

A sepia-toned landscape photograph of a coastal plain. In the foreground, there is a wide, flat area that appears to be a beach or a coastal plain, possibly with some low-lying vegetation or sand dunes. In the background, a large, rounded hill or mountain rises against a hazy sky. The overall tone is warm and monochromatic, with various shades of brown and tan.

ASCAYA



custom homes

OVERVIEW

In this breathtaking enclave of homesites, beauty and inspiration forge an aesthetic that is rare in this world, let alone southern Nevada. It's a new standard for custom homesites and an elevated sensibility for those with the vision to match it.

Nestled into the desert landscape that defines Nevada's visage, Ascaya feels as if it were shaped by the elements. That it is manmade makes the terrain all the more impressive. Where stone rises up to meet the sky, there is a place called Ascaya.

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- Ascaya is a collection of **313 custom estate homesites** located 9 miles south of the Las Vegas Strip in the McCullough Range above Henderson, Nevada.
 - Poised atop a monument of spiraling stone, the homesites have been carefully orchestrated to welcome **Strip, canyon, or open space views**.
 - More than a square mile in size, Ascaya is a private enclave fortified by **signature rock walls** thirty-one miles in length with an average height of 12 feet.
 - Rising nearly 1,000 feet above the valley floor to a total elevation of more than 3,000 feet, Ascaya presents the most **impressive views** of the entire Las Vegas valley.
 - The architecture of Ascaya's custom estates will embody a strong and **dramatic design aesthetic** that complements the desert setting.
 - The **Ascaya Clubhouse**, reserved for homeowners and guests, hosts an array of ultra-luxe amenities. The Clubhouse hosts a variety of activities for all our residents from yoga to events for children to holiday parties.
 - Sensitive to **sustainable practices** without sacrificing beauty or luxury, a major portion of Ascaya is set aside as **open space** to maintain the magnificence of the natural desert mountain landscape.
 - Adjacent to **Sloan Canyon National Conservation Area**, a 48,000-acre swath of desert sheltering bighorn sheep, desert tortoises and more than 300 ancient rock art petroglyphs -among the most significant historic cultural resources in Nevada.
 - **Henderson** offers cultural events, public and private schools, renowned resorts, restaurants and shopping, leading medical facilities, trails and open space, outstanding recreational areas, public and private golf courses, Henderson Executive Airport and nearby McCarran International Airport.

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THE COMMUNITY

The scenic McCullough Range rises dramatically from the Las Vegas Valley floor. At its peak 3,000 feet up is where you'll find Ascaya. This premier location offers panoramic 280-degree views of the city, the Strip, and the surrounding foothills and slopes. Bracing sunrise day hikes and sunset champagne toasts beckon with every day.

The area is home to amazing vegetation and wildlife, yours for the discovering. Keep a keen eye, ready to spot roosting quail, a contemplative desert tortoise, or even a regal Nelson bighorn sheep. A cache of cacti varieties take root here, as well as the perfumed Creosote bush.

Beneath your feet, black rock formed by ancient volcanic flow. Deeper into the foothills, petroglyphs illustrate the canyon walls. Nearby lies Sloan Canyon National Conservation Area, and Sloan Petroglyph Site, which is listed on the National Register of Historic Places.

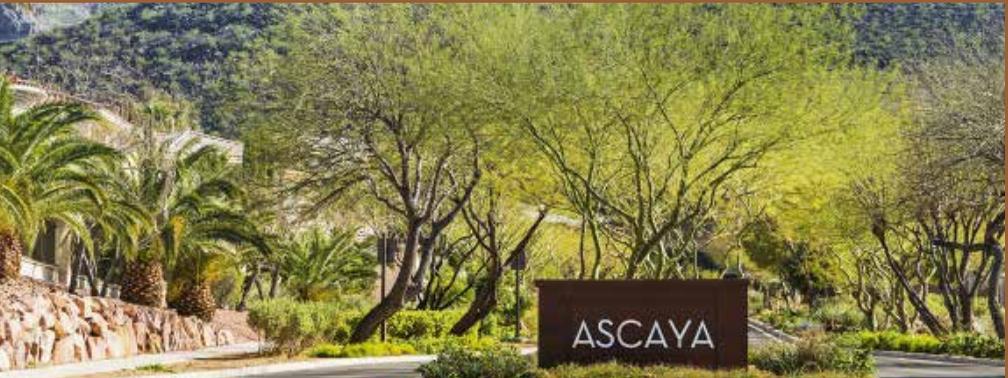
These are special lands, and worth preserving. In fact, the Bureau of Land Management protects great parcels of the area, ensuring it's natural beauty will be there for generations. Here, nature is right at your doorstep, ready to explore on a whim, a magnificent backdrop to a life well lived.

The promise of Ascaya is to be home to the world's finest desert contemporary architecture. To that end, Ascaya has anticipated everything and offers build-ready home sites including utilities. Even inspiration itself was not left up to chance. Our Inspiration Room is overflowing with the best thinking in desert design and architecture. Books, journals, and multi-media are available to owners and their design teams. Here you can research, collaborate and create your custom dream home. Further, the developer has Invested in building Inspirational homes from some of the best desert contemporary architects.

Of course, the Ascaya sales staff is ready to assist in any way you see fit. Our knowledgeable team will help you through every step of the process and make you feel at ease.

Tour our home sites and learn about the amazing clubhouse and owner amenities waiting for you. Ascaya's prime location is the premier choice in next-generation upscale custom homes. The exacting standards Ascaya holds itself to will usher in a new era of Las Vegas luxury living.





A mere nine miles north, the glittering Las Vegas Strip stretches far into the desert, its fame and notoriety known the world over. But just down the hill in Henderson, hometown charms abound. Ideally situated south of Las Vegas and west of Lake Mead and the Hoover Dam, this vibrant city is brimming with with community and cultural events.

With more than 37 miles of trails to explore, Henderson, Nevada ranks sixth on Prevention magazine's list of best walking cities. Some of the best trails in the area roam through the scenic McCullough Range, hilltop home to Ascaya.

The city also boasts Nevada's largest recreational facility, the Multigenerational Facility at Liberty Pointe, as well as Nevada's only scenic bird preserve. The city supports a variety of other cultural events as well, many of which are held at the outdoor amphitheater, the largest one of its kind in the state.

Ascaya puts you within minutes of Henderson's highly rated public and private schools, renowned resorts, restaurants and shopping centers, leading medical facilities, outstanding recreational areas, public and private golf courses, Henderson Executive Airport and McCarran International Airport.

Henderson also offers 60 meticulously maintained parks for your year-round enjoyment. In addition to open grass areas and playgrounds, features include walking courses, dog parks, skate parks, splash pads, and lighted courts and sport areas.

Henderson's longstanding support for arts and cultural programs is evidenced in its commitment to adult classes, events and workshops. Programs involve every age group from early childhood to 50 plus, and include everything from dance and drawing to parenting tips and cooking classes.

Forbes magazine recently ranked Henderson America's second safest city. Henderson has also been named as "One of the Best Cities to Live in America" by Bloomberg Businessweek. And just last year, Henderson was again ranked as one of the Top 10 "Safest Cities in the United States."



THE ASCAYA CLUBHOUSE - The centerpiece of life at Ascaya is the spectacular Ascaya Clubhouse. The Clubhouse has been designed by award-winning architectural firm Swaback Partners, with interior design by the renowned TAL Studio, whose work includes Encore Resort & Tower Suites, Four Seasons Lanai and the Chicago Mandarin Hotel. The structure is a breathtaking example of the desert contemporary aesthetic, effortlessly blending interior and exterior spaces. This dramatic expression of desert architecture and hub for social activity is reserved for homeowners and guests. The clubhouse provides a relaxed, elegant, and exclusive environment to socialize and unwind. A variety of events are held in the Clubhouse exclusively for our residents. Events include yoga, craft events for children, family events at the pool and holiday parties. The Clubhouse is available to residents for their private events.

CONCIERGE - The Ascaya Clubhouse offers a professional concierge to assist residents with any Clubhouse, recreational or entrainment needs- from securing tickets to a show to orchestrating a day of skiing atop Mt. Charleston.

GATHERING ROOM - A soaring space alive with desert light and shadow, the Gathering Room presents outstanding views of the Las Vegas Strip.

EVENTS PAVILION - This beautifully designed venue is an unforgettable setting for all manner of community and private gatherings.

FAMILY FOCUSED SPACES - Creative area dedicated to the interests and passions of the younger members of Ascaya families, including both an indoor play and hobby room and an outdoor shaded area ideal for pint-sized activities and playdates.

FITNESS CENTER - The fitness facilities create a life-enriching environment where healthy choices are an inviting option, designed to enhance a life of balance. Personal workouts in the exercise and movement studios come complete with state-of-the-art equipment and exquisitely finished dressing areas.

CLUB SPA - An intimate spa complete with luxurious surroundings and finishes. Within private treatment rooms, homeowners are pampered by a wide array of therapeutic indulgences.

POOL TERRACE - This dramatic desert Oasis features a resort-sized family swimming and soaking pool with luxurious poolside cabanas and shade pavilions. Placed around the pool, sensuous outdoor spaces invite evenings of gathering and conversing before spectacular Las Vegas valley views.

TENNIS PAVILION - A modern and stylish amenity, the Tennis Pavilion offers recreational fun exclusively for Ascaya residents and guests.

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ARCHITECTURE

Inspired by the land itself, Desert Contemporary design is reaching its highest expression at Ascaya. Desert sun, earth and stone inform every angle and dramatic line. Spacious windows with large overhangs allow desert beauty to naturally enter every home's interior, while creating functional shaded spaces outside. And rather than erecting boundaries designed to keep nature out, Desert Contemporary architecture honors native beauty by blurring boundaries and bringing the environment into the forefront of the homes' design.

The palette reflects nature, too. Warm earth tones mimic the landscape and blue accents mirror the bright desert skies. Stone, wood, brushed steel and surfaced glass bring their roughhewn textures into play. The net effect: rustic, warm, yet undeniably refined.

Ascaya has taken the unique step in gathering some of the most renown architects in the country to design homes that reflect the principles of great architecture in harmony with the desert environment. Ascaya has invested in building these homes to inspire great architecture in this unique community.

The architects assembled to design these inspirational homes are:

custom homes

RICHARD MEIER & PARTNERS

For over five decades, Richard Meier & Partners has created important works in both the private and public spheres, including The Getty Center Museum in Los Angeles. The firm's thoughtful and elegant contemporary architecture is instantly recognizable and internationally respected.
www.richardmeier.com

6,913 sq ft
4 bed / 4.5 bath
4 car
.74 acre



SWABACK PARTNERS

Based in Scottsdale, AZ the team is lead by award winning architect John Sather, AIA, AICP. John has had an integral role in the design of ASCAYA's sales office and is currently working on plans for the ASCAYA Clubhouse.

Sather, a graduate of the Frank Lloyd Wright School of Architecture, is a Senior Partner of the firm Swaback Partners. His land planning involvements include some of the most environmentally sensitive projects in the Western United States.
www.swabackpartners.com

8,911 sq ft
4 bed / 6 bath
4 car
.72 acre





MARMOL RADZINER

Leo Marmol and Ron Radziner formed their partnership in 1989. The award-winning firm is known for its innovative design approach and expertise in architecture, landscape and interior design. Each project engages the surrounding environment and takes a warm, textured approach to modernism that is elegant and timeless. www.marmolradziner.com



7,555 sq ft
4 bed / 5 bath
3 car
.45 acre



LAKE FLATO

Established in 1984, Lake Flato has gained national recognition for architecture that is grounded in the belief that design and sustainability are inseparable pieces of a coherent, place-based approach to building that successfully merges with the landscape. Led by Andrew Herdeg, Lake Flato creates buildings that are tactile and modern, environmentally responsible and authentic, artful and crafted. www.lakeflato.com



7,850 sq ft
5 bed / 6 bath
4 car
1.24 acres

SB ARCHITECTS

Over the past 50 years SB Architects has established a world-wide reputation for excellence and leadership in the planning and design of site sensitive architecture. Led by Scott Lee and Bruce Wright, SB strives to honor the site with design solutions inspired by local materials. www.sb-architects.com

6,441 sq ft
5 bed / 6 bath
3 car garage
.52 acre



HOOGLAND ARCHITECTURE

Hoogland Architecture is based in Las Vegas and led by Henry CJ Hoogland III, AIA. His portfolio encompasses works of architecture centered on context, materiality and form. Interior Architecture designed by Daniel Joseph Chenin, Ltd.

www.djc-ltd.com
www.hooglandarchitecture.com

7,660 sq ft
4 bed / 5 bath
4 car
.57 acre



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Nestled atop the picturesque McCullough Range, Ascaya is near shopping, schools, and recreation areas. Just nine miles south of the Las Vegas Strip, Ascaya's sales office is located at 1 Ascaya Blvd, Henderson, Nevada 89012. For more information, visit ascaya.com, or call **702.978.5800**.



1. ASCAYA Sales Center

SCHOOLS

2. Neil C. Twitcheell Elementary (3.1 mi)
3. Foothill High School (9.4 mi)
4. Henderson International School (3.7 mi)
(Sunridge Campus)
5. Foothills Montessori (2.1 mi)
6. Henderson International School (4.2 mi)
7. Bob Miller Middle School (3.2 mi)
8. Challenger Private School (6.4 mi)
9. Coronado High School (4.0 mi)
10. Del Webb Middle School (5.2 mi)
11. UNLV (12.3 mi)

SERVICES

12. St. Rose Dominican Hospital (6.8 mi)
13. Henderson Airport (7.1 mi)
14. McCarran Airport (10.2 mi)

RECREATION

15. Revere at Anthem Golf Course (6.9 mi)
16. The Legacy Golf Club (4.1 mi)
17. DragonRidge Country Club (2.4 mi)
18. Southern Highlands Gold Club (9.9 mi)
19. Green Valley Ranch Resort (3.4 mi)
20. Smith Performance Arts Center (20.6 mi)

SHOPPING

21. The Forum Shops - Caesar's (14.7 mi)
22. Galleria at Sunset (5.8 mi)
23. The District at Green Valley Ranch (3.1 mi)
24. Fashion Show Mall (15.5 mi)
25. Palazzo Shops (15.7 mi)
26. Town Square (10.8 mi)
27. City Center (15.1 mi)

ASCAYA

The new standard for custom homesites.
Contact a Personal Sales Concierge today.
702 978 5800 | ASCAYA.COM

Ascaya is a Nevada residential common interest community. The actual terms and conditions of purchasing a lot are available through the Ascaya sales office. All information, depictions, specifications, home site sizes, prices and amenities of Ascaya referenced herein ("Project Descriptions") are subject to change at any time without notice. No guarantee is made that anything included in the Project Descriptions will be built, or if built, will be the same type, size or nature as depicted or described, and the project development plan will likely be modified from time to time to respond to changes in market conditions and other circumstances.