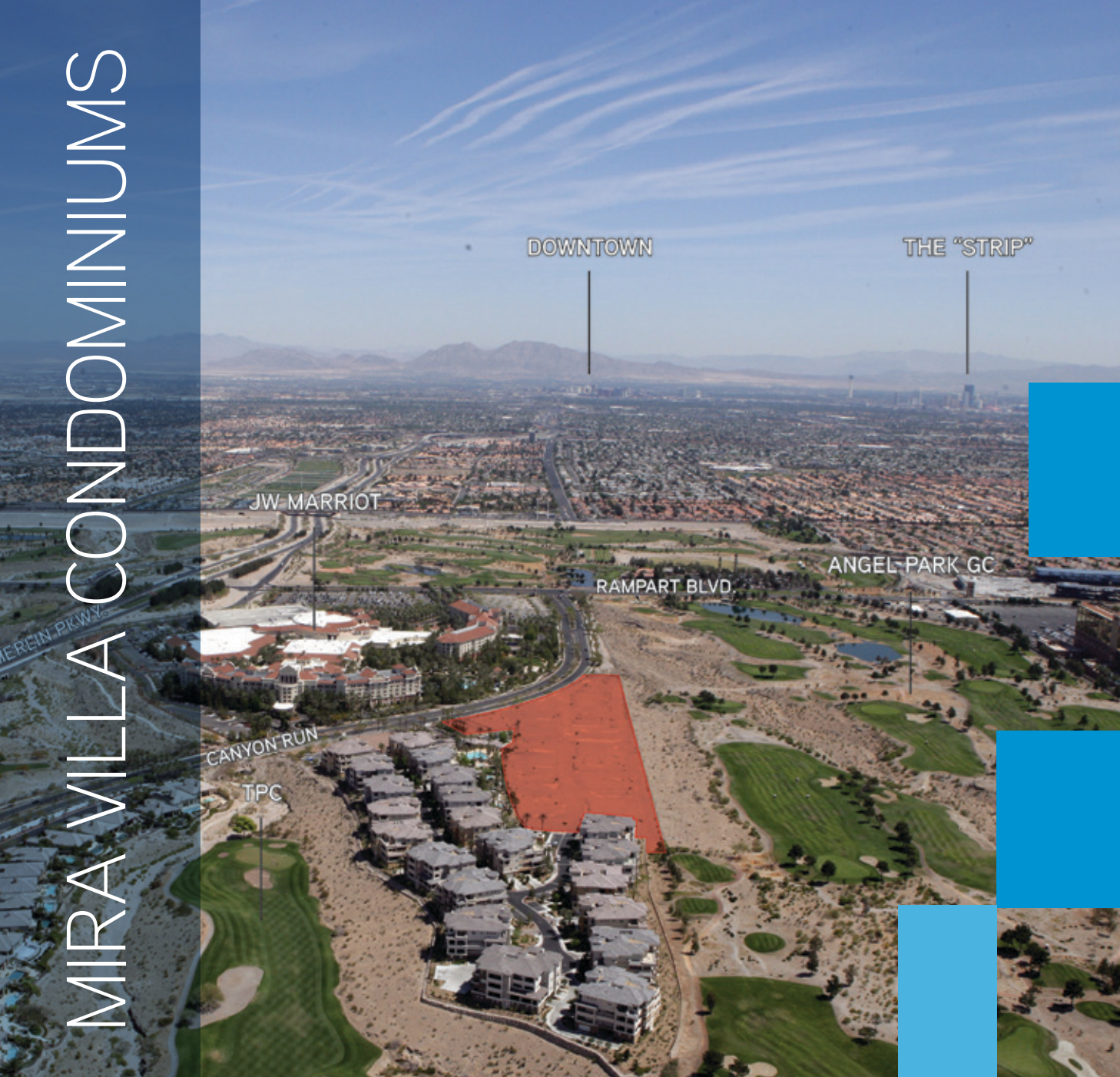


# MIRA VILLA CONDOMINIUMS



## FOR SALE

103 FINISHED  
CONDOMINIUM LOTS

MIRA VILLA  
LAS VEGAS, NEVADA

EXECUTIVE  
SUMMARY

BID DATE  
MAY 16, 2014

MICHAEL STUART  
+1 702 836 3739  
michael.stuart@colliers.com



## OVERVIEW

### FOR SALE > 103 CONDOMINIUM LOTS – MIRA VILLA – SUMMERLIN MASTER PLAN – LAS VEGAS

Colliers International is pleased to present the opportunity to purchase and build the remaining 103 condominiums of the Mira Villa development on the Tournament Players Club and Angel Park Golf Courses in the Summerlin Master Plan, Las Vegas, Nevada.

- 103 Fully Improved Condominium Lots
- 19 pads, 103 units. (11) 5 unit buildings, (8) 6 unit buildings. 309,173 total saleable SF
- \$600,000 of newly designed plans currently in plan check
- Water and Sewer fees are paid on 103 units
- All water, sewer, gas, and cable are in place
- All pads are graded and certified
- Floor plans ranging from 2,052 SF to 3,902 SF
- Golf Course Frontage and Strip Views
- Gated Community
- Private Elevators and Private 2 Car Garages
- State of the Art Work-out Facilities
- All community amenities are in place. 1 pool, clubhouse, outdoor cabanas, 4 Jacuzzi, mail box, guard gate

TAXES:	Per Clark County Assessment
MASTER HOA:	\$300-\$550 per month depending on size of the units
HOA:	Decrease to \$200 per month when you join the association
ASSOCIATION FEE:	\$55.00 per month
<b>BID DATE:</b>	<b>May 16, 2014</b>

[CLICK HERE TO VISIT THE WEBSITE AND ACCESS THE VIRTUAL DEAL ROOM](#)

# AERIALS



TPC Las Vegas

JW MARRIOTT



Angel Park Las Vegas

# MIRA VILLA | SITE PLAN

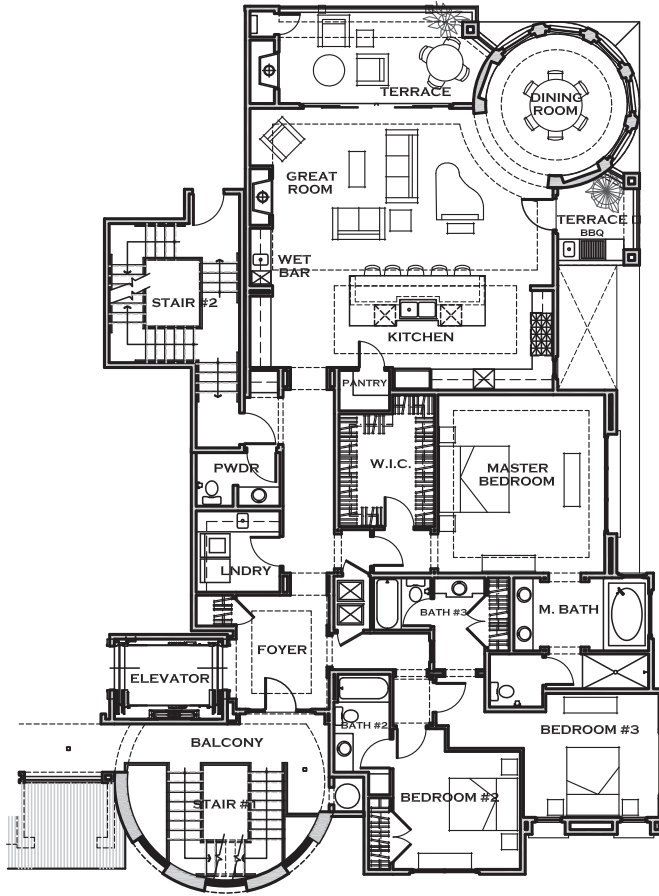
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2012. All rights reserved.

# MIRA VILLA | RENDERINGS

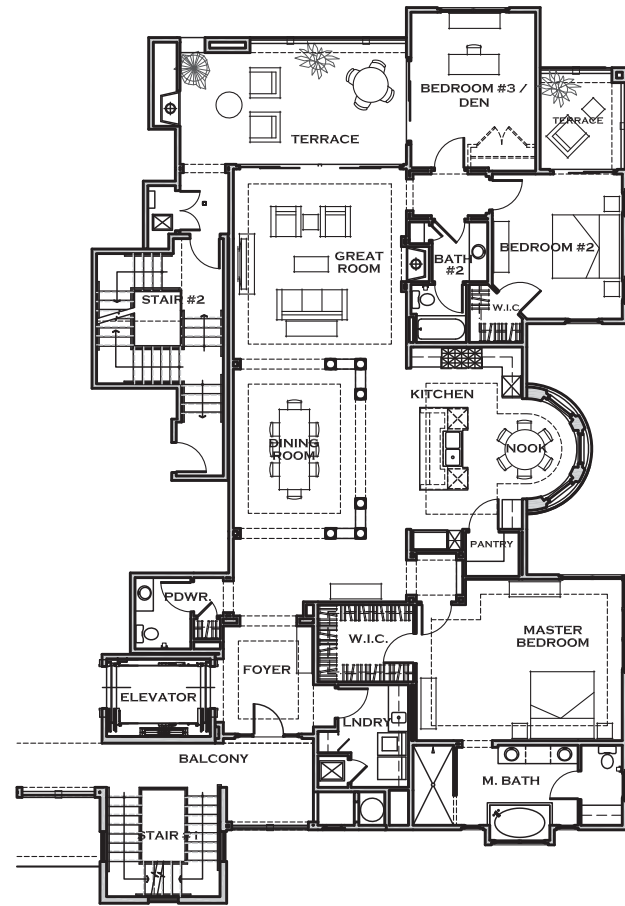


# FLOOR PLANS

UNIT PLAN 1-1B

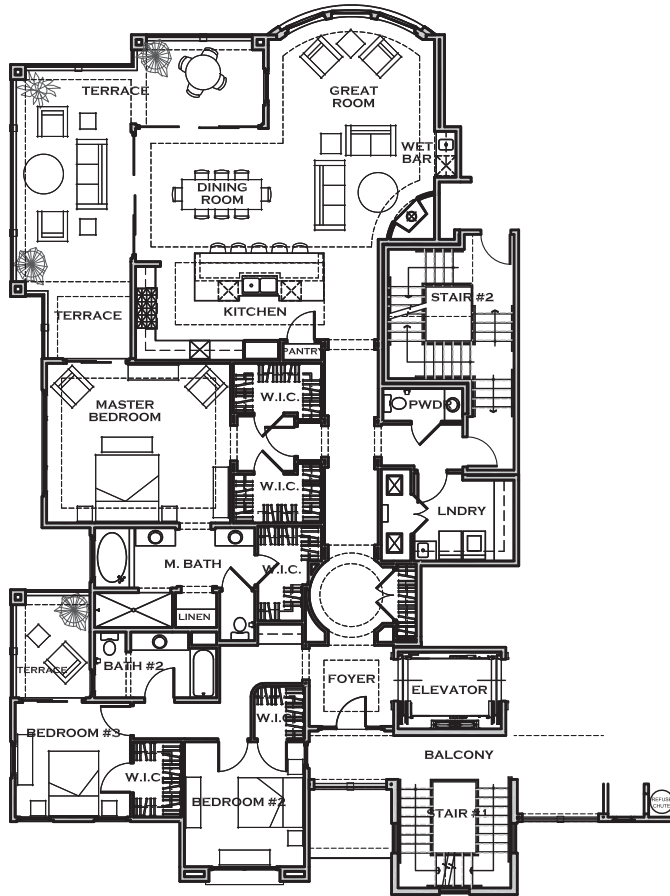


UNIT PLAN 2-1A

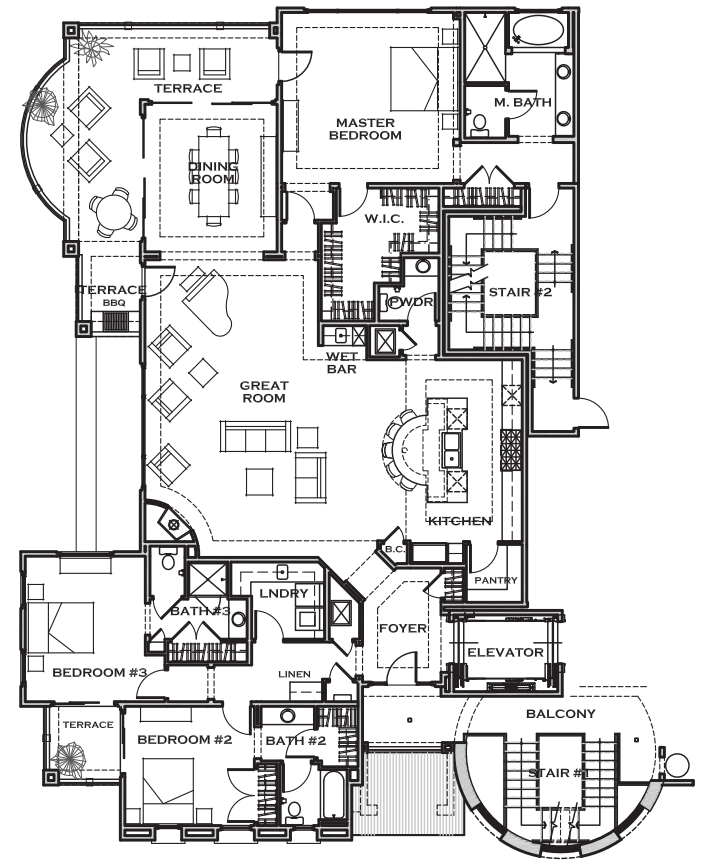


# FLOOR PLANS

UNIT PLAN 3-1A



UNIT PLAN 4-1B



# PROPERTY PHOTOGRAPHS





# MIRA VILLA CONDOMINIUMS

## THE SUMMERLIN NEIGHBORHOOD

Summerlin was conceived within a master plan to provide the amenities, landscape, and recreation discerning residents require. We understand that a home isn't acceptable without a community that enhances it.

Gated communities in Las Vegas often design exterior walls as barriers to the density that surrounds them – speaking more of protection and separation than harmony. Not so with Mira Villa and Summerlin. The beautiful natural surroundings, golf courses, and amenities of Summerlin are in perfect keeping with the elegance of Mira Villa. Mira Villa flows gracefully into the community around it, yet maintains the perfect sense of privacy.

Summerlin's selection of assets is highly desired – and Mira Villa, situated in the coveted North Summerlin area, enjoys effortless access to them. Its location is ideal, 15 minutes from the Las Vegas Strip – but worlds away in terms of character. Quiet streets, gated communities, manicured parks, and expansive vistas cultivate a sense of retreat. You'll appreciate coming home through tree-lined streets, parks and glimpses of fairways. Cities have their charm, but when it's time to go home – no city high rise for you.

Mira Villa owners enjoy easy access to esteemed next-door neighbors, JW Marriott Resort & Spa. This distinctive property contributes to making your home at Mira Villa feel like a retreat. At JW Marriott, add to the resort-style living afforded by Mira Villa. Take advantage of luxurious spa and salon services, exceptional restaurants, and a fantastic casino...all within walking distance of your new home!



At TPC Las Vegas, a championship golf course, Mira Villa owners catch sight of each other on the greens regularly. That's because this is the place to play. And it's adjacent to our property in Summerlin. TPC is the premier PGA TOUR facility in Las Vegas. There are nine award-winning golf courses in the area. Summerlin is a golf community, with acres of fairways and a sophisticated golf culture to enjoy. When it comes to selecting a community that lends itself to improving your game, Mira Villa is alone at the top.

150 miles of biking and walking trails wind their way through Summerlin, capturing the inaugural American Trail Developer Award in 2009. Its trails incorporate five different categories – street-side, village, bike, regional, and natural – and are cited by many of Summerlin's residents as one of its most appreciated amenities. With such variety, there is something for everyone's style.

Red Rock Canyon National Conservation Area borders Mira Villa and is a popular year-round natural area. City-dwellers usually must forego views of this caliber. At Mira Villa, it plays in concert with rolling fairways and city lights to ensure spectacular vistas all around.

Shopping and dining are essential to the lifestyle you expect, and there is no shortage of either. Across the street, Tivoli Village – with its refined boutiques, restaurants, and entertainment – epitomizes today's preferred centers. And when it comes to fine dining Las Vegas is famous, with chefs from around the world competing to impress your pallet. Summerlin's own notable restaurants are favorites, too.

## ABOUT SUMMERLIN

Summerlin is a 22,500-acre master-planned community located approximately eight miles west of downtown Las Vegas. The community is home to nine golf courses, 26 public and private schools, numerous houses of worship, 150 parks, over 150 miles of trails, business centers, shopping centers and medical facilities.

Planned for 80,000+ homes and 200,000+ residents, Summerlin is currently home to 100,000 residents living in 40,000 homes, ranging from apartments to multi-million dollar custom homes. With more than 7,000 remaining saleable acres, Summerlin is projected to have a 30-year remaining build-out.

Summerlin has received numerous awards throughout its two-decade history. The community consistently ranks as one of the country's top 10 bestselling master planned communities. Summerlin is adjacent to Red Rock Canyon National Conservation Area, the most treasured natural landmark in southern Nevada and world-renowned as a hiking and rock-climbing destination.

Summerlin is a multi-generational and fully integrated community. Since its inception in the early 1990s, Summerlin has consistently ranked in the Robert Charles Lesser annual poll of Top Ten Master Planned Communities. Both an early prototype as well as a template for future master planned communities, Summerlin is on the western rim of the Las Vegas Valley offering the best of two worlds: suburban living with all the amenities that create a superior quality of life; and accessibility to world-class dining, shopping and dazzling entertainment on the Las Vegas Strip.

For more information visit: [www.summerlin.com](http://www.summerlin.com).



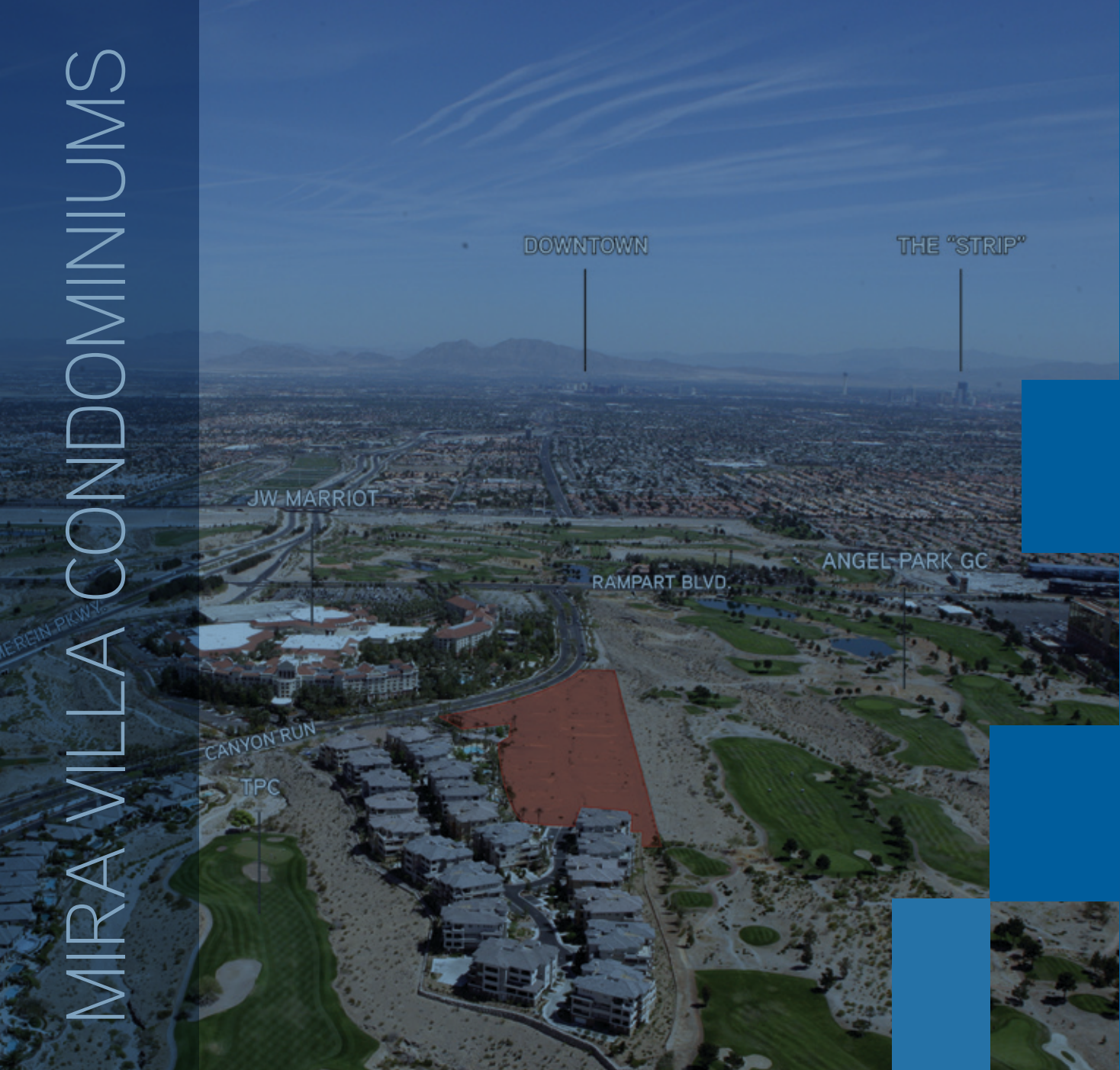
# MIRA VILLA CONDOMINIUMS

## SUMMERLIN NUMBERS

- 200,000+ Projected population at completion
- 100,000 Current number of residents
- 80,000 Projected number of homes at build-out
- 40,000 Current number of homes
- 22,500 Total acreage of the community
- 22,000 People who work in Summerlin
- 6,750 Acres of designated community open space (parks, trails, golf courses)
- 191 Number of sold out neighborhoods
- 200+ Miles of trails upon completion
- 150 Existing miles of trails
- 150 Neighborhood parks
- 75 Restaurants
- 36 Square miles covered by the community
- 31 Total number of villages upon completion
- 30 Public and private schools
- 23 Community and village parks
- 19 Villages complete or under construction
- 19 Office parks
- 16 Tennis courts
- 15 Custom home neighborhoods
- 15 Baseball/softball/t-ball fields
- 15 Retail centers
- 14 Houses of worship
- 11 Basketball courts
- 9 Golf courses (including NV's only 2 TPC courses)
- 8 Child care facilities
- 6 Medical facilities
- 6 Soccer fields
- 5 Senior living facilities
- 4 Community centers
- 4 Institutions of higher education
- 3 Resorts
- 3 Sand volleyball courts
- 3 Community public/private pools
- 1 Library
- 1 Football field
- 1 Ballet studio (Nevada Ballet Theatre)



MIRA VILLA CONDOMINIUMS



FOR SALE

MIRA VILLA CONDOMINIUM  
LAS VEGAS, NEVADA

MICHAEL STUART  
+1 702 836 3739  
michael.stuart@colliers.com

