

FACT GUIDE



TOWER SUMMARY

Tower Height:	500 feet
Residence Count:	409 Residences
Architects:	Klai Juba Architects
Floor Count:	45
Floor Area:	390,000 Sq.Ft.
Lot Size:	3 Acres
Commercial Space:	3 Levels including CVS Pharmacy
Location:	World Famous Las Vegas Strip
Address:	2700 South Las Vegas Boulevard

RESIDENCES

LIVING AREAS

- 1-Year Home Warranty
- 9'5" Ceilings in Living Areas
- Floor to Ceiling Windows
- Expansive Views
- Spacious Open Floor Plans
- Engineered Hardwood Flooring
- Generous Balconies
- Nest® Learning Thermostats
- Smart Home Upgrades Available

GOURMET DESIGNER KITCHENS

- Contemporary Custom Cabinets
- Stainless Steel Bosch® Appliance Package
- Sub-Zero® Built-In Refrigerator/Freezer
- Quartzite Stone Countertops
- Sophisticated European Style Faucet
- Modern Statement Lighting
- Mosaic Glass Tile Backsplash

BATHROOMS

- Stylish European Bathroom Fixtures and Accessories
- Marble and Granite Bathrooms with Modern Sophistication
- Large Jetted Tubs
- Granite Counter Tops
- Stand-up Rain Showers

LIFESTYLE AMENITIES

POOL AREA

- Private Resort Style Landscaped Pool Deck
- Jacuzzi with Fire Pit
- Private Cabanas with Wi-Fi and Televisions
- Dacor® Stainless Steel Gas Barbeques
- Gated Dog Run
- Putting Green
- Outdoor Showers

FITNESS CENTER

- App/Bluetooth Enabled Cardio Equipment
- Strengthening Circuit
- Free Weights

HIS AND HERS SPA

- Private Lockers
- Steam Room and Sauna

BUSINESS CENTER

- High-Speed Internet Connection
- Faxing and Printing
- Conference Room

PROJECTION ROOM

- Cinematic Widescreen Projector
- Contemporary Custom Theater Seating

FUNCTION ROOM

- Spacious Open Plan for Private Parties
- Catering Kitchen with Private Chef Access
- Balcony Overlooking the Las Vegas Strip

OTHER

- Billiards Room
- Racquetball Court
- Common Area Wi-Fi
- Valet & Assigned Parking
- Floor Controlled Access High-Speed Elevators



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HOA DUES

HOA Dues are estimated at \$.56 per square foot per month and covers the following expenses of Sky Las Vegas:

- Building and amenity maintenance
- Common area and amenity utilities
- Parking garage cleaning, management, operations, repair and maintenance
- Common area landscape maintenance
- Periodic window cleaning of tower (Owners are responsible for; balcony, sliders, and patio windows)
- Trash removal
- On-site building manager, engineer, and janitorial services
- Building insurance
- Convenient Valet Parking Service
- Security Monitoring and Staff
- Reserves for emergencies

UTILITIES

Water, Sewer, & Trash removal services are included in your HOA dues here at Sky Las Vegas. Electricity is sub-metered by a 3rd party metering company and billed along-side the monthly HOA assessment. High Speed Internet Access and Television services are activated by the tenant and billed to the individual home by their respective utility company. Both Cable and Satellite TV options are available.

CONTROLLED ACCESS

Owners have key-fob access into the residential portion of Sky Las Vegas from the parking garage and the street level lobby. Visitors can contact a resident through a security guard located at the front gate or at the retail floor entrance. It is recommended to have any known visitors pre-cleared for ease of access. All vendors and any work inside the homes performed require HOA clearance in advance.

PARKING

Access to parking is located behind a guard-gated entrance just off of Las Vegas Blvd. Each residence receives an assigned parking space located in the easily accessible residents-only private parking garage. 24-Hour Complimentary Valet is also available to residents and their guests.

PROPERTY TAXES

Tax bills will be sent to owners directly from Clark County. To estimate annual property taxes for a residence, use the following example:

FORMULA

- 1) Purchase Price of Home x 35% = Assessed Value
- 2) Assessed Value x 2.93% = Annual Property Tax

EXAMPLE

- 1) 100,000 x 35% = \$35,000
- 2) \$35,000 x 2.93% = \$1,025.50 (Annual Payment)



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