqm	35.50 sqm	35.50 sqm	30.50 sqm	21 sqm	22.50 sqm
01	03	04	05	06	07	08	08	09	10



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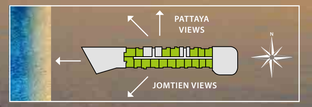
28th Floor Plan

1BR A	1BR D	1BR B	1BR C	1BR C	1BR C	1BR C	1BR D
44 sqm	30.70 sqm	39.40 sqm	35.50 sqm	35.50 sqm	35.50 sqm	35.50 sqm	30.50 sqm
01	02	03	04	05	06	07	08



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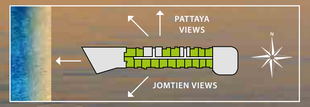
29th Floor Plan



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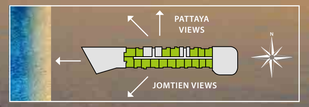
30th Floor Plan



31st Floor Plan

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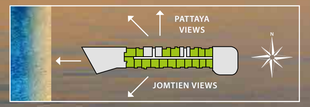
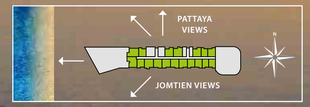


32nd Floor Plan

THE RIVIERA OCEANDRIVE



33rd - 35th Floor Plan

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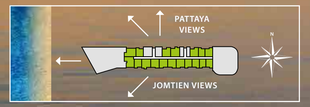
1BR A	1BR D	1BR B	1BR C	1BR D	S3	S4
44 sqm	30.70 sqm	39.40 sqm	35.50 sqm	30.70 sqm	25.80 sqm	25.40 sqm
01	02	03	04	05	06	07



36th Floor Plan

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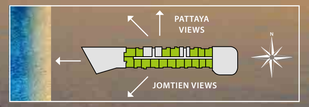
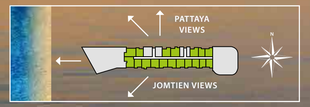
1BR A	1BR D	1BR B	1BR C	1BR C	1BR C #
44 sqm	30.70 sqm	39.40 sqm	35.50 sqm	35.50 sqm	48 sqm
01	02	03	04	05	06



37th Floor Plan

THE RIVIERA OCEANDRIVE



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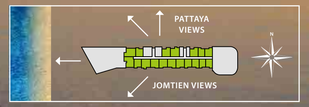
38th - 40th Floor Plan



41st Floor Plan

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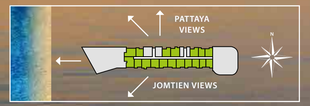

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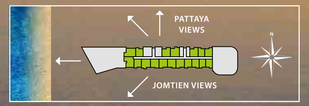
42nd Floor Plan



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43rd Floor Plan

"Seductive and Breathtaking... Live Life at the Top"

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STUDIOS

TYPE: S1
STUDIO - 21 sqm
FLOOR 23 - 27

TYPE: S2
STUDIO - 22.50 sqm
FLOOR 23 - 27

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1 BEDROOM

TYPE: S3
1 BEDROOM - 25.80 sqm
FLOOR 32 - 35

TYPE: S4
1 BEDROOM - 25.40 sqm
FLOOR 32 - 35

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1 BEDROOM

TYPE: 1BRA
1 BEDROOM - 44 sqm
FLOOR 6 - 20, 28 - 36

TYPE: 1BRA
1 BEDROOM - 43.40 sqm
FLOOR 6 - 20, 28 - 40

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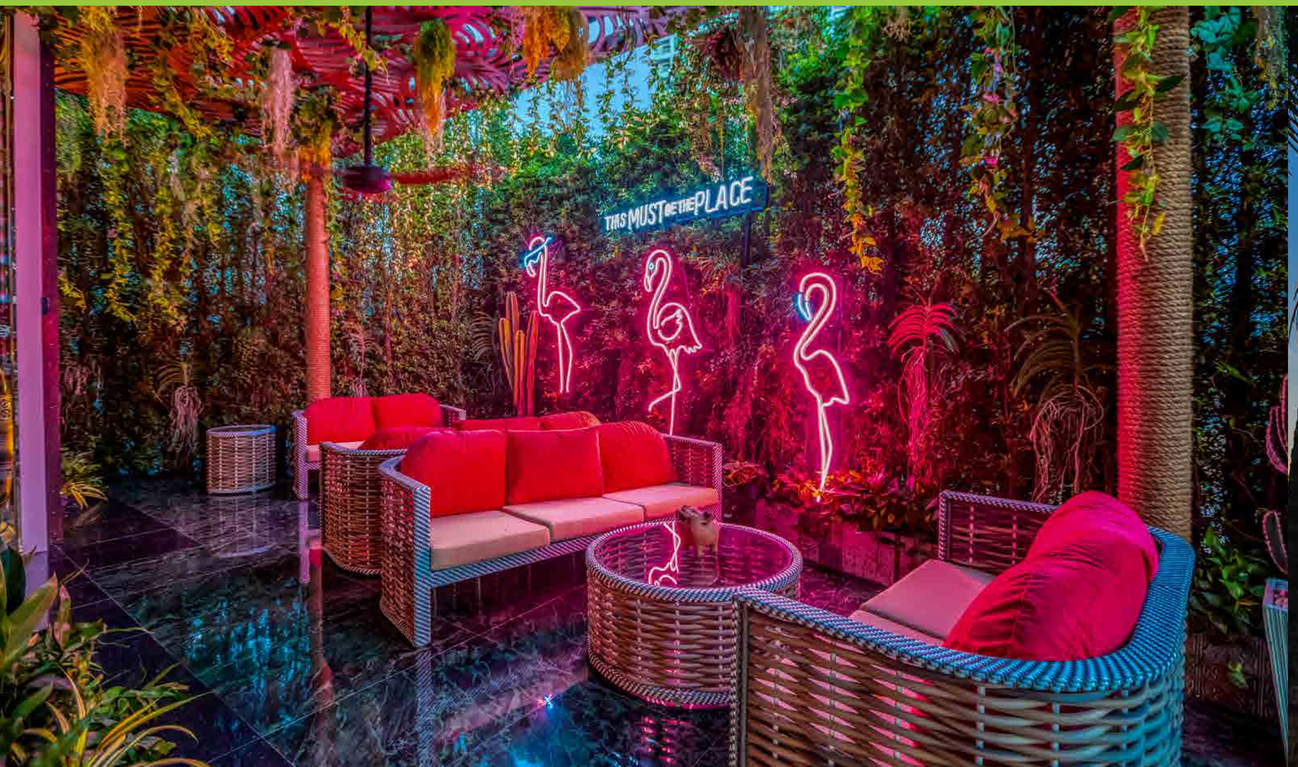
1 BEDROOM



TYPE: 1BRA#
1 BEDROOM - 43.40 sqm
FLOOR 41

TYPE: 1BRB
1 BEDROOM - 39.50 sqm
FLOOR 4 - 20, 23 - 30

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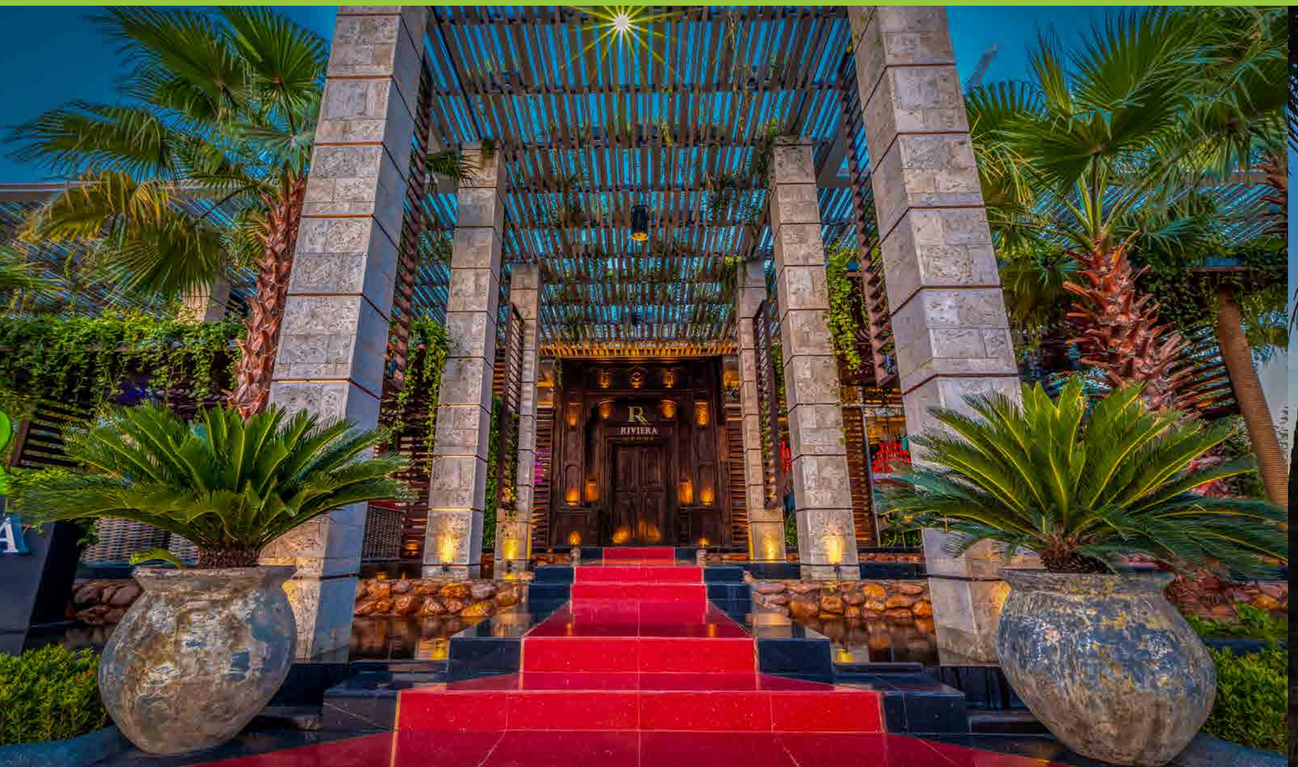
1 BEDROOM



TYPE: 1BRB
1 BEDROOM - 39.40 sqm
FLOOR 4, 6 -20, 23 - 41

TYPE: 1BRB#
1 BEDROOM - 49 sqm
FLOOR 32 - 36

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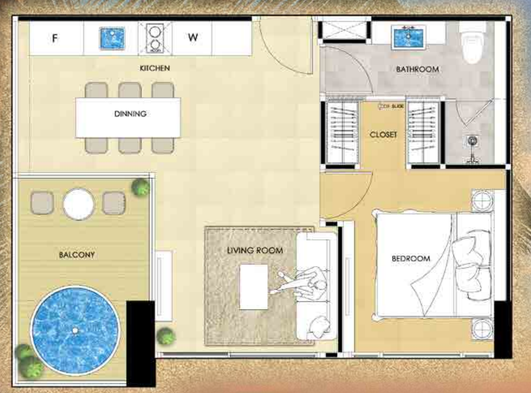
1 BEDROOM

"Cruising along the open beachfront,
how do you enjoy your summers?"



TYPE: 1BRB#
1 BEDROOM - 50.50 sqm
FLOOR 42

TYPE: 1BRC#
1 BEDROOM - 45 sqm
FLOOR 23 - 27

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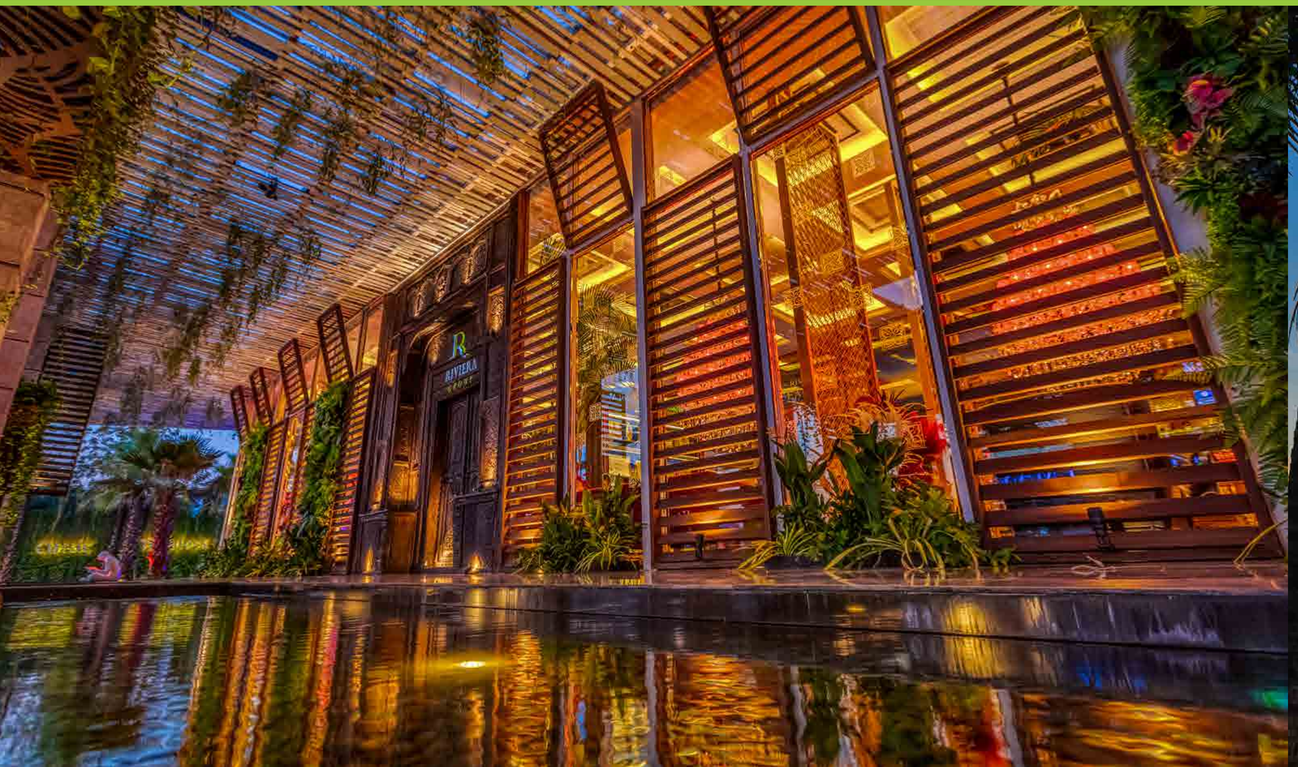
1 BEDROOM



BATH OPTION

TYPE: 1BRC (4, 6)
1 BEDROOM - 35.50 sqm
FLOOR 4 - 20, 23 - 31, 32 - 42

FL 4 - 20, 23 - 31

FL 32- 42

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Developer

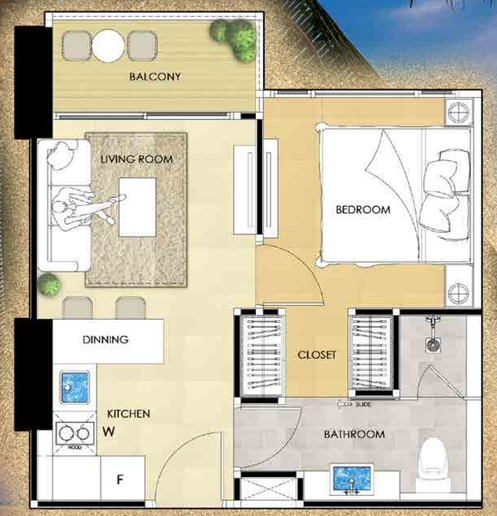
8 Times
Thailand Property
Awards Winner

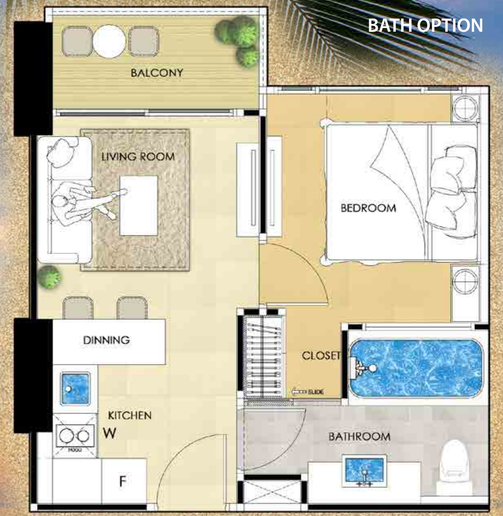
44 Times
Asia Pacific Property
Awards Winner

THE RIVIERA OCEAN DRIVE

1 BEDROOM

BATH OPTION





TYPE: 1BRC (14, 16)
1 BEDROOM - 35.50 sqm
FLOOR 4 - 20, 21, 22, 23 - 30, 32 - 36

FL 4 - 20

FL 21, 22

FL 23 - 30, 32 - 36

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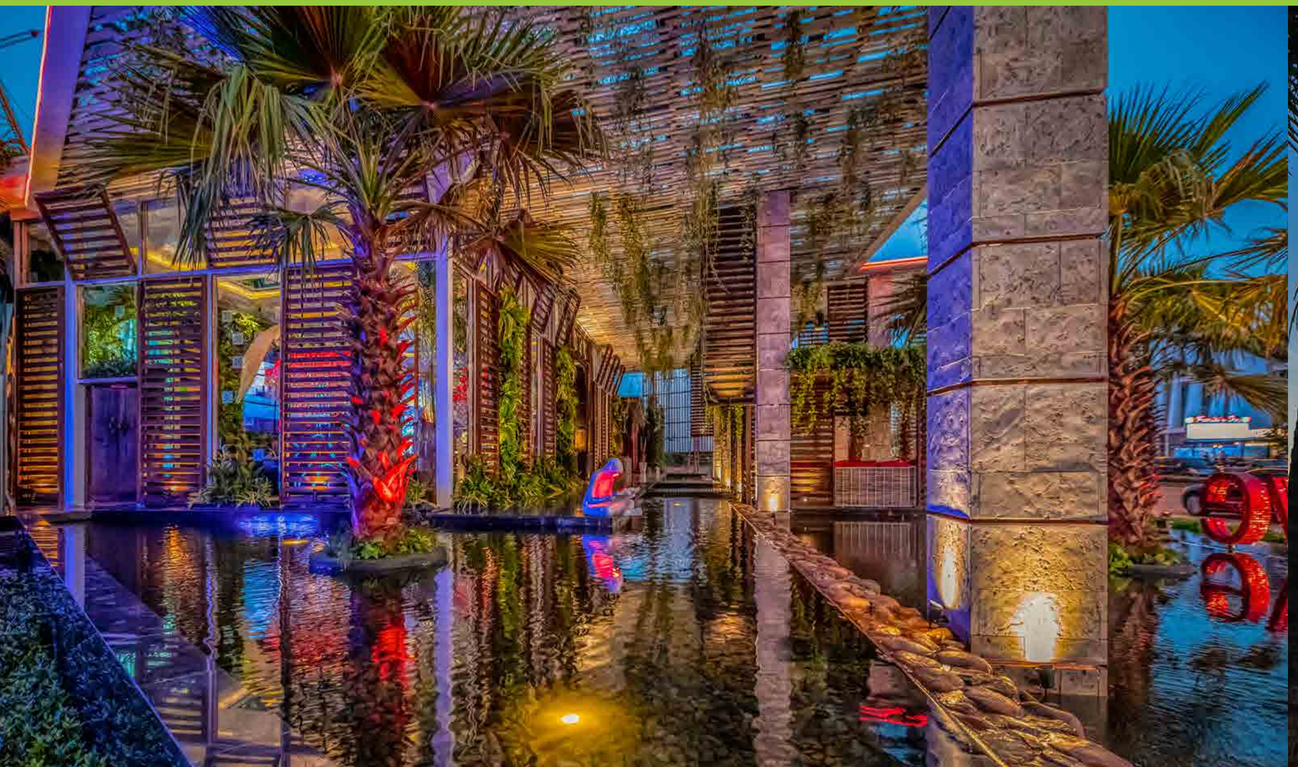
1 BEDROOM



BATH OPTION

TYPE: 1BRC (5, 7)
1 BEDROOM - 35.50 sqm
FLOOR 4, 5, 6 -20 , 23 - 31, 32 - 36

FL 5

FL 4, 6 - 20, 23 - 31

FL 32- 36

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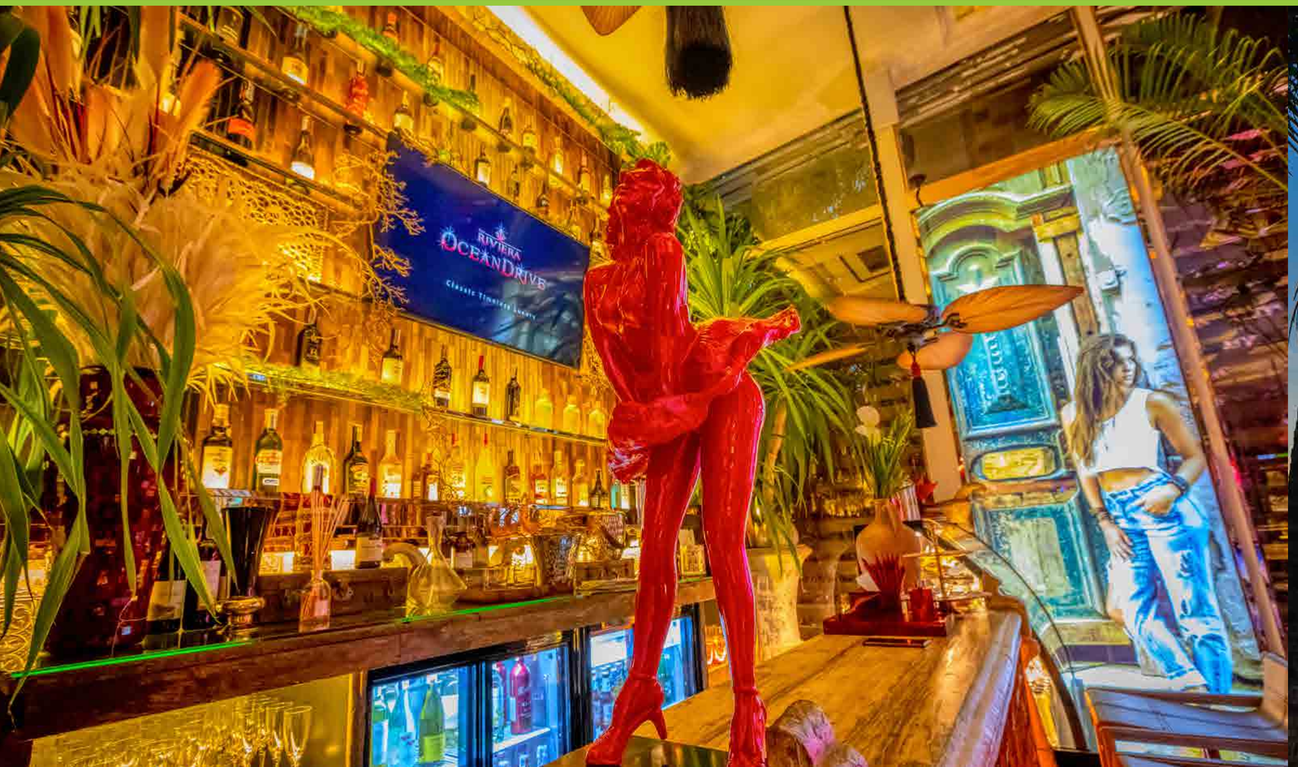
1 BEDROOM



FL 36

FL 37 - 42

TYPE: 1BRC#
1 BEDROOM - 48 sqm
FLOOR 36 - 42

TYPE: 1BRC#
1 BEDROOM - 46.70 sqm
FLOOR 37 - 40

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1 BEDROOM

TYPE: 1BRD
1 BEDROOM - 30.50 sqm
FLOOR 4 - 22

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1 BEDROOM

TYPE: 1BRD
1 BEDROOM - 30.50 sqm
FLOOR 4 - 20, 23 - 30

TYPE: 1BRD
1 BEDROOM - 30.70 sqm
FLOOR 4 , 6 - 20, 28 - 36

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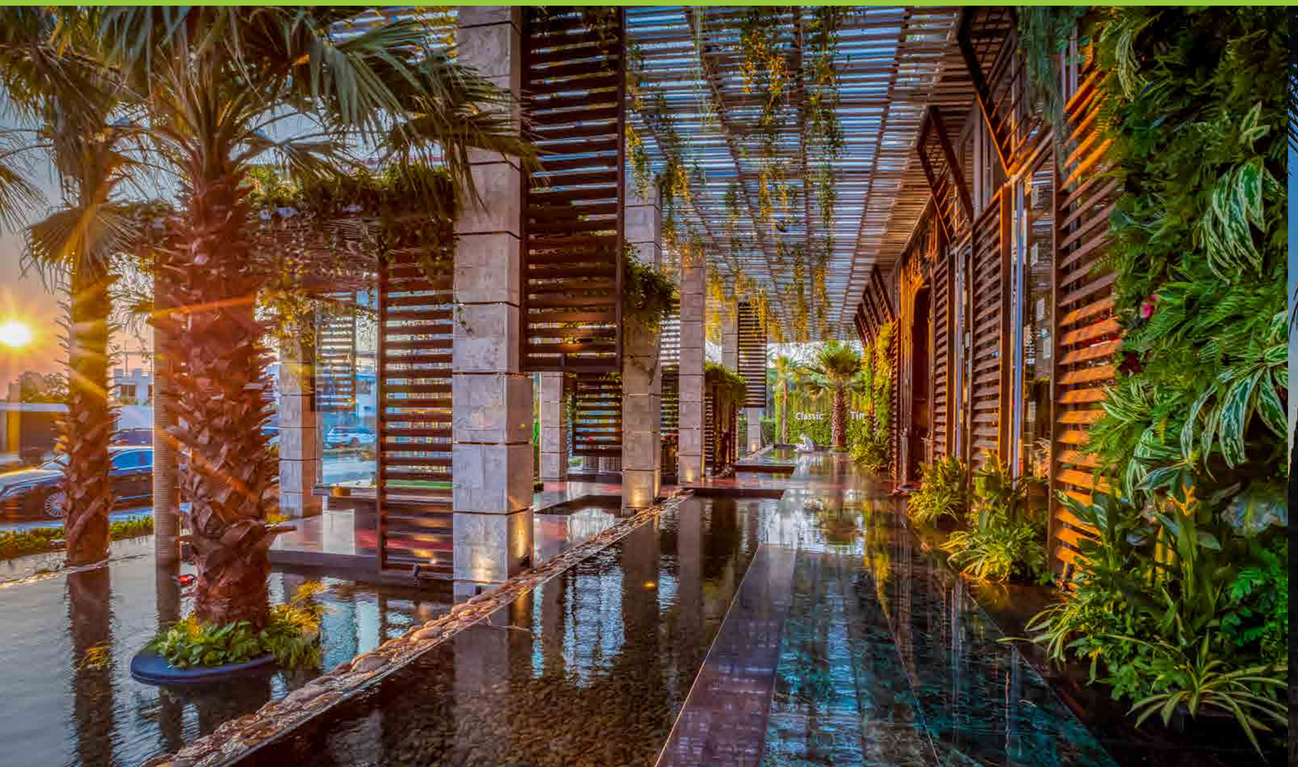
1 BEDROOM



TYPE: 1BRD
1 BEDROOM - 30.70 sqm
FLOOR 4, 6 - 20, 28 - 41

TYPE: 1BRD
1 BEDROOM - 30.40 sqm
FLOOR 4

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1 BEDROOM

TYPE: 1BRD
1 BEDROOM - 31 sqm
FLOOR 4 - 22

TYPE: 1BRD
1 BEDROOM - 30.70 sqm
FLOOR 32 - 35

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1 BEDROOM

TYPE: 1BRD#
1 BEDROOM - 41.50 sqm
FLOOR 37 - 40

TYPE: 1BRD# 1
1 BEDROOM - 37 sqm
FLOOR 41

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1 BEDROOM

TYPE: 1BRE
1 BEDROOM - 26.40 sqm
FLOOR 4 - 22

TYPE: 1BRE
1 BEDROOM - 26.80 sqm
FLOOR 4 - 22

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1 BEDROOM

TYPE: 1BRE
1 BEDROOM - 27.50 sqm
FLOOR 4 - 22

TYPE: 1BRE
1 BEDROOM - 27.90 sqm
FLOOR 4

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2 BEDROOM

TYPE: 2BRA (1BRA 43.40 sqm + 1BRD 30.70 sqm)

2 BEDROOM - 74.10 sqm

FLOOR 23 - 27, 37 - 40 FLOOR 37 - 40 COMBINE OPTION

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2 BEDROOM

TYPE: 2BRB (1BRA 44 sqm+ 1BRD 30.70 sqm)
2 BEDROOM - 74.70 sqm
FLOOR 23 - 27

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2 BEDROOM

TYPE: 2BRC (1BRD# 44 sqm + 1BRB 30.70 sqm)
2 BEDROOM - 80.90 sqm
FLOOR 37 - 40 (COMBINE OPTION)

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2 BEDROOM

TYPE: 2BRF
2 BEDROOM - 63.60 sqm
FLOOR 42

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BCI ASIA AWARDS 2017 TOPTEN

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