

CELLO TOWER

SYMPHONY PARK | LAS VEGAS

Masterfully designed by the esteemed Perkins Eastman, Cello Tower represents a new caliber of living never seen in Las Vegas. Rising 32 floors, each of the 240 residences and eight penthouses seamlessly blend refined contemporary interiors with expansive floor-to-ceiling windows that frame unprecedented views of the Las Vegas skyline and mountains. With more than 40,000 SF of lifestyle and wellness amenities across three floors, park-like landscapes throughout and a transformative retail destination at its base, Cello Tower stands as a beacon of modern luxury.

BUILDING FEATURES

- 240 residences including eight penthouses, each showcasing Las Vegas skyline, downtown and/or mountain views
- Striking architecture by award-winning firm Perkins Eastman
- Elegant interiors by One Line Design Studio
- Landscape by award-winning Floor Associates
- Over 40,000 SF of amenities
- A welcoming and private arrival experience
- LEED Certified equivalent
- Electric car charging stations
- Located within Origin at Symphony Park, a six-acre enclave of shopping and dining

AMENITIES AND SERVICES

- 24-hour dedicated residential concierge and professional security
- 25,000+ SF indoor-outdoor Amenity Floor with an elevated park-like environment
- Resort-style rooftop pool with private cabanas and sweeping views of the Las Vegas Strip and downtown
- Hyper-oxygenated pool system
- Pet wellness spa, pet park and walking services
- Open-air cigar lounge with mountain views
- Chef kitchen with private dining
- Fire pits
- Golf simulator, poker table, pool table & TV media wall
- Outdoor entertainment bar, multiple BBQ and grilling areas
- Co-working space, private offices & conference rooms
- 7,000 SF wellness floor with premier fitness equipment, functional training area, personal training, massage & treatment rooms, cold plunge, sauna & steam room
- Men's & women's fitness lounges
- Resident Club Lounge
- Hospitality suites for guest usage
- Residence-assigned private storage locker
- Valet parking & private self parking
- Residence-assigned parking space for each residence (per plan)
- Auto spa services
- Bike storage & washroom

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RESIDENCE FEATURES

- One-bedroom, one-bedroom + den, two-bedroom and two-bedroom + den floor plans
- An exclusive collection of eight penthouse suites
- Expansive flow-through interiors ranging from 851-2,614 SF
- Floor-to-near ceiling oversized designer Juliet balconies
- Ceiling heights are 10'6" in standard residences and 12' - 14' in the penthouse suites*
- French Oak hardwood flooring with herringbone upgrade available
- Inviting entry foyers in all residences
- Smart thermostats
- Laundry rooms with built-in cabinets in select residences
- Epicurean kitchen with custom millwork and designer appliance package
- Expansive walk-in closets
- Luxury options available

PREMIER LOCATION

Cello is in the heart of Origin at Symphony Park, a vibrant, serene and walkable retail and dining destination unlike anything Las Vegas has seen before.

- 5-minute walk to The Smith Center for the Performing Arts
- 5-minute walk to Discovery Children's Museum
- 5-minute bike to the Medical District
- 5-minute bike to Downtown
- 10-minute bike to Arts & Brewery District
- 10-minute drive to the Las Vegas Strip
- 15-minute drive to Allegiant Stadium
- 20-minute drive to Red Rock Canyon
- 20-minute drive to the Harry Reid International Airport
- 30-minute drive to Lake Mead National Recreation Area

*Hallways, bathrooms, utility room, closets, dens (per plan) and a limited portion of the kitchen and bedrooms have drop ceilings at ~9' for mechanical integration.

ARCHITECT | Perkins Eastman

DEVELOPER | Red Ridge Development

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A MODERN EXPRESSION OF LAS VEGAS LIVING

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DESIGN IN PERFECT HARMONY

The towering height and striking design of Cello Tower exist in perfect balance with the skyline and surrounding landscape. Each light-filled residence is generously proportioned and combines natural elegance with the comforts of a meticulously appointed home. A collection of penthouses occupy the top two floors, each with full corner exposures and floor-to-ceiling windows framing cinematic vistas.

YOUR GATEWAY TO THE BEST OF LAS VEGAS

Located in Las Vegas' transformative Symphony Park neighborhood, Cello Tower is moments away from award-winning eateries, world-class entertainment and premier shopping. Just downstairs from the residences is Origin at Symphony Park and its innovative, open-air promenade, grocery, dining and retail venues, along with coveted cultural destinations, sprawling park space and privately owned, tree-lined sidewalks for an additional layer of comfort and serenity.

UNRIVALED SERVICES & AMENITIES

- 24-hour Dedicated Residential Concierge and Professional Security
- 25,000+ SF Indoor-Outdoor Amenity Floor with an Elevated Park-Like Environment
- Resort-Style Rooftop Pool with Private Cabanas and Views of the Las Vegas Strip and Downtown
- Hyper-Oxygenated Pool System
- Pet Wellness Spa, Pet Park and Walking Services
- Open-Air Cigar Lounge with Mountain Views
- Golf Simulator, Poker Table, Pool Table & TV Media Wall
- Outdoor Entertainment Kitchen, Multiple BBQ and Grilling Areas & Bar
- Coworking Space, Private Offices & Conference Rooms
- 7,000 SF Wellness Floor with Premier Fitness Equipment, Functional Training Area, Massage and Treatment Rooms, Cold Plunge, Sauna & Steam Room
- Hospitality Suites for Guest Usage
- Additional Residence-Assigned Private Storage Locker
- Valet Parking and Private Self-Parking
- Auto Spa Services

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FREQUENTLY ASKED QUESTIONS

How many residences are in Cello Tower?

Cello Tower is a 32-story condominium tower with 29 floors of residential living and 240 condominium residences. Floor plans include one-bedroom, one-bedroom plus den, two-bedroom, two-bedroom plus den, and penthouse suites. Residences will range from 851 square feet to 2,614 square feet.

Is there a Homeowners Association (HOA) and what are the dues?

Yes, the HOA dues are estimated to be \$0.69 per square foot. HOA dues include:

- Professional on-site management, engineering, maintenance and concierge
- Natural gas, trash, water, and sewer related fees for the residences
- Security and surveillance
- Valet service
- Exterior window cleaning
- Master insurance policy for the building. Buyer will be responsible for a separate policy for their specific residence
- Common area (lobby, garage, and all amenity areas) equipment, maintenance, water, sewer, gas, trash, and electricity
- Common area landscape maintenance
- HOA management
- Symphony Park Master Association
- Long-term capital reserves

Will the homes have a warranty?

Yes, Red Ridge Development will provide a warranty for workmanship and materials during the 1st year of ownership.

Do you offer a Buyer Broker Fee?

Yes, we currently offer a Buyer Broker Fee of three percent (3%). Please note that all clients must be registered upon the prospective Buyer's first visit to participate.

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Which schools will children attend?

The public elementary school is Howard Wasden Elementary School, the public middle school is Roy Martin Middle School, and the public high school is Rancho High School. Private school options are also available. Please contact the Clark County School District to verify information as boundaries and availability are subject to change without notice.

What is the earnest money deposit required to purchase a residence?

A non-refundable earnest money deposit (EMD) is required and payable to Ticor Title within five (5) calendar days after the PSA is executed. The EMD for primary and secondary occupancy is twenty percent (20%) of the purchase price and twenty-five (25%) for investors. Options deposits are separate from the EMD, are applicable towards the purchase price, and are due upon selection. Similar to the EMD, options deposits are non-refundable.

Does the EMD go into an interest-bearing account?

Ticor Title provides the option to place your EMD into an interest-bearing account. After Ticor Title receives your earnest money deposit, they will provide you with the required interest-bearing account documentation including a W-9. This documentation will need to be completed and returned to Ticor Title to set up the interest-bearing account. Once everything has been received by Ticor Title, your earnest money deposit will begin to accrue interest after it has been placed into the interest-bearing account. Interest will be earned from the date the deposit is placed into the interest-bearing account until it gets released to the seller, common on new residential developments like Cello Tower. Prior to being released to the Seller, the insurance bond(s) must be purchased by the Seller. Once the deposit is released to the Seller, the Buyers can choose to have the accumulated interest paid to them or leave it in the escrow account until close of escrow.

The interest rate is subject to the prevailing rate at the date the earnest money is placed into the interest-bearing account, is variable and will be the same for all buyers on any given day.

The estimated interest rate is four and one-half percent (4.5%), is compounded, and paid daily on the principal. It is not compounded or paid on the interest accrued.

Do I need to provide proof of funds or be pre-approved with Seller's preferred lender?

Proof of funds or a pre-approval letter, if financing the purchase, is not required and the purchase is not contingent on financing. Prospective Buyers can get a pre-approval letter from one of the preferred lenders if they desire. Our Seller's preferred lenders may offer Buyer mortgage incentives applicable at the close of escrow. Ask your sales experience associate for more details.

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Are interior upgrades and/or options offered for my new residence?

When it comes to personalizing your new home, it will depend on the construction stage of the residence you are interested in. Options include a Herringbone pattern for the French Oak flooring, Viking kitchen appliance package, washer/dryer package, floor-to-ceiling tile porcelain wall finish in the primary bathroom, motorized window coverings and custom cabinet options. Please ask your sales executive for more details.

What are the most notable amenities within Cello Tower and surrounding neighborhood?

- Cello Tower is located within Origin at Symphony Park. Enjoy immediate access to an urban market, boutique retail stores and curated restaurants, as well as workspaces and salon, spa and fitness services. With a central location in Symphony Park, you are steps away from the renowned Smith Center, Discovery Children's Museum, Donald W. Reynolds Symphony Park, the Cleveland Clinic and more. Cello Tower is also within walking distance to the lively energy of downtown as well as the cultural haven of the Arts District.
- Also nearby:
- Las Vegas Strip including T-Mobile Arena, Allegiant Stadium and the MGM Sphere
- Harry Reid International Airport
- Red Rock National Park
- Lake Mead National Recreation Area

Does the Symphony Park master plan have private sidewalks?

Yes, Symphony Park is a unique master plan where all sidewalks are privately owned, providing an additional layer of safety and comfort for residents and visitors. Those tree-lined sidewalks extend throughout Origin at Symphony Park – offering those who live at Cello Tower a shaded and serene atmosphere.

Is there shopping, dining and resources nearby?

Cello Tower is within Origin at Symphony Park with planned offerings of an urban market, boutique retail stores, curated restaurants, as well as salon, spa and fitness services. World-class dining is found downtown and on the Las Vegas Strip, and Costco is less than a mile away.