



LAS
RAMBLAS



FORGET
EVERYTHING
YOU KNOW ABOUT
VEGAS.

IT'S ALL
ABOUT TO CHANGE.



Never before in history have such an esteemed group of experts come together to create a living experience. You will be part of history as Related Las Vegas, Centra, George Clooney and After Midnight change Las Vegas forever.



CONDOMINIUM-HOTEL SUITES



Your Building Includes:

Enjoy panoramic views of the Las Vegas Strip or surrounding mountains from within your unit or private balcony.

Architecture by Arquitectonica, the internationally celebrated firm

Service wrapped in five star splendor starting at the awe-inspiring arrival and including covered valet parking, white gloved doorman service, concierge, state of the art on-site security, and room service.

Cascading pool overlooking the boulevard and offering private patios, cabanas, and gardens available for lounging, dining and entertaining.

Priority access to on-site gourmet dining specially created for Las Ramblas

Short elevator ride to the casino, a sophisticated atmosphere featuring a classic poker room, table games, slots, race and sports

Professionally managed spa and fitness center offering health, fitness, steam, sauna, massage and other revitalizing services to residents

Business center and conference facilities available for social and business events

Your Residence Includes:

Fully furnished units with exquisitely designed contemporary interiors and furnishings by internationally acclaimed Keith Hobbs of London based United Designers

European style kitchens with granite countertops and state-of-the-art appliances

Generously proportioned bathrooms with elegant marble flooring and countertops, twin sinks, custom-designed vanities, walk-in marble showers and spa tub in master bath

Each residence is provided with owners lock-out closets

Residences are equipped with flat screen plasma televisions, providing immediate access to personalized amenities and services that guarantee comfort and define luxury

Studio, one, two and three bedroom units, as well as penthouse suites and pool-level bungalows

Multi-story penthouse residences and bungalows have private rooftop terraces and pools

5 Floor Plans

Studio-1 bath	<i>578 sq.ft. + balcony 80 sq.ft. = Total 658 sq.ft.</i>
1 bedroom-1 bath	<i>770 sq.ft. + balcony 82 sq.ft. = Total 852 sq.ft.</i>
2 bedroom-2 bath (1 room lock out option)	<i>1155 sq.ft. + balcony 200 sq.ft. = Total 1355 sq.ft.</i>
2 bedroom-2 bath	<i>1155 sq.ft. + balcony 200 sq.ft. = Total 1355 sq.ft.</i>
3 bedroom-3 bath	<i>1540 sq.ft. + balcony 275 sq.ft. = Total 1815 sq.ft.</i>

5 Star Condo-Hotel Building

38 story building

Casino, Nightlife, Restaurants, Spa

300 Room 5 Star Boutique Hotel (7th-19th floor)

370 Condominium Resort Suites (20th-33rd floor)

Designer Keith Hobbs of United

Pool side Bungalows

19 total (15 in Phase 1)

Two story exquisite residences with roof top private pools and terraces

Private entrances



5 Star Hotel Amenities

30,000 sq.ft. spa and exercise area

Casino with high limit wagering, classic poker room, slots, race and sports

9,400 sq.ft. pool with gardens, cabanas and a 2,000 sq.ft. stage

3,084 sq.ft. of cascading pools overlooking the Rambla

4,060 sq.ft. afternoon sun pool

Indoor lap pool

Priority access to on-site gourmet dining

Screening room, ballrooms, night clubs, restaurants

Covered valet parking

White glove doorman service, concierge, on-site security, and 24-hour room service

RESIDENTIAL CONDOMINIUMS



Your Building Includes:

Unique, ultra contemporary architectural design by Arquitectonica, internationally celebrated firm

Common areas inspired and designed by Yoo by Philippe Starck

Priority access to the Hotel, Spa and Fitness Center, Gourmet Dining and Casino

Pool and pool deck overlooking the boulevard and adjacent to the on-site Fitness Center

Full-time concierge staff offering a full range of services including housekeeping, laundry and dry cleaning, 24-hour valet service, mail and package receiving and more

Your Residence Includes:

Breathtaking views of the Las Vegas Strip or mountains from your residence or private balcony

Several spectacularly designed floor plans

Elegant smooth ceilings rising to nine feet; ten feet for penthouse units

Floor-to-ceiling laminated windows with energy efficient, tinted glass

Spacious walk-in closets

Prewired for Wi-Fi, high speed Internet, data/voice, satellite TV access

State-of-the-art wireless touch screen TV providing immediate, customizable access to building amenities and services that guarantee comfort and define luxury

European style kitchens with granite countertops and state-of-the-art appliances including: panel-ready refrigerator with freezer and ice maker; built-in microwave with integrated hood and light; spacious, self-cleaning oven; sleek glass cook-top; and multi-cycle quiet-wash dishwasher

Top-of-the-line full size, stackable washer and dryer

Generously proportioned bathrooms inspired by Yoo by Philippe Starck. Bathrooms include elegant marble flooring and countertops, twin sinks, custom-designed vanities, walk-in marble showers, elongated water closets, and spa tub in master bath

The Gateway East Residential Tower

42 stories

344 residential condominiums

7th floor to 42nd floor

10 Residences per floor

4 Elevators per floor

1st floor to 6th Parking and Retail

Swimming pool

Full-time concierge staff

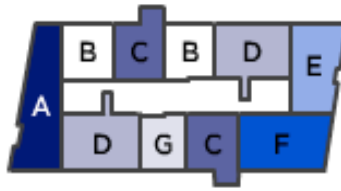
Priority access to the hotel, spa, fitness center, gourmet dining and casino

24-hour valet and covered parking

Architecture by Arquitectonica

Lush amenities inspired by Yoo by Philippe Starck, internationally renowned

RESIDENTIAL
CONDOMINIUMS



7 Floor Plans

A 3 bedroom, 3 bathroom	<i>1,910 sq.ft. + balcony 316 sq.ft. = Total 2,226 sq.ft.</i>
B 1 bedroom, 1 bathroom	<i>880 sq.ft. + balcony 141 sq.ft. = Total 1,021 sq.ft.</i>
C 1 bedroom/den, 1 bathroom	<i>1,020 sq.ft. + balcony 70 sq.ft. = Total 1,090 sq.ft.</i>
D 2 bedroom/den, 2 bathroom	<i>1,350 sq.ft. + balcony 211 sq.ft. = Total 1,561 sq.ft.</i>
E 2 bedroom, 2 bathroom	<i>1,434 sq.ft + balcony 142 sq.ft. = Total 1,576 sq.ft.</i>
F 2 bedroom/den, 2 bathroom	<i>1,600 sq.ft. + balcony 355 sq.ft. = Total 1,955 sq.ft.</i>
G 1 bedroom, 1 bathroom	<i>880 sq.ft. + balcony 143 sq.ft. = Total 1,023 sq.ft.</i>

Ceiling heights (approximately)

9'6" (slab to slab 10')

Floors 7, 41, 42 ceiling height at least 12'



LAS RAMBLAS



Master Plan

ARQUITECTONICA

Led by Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica is world-renowned for its award winning designs. Winner of the AIA Test of Time Award for the Atlantis Condominium, the Pink House and the Banco de Credito Headquarters, Arquitectonica combines creativity with efficiency. Today Arquitectonica has a practice across the United States directed from three regional offices: Miami, New York and Los Angeles. Arquitectonica's international practice is supported by European regional offices in Paris and Madrid; Asian regional offices in Hong Kong, Shanghai and Manila; and Latin American Regional offices in Lima, Sao Paulo and Buenos Aires.

www.arquitectonica.com

RELATED

With a portfolio valued at more than \$15 billion, Related is one of the largest and most successful developers, managers and financiers of real-estate developments in the U.S. Founded more than 30 years ago in New York by Stephen M. Ross (The Related Companies, L.P.), 25 years ago in Miami by Jorge M. Perez (Related Group of Florida), and now in Las Vegas (Related Las Vegas). In a short time, Related Las Vegas has burgeoned with five high-profile developments including the Icon Las Vegas residential towers, the World Market Center (furniture mart), the Union Park mixed-use project downtown, an unnamed project with Centra Properties near The Strip and Las Ramblas. As the largest developer in South Florida and the largest developer of residential condominiums in the nation; Related is responsible for some of the most spectacular mixed-use projects in the world such as the Time Warner Center building in New York and the CityPlace project in West Palm Beach, Florida.

www.related.com

www.relatedgroup.com

CENTRA

With more than \$3 billion in ongoing projects, Centra is one of the premiere property development companies in the Las Vegas market. Founded in 2001 by partners James M. Stuart and Kenneth J. Sullivan III, Centra's visionary projects are widely considered some of Las Vegas' most innovative developments. Centra's current developments include Town Square, a 117-acre restaurant, retail, cinema and office development and Stone Lake Village, Las Vegas' first transit oriented development, as well as several other mixed-use projects. Mr. Stuart and Mr. Sullivan aim to develop projects with beneficial, long term impacts on the community. Centra's capabilities include developing regional retail, mixed-use commercial/residential and master planned business and industrial parks. In 2004, the National Association of Industrial and Office Parks (NAIOP) selected Centra as Southern Nevada's Development Firm of the Year.

www.centraproperties.com

AFTER MIDNIGHT COMPANY & GEORGE CLOONEY

Venerable actor George Clooney, along with Rande and Scott Gerber, the founders and operators of After Midnight Company, have teamed together to bring unparalleled style to Las Ramblas. The After Midnight Company, an evolution of their trademark brand, The Whiskey, was created to develop innovative nightlife, hotel, restaurant and lifestyle concepts. Rande Gerber founded The Whiskey nearly 15 years ago, and he has since become one of the most influential nightlife proprietors in the country. His extraordinary success with The Whiskey Bars has established Gerber as the preeminent tastemaker, with an uncanny ability to create chic, elegant bars that reflect the times and national moods. Since then, the Gerbers have expanded this nightlife brand and vision, developing hotel bars with W Hotels and Ian Schrager. The Gerbers were also tapped by Giorgio Armani to redevelop his Armani Cafes nationwide and by Donald Trump to transform Trump Parc on Central Park, now Whiskey Park. The Gerbers newest ventures include Stone Rose, located in Manhattan's Time Warner Center, and a partnership with Maxim Magazine to develop Maxim Lounges.

www.mocbars.com