



VANTAGE  
modern loft living

800-989-8198

# OVERVIEW



Poised above the desert floor with breathtaking views of the surrounding mountains and legendary skyline below, Vantage offers quick and convenient access to all the best markets, restaurants, shopping, and entertainment. Choose from over 16 spacious floor plans, including single-story flats and two-story lofts, with custom home-like features and resort-style amenities.

## LIFESTYLE

Vantage Lofts combines a modern lifestyle with all the local conveniences you expect – parks and open spaces, neighborhood shopping and dining, great schools, arts and theater. Within Vantage, enjoy your state-of-the-art clubhouse and well-planned common areas; workouts in the fitness club; or a quiet book poolside.

## FLOORPLANS

Vantage is private living, offering only 30 to 40 residences per building with the highest levels of sound attenuation between each residence. Clean lines, height, depth and character result in floor plans ranging from 922 to 2,800 square feet. Each unit features at least one private balcony, adding additional outdoor living space.

## LOCATION

Strategically located near the I-215 Beltway, Vantage Lofts provides direct access to the entire Las Vegas Valley, including The Strip and McCarran International Airport. Within 5 miles is the largest shopping district in the state, including Galleria Mall and The District at Green Valley Ranch.

## SLADE DEVELOPMENT

The Slade family has been building in the Las Vegas Valley for over 50 years. Slade Development has brought its attention to detail, quality craftsmanship and reputation in the market to the next generation of custom lifestyle.

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In an effort to provide materials of the highest quality, Vantage Lofts, LLC reserves the right to change prices, highlights, features, and specifications without prior notice. All square footage and dimensions are approximate and may vary. Please see sales associate for complete details. Represented by Crighton Real Estate Holdings, LLC. April 15, 2007 🏠

# SLADE



When a third generation custom home developer from Las Vegas builds an upscale alternative to the single-family home, the result is a progressive modern design with the most prestigious custom-home features.

Slade Development's confidence in pushing the boundaries of the suburban lifestyle is born of a sheer demand for excellence – an elevated standard that our discriminating clients set for us, and that we set for ourselves.

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Vantage – another luxury, custom Slade development.

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# DESIGN



## INCLUDED FEATURES

Spacious floor plans with large living areas and master suites

Impressive 20-foot floor-to-ceiling windows in lofts; 9-foot ceilings in bedrooms and kitchen

Ceilings in main living areas of flats vary from 9 to 12 feet with expansive windows

Lofts have stairs with “floating” treads and cable rails

Caseless doors

Large walk-in closets with built-in organizers in most master suites

Designer Laminate wood flooring in entry, kitchen, great room and laundry with carpet in bedrooms and loft

Large balconies and glass railings enabling maximum views of mountains and city lights

## OPTIONAL FEATURES

A variety of pre-designed interior finish packages from Classic Contemporary to Ultra Minimalist or customized finish selections

Flooring options include porcelain tile, wood, bamboo and carpet

Various built-in cabinet options for bookshelves, additional storage and concealed beds are available for most units

# AMENITIES



- Private 8,200 square foot clubhouse
- Commercial grade fitness center
- Locker rooms and saunas
- Movie theater room
- Negative-edge pool with city views
- Endless indoor propulsion pool
- Poolside lounge with wet bar
- Two outdoor hot tubs
- Barbeque areas
- 2,000 square foot pet park
- Full time property management and security
- Assigned garage parking with personal storage

# CONVENIENCES



## INCLUDED FEATURES

Energy efficient, dual pane, low-E glass windows

High level acoustical protection that exceeds industry standards and requirements (STC rating of 57 to 63)

Pre-wired for state-of-the-art optional electrical systems by Crestron

CAT-5e and RG-6 wiring to bedrooms, lofts and living areas to service high speed internet, phones, satellite TV and cable TV

Central water heating system that allows for an endless supply of softened hot water

Split-system (electric and gas) cooling and heating with multi-zone system in lofts

Fire sprinklers throughout with central fire alarm system

## OPTIONAL FEATURES

Shade sun screen systems with transparent and/or complete privacy options

State-of-the-art automation packages from basic light control to a fully automated Crestron system with audio/visual, lighting, shade control and thermostat control

Entertainment packages with surround sound speakers, equipment cabinets and more

Exterior retractable blinds that provide significant energy efficiency and savings

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- Retail / Restaurants
- Parks
- + Hospital
- Amargosa Trail



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# FACTS



Striking views of the Strip and/or mountains from many units

Ideally located near the recently completed I-215 / HWY95 interchange

12 minutes from the Strip

8 minutes from McCarran International Airport

Premier dining and shopping, schools and hospitals nearby

Clubhouse equipped with an indoor “endless” pool, fitness center with free weights and cardio equipment, sauna, conference room, banquet room and state-of-the-art theatre room

Outdoor recreational area that includes two swimming pools, waterfall features, negative edge pool, two large hot tubs, barbecue area, poolside lounge, wet bar and fire pit

Enclosed pet park with 2,000 square feet for pets to roam

Conveniently located storage units for each unit within the garage

Two assigned garage parking spaces for all lofts and most flats

Secure gated community with controlled access to all common areas

Full time, on-site property management and security

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