



THAI OWNERSHIP BUYERS														FOREIGN (THAI COMPANY) OWNERSHIP						Price List as of 01-28 February 2026	
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	27 Monthly installments	65% Balance on Completion	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	27 Monthly installments	65% Balance on Completion
1	GARDEN VIEW	28	SC1	STD	LEMON GROVE	122	109,077.00	3,054,150.00	50,000.00	560,830.00	458,122.50	16,968.00	1,985,198.00	122	109,077.00	3,054,150.00	50,000.00	560,830.00	458,122.50	16,968.00	1,985,198.00
1	GARDEN VIEW	32	1C9	1BR	LEMON GROVE	121	102,066.00	3,266,120.00	100,000.00	553,224.00	489,918.00	18,145.00	2,122,978.00	121	102,066.00	3,266,120.00	100,000.00	553,224.00	489,918.00	18,145.00	2,122,978.00
1	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	120	102,014.00	3,366,468.00	100,000.00	573,293.60	504,970.20	18,703.00	2,188,204.00	120	102,014.00	3,366,468.00	100,000.00	573,293.60	504,970.20	18,703.00	2,188,204.00
1	GARDEN VIEW	33	1C6	1BR	LEMON GROVE	114	108,779.00	3,589,713.00	100,000.00	617,942.60	538,456.95	19,943.00	2,333,313.00	114	108,779.00	3,589,713.00	100,000.00	617,942.60	538,456.95	19,943.00	2,333,313.00
1	GARDEN VIEW	33	1C3	1BR	LEMON GROVE	123	108,779.00	3,589,713.00	100,000.00	617,942.60	538,456.95	19,943.00	2,333,313.00	123	108,779.00	3,589,713.00	100,000.00	617,942.60	538,456.95	19,943.00	2,333,313.00
1	GARDEN VIEW	34	1C2	1BR	LEMON GROVE	102	116,623.00	3,965,170.00	100,000.00	693,034.00	594,775.50	22,029.00	2,577,361.00	102	116,623.00	3,965,170.00	100,000.00	693,034.00	594,775.50	22,029.00	2,577,361.00
1	POOL ACCESS	35	1C7m	1BR	LEMON GROVE	112	132,020.00	4,620,688.00	100,000.00	824,137.60	693,103.20	25,670.00	3,003,447.00	112	132,020.00	4,620,688.00	100,000.00	824,137.60	693,103.20	25,670.00	3,003,447.00
1	GARDEN VIEW	65	2C1	2BR	LEMON GROVE	118	101,194.00	6,577,588.00	200,000.00	1,115,517.60	986,638.20	36,542.00	4,275,432.00	118	101,194.00	6,577,588.00	200,000.00	1,115,517.60	986,638.20	36,542.00	4,275,432.00
2	GARDEN VIEW	32	1C5	1BR	LEMON GROVE	216	98,684.00	3,157,880.00	100,000.00	531,576.00	473,682.00	17,544.00	2,052,622.00	216	98,684.00	3,157,880.00	100,000.00	531,576.00	473,682.00	17,544.00	2,052,622.00
2	GARDEN VIEW	32	1C5	1BR	LEMON GROVE	218	98,684.00	3,157,880.00	100,000.00	531,576.00	473,682.00	17,544.00	2,052,622.00	218	98,684.00	3,157,880.00	100,000.00	531,576.00	473,682.00	17,544.00	2,052,622.00
2	GARDEN VIEW	32	1C8	1BR	LEMON GROVE	222	98,684.00	3,157,880.00	100,000.00	531,576.00	473,682.00	17,544.00	2,052,622.00	222	98,684.00	3,157,880.00	100,000.00	531,576.00	473,682.00	17,544.00	2,052,622.00
2	GARDEN VIEW	33	1C6	1BR	LEMON GROVE	214	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00	214	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00
2	GARDEN VIEW	33	1C3	1BR	LEMON GROVE	223	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00	223	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00
2	GARDEN VIEW	34	1C2	1BR	LEMON GROVE	202	109,539.00	3,724,325.00	100,000.00	644,865.00	558,648.75	20,691.00	2,420,811.00	202	109,539.00	3,724,325.00	100,000.00	644,865.00	558,648.75	20,691.00	2,420,811.00
2	POOL VIEW	35	1C7m	1BR	LEMON GROVE	207	118,490.00	4,147,138.00	100,000.00	729,427.60	622,070.70	23,040.00	2,695,640.00	207	118,490.00	4,147,138.00	100,000.00	729,427.60	622,070.70	23,040.00	2,695,640.00
2	POOL VIEW	35	1C7	1BR	LEMON GROVE	210	118,490.00	4,147,138.00	100,000.00	729,427.60	622,070.70	23,040.00	2,695,640.00	210	118,490.00	4,147,138.00	100,000.00	729,427.60	622,070.70	23,040.00	2,695,640.00
2	POOL VIEW	35	1C7m	1BR	LEMON GROVE	212	118,490.00	4,147,138.00	100,000.00	729,427.60	622,070.70	23,040.00	2,695,640.00	212	118,490.00	4,147,138.00	100,000.00	729,427.60	622,070.70	23,040.00	2,695,640.00





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	27 Monthly installments	65% Balance on Completion	Unit No.	PRICE SQ.M	Total Sales Price	Booking Fee	20% Signing Contract	15% INSTALLMENT	27 Monthly installments	65% Balance on Completion
2	POOL VIEW	36	1C1m	1BR	LEMON GROVE	206	118,424.00	4,263,270.00	100,000.00	752,654.00	639,490.50	23,685.00	2,771,126.00	206	118,424.00	4,263,270.00	100,000.00	752,654.00	639,490.50	23,685.00	2,771,126.00
2	POOL VIEW	36	1C1	1BR	LEMON GROVE	209	118,424.00	4,263,270.00	100,000.00	752,654.00	639,490.50	23,685.00	2,771,126.00	209	118,424.00	4,263,270.00	100,000.00	752,654.00	639,490.50	23,685.00	2,771,126.00
2	GARDEN VIEW	63	2C3	2BR	LEMON GROVE	220	97,838.00	6,163,795.00	200,000.00	1,032,759.00	924,569.25	34,243.00	4,006,467.00	220	97,838.00	6,163,795.00	200,000.00	1,032,759.00	924,569.25	34,243.00	4,006,467.00
3	GARDEN VIEW	32	1C9	1BR	LEMON GROVE	319	99,811.00	3,193,960.00	100,000.00	538,792.00	479,094.00	17,744.00	2,076,074.00	319	99,811.00	3,193,960.00	100,000.00	538,792.00	479,094.00	17,744.00	2,076,074.00
3	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	315	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00	315	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00
3	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	316	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00	316	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00
3	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	318	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00	318	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00
3	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	320	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00	320	99,759.00	3,292,053.00	100,000.00	558,410.60	493,807.95	18,289.00	2,139,834.00
3	POOL VIEW	29	SC3	STD	LEMON GROVE	313	125,179.00	3,630,179.00	50,000.00	676,035.80	544,526.85	20,168.00	2,359,616.00	313	125,179.00	3,630,179.00	50,000.00	676,035.80	544,526.85	20,168.00	2,359,616.00
3	GARDEN VIEW	34	1C2	1BR	LEMON GROVE	302	110,103.00	3,743,493.00	100,000.00	648,698.60	561,523.95	20,797.00	2,433,270.00	302	110,103.00	3,743,493.00	100,000.00	648,698.60	561,523.95	20,797.00	2,433,270.00
3	POOL VIEW	35	1C7m	1BR	LEMON GROVE	312	119,617.00	4,186,600.00	100,000.00	737,320.00	627,990.00	23,259.00	2,721,290.00	312	119,617.00	4,186,600.00	100,000.00	737,320.00	627,990.00	23,259.00	2,721,290.00
3	POOL VIEW	71	2C4	2BR	LEMON GROVE	306	113,039.00	8,025,780.00	200,000.00	1,405,156.00	1,203,867.00	44,588.00	5,216,757.00	306	113,039.00	8,025,780.00	200,000.00	1,405,156.00	1,203,867.00	44,588.00	5,216,757.00
4	GARDEN VIEW	32	1C5	1BR	LEMON GROVE	416	100,939.00	3,230,040.00	100,000.00	546,008.00	484,506.00	17,945.00	2,099,526.00	416	100,939.00	3,230,040.00	100,000.00	546,008.00	484,506.00	17,945.00	2,099,526.00
4	GARDEN VIEW	33	1C3	1BR	LEMON GROVE	423	102,014.00	3,366,468.00	100,000.00	573,293.60	504,970.20	18,703.00	2,188,204.00	423	102,014.00	3,366,468.00	100,000.00	573,293.60	504,970.20	18,703.00	2,188,204.00
4	GARDEN VIEW	33	1C6	1BR	LEMON GROVE	414	103,142.00	3,403,675.00	100,000.00	580,735.00	510,551.25	18,909.00	2,212,389.00	414	103,142.00	3,403,675.00	100,000.00	580,735.00	510,551.25	18,909.00	2,212,389.00
4	POOL VIEW	29	SC3	STD	LEMON GROVE	413	126,306.00	3,662,876.00	50,000.00	682,575.20	549,431.40	20,349.00	2,380,869.00	413	126,306.00	3,662,876.00	50,000.00	682,575.20	549,431.40	20,349.00	2,380,869.00
4	GARDEN VIEW	34	1C2	1BR	LEMON GROVE	402	110,666.00	3,762,660.00	100,000.00	652,532.00	564,399.00	20,904.00	2,445,729.00	402	110,666.00	3,762,660.00	100,000.00	652,532.00	564,399.00	20,904.00	2,445,729.00





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5	GARDEN VIEW	32	1C9	1BR	LEMON GROVE	517	104,321.00	3,338,280.00	100,000.00	567,656.00	500,742.00	18,546.00	2,169,882.00	517	104,321.00	3,338,280.00	100,000.00	567,656.00	500,742.00	18,546.00	2,169,882.00
5	GARDEN VIEW	32	1C9	1BR	LEMON GROVE	521	104,321.00	3,338,280.00	100,000.00	567,656.00	500,742.00	18,546.00	2,169,882.00	521	104,321.00	3,338,280.00	100,000.00	567,656.00	500,742.00	18,546.00	2,169,882.00
5	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	515	104,269.00	3,440,883.00	100,000.00	588,176.60	516,132.45	19,116.00	2,236,574.00	515	104,269.00	3,440,883.00	100,000.00	588,176.60	516,132.45	19,116.00	2,236,574.00
5	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	516	104,269.00	3,440,883.00	100,000.00	588,176.60	516,132.45	19,116.00	2,236,574.00	516	104,269.00	3,440,883.00	100,000.00	588,176.60	516,132.45	19,116.00	2,236,574.00
5	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	520	104,269.00	3,440,883.00	100,000.00	588,176.60	516,132.45	19,116.00	2,236,574.00	520	104,269.00	3,440,883.00	100,000.00	588,176.60	516,132.45	19,116.00	2,236,574.00
5	GARDEN VIEW	33	1C6	1BR	LEMON GROVE	514	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00	514	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00
5	POOL VIEW	29	SC3	STD	LEMON GROVE	513	127,434.00	3,695,574.00	50,000.00	689,114.80	554,336.10	20,531.00	2,402,123.00	513	127,434.00	3,695,574.00	50,000.00	689,114.80	554,336.10	20,531.00	2,402,123.00
5	GARDEN VIEW	34	1C2	1BR	LEMON GROVE	502	111,230.00	3,781,828.00	100,000.00	656,365.60	567,274.20	21,010.00	2,458,188.00	502	111,230.00	3,781,828.00	100,000.00	656,365.60	567,274.20	21,010.00	2,458,188.00
5	POOL VIEW	34	1C2	1BR	LEMON GROVE	508	121,941.00	4,146,010.00	100,000.00	729,202.00	621,901.50	23,033.00	2,694,907.00	508	121,941.00	4,146,010.00	100,000.00	729,202.00	621,901.50	23,033.00	2,694,907.00
5	GARDEN VIEW	65	2C1	2BR	LEMON GROVE	518	103,449.00	6,724,163.00	200,000.00	1,144,832.60	1,008,624.45	37,356.00	4,370,706.00	518	103,449.00	6,724,163.00	200,000.00	1,144,832.60	1,008,624.45	37,356.00	4,370,706.00
5	POOL VIEW	71	2C4	2BR	LEMON GROVE	504	115,192.00	8,178,608.00	200,000.00	1,435,721.60	1,226,791.20	45,437.00	5,316,095.00	504	115,192.00	8,178,608.00	200,000.00	1,435,721.60	1,226,791.20	45,437.00	5,316,095.00
6	GARDEN VIEW	31	1C4	1BR	LEMON GROVE	617	104,940.00	3,253,154.00	100,000.00	550,630.80	487,973.10	18,073.00	2,114,550.00	617	104,940.00	3,253,154.00	100,000.00	550,630.80	487,973.10	18,073.00	2,114,550.00
6	GARDEN VIEW	32	1C5	1BR	LEMON GROVE	615	104,885.00	3,356,320.00	100,000.00	571,264.00	503,448.00	18,646.00	2,181,608.00	615	104,885.00	3,356,320.00	100,000.00	571,264.00	503,448.00	18,646.00	2,181,608.00
6	GARDEN VIEW	32	1C8	1BR	LEMON GROVE	622	104,885.00	3,356,320.00	100,000.00	571,264.00	503,448.00	18,646.00	2,181,608.00	622	104,885.00	3,356,320.00	100,000.00	571,264.00	503,448.00	18,646.00	2,181,608.00
6	GARDEN VIEW	33	1C6	1BR	LEMON GROVE	614	105,960.00	3,496,694.00	100,000.00	599,338.80	524,504.10	19,426.00	2,272,851.00	614	105,960.00	3,496,694.00	100,000.00	599,338.80	524,504.10	19,426.00	2,272,851.00
6	GARDEN VIEW	33	1C3	1BR	LEMON GROVE	623	105,960.00	3,496,694.00	100,000.00	599,338.80	524,504.10	19,426.00	2,272,851.00	623	105,960.00	3,496,694.00	100,000.00	599,338.80	524,504.10	19,426.00	2,272,851.00
6	GARDEN VIEW	34	1C2	1BR	LEMON GROVE	602	111,794.00	3,800,995.00	100,000.00	660,199.00	570,149.25	21,117.00	2,470,647.00	602	111,794.00	3,800,995.00	100,000.00	660,199.00	570,149.25	21,117.00	2,470,647.00
6	POOL VIEW	34	1C2	1BR	LEMON GROVE	611	123,069.00	4,184,345.00	100,000.00	736,869.00	627,651.75	23,246.00	2,719,824.00	611	123,069.00	4,184,345.00	100,000.00	736,869.00	627,651.75	23,246.00	2,719,824.00
6	GARDEN VIEW	63	2C3	2BR	LEMON GROVE	620	104,039.00	6,554,474.00	200,000.00	1,110,894.80	983,171.10	36,414.00	4,260,408.00	620	104,039.00	6,554,474.00	200,000.00	1,110,894.80	983,171.10	36,414.00	4,260,408.00





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7	GARDEN VIEW	32	1C9	1BR	LEMON GROVE	717	105,449.00	3,374,360.00	100,000.00	574,872.00	506,154.00	18,746.00	2,193,334.00	717	105,449.00	3,374,360.00	100,000.00	574,872.00	506,154.00	18,746.00	2,193,334.00
7	GARDEN VIEW	32	1C9	1BR	LEMON GROVE	721	105,449.00	3,374,360.00	100,000.00	574,872.00	506,154.00	18,746.00	2,193,334.00	721	105,449.00	3,374,360.00	100,000.00	574,872.00	506,154.00	18,746.00	2,193,334.00
7	GARDEN VIEW	32	1C9	1BR	LEMON GROVE	722	105,449.00	3,374,360.00	100,000.00	574,872.00	506,154.00	18,746.00	2,193,334.00	722	105,449.00	3,374,360.00	100,000.00	574,872.00	506,154.00	18,746.00	2,193,334.00
7	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	715	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00	715	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00
7	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	716	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00	716	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00
7	GARDEN VIEW	33	1C10	1BR	LEMON GROVE	720	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00	720	105,397.00	3,478,090.00	100,000.00	595,618.00	521,713.50	19,323.00	2,260,759.00
7	POOL VIEW	29	SC3	STD	LEMON GROVE	713	129,689.00	3,760,969.00	50,000.00	702,193.80	564,145.35	20,894.00	2,444,630.00	713	129,689.00	3,760,969.00	50,000.00	702,193.80	564,145.35	20,894.00	2,444,630.00
7	GARDEN VIEW	34	1C2	1BR	LEMON GROVE	702	112,358.00	3,820,163.00	100,000.00	664,032.60	573,024.45	21,223.00	2,483,106.00	702	112,358.00	3,820,163.00	100,000.00	664,032.60	573,024.45	21,223.00	2,483,106.00
7	GARDEN VIEW	65	2C1	2BR	LEMON GROVE	718	104,576.00	6,797,450.00	200,000.00	1,159,490.00	1,019,617.50	37,764.00	4,418,343.00	718	104,576.00	6,797,450.00	200,000.00	1,159,490.00	1,019,617.50	37,764.00	4,418,343.00
8	GARDEN VIEW	31	1C4	1BR	LEMON GROVE	817	107,195.00	3,323,059.00	100,000.00	564,611.80	498,458.85	18,461.00	2,159,988.00	817	107,195.00	3,323,059.00	100,000.00	564,611.80	498,458.85	18,461.00	2,159,988.00
8	GARDEN VIEW	31	1C4	1BR	LEMON GROVE	819	107,195.00	3,323,059.00	100,000.00	564,611.80	498,458.85	18,461.00	2,159,988.00	819	107,195.00	3,323,059.00	100,000.00	564,611.80	498,458.85	18,461.00	2,159,988.00
8	GARDEN VIEW	32	1C5	1BR	LEMON GROVE	815	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00	815	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00
8	GARDEN VIEW	32	1C5	1BR	LEMON GROVE	816	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00	816	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00
8	GARDEN VIEW	32	1C5	1BR	LEMON GROVE	818	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00	818	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00
8	GARDEN VIEW	32	1C8	1BR	LEMON GROVE	822	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00	822	107,140.00	3,428,480.00	100,000.00	585,696.00	514,272.00	19,047.00	2,228,512.00
8	GARDEN VIEW	33	1C6	1BR	LEMON GROVE	814	108,215.00	3,571,109.00	100,000.00	614,221.80	535,666.35	19,839.00	2,321,221.00	814	108,215.00	3,571,109.00	100,000.00	614,221.80	535,666.35	19,839.00	2,321,221.00

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 โครงการคิดค่าบริการเอกสารโอนสิทธิ์ครั้งแรก 20,000 บาท



14 Times
Thailand Property
Awards Winner



57 Times
Asia Pacific Property
Awards Winner