Pordes Residential
Exclusive Sales & Marketing

veer®
TOWERS



Sales Galleries Open Daily

Las Vegas: 3726 Las Vegas Blvd., #3603 | Las Vegas, NV 89158 • 702-748-8285
Miami: 18851 NE 29th Ave, Suite 1011 | Aventura, FL 33180 • 786-245-8379

VeerTowers.com



AN UNPARALLELED OPPORTUNITY TO OWN A VEGAS TROPHY PROPERTY

There's nowhere else in the world like Las Vegas ... a remarkable playground for the rich and famous, offering a fashionable and entertaining lifestyle unlike any other. Just steps away from ARIA Resort & Casino, Veer Towers has become the residential address of choice for those who recognize a trophy property when they see one. Veer Towers truly represents a once-in-a-lifetime opportunity at pricing you never thought possible.

AN ARCHITECTURAL LANDMARK

Residents reap unprecedented access to the best of stylish, big city living as two 37-story silhouetted glass towers rise from The Shops at Crystals, CityCenter's stunning retail and entertainment district. Artfully-designed, by Murphy/Jahn Architects of Chicago, to showcase opposing angles, Veer Towers celebrates the essence of high-style, high-rise living that taps into the pulse of CityCenter's dynamic heart, making urban living a Las Vegas phenomenon.

**Consulting to Helmut Jahn*











CITYCENTER, THE WORLD'S MOST DYNAMIC ADDRESS

CityCenter Las Vegas was the vision of MGM Resorts International®. CityCenter is one of the largest privately funded construction projects in the history of the United States, representing an investment of approximately $9 billion. The mixed-use complex is located on 67 acres adjacent to Bellagio Resort & Casino in the center of the Las Vegas Strip. An advanced people mover, the ARIA Express, provides convenient access to the adjacent MGM Resorts properties. Other high-profile properties within CityCenter include Mandarin Oriental, Las Vegas; Vdara Hotel & Spa; ARIA Resort & Casino and the luxurious indoor shopping experience at The Shops at Crystals. All just minutes from world-class golf.

Las Vegas Strip ►

15

FRANK SINATRA DRIVE

W. HARMON AVENUE

RUE DE MONTE CARLO

CITYCENTER EMPLOYEE PARKING GARAGE

ARIA CONVENTION CENTER

ARIA RESORT & CASINO

VDARA AND BELLAGIO EMPLOYEE PARKING GARAGE

HARMON PARK

HARMON CIRCLE

VDARA HOTEL & SPA

VDARA TO BELLAGIO WALKWAY

BELLAGIO

CITYCENTER TRAM AT BELLAGIO

VIVA ELVIS THEATER

CITYCENTER TRAM AT MONTE CARLO

CITYCENTER

THE PARK

ARIA SELF-PARKING GARAGE

MONTE CARLO

CITYCENTER SKY PLACE

CITYCENTER TRAM AT CRYSTALS

HARMON PLACE

veer® TOWERS

CRYSTALS

THE HARMON

MANDARIN ORIENTAL

CITYCENTER SKY BRIDGE

HARMON SKY BRIDGE

LAS VEGAS BOULEVARD

N

Features and amenities are approximate and subject to change.

CityCenter Las Vegas ▲

STRATOSPHERE

N

CIRCUS CIRCUS

INDUSTRIAL ROAD

TRUMP INTERNATIONAL

15

WYNN

FASHION SHOW MALL

TREASURE ISLAND

VENETIAN

LAS VEGAS BOULEVARD

PARADISE ROAD

MIRAGE

HARRAH'S

IMPERIAL PALACE

CAESARS PALACE

FLAMINGO

FLAMINGO ROAD

BELLAGIO

PARIS

COSMOPOLITAN

PLANET HOLLYWOOD

HARD ROCK

VDARA

HARMON AVENUE

CITYCENTER

ARIA

CRYSTALS

MANDARIN ORIENTAL

MONTE CARLO

NEW YORK NEW YORK

POLO TOWERS

MGM GRAND

veer® TOWERS

TROPICANA AVENUE

15

EXCALIBUR

TROPICANA

LUXOR

FRANK SINATRA DRIVE

MANDALAY BAY

LAS VEGAS BOULEVARD

FOUR SEASONS

MCCARRAN INTERNATIONAL AIRPORT

YOUR SANCTUARY IN THE HEART OF THE EXCITEMENT

Life in Las Vegas is stimulating to say the least, but it's up to you to set the pace. From the moment you arrive at Veer Towers, you're in control. Leave the car with the valet and enter a secure environment, where you can relax and unwind. Unlike anywhere else in Vegas, you can jump into or out of the mix within minutes.









BUILDING AMENITIES

- *100% private residential buildings*
- *Secluded driveway with valet parking services*
- *Two-level private residential entrances at street and valet level*
- *Secured access to residential elevators*
- *Business center, board room and mail room*
- *Media and billiard rooms at rooftop level*
- *Rooftop hospitality patios with spectacular views for outdoor entertaining*
- *Sky-view infinity-edge pools, hot tubs and sun decks*
- *Fitness centers and changing rooms with separate men's and women's steam rooms and saunas*
- *Bicycle storage areas*
- *LEED® Gold certificate from the U.S. Green Building Council*

A SELECTION OF RESIDENCES TO MEET YOUR PERSONAL LIFESTYLE

Whether you're in Las Vegas for a few days, a few months or forever, Veer Towers has a plan to meet your needs. The building's unique architectural design provides an ample selection of residential floorplans, each with its own sense of style.

Studio	**537 to 733 sq. ft.**	**$230,000 - $340,000**
Deluxe Studios	**672 to 901 sq. ft.**	**$330,000 - $520,000**
One-Bedrooms	**542 to 1,123 sq. ft.**	**$360,000 - $560,000**
Two-Bedrooms	**1,278 to 2,256 sq. ft.**	**$460,000 - $1,150,000**
Three-Bedrooms	**1,745 to 2,093 sq. ft.**	**$1,600,000 - $2,000,000**

Ask your Pordes Residential Sales Representative for details on availability and pricing.

Residence availability and pricing subject to change without notice.



ARTFUL DESIGN IN THREE DISTINCT INTERIOR STYLES

The Residences of Veer Towers are decidedly modern, with designer kitchens outfitted with sleek stainless steel appliances and European-style features. The completed residences offer three designer-selected interior finishes, with luxurious baths showcasing natural stone, marble and chrome. A carefully chosen mix of materials and streamlined surfaces creates a luxurious aesthetic, while stunning city views are the finest appointment of all.

Interior Features of Your Urban Retreat

- Three designer-selected interior finish styles: Earthy • Ethereal • Transcendent
- 9′3″ ceilings in standard residences and up to 12′6″ in penthouses.
- Contemporary glass sliding doors between the living area and bedroom (in select residences)
- High-end designer selected flooring throughout
- Prewiring for television, telephone and Internet
- Recessed architectural lighting in select areas
- Central air conditioning and heating with climate controls
- Veer studios feature open floorplans with designer flooring. Deluxe studios, one, two and three bedrooms have private bedrooms with premium wall-to-wall carpet.

Entrance Foyers

- Solid-core doors with designer hardware
- Hallway closet (varies by residence type)

Kitchens

- Custom contemporary, European-style cabinets
- Custom glass backsplash
- Solid-surface countertops
- European-style, under-mount stainless steel sink
- Designer kitchen faucet
- High-performance waste disposal
- Energy-efficient appliances
- Bosch electric glass cooktop
- Integrated and concealed stainless steel range hood with slide-out feature
- Bosch stainless steel built-in oven and microwave
- Bosch stainless steel dishwasher
- Bosch stainless steel refrigerator
- Bosch Axis stackable washer/dryer
- Built-in island (in select residences)

Master Bathrooms

- Custom contemporary vanities
- Solid stone or marble vanity countertops
- Fashionable bowl sink with designer fixtures
- Contemporary shower with marble tile
- Shower accent wall in ceramic tile or ceramic and glass combinations
- Contemporary tile-surround tub area (varies by residence type)
- Single-piece, low-flow water closet
- Recessed lighting and light cove (in select residences)
- Custom decorative vanity mirror
- Designer-selected flooring in master bath

Powder Rooms

- Designer flooring, sink and fixtures
- Solid marble vanity countertop
- Single-piece, low-flow water closet

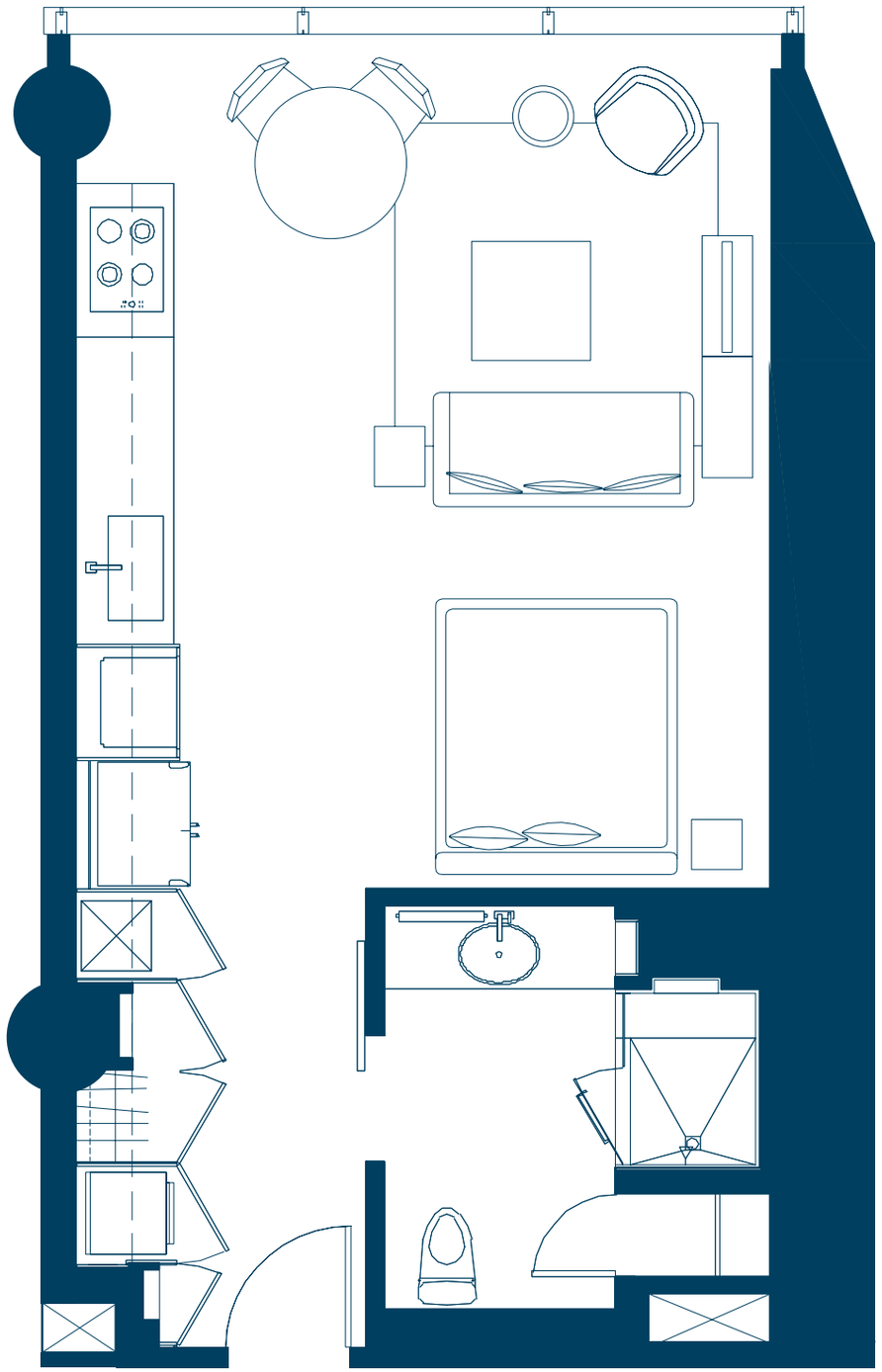




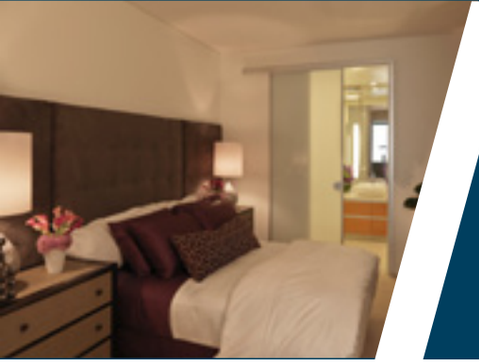
STUDIOS

13 Floorplans Available
Available on floors 3, 5, 6, 14-19, 20-25
537 - 733 Sq. Ft. | 50 – 68 M²

veer® TOWERS



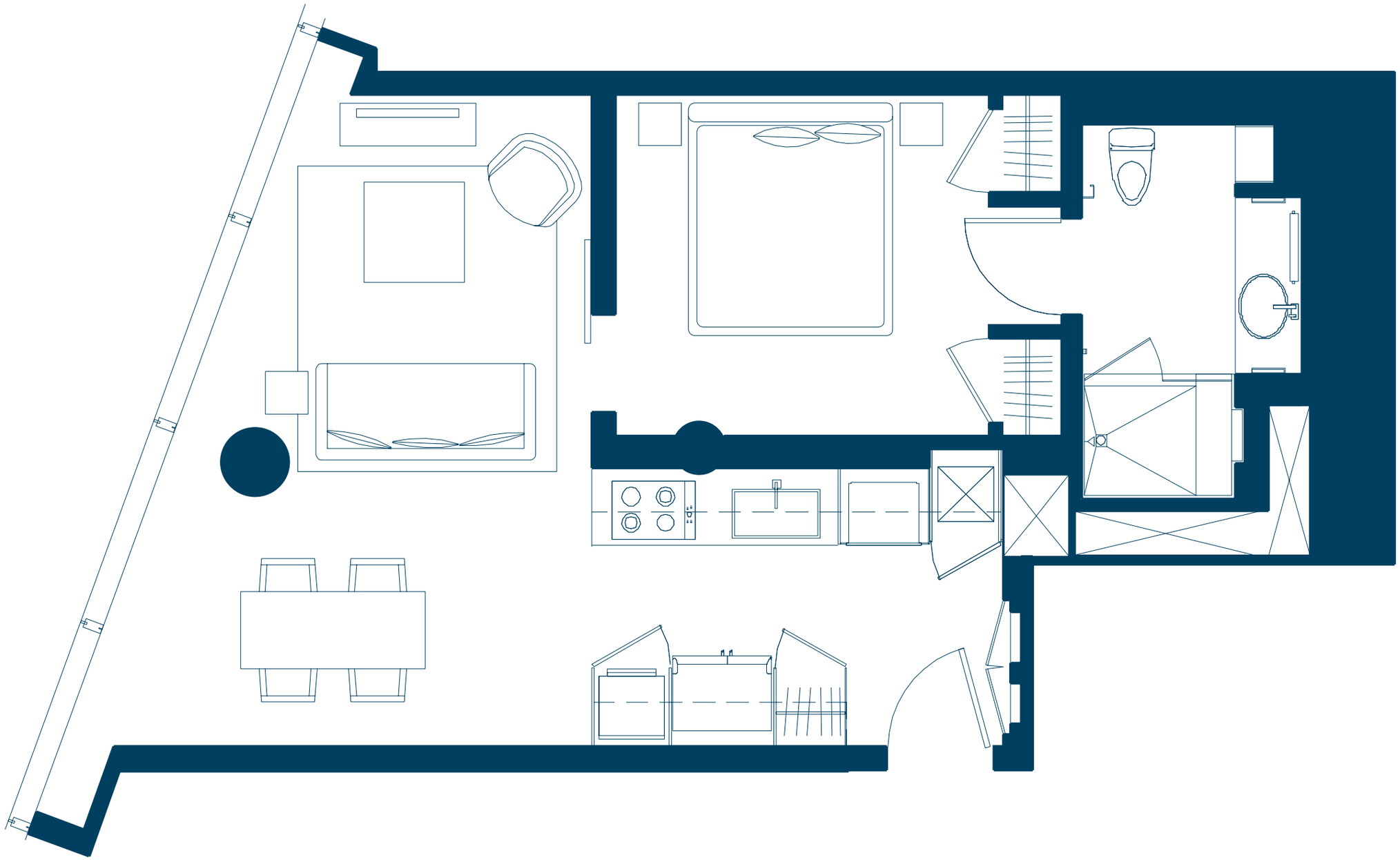
Plans, architectural renderings, specifications, pricing and locations are subject to change without notice. LVT Owner, LLC. Unauthorized use of these plans is strictly prohibited. Furnishings are shown for illustrative purposes only and are not included within the unit. This floorplan is representative of this unit type and variations exist by unit. Please review the unit contract plan and inspect the unit for exact specifications and locations. Plan shown is not to scale.



DELUXE STUDIOS

4 Floorplans Available
Available on Floors 3, 6-12, 14-15
672 - 901 Sq. Ft. | 62 - 83 M²

veer® TOWERS



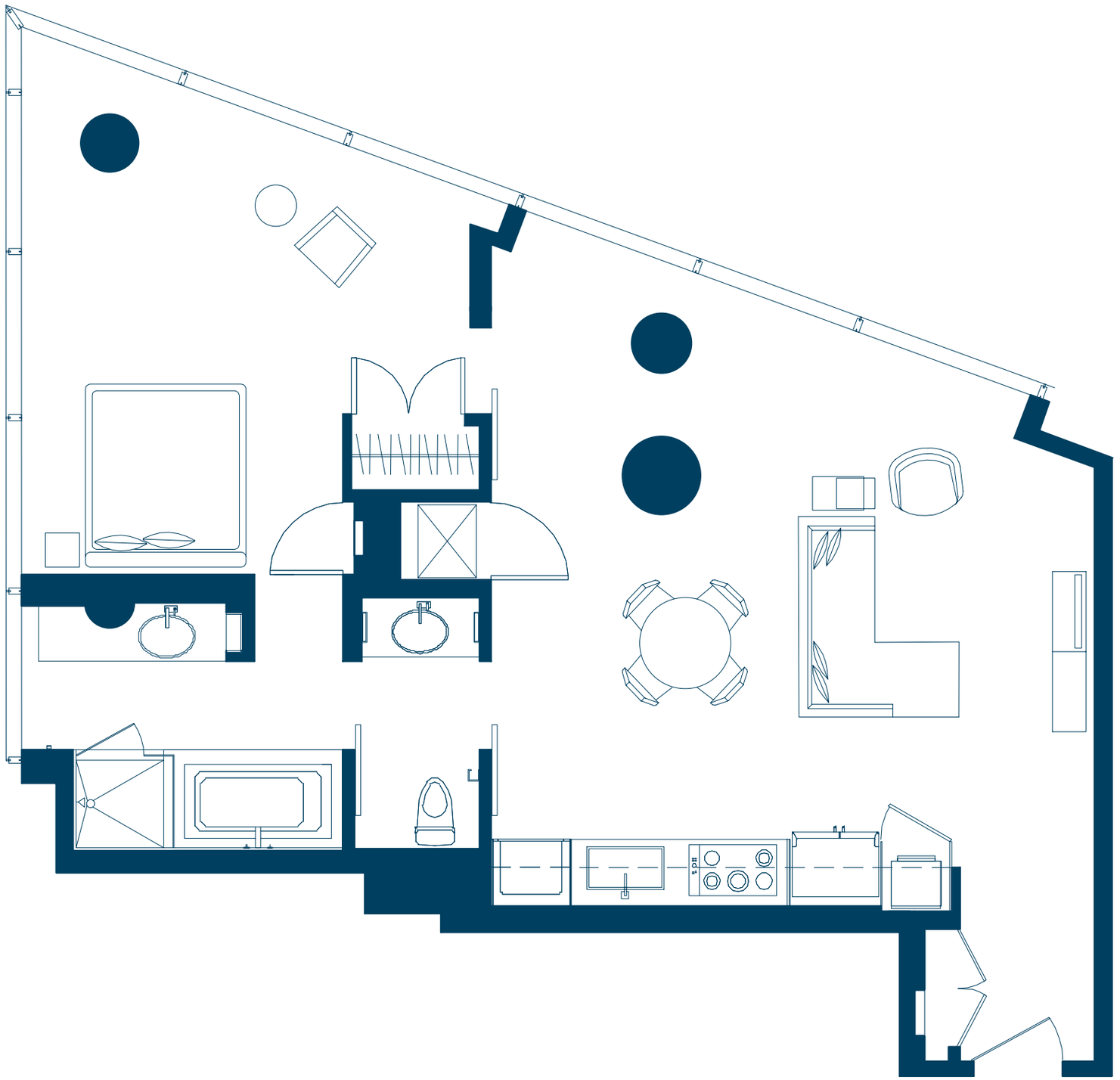
Plans, architectural renderings, specifications, pricing and locations are subject to change without notice. LVT Owner, LLC. Unauthorized use of these plans is strictly prohibited. Furnishings are shown for illustrative purposes only and are not included within the unit. This floorplan is representative of this unit type and variations exist by unit. Please review the unit contract plan and inspect the unit for exact specifications and locations. Plan shown is not to scale.



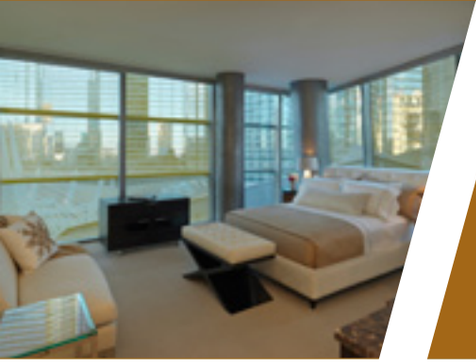
ONE BEDROOM RESIDENCES

23 Floorplans Available
Available on Floors 3-12, 15, 17-19, 20-34
542 - 1,123 Sq. Ft. | 50 - 104 M²

veer® TOWERS



Plans, architectural renderings, specifications, pricing and locations are subject to change without notice. LVT Owner, LLC. Unauthorized use of these plans is strictly prohibited. Furnishings are shown for illustrative purposes only and are not included within the unit. This floorplan is representative of this unit type and variations exist by unit. Please review the unit contract plan and inspect the unit for exact specifications and locations. Plan shown is not to scale.



TWO BEDROOM RESIDENCES

16 Floorplans Available
Available on Floors 20-25
1,278 - 2,256 Sq. Ft. | 118 - 209 M²

veer® TOWERS



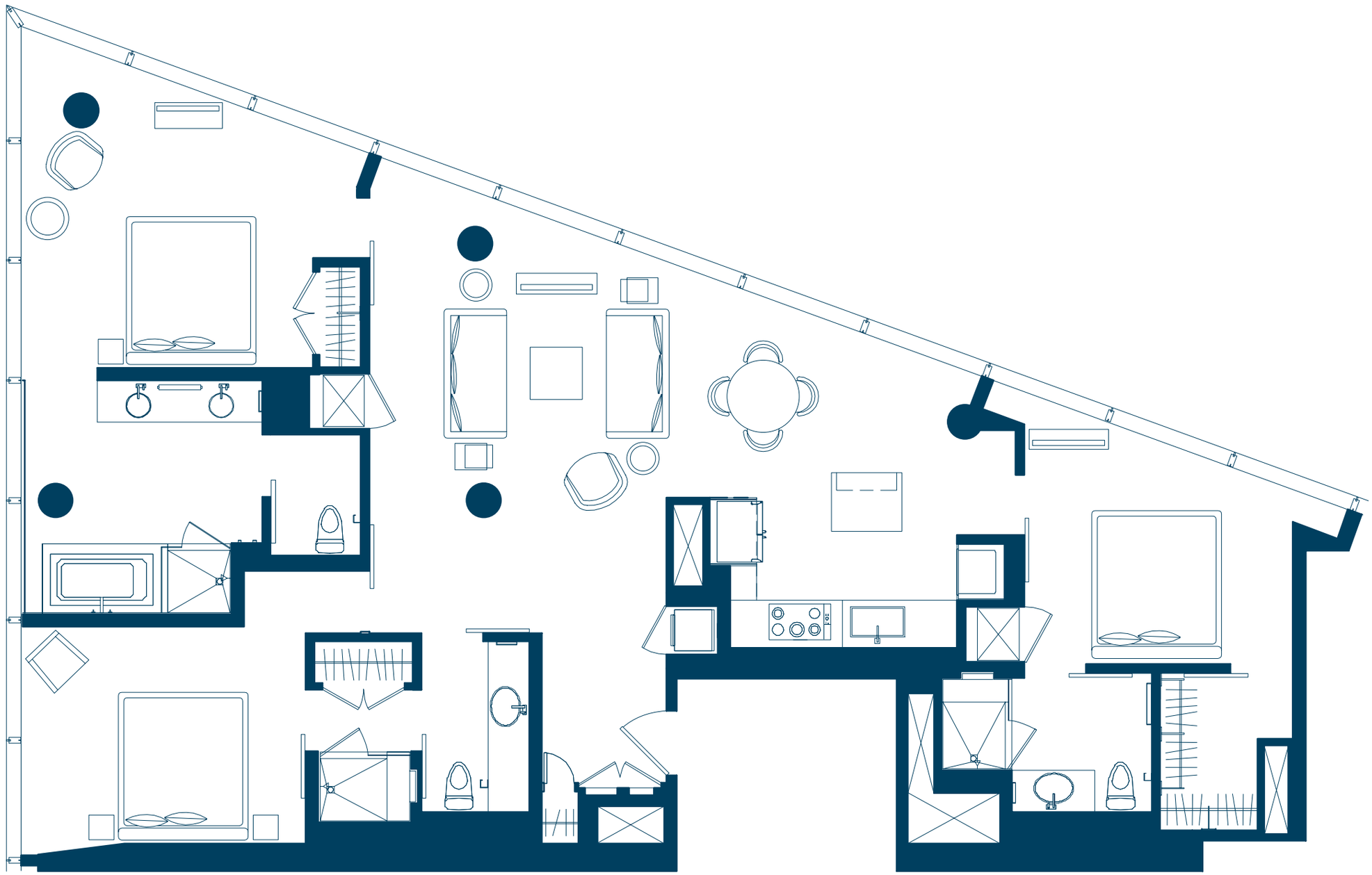
Plans, architectural renderings, specifications, pricing and locations are subject to change without notice. LVT Owner, LLC. Unauthorized use of these plans is strictly prohibited. Furnishings are shown for illustrative purposes only and are not included within the unit. This floorplan is representative of this unit type and variations exist by unit. Please review the unit contract plan and inspect the unit for exact specifications and locations. Plan shown is not to scale.



THREE BEDROOM RESIDENCES

2 Floorplans Available
Available on Floors 26 - 34
1,745 - 2,093 Sq. Ft.| 162 - 194 M²

veer® TOWERS



Plans, architectural renderings, specifications, pricing and locations are subject to change without notice. LVT Owner, LLC. Unauthorized use of these plans is strictly prohibited. Furnishings are shown for illustrative purposes only and are not included within the unit. This floorplan is representative of this unit type and variations exist by unit. Please review the unit contract plan and inspect the unit for exact specifications and locations. Plan shown is not to scale.

RESIDENTS SAVOR THE REWARDS AND BENEFITS OF M LIFE CURATED LIVING

Residents are privileged to experience the M life Curated Living program at CityCenter. Special benefits and priority access to dining and entertainment offer homeowners an elevated lifestyle and concierge services that are delivered to residents personal preferences. Leveraging superb amenities, The M life Curated Living program is exclusive to MGM Resorts International®.









SELLER IS NOT AN AFFILIATE OF MGM RESORTS INTERNATIONAL, THE OPERATOR OF M LIFE. M LIFE PRIVILEGES ARE NON-TRANSFERRABLE, GUIDED BY STRICT PROGRAM RULES AND REGULATIONS AND ARE SUBJECT TO CHANGE OR DISCONTINUANCE WITHOUT NOTICE.

EVERYTHING IS HEADED IN THE RIGHT DIRECTION



This is your opportunity to own a trophy property in one of the world's most vibrant cities. Veer Towers is the best place to live in Las Vegas, with a premier CityCenter location. It's an enviable lifestyle of fashion, luxury, comfort and convenience, and now it can be yours. This is a limited opportunity, and the time to take advantage of that opportunity is now.

veer® TOWERS

VeerTowers.com

Pordes Residential
Exclusive Sales & Marketing

Sales Galleries Open Daily

Las Vegas: 3726 Las Vegas Blvd., #3603 | Las Vegas, NV 89158 • 702-748-8285

Miami: 18851 NE 29th Ave., Suite 1011 | Aventura, FL 33180 • 786-245-8379

CITYCENTER® LAS VEGAS

Neither CityCenter Land, LLC, nor any affiliate thereof ("CityCenter") are in any way owners, sponsors, offerors, issuers or underwriters of, or responsible or liable for, any offering for sale of the real property referenced herein at Veer Towers and make no representation, warranty or guaranty of any kind regarding Veer Towers. The owner and offeror, LVT Owner, LLC, uses the name and trademarks subject to the terms of a revocable license agreement. This is not an offering in jurisdictions where prior qualification is required unless the owner has previously met such qualifications. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED OR QUALIFIED THIS OFFERING. SELLER IS NOT AN AFFILIATE OF MGM RESORTS INTERNATIONAL, THE OPERATOR OF M LIFE. M LIFE PRIVILEGES ARE NON-TRANSFERRABLE, GUIDED BY STRICT PROGRAM RULES AND REGULATIONS AND ARE SUBJECT TO CHANGE OR DISCONTINUANCE WITHOUT NOTICE.