



LIFESTYLE CONDOMINIUMS

ONE

L A S

V E G A SSM



LAS VEGAS STYLE. SOUTH STRIP ADDRESS.

STYLISH. SPACIOUS. SIMPLE.

ONE Las Vegas is a village of residential lifestyle condominiums. The 19.5-acre master plan contains both private residential towers and residential-friendly retail amenities such as a boutique hotel, 20,000-square-foot health club and spa, and multiple dining venues intermingled with additional residential towers along Las Vegas Boulevard.

The private enclave of ONE Lifestyle CondominiumsSM includes five 18 to 21-story, guard-gated residential condominium towers with beautifully landscaped open space and a massive palm grove swimming pool. In addition, the ONE Las Vegas master plan features a state-of-the-art, 20,000-square-foot health club and spa operated and managed by an exclusive national club management team. Club membership will be yours as a right of ownership but also open to the public. ONE Las Vegas is a destination all its own. The perfect place to enjoy life.

Just imagine a community that offers you whatever you need to suit your lifestyle. Whether you like to stay close to home or have the Strip as your playground, life is good at ONE Las Vegas.

LAS VEGAS. THE ONE PLACE TO CALL HOME.

Las Vegas was made famous by the bright lights, glitter and glamour, top-name entertainment, and premier casino-resorts, but there is so much more to the city and many reasons why Las Vegas is one of the fastest-growing cities in the nation. Of course there is the unrivaled entertainment, gaming, dining, and shopping. Then add in the fabulous weather, year-round recreational diversity, a stable economy, no state income tax, friendly neighbors, and an excellent quality of life.

ONE Las Vegas is at the heart of the new South Strip neighborhood — close to everything you need, from grocery stores to the airport to fine dining and beyond – and many places are within walking distance. The growing South Strip is now one of the preferred locations in Las Vegas for convenient living and access to ONE Las Vegas will be exceptionally easy thanks to the new I-15 Windmill Lane interchange.







ONE LIFESTYLE.

Stylish and unpretentious. Easy and uncomplicated. Spacious and thoughtfully designed. Urban excitement and suburban convenience. Perfectly balanced for your ONE individual lifestyle.

ONE Las Vegas offers many leisure amenities, and is designed with stylish simplicity and ultimate convenience in mind. Celebrate, play, unwind, spend time together, or spend time on your own. Revel in the pleasures of your carefree condominium lifestyle and have more time to enjoy what means the most to you.

OUTDOOR AMENITIES

- Acres of Open Space
- Lush, Beautiful Landscaping
- Massive Palm Grove Swimming Pool with Private Cabanas
- Secondary Pool
- Outdoor Hot Tubs
- Lighted Tennis/Basketball Court
- Half-Mile Perimeter Fitness Trail
- Two Guard-Gated Entries
- 24-Hour Roaming Security
- Outdoor Event Spaces



INDOOR AMENITIES

- Residents-only Fitness Facility
- Men's and Women's Steam Rooms, Locker Rooms and Showers
- Party and Special Event Rooms
- Billiards Room
- Multimedia Theater Room
- Business Center
- Conference Room
- Valet Service
- On-site Concierge Service
- On-site Maintenance Personnel
- Virtual Management System for HOA
- Controlled Access to Parking Structures for Assigned Parking Spaces
- Large Storage Units for Every Home

MODERN SPACES. NESTING PLACES.

Each well-appointed floor plan – 14 in all – offers spatial options ideal for individual lifestyles and preferences. Condominium homes range in size from 830 to 2,850 square feet. From one bedroom/one bath to three bedrooms/three-and-a-half baths, there is a perfect ONE just for you. With numerous design options for cabinetry, flooring, lighting, hardware and more, you can truly make ONE your home.

NOT-SO-STANDARD INTERIOR FEATURES

- Granite kitchen countertops
- Natural wood cabinetry
- Maytag® washers and dryers
- Kohler® plumbing fixtures and faucets
- State-of-the-art Jenn Air® appliances
- Built-in microwave
- State-of-the-art voice, video, and data connectivity
- Virtual management system for HOA
- Pre-wired for ceiling fan in all bedrooms and great room
- Raised dining bar in kitchens
- 10-foot-high ceilings and 8-foot-high entry doors
- Recessed lighting
- Spacious master bedrooms with walk-in closets
- Dual masters in select floor plans
- Insulated windows with Low-E (radiant heat resistive coated) Glazing Systems
- Soft water throughout condominiums
- Large terraces averaging over 200 SF
- Climate-controlled interior corridors

In an effort to continuously improve product design and construction, Midbar Condo Development, LP reserves the right to modify features, specifications, plans, and pricing without notice. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offers or solicitation cannot be made.

14 empty rounded rectangular boxes arranged vertically on the right side of the page.



WANT ONE?

Imagine life in your ONE Las Vegas condo...sleek architecture, panoramic views, contemporary design, exclusive amenities, an enviable setting – your private enclave in the sky. The extensive property is lushly landscaped with a wealth of open areas offering a diverse palette of social and recreational options for maximum enjoyment. It is a place where your neighbors in the village share the same aspirations of living a dynamic condominium lifestyle, just like you.

What will ONE mean to you? Whatever you want it to. An ideal place for year-round living, a hip weekend getaway spot for you and your closest friends, a carefree vacation home, or even your future retirement destination. It's a ONE-of-a-kind opportunity for you to fulfill your dreams – whatever they might be.

ONE for all.

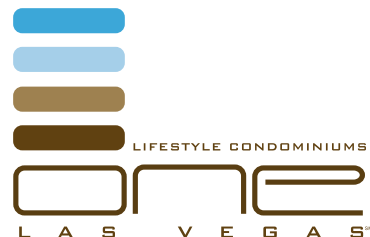
ONE FOUNDATION

Every great building project starts out at the foundation. ONE Las Vegas is being built upon the foundation of a collaboration between Las Vegas-based developer AmLand Development and global developers The B.S.R. Group. Their combined experience, capital, and creative vision are the driving forces bringing ONE to life and changing the Southern Las Vegas skyline.

In partnership, AmLand Development's local expertise, attention to detail and integrity, along with The B.S.R. Group's engineering strengths, global development experience and financial resources, form a reassuring blend of local, national and international credibility.

MAKE ONE YOUR HOME.

Experience the ease of ownership at ONE Las Vegas and discover the unique lifestyle that awaits you on the South Strip. We encourage you to indulge in the privileges of living in a premier lifestyle condominium. There is and will be only one, ONE Las Vegas.



ONE LAS VEGAS SALES CENTER

OPEN DAILY at WINDMILL and LAS VEGAS BOULEVARD

Southeast corner behind Starbucks

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