



THE
CANYON
at ascaya

Live the *Magic* of the The Canyon

Sited across elevated terraces within a soul-stirring swath of nature-sculpted earth, The Canyon at Ascaya is an enclave of resort-style, lock-and-leave architectural residences located within the guard-gated mountainside community of Ascaya.

Striking the perfect balance between privacy and community, the homes of The Canyon at Ascaya unfold like jewel boxes onto their natural surroundings and are complemented by a distinct set of lifestyle and wellness experiences, with access to the world-class amenities of Ascaya.



Canyons are homes – the sacred, elemental spaces that lie in between rugged and majestic peaks. Fiercely forged and magical, these open expanses offer what's most essential: time and space. A horizon-like openness. A linear ease.

A freedom that invites us to unwind and breathe more deeply. Carved over the millenia by nature's grace, they are warm, welcoming, and wondrously honed. Resolute in their standing, they inspire. Relentlessly revealing the sheer beauty of what lies ahead.





Elevated Architecture, *Effortless Living*

Designed and built by acclaimed architectural firm Blue Heron, each home is thoughtfully crafted from stone, steel, and glass — embracing the ever-changing hues of the surrounding landscape.

A sense of tranquility weaves through the free-flowing structures with unmatched indoor-outdoor movement and expansive views of the surrounding environment. With seamless glass doors and raised ceilings throughout, daylight and natural ventilation are daily guests.





The Canyon homes offer an effortless lifestyle, with plenty of time and space for family, friends, and neighbors.

Each of the three- and four-bedroom residences features dual primary suites, generously sized great rooms, incomparable indoor/outdoor living areas, and lock-and-leave ease — crafting a daily life refined by space and relieved of stress.

The landscape of The Canyon at Ascaya has a calming beauty that soothes the senses. It's in the sunlight and shadows that dance across canyon walls, the scent of ancient rock formations tinged with notes of cactus blossoms, and the inky skies that twinkle with stars.



A Life Enriched, *A Life At Ease*

Sited across the terraces, large communal areas invite The Canyon residents to meet up, unwind, and cool off. Five pools, each paired with its own spa, are retreats for relaxation or connection. Everyone finds what they need with fully equipped outdoor kitchens, covered patios, beautiful views, feature seating, and accent lighting.

Well-being comes naturally at The Canyon with two private wellness parks, featuring yoga decks, meditation spaces, saunas, and cold plunges set against lush desert landscaping and the canyon backdrop. From fitness classes to nature trails, residents are invited to immerse in a seamless blend of activity and relaxation, designed to energize the body and soothe the soul.





Residents are also granted full access to all of the world-class amenities of Ascaya. Work up an appetite for food and beverage services after an afternoon at the tennis and pickleball pavilion. Curate the perfect picnic experience with room for fun at the two-acre Family Park, or escape to Ascaya's cabana-lined, 50-meter pool.

Host a quaint gathering around a fire pit overlooking the Las Vegas Strip, or organize a celebratory get-together at the Ascaya Clubhouse, the community's 23,000-sq-ft heart and soul, designed with soaring rooflines, terraced gardens, and a variety of well-appointed event spaces.



A Vision Above the Valley

Years ago, when neighborhoods and homes were beginning to take shape in the most coveted spaces of Nevada's Mojave Desert, visionaries imagined a terraced mountainside enclave carved into the McCullough Mountain Range.

There, some 1,000 feet above the valley floor, elevated foundations would act as canvases, where dreamers could design and build one-of-a-kind architectural masterpieces that would be as show-stopping as the views themselves.



Surrounded by nature trails, mountain peaks, and the twinkling lights of Las Vegas below, the private luxury community of Ascaya began to take shape. Driven to create personal masterpieces, industry leaders, entertainers, and luminaries began partnering with some of the West's most celebrated and trusted architects, designers, and builders.

As this process continues, what has taken shape is an escapist fantasy — a world above. Today, architects, designers, and lovers of desert living from around the globe look to the exclusive residential community of Ascaya for inspiration. Ascaya has become the greatest example of elevated, design-centric desert modern living.



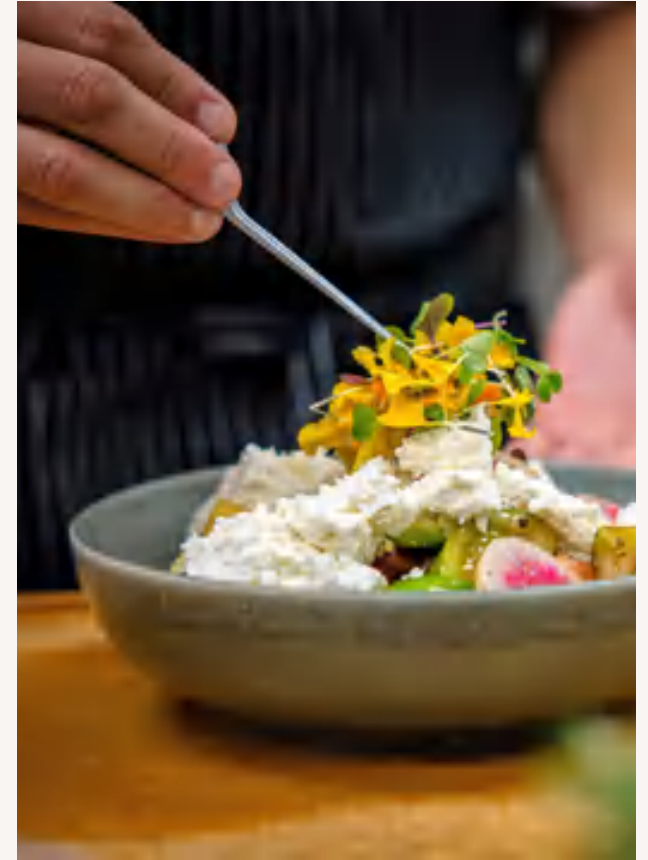


An Oasis with *Access to it All*

Located in the foothills above Henderson, Nevada, 20 minutes from the iconic Las Vegas Strip, The Canyon at Ascaya allows owners to be at the center of one of America's most dynamic regions for entertainment, dining, sports, and innovation.

The region shines as a top culinary destination, with celebrity chef restaurants along the Strip and beloved local eateries in communities like Henderson and Downtown.





Beyond the bright lights lies natural adventure, from stunning Red Rock Canyon to national parks like Zion and the Grand Canyon within close proximity. Las Vegas has also quickly become a major league sports city with the NHL's Golden Knights and NFL's Raiders, plus the Formula 1 Las Vegas Grand Prix annually illuminating the Strip.

Benefiting from zero Nevada state income tax and seamless connectivity via Harry Reid International Airport, The Canyon at Ascaya offers a lifestyle that effortlessly blends the allure of a world-class destination with the comforts of an exclusive enclave, all just a stone's throw away.

A wide-angle photograph of a rugged canyon landscape. The foreground and middle ground are filled with steep, rocky slopes covered in sparse, dry vegetation. In the distance, a city is visible, nestled in a valley. The background shows a range of mountains under a clear, light blue sky. The overall lighting is warm, suggesting late afternoon or early morning.

Own The Canyon

THECANYON@ASCAYA.COM | THECANYONATASCAYA.COM | 702.978.5800

Prices, promotions, incentives, features, options, floor plans, elevations, design materials, specifications, community development plans, amenities, schedules, and available homes are subject to change without notice. Square footages and dimensions are approximate only, may vary in actual construction, and should not be relied upon as a representation of the actual or precise size of any home or amenity space. All photographs, artistic renderings, and other depictions of the residence, community, and other features are preliminary and for illustrative and conceptual purposes only. No guarantee is made that the improvements described or illustrated will be constructed, or that if constructed, they will be of the number, type or design described. Model homes and depictions of people do not reflect racial preference. Windows, decks, doors, and other design features vary in the community. Views are not guaranteed. Actual views may vary and change in the future. Site plans and maps are not to scale and are for relative location purposes only. School and school district information is subject to change over time. No warranty or guarantee is made that any particular school or school district will serve the community. Information provided does not constitute an offer to sell nor a solicitation of an offer to purchase real property. Further, nothing herein is intended to be an offer to sell nor a solicitation of offers to buy real estate by residents of any state in which registration is required but in which registration has not been made. The Agency NRED #B.1002525.CORP