



## A World Above

Just south of Las Vegas lies a private luxury community, where the lifestyle is carefree – and the views are unrivaled. Built beautifully into a mountainside overlooking the entire Las Vegas Valley, Ascaya is in a class all by itself.



# The Clubhouse

## ASCAYA'S CENTERPIECE

The 23,000-square-foot clubhouse is more than a spectacular sight to behold. It's the place where you splash, play, and unwind with family and friends. It's also the perfect venue to host weddings, milestone birthday celebrations, and other private events.

Fitness Center  
50m Swimming Pool  
Private Cabanas  
Tennis Pavilion  
Half-Court Basketball

Events Pavilion  
Food & Beverage  
Commercial Kitchen  
Gathering Room  
Family-Focused Spaces





# It's All Right Here

Pass through the guard-gated entrance and find an array of well-appointed amenities. All have been purposefully created to foster connectivity and activate the senses.



# Distinct Design & Experiences

Ascaya affords a variety of rich, meaningful experiences. Everyday moments become new opportunities to connect with family, community, and the surrounding landscape.





# Family Park

FUN FOR THE WHOLE FAMILY

Like an oasis tucked away in the heart of the community, the Family Park (debuting Summer 2022) is a gathering spot, green space, and play area for residents of all ages. There's no shortage of good times here - only a shortage of hours in the day.



The friendships forged at Ascaya will last forever. Just ask the kids who dream big, play hard, and look forward to connecting with each other year after fun-filled year.







## Getting Lost in All the Right Ways

It's easy to get lost in the magic and beauty of the West. That's especially true at Ascaya, where some of the best hiking and biking in the country exists. Several of the area's most acclaimed outdoor destinations are also just a short, scenic drive away.

McCollough Hills Trail	10 mins
Sloan Canyon	15 mins
Union Pacific Railroad Trail	15 mins
Red Rock Canyon	30 mins
Lake Mead	35 mins
River Mountains Loop Trail	35 mins
Valley of Fire State Park	1 hr 15 mins



# Homes as Stunning as the Views

Earthy colors and textures. Indoor-outdoor living spaces that welcome in the desert. Floor-to-ceiling glass that reveals magnificent mountain, canyon, and Strip views. Each home here is as distinctive and impressive as the next.

Ascaya offers a wealth of creativity and diversity in home design. No two homes are alike, yet the community as a whole is a harmonious and dramatic expression of desert contemporary architecture.







# World-Class Architecture in a World-Class Location

Ascaya has brought together some of the country's most celebrated architects to design homes that exemplify the desert contemporary aesthetic, while blending in with the natural environment.

Adapture Design Studio

Aspire Design Studio

Assemblage Studio

Blue Heron Design

Brand Architecture

Daniel Joseph Chenin, Ltd.

GK3 Architecture

Greg Moore

Hoogland Architecture

Lake Flato Architects

Luxus Design Build

Marc Lemoine Architecture

Marmol Radziner Architecture

Pinnacle Architectural Studio

Richard Luke Architects

SB Architects

SCA Design

Skyterra Design

Studio G Architecture

Sun West Custom Homes

Swaback Partners

Vida Design Studio

Winston Architecture



# Creating Your Forever Home

From the grandest entrance to the finest detail, it all comes together perfectly in your custom Ascaya home. This is your opportunity to build your dream home exactly as you envision it.







# Accelerated Design

## FOR A FASTER BUILD

Sometimes waiting isn't an option. That's why Ascaya has partnered with the area's finest design-build firms to offer fully custom homes with expedited timelines.

Ascaya offers a way of life that exists nowhere else, but it's available only to the fortunate few. Contact us today to make it yours.

