



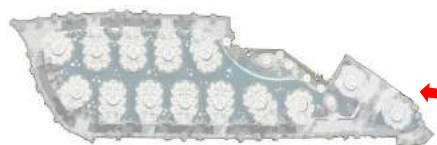
RIVA

RESORT CONDOMINIUM
CHIANG MAI

www.rivachiangmai.com



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MAIN ENTRANCE





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MAIN ENTRANCE





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MAIN ENTRANCE

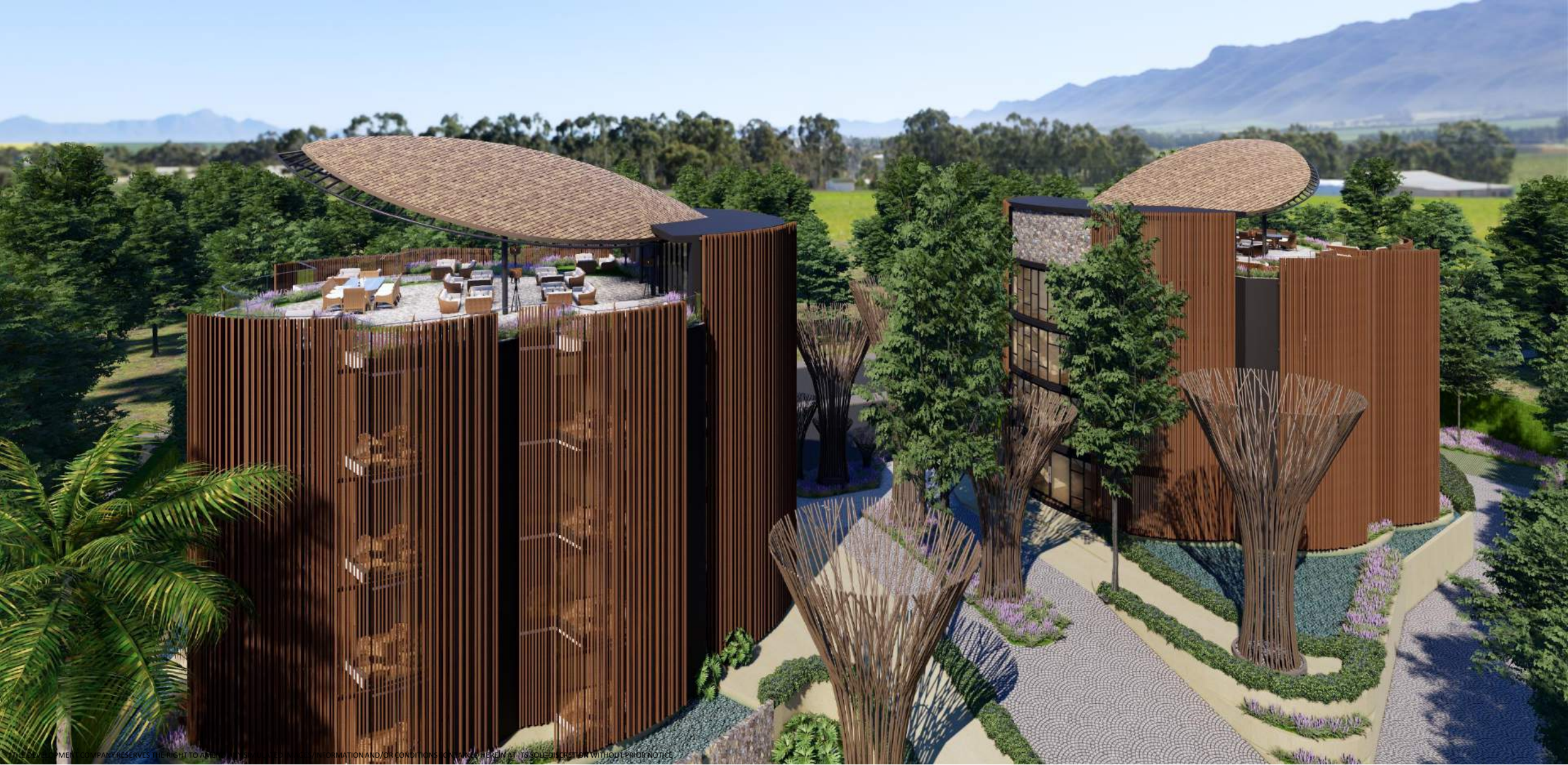




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MAIN ENTRANCE



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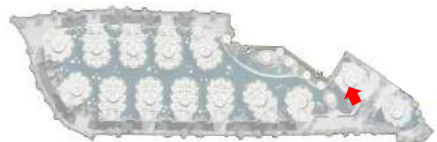


MAIN ENTRANCE





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SKY BAR





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RECEPTION LOUNGE



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RECEPTION LOUNGE





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RECEPTION LOUNGE



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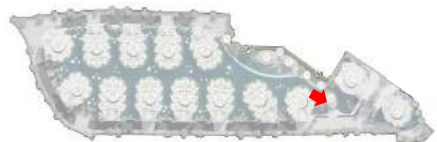


RECEPTION LOUNGE





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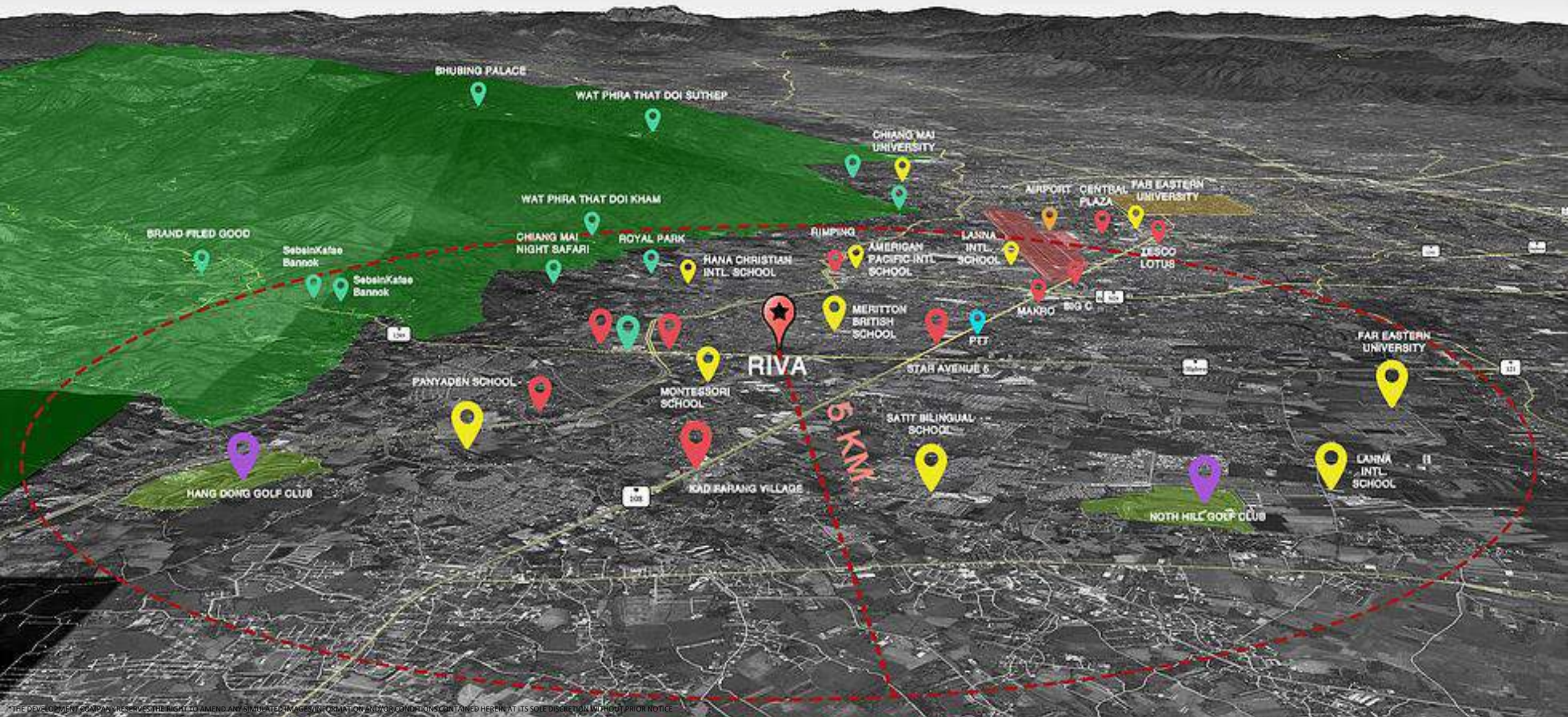


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RECEPTION LOUNGE





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LOCATION





WITHIN 5 TO 15 MINUTES DRIVE

- Chiangmai International Airport
- Chiangmai Old City
- Panyaden International School
- Grace International School
- Satit Rangsit International School
- American Pacific International School
- Lanna International School Thailand
- Central Plaza Airport
- Robinsons
- Baan & Beyond
- Tesco Lotus
- Home Pro
- Big C
- Star Avenue Mall
- KFC
- Starbucks
- Mcdonalds
- Pizza Hut
- Wine Connection
- Daiso
- Premium Outlet
- North Hill Golf Club
- Hang Dong Golf Club
- Doi Suthep National Park
- Chiangmai Night Safari
- Royal Park Rajapruek
- Grand Canyon Chiangmai
- Doi Kham Temple
- Wat Umong Temple
- Pottery Village
- Baan Tawai woodcraft Village
- Chiangmai Klaimor Hospital
- Hang Dong Hospital

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Main Ring Road 121



Condominium

- A - Building TYPE A
- B - Building TYPE B
- C - Building TYPE C

Legend

Clubhouse

- D - Lounge & Poolbar
- E - Restaurant
- F - Sauna & Steam Rm.
- G - Kitchen
- H - Yoga
- I - Fitness Rm.
- J - Meeting Rm.
- K - Reception lounge
- M - Minimart
- N - Playground

MASTER PLAN



Changing room/steam/sauna

Café Lounge

Bar

Kitchen

Restaurant

Toilet

BBQ

Gym/Yoga
deck above

BizCentre

SPA & Minimart
below

Reception

Beach

Swimming pool

LAKE

Playground

CLUB HOUSE AREA



PROJECT INFORMATION

Facilities:

24 hour security and CCTV cameras

Keycard access to lift and main door

**Salt water swimming pool with heated children pool +
water jet system**

Sauna, steam room, changing room and toilets

Gym and Yoga deck

Spa

Minimart

Café Lounge with cocktail Bar and 8” pool table

Restaurant

Sky Bar and

Business centre and Co-working space

Playground

Landscaped lake and garden

Property Management office and reception lounge



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SPA





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SPA





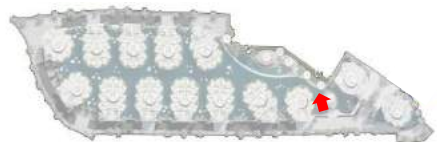
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RECEPTION LOUNGE



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BUSINESS CENTRE / CO-WORKING SPACE





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FITNESS GYM



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YOGA DECK





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BEACH





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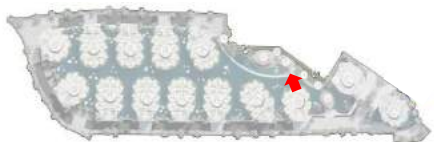


RESTAURANT





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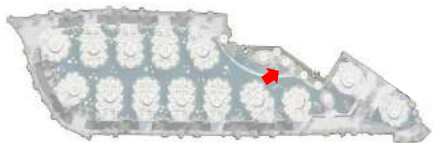


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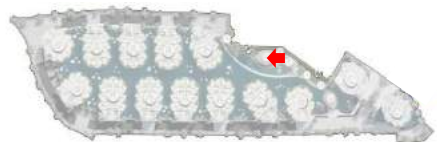


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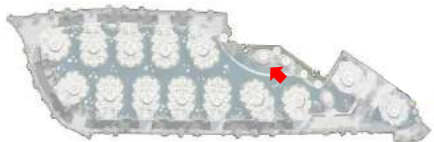


CAFÉ LOUNGE AND POOL BAR





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CAFÉ LOUNGE AND POOL BAR



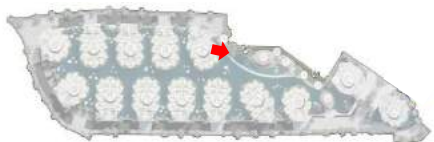
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SWIMMING POOL



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SWIMMING POOL

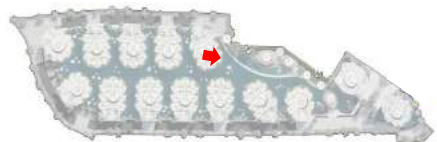




**UNIQUE
DESIGN FEATURES**



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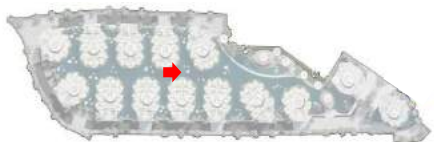


1st STOREY UNITS WITH PRIVATE GARDEN





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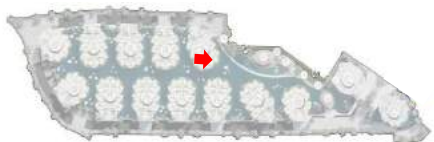


1st STOREY UNITS WITH PRIVATE GARDEN





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TOP FLOOR UNITS WITH PRIVATE ROOF GARDEN





TOP FLOOR UNITS WITH PRIVATE ROOF GARDEN



INTERIOR DESIGN

ENTRANCE



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ENTRANCE

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KITCHEN

KITCHEN



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LIVING AND DINING

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LIVING AND DINING

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LIVING AND DINING

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LIVING AND DINING

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BEDROOM



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BEDROOM



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MASTER BEDROOM

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MASTER BEDROOM

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BATH ROOM

BATH ROOM



OUTDOOR LIVING AREA / BALCONY

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The background of the image is a close-up, high-angle shot of water. The water is a deep blue color, and its surface is covered in numerous small, concentric ripples and waves. These ripples create a complex, textured pattern of light and dark blue, with some areas appearing lighter due to reflections. The overall effect is one of movement and depth.

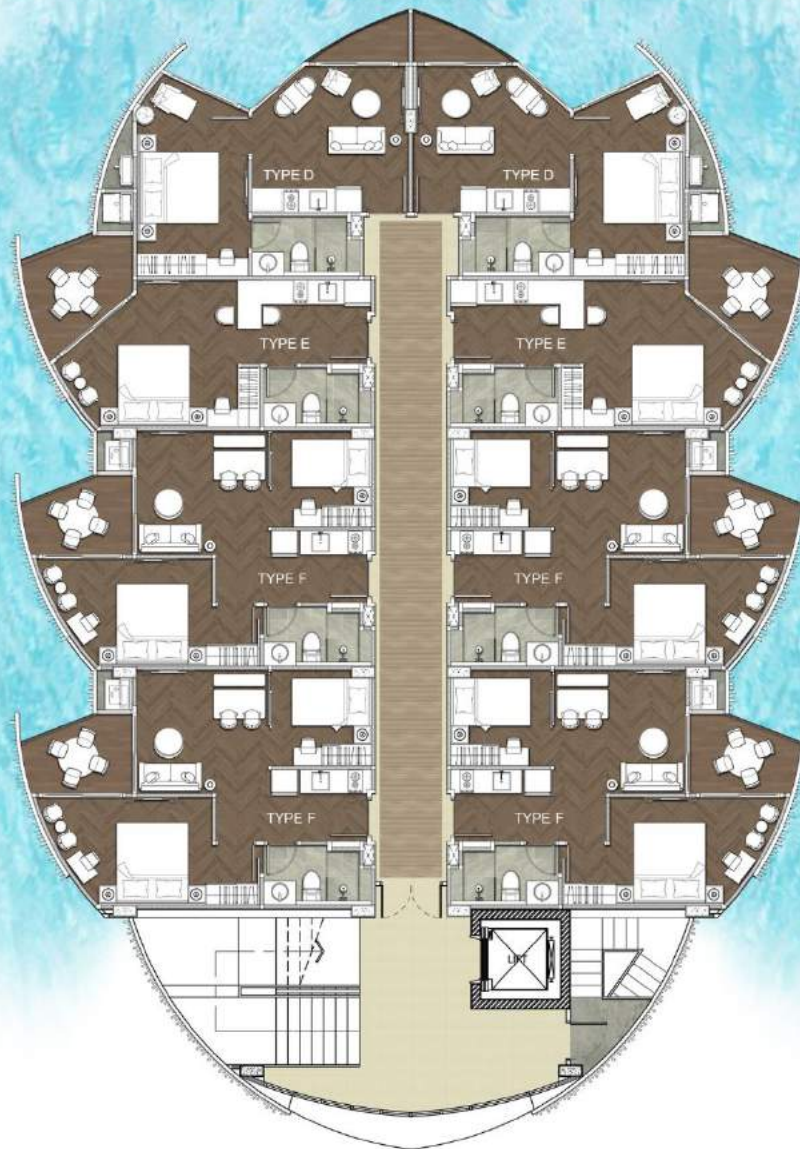
CONDO BUILDING TYPES

BUILDING TYPE A
1ST FLOOR PLAN



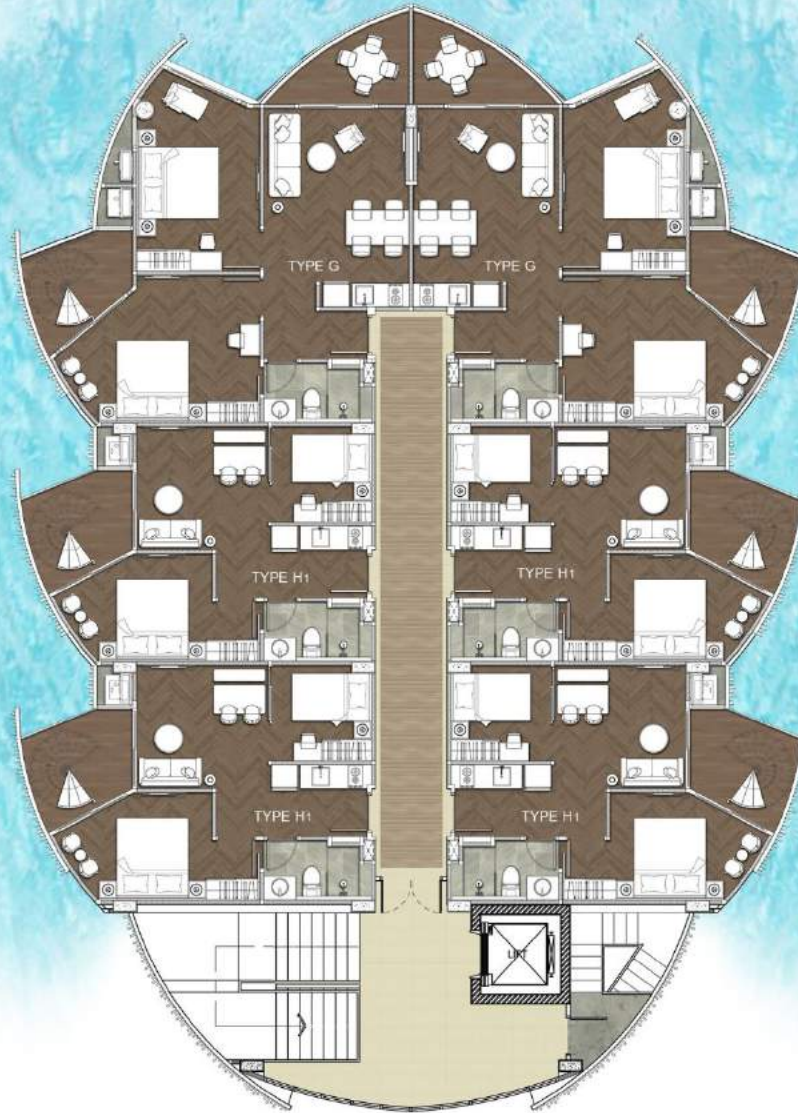
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RESORT CONDOMINIUM
CHIANG MAI

BUILDING TYPE A
2ND,3RD FLOOR PLAN



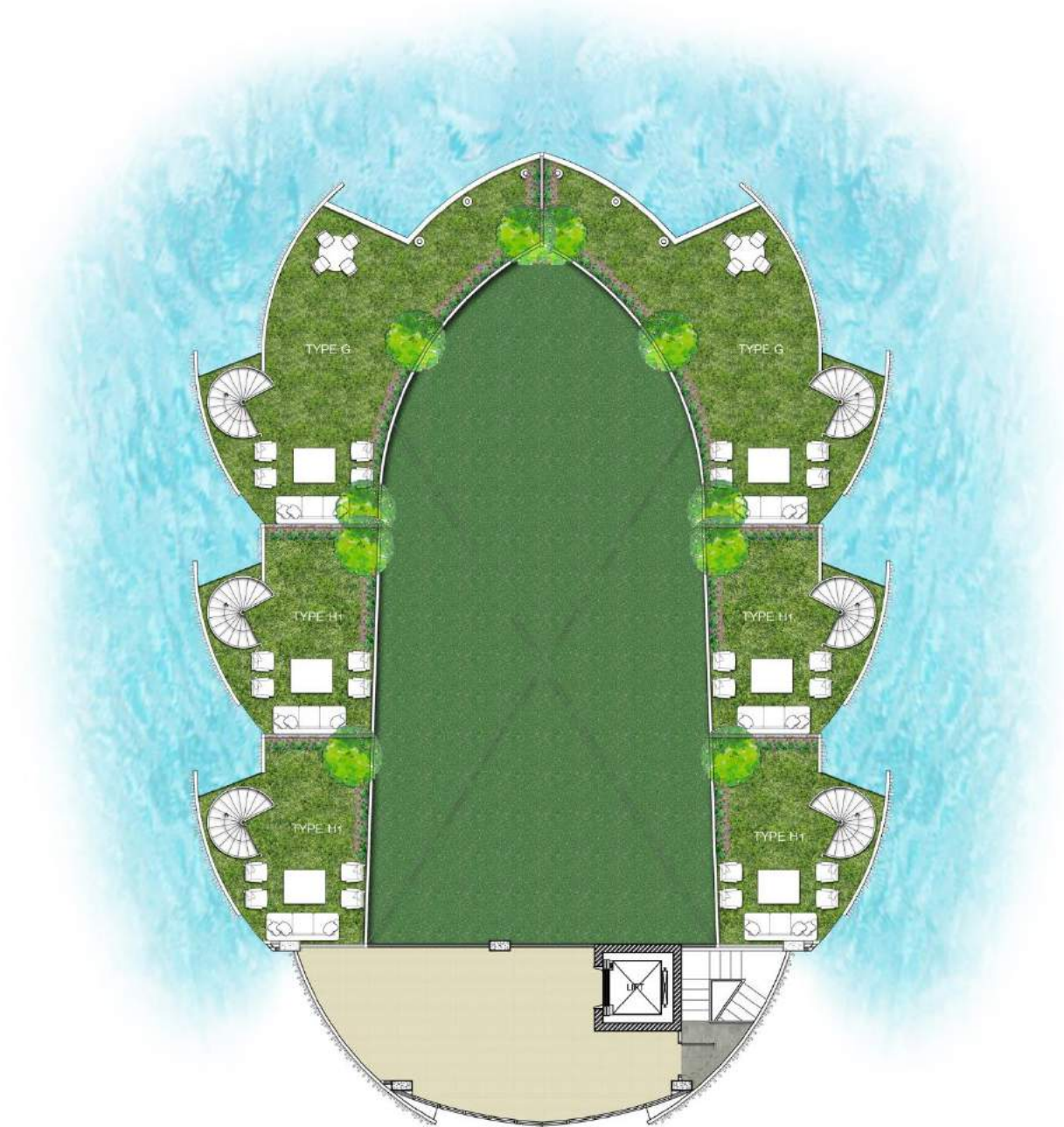
RIVA
RESORT CONDOMINIUM
CHIANG MAI

BUILDING TYPE A
4TH FLOOR PLAN



RIVA
RESORT CONDOMINIUM
CHIANG MAI

BUILDING TYPE A
ROOF PLAN



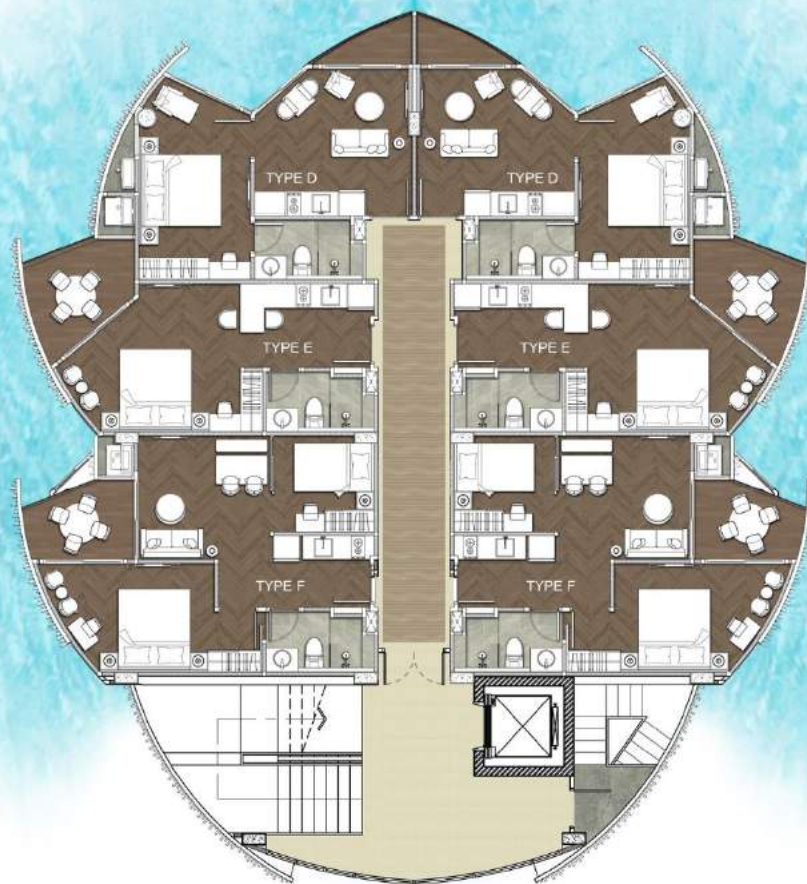
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RESORT CONDOMINIUM
CHIANG MAI



BUILDING TYPE B
1ST FLOOR PLAN



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RESORT CONDOMINIUM
CHIANG MAI

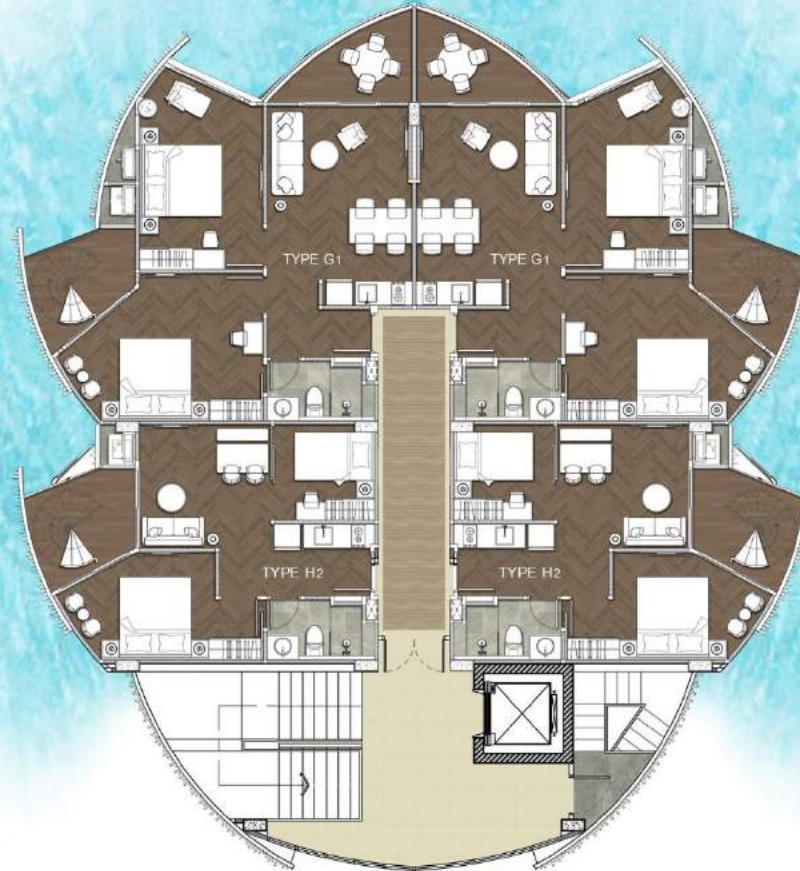


BUILDING TYPE B
2ND,3RD FLOOR PLAN

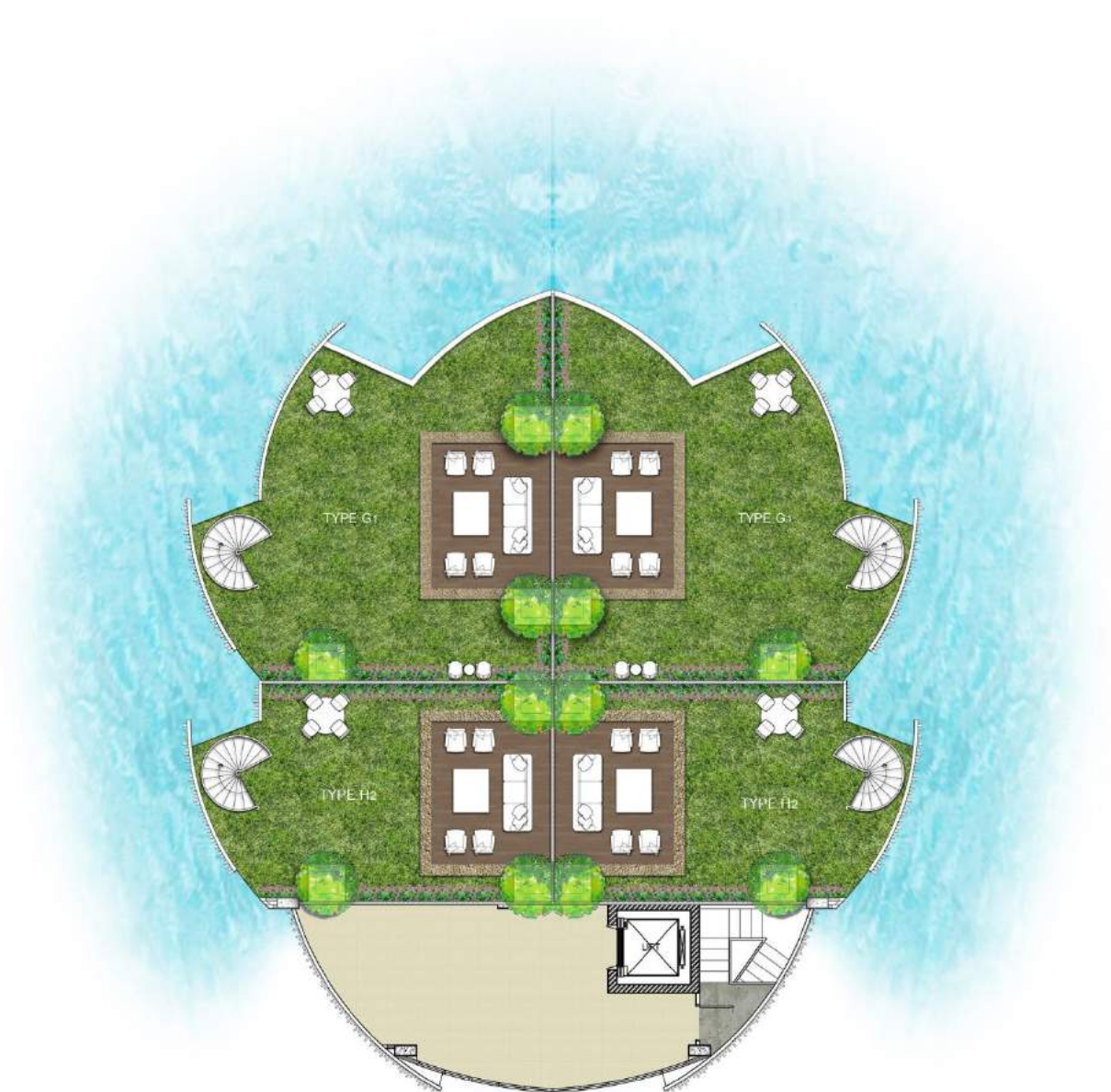


RIVA
RESORT CONDOMINIUM
CHIANG MAI

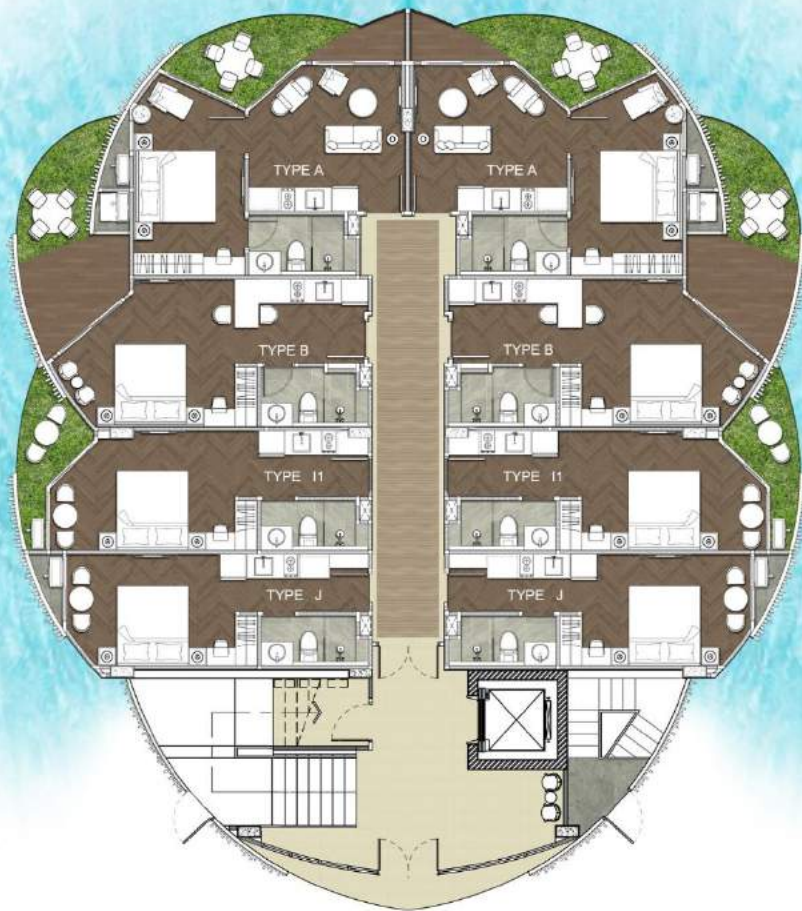
BUILDING TYPE B
4TH FLOOR PLAN



BUILDING TYPE B
ROOF PLAN



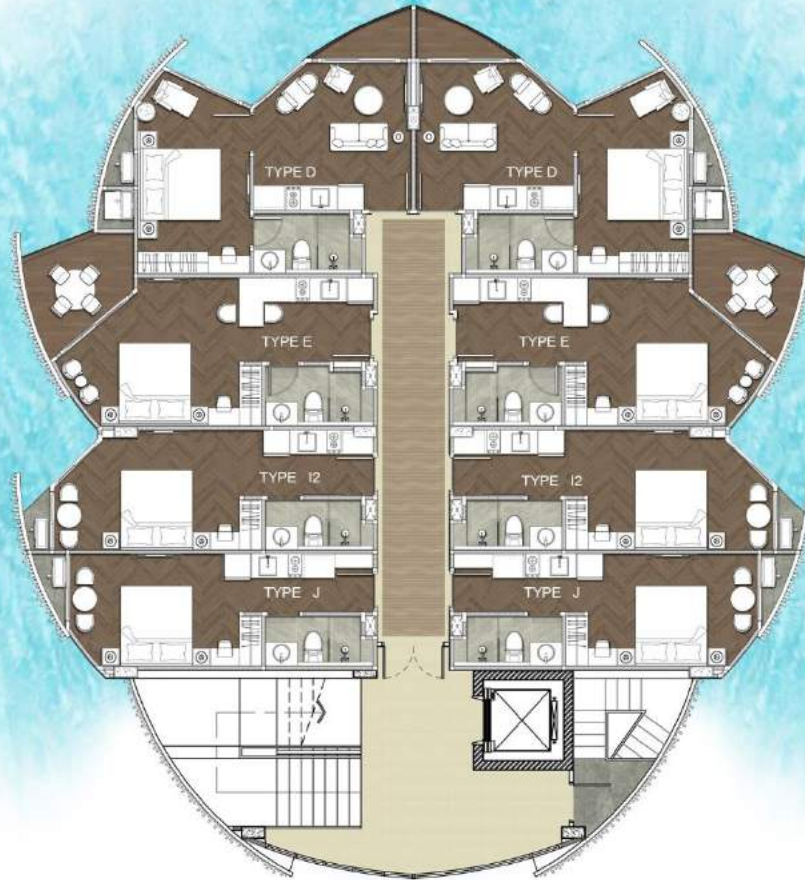
RIVA
RESORT CONDOMINIUM
CHIANG MAI



BUILDING TYPE C
1ST FLOOR PLAN



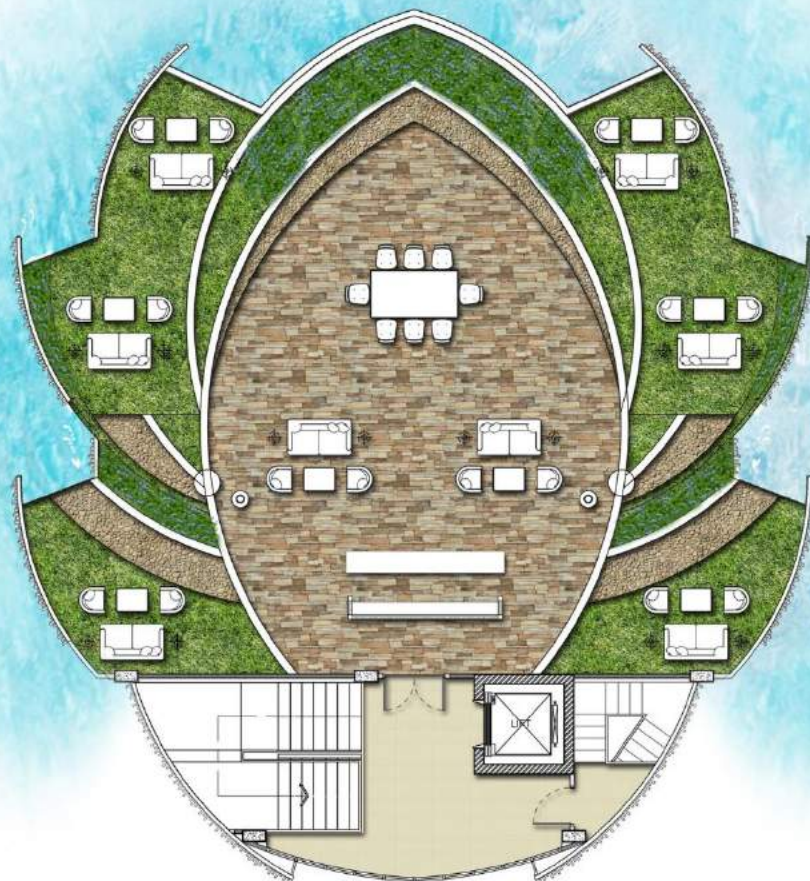
RIVA
RESORT CONDOMINIUM
CHIANG MAI



BUILDING TYPE C
2ND-4TH FLOOR PLAN



RIVA
RESORT CONDOMINIUM
CHIANG MAI



BUILDING TYPE C
ROOF PLAN



RIVA
RESORT CONDOMINIUM
CHIANG MAI

The background of the slide is a close-up, high-resolution image of water. The water is a deep blue color, and its surface is covered in numerous small, concentric ripples and waves. These ripples create a complex, textured pattern of light and dark blue, with some areas appearing lighter due to reflections. The overall effect is one of movement and depth.

CONDO UNIT TYPES

UNIT TYPE A

AREA 40.48 Sq.m.

1 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY

PRIVATE GARDEN



RIVA

RESORT CONDOMINIUM
CHIANG MAI

UNIT TYPE B

AREA 43.33 Sq.m.

1 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY

PRIVATE GARDEN



RIVA
RESORT CONDOMINIUM
CHIANG MAI

UNIT TYPE C

AREA 50.06 Sq.m.

2 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY

PRIVATE GARDEN



RIVA

RESORT CONDOMINIUM
CHIANG MAI

UNIT TYPE D

AREA 34.43 Sq.m.

1 BEDROOM

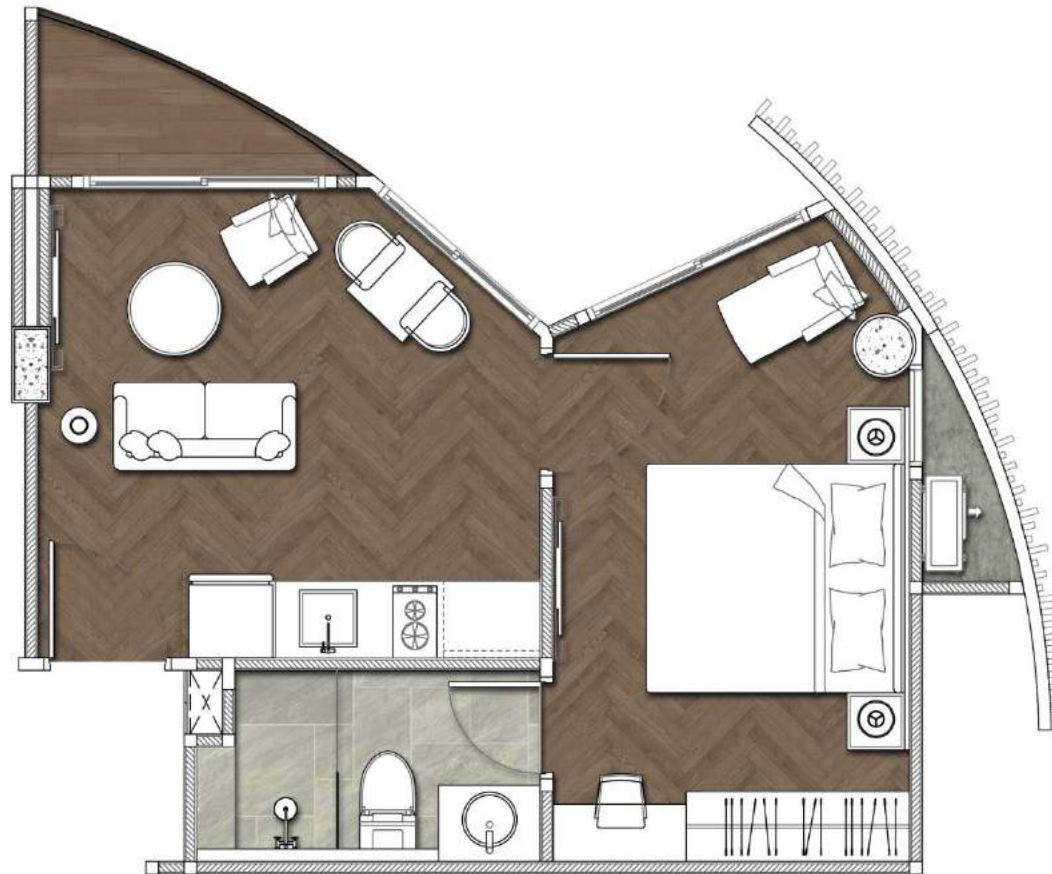
1 TOILET

KITCHEN

DINING

LIVING

BALCONY



RIVA

RESORT CONDOMINIUM
CHIANG MAI

UNIT TYPE E

AREA 33.61 Sq.m.

1 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY



RIVA
RESORT CONDOMINIUM
CHIANG MAI

UNIT TYPE F

AREA 46.21 Sq.m.

2 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY



RIVA

RESORT CONDOMINIUM
CHIANG MAI



UNIT TYPE G

AREA 121.31 Sq.m.

2 BEDROOM

1 TOILET

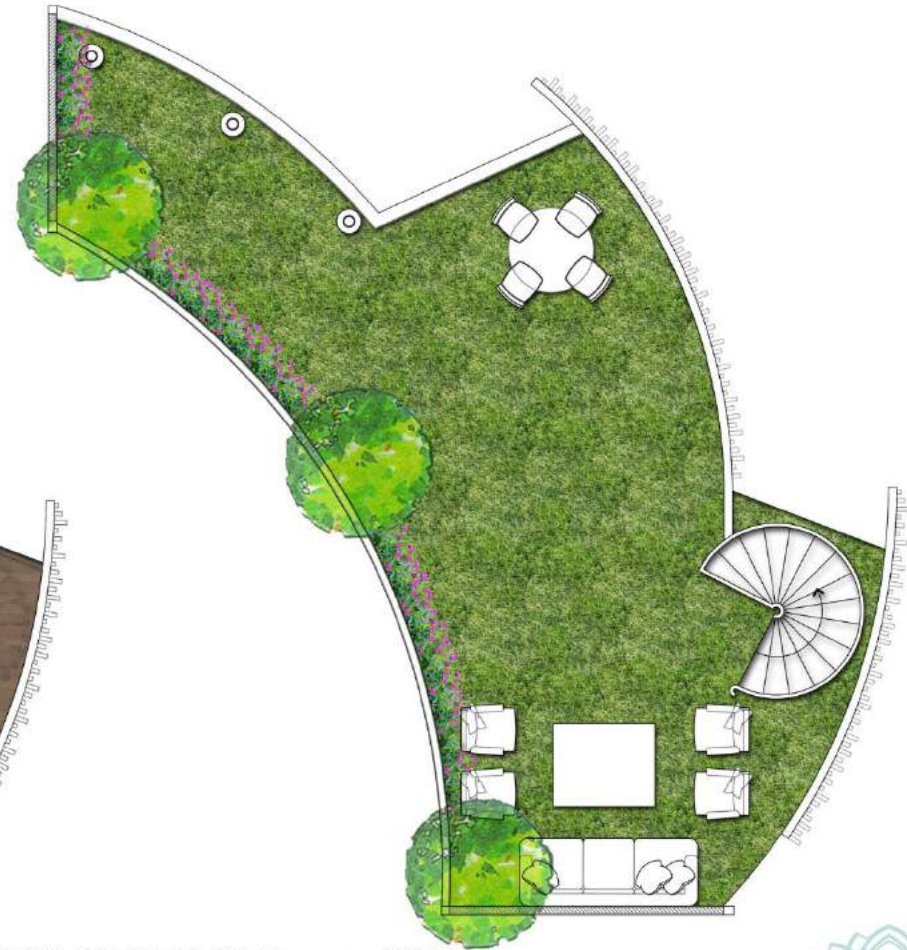
KITCHEN

DINING

LIVING

BALCONY

ROOF GARDEN



ROOF GARDEN AREA 50.33 SQ.M.



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RESORT CONDOMINIUM
CHIANG MAI



UNIT TYPE G1

AREA 148.42 Sq.m.

2 BEDROOM

1 TOILET

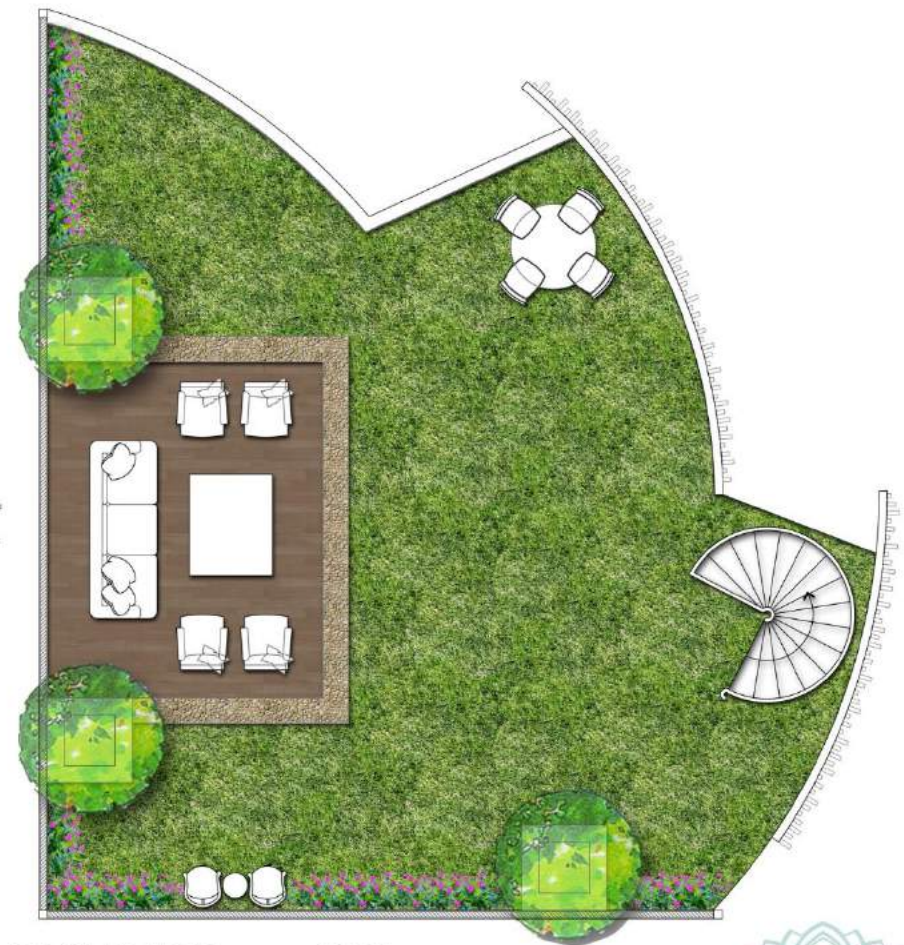
KITCHEN

DINING

LIVING

BALCONY

ROOF GARDEN



ROOF GARDEN AREA 77.44 SQ.M.

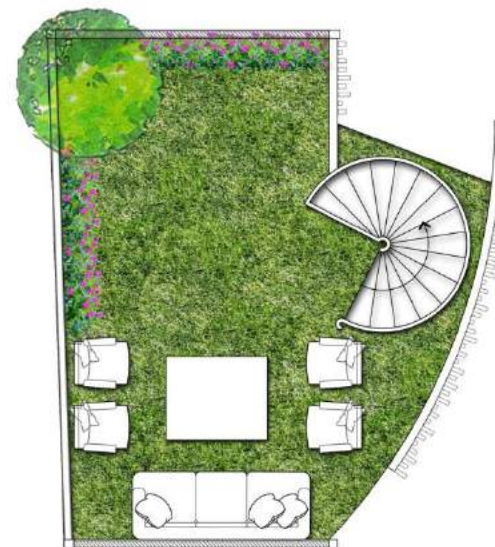


RIVA

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CHIANG MAI



ROOF GARDEN AREA 25.21 SQ.M.



UNIT TYPE H1

AREA 71.55 Sq.m.

2 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY

ROOF GARDEN



RIVA

RESORT CONDOMINIUM
CHIANG MAI



ROOF GARDEN AREA 53.21 SQ.M.

UNIT TYPE H2

AREA 99.88 Sq.m.

2 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY

ROOF GARDEN



RIVA
RESORT CONDOMINIUM
CHIANG MAI



UNIT TYPE I1

AREA 28.40 Sq.m.

1 BEDROOM

1 TOILET

KITCHEN

DINING

LIVING

BALCONY

PRIVATE GARDEN



RIVA
RESORT CONDOMINIUM
CHIANG MAI

UNIT TYPE I2

AREA 24.67 Sq.m.

1 BEDROOM

1 TOILET

KITCHEN

DINING



RIVA
RESORT CONDOMINIUM
CHIANG MAI

UNIT TYPE J

AREA 23.04 Sq.m.

1 BEDROOM

1 TOILET

KITCHEN

DINING



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CHIANG MAI

EXTERIOR VR IMAGES



<http://panorama.enscape3d.c/view/qp5fr6tc/>



<http://panorama.enscape3d.com/view/4hh9ylse/>



<http://panorama.enscape3d.com/view/djc5o3re/>



<http://panorama.enscape3d.com/view/kpsklxxy/>



<http://panorama.enscape3d.com/view/x2x9sq0h/>

INTERIOR VR IMAGES



<http://panorama.enscape3d.com/view/wltwxiou/>



<http://panorama.enscape3d.com/view/swm3r5ql/>



<http://panorama.enscape3d.com/view/gdzvqeg1/>



<http://panorama.enscape3d.com/view/nntiqmc9/>



<http://panorama.enscape3d.com/view/hsndhru2/>



PROJECT INFORMATION

All units with lake view

Typical Unit Types:

Studio unit:

Type E (33.61 sqm)

Type I2 (24.67 sqm)

Type J (23.04 sqm)

Studio unit with private garden:

Type B (43.33 sqm)

Type I1 (28.40 sqm)

1 Bedroom unit:

Type D (34.43 sqm)

1 Bedroom unit with private garden:

Type A (40.48 sqm)

2 Bedroom unit:

Type F (46.21 sqm)

2 Bedroom unit with private garden:

Type C (50.06 sqm)

2 Bedroom unit with private roof garden:

Type G (121.31 sqm)

Type G1 (148.42 sqm)

Type H1 (71.55 sqm)

Type H2 (99.88 sqm)



PROJECT INFORMATION

Project Name: Riva Resort Condominium

Location : 121 Road, Nong Kwai Sub-District, Hang Dong District, Chiangmai City, Thailand

Land Title: Freehold

Condo Unit Title: Or Chor 2 Freehold condominium titles

Land area: 11 rai 1 Ngan 82 square wah (18,328 sqm)

Total construction area: approx. 27,000 sqm

Total no. of floors: 4 storey + roof gardens

Total no of condominium building: 14

Total no. of units: 400 units

Payment Schedule:

1% on booking

19% on signing contract

75% progressive payment

5% upon Handover

1% Transfer fee by buyer

Management fees: 50 THB per sqm/mth. 2 year payable in advance

Sinking Fund: 500THB/sqm

Launch price per sqm: approx. 90,000 THB/sqm

Expected public Launch date: Jun 2019

Expected Handover date: End 2021

Project Company: HD 121 Company Limited

Project Developer: Sky International Developments Co. Ltd.

Architect and Project Management: Takawa Design & Construction Company Limited

BRANDS WE USE



TOTO

H'A'FELE



SHARP



SAMSUNG



PHILIPS

COTTO
Share the World...Pleasure

Panasonic

SPECIFICATIONS:

FOUNDATION

Piled foundation and/or any approved foundation system as per structural design

SUPER STRUCTURE:

Reinforced concrete structural frame work

WALL

External: masonry wall and/or precast building blocks and/or reinforced concrete and/or precast reinforced concrete wall

Internal: masonry wall and/or precast building blocks and/or reinforced concrete and/or precast reinforced concrete wall

ROOF

Reinforced concrete structure with appropriate insulation and/or water proofing system

CEILING

Condo units:

Plaster ceiling and emulsion paint to living/dining, all bedrooms, corridor, kitchen, all bath rooms and balcony. Air-con ledge painted with skim coat plaster and emulsion paint

Common areas:

Business centre, gym, painted with skim coat plaster with emulsion paint

Plaster ceiling and emulsion paint to lift lobbies, corridors. Enclosed escape staircase, corridors painted with skim coat plaster with emulsion paint

WALL FINISHES

Condo units:

Living/dining, all bedrooms, corridors with painted cement/sand plaster and emulsion paint and/or skim coat with emulsion paint. Bath room finished with homogenous and/or ceramic tiles and/or mosaic tiles

Common areas:

Changing rooms & toilets finished with homogenous tiles and/or ceramic tiles and/or cement/sand plaster with emulsion paint. Lift lobbies, corridors, management office, gymnasium, enclosed staircases and other areas finished cement/sand plaster with emulsion paints and/or skim coat, cement/sand plaster with emulsion paint. No tiles behind and below the kitchen cabinets, bath room cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition

FLOOR

Condo units:

Living/dining, kitchen, corridor, balcony and roof terrace finished with vinyl tiles and/or homogenous tiles and/or ceramic tiles with skirting. All bedrooms finished with vinyl tiles and/or homogenous tiles and/or ceramic tiles, all bathrooms finished with homogenous tiles and/or ceramic tiles

Common areas:

Lift lobbies, corridors, management office, business centre, gym, lounge, restaurant finished with ceramic tiles and/or homogenous tiles and/or vinyl tiles. Enclosed escape staircases finished with cement/sand screed. Pool deck finished with plastic lumber (PL/RPL) and/or wood-plastic composites(WPC) material and/or homogenous tiles and/or ceramic tiles.

WINDOWS

Powder coated and/or anodized aluminum framed windows with clear and/or tinted glass

DOORS

Composite doors with PVC/laminated finish for main condo unit doors, all bedrooms, bathrooms.

SANITARY FITTINGS

Bathroom:

1 shower mixer with hand shower

1 wash basin with solid surface and/or stone vanity top

1 water closet

1 bidet spray

1 towel rail and/or robe hooks

1 toilet paper holder

1 vanity cabinet with mirror

1 Tap for washing machine

Electrical Installation

Provision of electrical switches/ power points, internet /TV/telephone etc. as per architect/Engineer design

KITCHEN

Solid surface and/or natural stone countertop. High and low level kitchen cabinets, sink with tap, cooker hood, hob and microwave oven

BEDROOM

Built in wardrobes and loose furniture items to architect design

AIR-CON SYSTEM

Wall mounted air conditioning system to all areas

HOT WATER SUPPLY

Hot water supply to shower area and wash basin of condo units

DATA POINT

Data outlet points complete with cat 6 or other equivalent cabling for internet ready connection in living and master bed room

SECURITY AND ACCESS

Electronic lock to main door at each condo unit. Card access control system at lift lobby and security camera surveillance for common areas. Selected locksets and ironmongeries to all doors

ROOF TERRACES AND BALCONIES

Laminated and/or tempered glass railing and/or mild steel railing and/or aluminum railing and/or parapet wall

INTERNET / TV/ TELEPHONE

Condo unit owner is liable pay for annual fee, subscription fee or any such fee to the relevant service provider or any other relevant authorities for the service and/or connection. Each condo unit owner is responsible to make the arrangements with the service provider for the service connection.

EXTERNAL FACADE

External painting: with external grade emulsion paint

External building screen façade with plastic lumber (PL/RPL) and/or wood-plastic composites (WPC) material and/or steel material where applicable to architect design

WATER PROOFING

Water proofing for the floor of bathrooms, kitchen, balconies and roof terrace (where applicable), pool, changing rooms and toilets (where applicable), swimming pool and pool deck (where applicable)

DRIVEWAY AND CAR PARK

Car parking, driveway finished with asphalt and/or precast cement blocks/ bare concrete/cement screed.

LIGHTNING PROTECTION SYSTEM

Lightning protection systems (if applicable) shall be provided in according to building authorities' requirements

GLASS

Glass manufactured material is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

MECHANICAL VENTILATION SYSTEM

Mechanical ventilation fans and ducting are provided in toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, for the exhaust system within the internal toilets (where applicable), they is to be maintained by the purchaser on a regular basis.

FALSE CEILING

The false ceilings space provision allows for the optimal function and installation of m&e services. Access panels are allocated for ease of maintenance access to concealed m&e equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Locations of false ceiling and access panels is subject to the architect's sole discretion.

MATERIALS, FITTINGS, EQUIPMENT'S, FINISHES, INSTALLATIONS AND APPLIANCES

The brand, color and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to change without prior notice and subject to market availability. The layout/ location of wardrobes, kitchen cabinets, fan coil units, fittings, wares, electrical points, television points, telecommunication points, audio/video points, door swing positions and plaster ceiling design are subject to change without prior notice. The layout / location of fan coil units and electrical points are subject to architect's sole discretion and design. The choice of brand and model of fittings, equipment, installation and appliances supplied shall be at the sole discretion of the developer. Regular maintenance by the purchaser of the air-conditioning systems, including the cleaning of the filters and condense drain pipe is essential for efficient running and prolong their operating life.

WARRANTIES

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the developer at the unit, the developer will assign to the buyer such warranties at the time when unit is delivered to the buyer.

GENERAL NOTES

If and where and when applicable, marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be color and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non – conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. The tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.

RIVA RESORT CONDO - DISTRIBUTION OF UNITS

ver:4 FEB19																	
		No. ofBuildings	Units per block	total units													
BUILDING TYPE A		9	30	270													
BUILDING TYPE B		3	22	66													
BUILDING TYPE C		2	32	54													
TOTAL NO. OF BUILDINGS		14		400													
BUILDING TYPE A																	
	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D	UNIT TYPE E	UNIT TYPE F	UNIT TYPE G	UNIT TYPE G1	UNIT TYPE H1	UNIT TYPE H2	UNIT TYPE I1	UNIT TYPE I2	UNIT TYPE J				
Description	1BR+ GDN	STU+GDN	2RB+GDN	1BR	STU	2BR	2BR+ R.GDN	2BR+ R.GDN	2BR+ R. GDN	2BR+ R. GDN	STU+GDN	STU	STU				
Size	40.48	43.33	50.06	34.43	33.61	46.21	121.31	148.42	71.55	99.88	28.40	24.67	23.04				
1st storey	2	2	4											8	units per sty		
2nd storey				2	2	4								8	units per sty		
3rd storey				2	2	4								8	units per sty		
4th storey							2		4					6	units per sty		
														30	total units per bldg type A		
9 x Building type A	18	18	36	36	36	72	18		36					270			
BUILDING TYPE B																	
	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D	UNIT TYPE E	UNIT TYPE F	UNIT TYPE G	UNIT TYPE G1	UNIT TYPE H1	UNIT TYPE H2	UNIT TYPE I1	UNIT TYPE I2	UNIT TYPE J				
Description	1BR+ GDN	STU+GDN	2RB+GDN	1BR	STU	2BR	2BR+ R.GDN	2BR+ R.GDN	2BR+ R. GDN	2BR+ R. GDN	STU+GDN	STU	STU				
Size	40.48	43.33	50.06	34.43	33.61	46.21	121.31	148.42	71.55	99.88	28.40	24.67	23.04				
1st storey	2	2	2											6	units per sty		
2nd storey				2	2	2								6	units per sty		
3rd storey				2	2	2								6	units per sty		
4th storey								2		2				4	units per sty		
														22	total units per bldg type B		
3 x Building type B	6	6	6	12	12	12		6		6				66			

	BUILDING TYPE C																	
		UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D	UNIT TYPE E	UNIT TYPE F	UNIT TYPE G	UNIT TYPE G1	UNIT TYPE H1	UNIT TYPE H2	UNIT TYPE I1	UNIT TYPE I2	UNIT TYPE J				
	Description	1BR+ GDN	STU+GDN	2RB+GDN	1BR	STU	2BR	2BR+ R.GDN	2BR+ R.GDN	2BR+ R. GDN	2BR+ R. GDN	STU+GDN	STU	STU				
	Size	40.48	43.33	50.06	34.43	33.61	46.21	121.31	148.42	71.55	99.88	28.40	24.67	23.04				
	1st storey	2	2								2	2			8	units per sty		
	2nd storey				2	2							2	2	8	units per sty		
	3rd storey				2	2							2	2	8	units per sty		
	4th storey				2	2							2	2	8	units per sty		
															32	total units per bldg type C		
	2 x Building type C	4	4		12	12					4	4	12	12	64			
	Condo Distribution by Specific Unit Types																	
		UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D	UNIT TYPE E	UNIT TYPE F	UNIT TYPE G	UNIT TYPE G1	UNIT TYPE H1	UNIT TYPE H2	UNIT TYPE I1	UNIT TYPE I2	UNIT TYPE J				
	Description	1BR+ GDN	STU+GDN	2RB+GDN	1BR	STU	2BR	2BR+ R.GDN	2BR+ R.GDN	2BR+ R. GDN	2BR+ R. GDN	STU+GDN	STU	STU				
	Size	40.48	0.00	50.06	34.43	33.61	46.21	121.31	148.42	71.55	99.88	28.40	24.67	23.04				
	No. of units	28	28	42	60	60	84	18	6	36	10	4	12	12	400	Total units		
	Condo Distribution by General Unit Types																	
	STUDIO UNIT TYPES	116	29.0%															
	1 BEDROOM UNIT TYPES	88	22.0%															
	2 BEDROOM UNIT TYPES	196	49.0%															
	TOTAL UNITS	400	100%															



RIVA

RESORT CONDOMINIUM
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