

ON
THE
STRIP

sky™

LAS VEGAS

VISION

Welcome to Sky Las Vegas™, a contemporary luxury high-rise that reconsiders the very notion of what a residence can be. Combining sophisticated and modern living environments with imaginative social and recreational spaces, world-class shopping and dining, as well as a host of superlative amenities and services, Sky Las Vegas™ is set to redefine the concept of modern urban living.

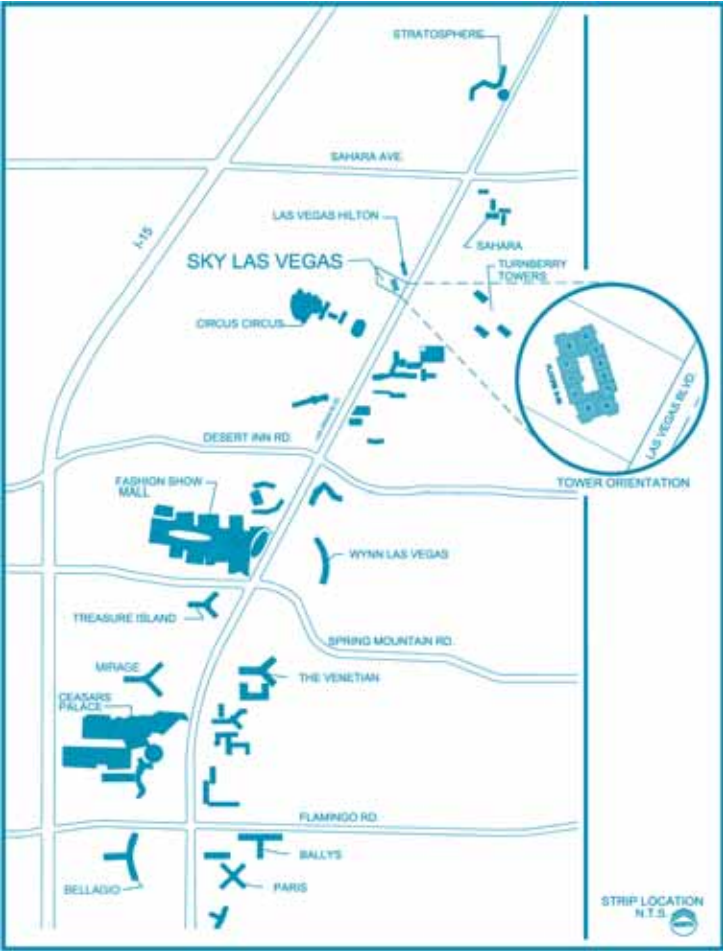


SKYLIFE



LOCATION

Towering high above the city's dazzling skyline, Sky Las Vegas™ is the ultimate luxury condominium tower situated directly on the world famous Las Vegas Strip in the heart of the entertainment capital of the world. With the world's greatest restaurants and attractions mere footsteps away, Sky Las Vegas™ represents an unprecedented investment and life style opportunity most can only dream about.

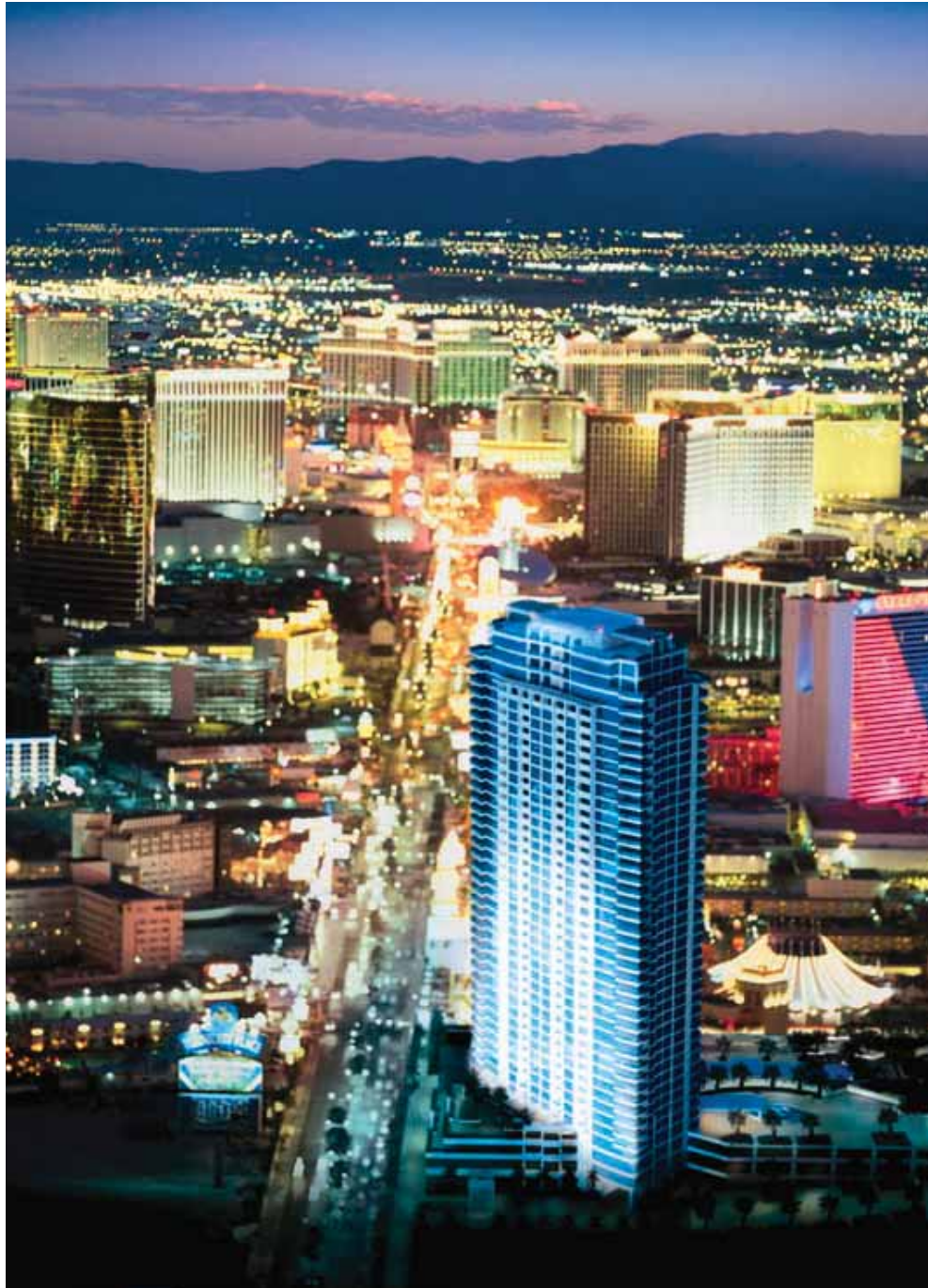


RESIDENCES

Your home inside Sky Las Vegas™ is designed to reflect that unique point-of-view, surrounding you with modern style, cosmopolitan sophistication and the absolute finest finishes available.

Whether you reside in an 870-square-foot, one-bedroom suite, an ultra-luxurious Tower-Suite, a 3,500 square foot Penthouse or a three-story SkySuite™ complete with a private elevator, rooftop SkyDeck™ with a luxurious jacuzzi – you'll feel as though you're living in the heavens.





VIEWS

Centered by a magnificent 45-story tower sculpted in striking blue glass, Sky Las Vegas™ offers discriminating buyers their own personal window to the stunning and spectacular views of Las Vegas; from the glittering lights of the Strip to the awe-inspiring majesty of the surrounding mountains.

[Enjoy fantastic views from your terrace.](#)

AMENITIES & SERVICES

Elegant. Sophisticated. Luxurious. Modern. The Sky has no limits. Containing so many unique amenities and services within, Sky Las Vegas™ is your very own self-contained destination, an urban oasis in the middle of a bustling city.

World-Class Amenities Include:

- SkyLounge™
- SkyPlaza™ Retail
- SkyGarden™ Pool with cabanas & jacuzzi with outdoor fireplace
- Concierge
- Valet Parking
- Spa/Fitness Center
- Indoor Racquetball
- Billiards Room
- Putting Green
- Private Screening Room
- State-Of-The-Art Security including on-site video monitoring and 24-hour guard-gated entrance
- Dog Run Area
- Dry Cleaning & Laundry Service
- Business Center with conference space



LUXURY FEATURES

Eating Space

- Imported fine cabinetry with glass inlays (per plan)
- Gourmet stainless steel appliance package with Bosch & Sub-zero: Sub-zero refrigerator, Bosch cooktop, oven, dishwasher and microwave
- Stainless steel backsplash
- Kohler fixtures with built-in spray
- Stainless steel, double compartment sink
- Oversized granite countertops with eating bar (per plan)
- Sleek stainless steel door cabinetry pulls
- Granite countertops
- 6 x 12 designer marble flooring
- Custom smooth finish walls & ceilings



LUXURY FEATURES

Living Space

- Open floor plans
- Floor to ceiling windows with incredible views
- Convenient laundry area with washer and dryer
- Soaring ceiling heights ranging from 9'6" to 12' (per plan)
- Kohler plumbing fixtures throughout
- Closet space waiting for your custom finishes
- Stainless steel sliding glass doors
- Private balcony space with every unit
- 6" baseboards and 5-1/4" door casings with custom plith block finishes
- Custom two-tone paint
- Low E dual pane windows throughout
- State-of-the-art Category 5 structural wiring system including high-speed data transmission and smart box technology
- Premium carpet, marble and hardwood flooring (per plan & floor level)
- Custom smooth finish walls & ceilings
- Glass & aluminum balcony railings (per plan)

Bath & Wash Areas

- Imported fine cabinetry
- Sleek stainless steel door cabinetry pulls
- Kohler fixtures
- 12 X 12 or 18 X 18 designer marble flooring (per plan)
- Luxurious jetted bath tub with marble surround
- Separate glass-enclosed shower with marble surround
- Granite countertops
- Modern lighting fixtures
- Custom smooth finish walls & ceilings

LAS VEGAS

Sky Las Vegas™ is the ideal location for those seeking immediate access to world-class shopping, dining and entertainment venues, and for those seeking incomparable luxury right on the Strip.

In addition, Las Vegas is surrounded by boundless recreational opportunities. You can camp, hike, climb and ride the winding trails of the magnificent Red Rock National Conservation Area. Or, venture out further to Utah's Zion National Park or the breathtaking Grand Canyon, both a short drive away.

Spend winter days carving up the nearby slopes of Lee Canyon at the Las Vegas Ski & Snowboard Resort or ride the soft Utah powder at Brian Head.

Wind away summer days on the cool waters of the mighty Colorado River or Lake Mead, Nevada's largest lake and home to the awe-inspiring Hoover Dam.

And year round, enjoy Nevada's favorable tax climate with no state income, inheritance or intangible tax.



START LIVING THE SKYLIFE TODAY.

Imagine it, owning your very own luxury high-rise condominium on the world famous Las Vegas Strip, mere footsteps away from the world's greatest entertainment, shopping and dining venues. Now, make it a reality.

Own your piece of the Las Vegas Strip. Starting from the \$700s.



SKYLASVEGAS.COM

1.877.SKYLIFE (759-5433)

SALES CENTER: 2780 LAS VEGAS BLVD. SOUTH



This offering is made solely pursuant to the public offering for the condominium and not statement should be relied upon except as specifically set forth in the public offering statement. This neither an offer to sell, nor a solicitation of offers to buy, any of the condominium units in those states where such offers of solicitation cannot be made. Any references to prices, specifications or locations, are subject to change without notice.
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