



THAI OWNERSHIP BUYERS														FOREIGN OWNERSHIP BUYERS						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	35% Signing Contract	15% Installment	18 Monthly installments	50% Balance on Completion
5	PRIVATE POOL & POOL VIEW	111	3B1	3BR	EMERALD BAY	517	124,951.00	13,869,581.00	300,000.00	2,473,916.20	2,080,437.15	77,053.00	9,015,228.00	517	128,589.30	14,273,412.00	300,000.00	4,695,694.00	2,141,012.00	118,945.00	7,136,706.00
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	SB1	STD	EMERALD BAY	109	104,421.00	2,923,800.00	50,000.00	534,760.00	438,570.00	16,243.00	1,900,470.00	109	104,421.00	2,923,800.00	50,000.00	534,760.00	438,570.00	16,243.00	1,900,470.00
1	GARDEN VIEW	31	1B5	1BR	EMERALD BAY	113	104,136.00	3,228,225.00	100,000.00	545,645.00	484,233.75	17,935.00	2,098,346.00	113	104,136.00	3,228,225.00	100,000.00	545,645.00	484,233.75	17,935.00	2,098,346.00
1	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	110	104,053.00	3,329,700.00	100,000.00	565,940.00	499,455.00	18,498.00	2,164,305.00	110	104,053.00	3,329,700.00	100,000.00	565,940.00	499,455.00	18,498.00	2,164,305.00
1	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	112	104,053.00	3,329,700.00	100,000.00	565,940.00	499,455.00	18,498.00	2,164,305.00	112	104,053.00	3,329,700.00	100,000.00	565,940.00	499,455.00	18,498.00	2,164,305.00
1	GARDEN VIEW	32	1B6	1BR	EMERALD BAY	114	104,053.00	3,329,700.00	100,000.00	565,940.00	499,455.00	18,498.00	2,164,305.00	114	104,053.00	3,329,700.00	100,000.00	565,940.00	499,455.00	18,498.00	2,164,305.00
1	CORNER GARDEN VIEW	33	1B7	1BR	EMERALD BAY	115	103,975.00	3,431,175.00	100,000.00	586,235.00	514,676.25	19,062.00	2,230,264.00	115	103,975.00	3,431,175.00	100,000.00	586,235.00	514,676.25	19,062.00	2,230,264.00
1	CORNER GARDEN VIEW	33	1B3	1BR	EMERALD BAY	108	103,975.00	3,431,175.00	100,000.00	586,235.00	514,676.25	19,062.00	2,230,264.00	108	103,975.00	3,431,175.00	100,000.00	586,235.00	514,676.25	19,062.00	2,230,264.00
2	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	211	102,926.00	3,293,620.00	100,000.00	558,724.00	494,043.00	18,298.00	2,140,853.00	211	102,926.00	3,293,620.00	100,000.00	558,724.00	494,043.00	18,298.00	2,140,853.00
2	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	213	102,926.00	3,293,620.00	100,000.00	558,724.00	494,043.00	18,298.00	2,140,853.00	213	102,926.00	3,293,620.00	100,000.00	558,724.00	494,043.00	18,298.00	2,140,853.00
2	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	214	102,926.00	3,293,620.00	100,000.00	558,724.00	494,043.00	18,298.00	2,140,853.00	214	102,926.00	3,293,620.00	100,000.00	558,724.00	494,043.00	18,298.00	2,140,853.00
2	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	216	104,644.00	3,348,620.00	100,000.00	569,724.00	502,293.00	18,603.00	2,176,603.00	216	104,644.00	3,348,620.00	100,000.00	569,724.00	502,293.00	18,603.00	2,176,603.00
2	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	208	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00	208	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00
2	GARDEN VIEW	33	1B13	1BR	EMERALD BAY	210	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00	210	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00
2	GARDEN VIEW	33	1B13	1BR	EMERALD BAY	212	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00	212	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00
2	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	215	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00	215	102,848.00	3,393,968.00	100,000.00	578,793.60	509,095.20	18,855.00	2,206,079.00
2	POOL VIEW	38	1B11	1BR	EMERALD BAY	204	120,559.00	4,581,225.00	100,000.00	816,245.00	687,183.75	25,451.00	2,977,796.00	204	120,559.00	4,581,225.00	100,000.00	816,245.00	687,183.75	25,451.00	2,977,796.00
2	GARDEN VIEW	39	1B9	1BR	EMERALD BAY	217	124,168.00	4,842,558.00	100,000.00	868,511.60	726,383.70	26,903.00	3,147,663.00	217	124,168.00	4,842,558.00	100,000.00	868,511.60	726,383.70	26,903.00	3,147,663.00
2	POOL VIEW	40	1B15	1BR	EMERALD BAY	203	121,825.00	4,873,000.00	100,000.00	874,600.00	730,950.00	27,072.00	3,167,450.00	203	121,825.00	4,873,000.00	100,000.00	874,600.00	730,950.00	27,072.00	3,167,450.00





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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		
3	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	316	105,772.00	3,384,700.00	100,000.00	576,940.00	507,705.00	18,804.00	2,200,055.00	316	105,772.00	3,384,700.00	100,000.00	576,940.00	507,705.00	18,804.00	2,200,055.00		
3	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	315	103,975.00	3,431,175.00	100,000.00	586,235.00	514,676.25	19,062.00	2,230,264.00	315	103,975.00	3,431,175.00	100,000.00	586,235.00	514,676.25	19,062.00	2,230,264.00		
3	GARDEN VIEW	39	1B9	1BR	EMERALD BAY	317	125,296.00	4,886,530.00	100,000.00	877,306.00	732,979.50	27,147.00	3,176,245.00	317	125,296.00	4,886,530.00	100,000.00	877,306.00	732,979.50	27,147.00	3,176,245.00		
3	GARDEN VIEW	66	2B4	2BR	EMERALD BAY	318	123,853.00	8,174,320.00	200,000.00	1,434,864.00	1,226,148.00	45,413.00	5,313,308.00	318	123,853.00	8,174,320.00	200,000.00	1,434,864.00	1,226,148.00	45,413.00	5,313,308.00		
4	GARDEN VIEW	39	1B9	1BR	EMERALD BAY	417	126,423.00	4,930,503.00	100,000.00	886,100.60	739,575.45	27,392.00	3,204,827.00	417	126,423.00	4,930,503.00	100,000.00	886,100.60	739,575.45	27,392.00	3,204,827.00		
5	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	516	110,282.00	3,529,020.00	100,000.00	605,804.00	529,353.00	19,606.00	2,293,863.00	516	110,282.00	3,529,020.00	100,000.00	605,804.00	529,353.00	19,606.00	2,293,863.00		
6	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	616	112,537.00	3,601,180.00	100,000.00	620,236.00	540,177.00	20,007.00	2,340,767.00	616	112,537.00	3,601,180.00	100,000.00	620,236.00	540,177.00	20,007.00	2,340,767.00		
6	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	615	110,740.00	3,654,420.00	100,000.00	630,884.00	548,163.00	20,302.00	2,375,373.00	615	110,740.00	3,654,420.00	100,000.00	630,884.00	548,163.00	20,302.00	2,375,373.00		
7	GARDEN VIEW	31	1B5	1BR	EMERALD BAY	713	112,593.00	3,490,369.00	100,000.00	598,073.80	523,555.35	19,391.00	2,268,740.00	713	112,593.00	3,490,369.00	100,000.00	598,073.80	523,555.35	19,391.00	2,268,740.00		
7	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	709	112,509.00	3,600,300.00	100,000.00	620,060.00	540,045.00	20,002.00	2,340,195.00	709	112,509.00	3,600,300.00	100,000.00	620,060.00	540,045.00	20,002.00	2,340,195.00		
7	GARDEN VIEW	32	1B4	1BR	EMERALD BAY	710	112,509.00	3,600,300.00	100,000.00	620,060.00	540,045.00	20,002.00	2,340,195.00	710	112,509.00	3,600,300.00	100,000.00	620,060.00	540,045.00	20,002.00	2,340,195.00		
7	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	708	112,431.00	3,710,231.00	100,000.00	642,046.20	556,534.65	20,612.00	2,411,650.00	708	112,431.00	3,710,231.00	100,000.00	642,046.20	556,534.65	20,612.00	2,411,650.00		
7	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	715	112,431.00	3,710,231.00	100,000.00	642,046.20	556,534.65	20,612.00	2,411,650.00	715	112,431.00	3,710,231.00	100,000.00	642,046.20	556,534.65	20,612.00	2,411,650.00		





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8	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	811	113,073.00	3,618,340.00	100,000.00	623,668.00	542,751.00	20,102.00	2,351,921.00	811	113,073.00	3,618,340.00	100,000.00	623,668.00	542,751.00	20,102.00	2,351,921.00
8	GARDEN VIEW	32	1B14	1BR	EMERALD BAY	814	113,073.00	3,618,340.00	100,000.00	623,668.00	542,751.00	20,102.00	2,351,921.00	814	113,073.00	3,618,340.00	100,000.00	623,668.00	542,751.00	20,102.00	2,351,921.00
8	GARDEN VIEW	32	1B8	1BR	EMERALD BAY	816	114,792.00	3,673,340.00	100,000.00	634,668.00	551,001.00	20,407.00	2,387,671.00	816	114,792.00	3,673,340.00	100,000.00	634,668.00	551,001.00	20,407.00	2,387,671.00
8	GARDEN VIEW	33	1B3	1BR	EMERALD BAY	808	112,995.00	3,728,835.00	100,000.00	645,767.00	559,325.25	20,716.00	2,423,743.00	808	112,995.00	3,728,835.00	100,000.00	645,767.00	559,325.25	20,716.00	2,423,743.00
8	GARDEN VIEW	33	1B13	1BR	EMERALD BAY	810	112,995.00	3,728,835.00	100,000.00	645,767.00	559,325.25	20,716.00	2,423,743.00	810	112,995.00	3,728,835.00	100,000.00	645,767.00	559,325.25	20,716.00	2,423,743.00
8	GARDEN VIEW	33	1B7	1BR	EMERALD BAY	815	112,995.00	3,728,835.00	100,000.00	645,767.00	559,325.25	20,716.00	2,423,743.00	815	112,995.00	3,728,835.00	100,000.00	645,767.00	559,325.25	20,716.00	2,423,743.00



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

