

Vegas Baby!

By Kathy McCormick December 6, 2008

The lure of Las Vegas is hard to resist--bright lights, glitz, glamour, world-class entertainment and gaming venues that are as luxurious as they are exciting.

But there's a lot more than roulette wheels and slot machines to entice people to buy a second home or retirement getaway in the silver city.

In fact, it's a sure bet that people will want to come for the first-class housing options that Las Vegas has to offer -- and you don't have to be in a huge casino and hotel complex to enjoy luxury and elegance at every turn.

One Queensridge Place is a condominium complex so exclusive, the advertising jargon actually refers to it as a new custom home vertical complex that offers the luxury of the famous Las Vegas Strip without the mad furor and hectic pace that's associated with it.

Located just 18 kilometres from the Strip, the development is part of the Queensridge mixed-use development, less than two kilometres south of Summerlin Parkway. The \$300-million-US development is by Queensridge Towers LLC, an affiliate of EHB Companies and IDB Group.

Across the street, Great Wash Park LLC, also an affiliate of EHB Companies and IDB Group USA, Inc., is constructing a mixed-use development. Tivoli Village at Queensridge on the northeast corner of Alta Drive and Rampart

Boulevard will have approximately 700,000 square feet of office, retail and restaurant space in addition to 340 condominium homes.

The \$850-million, 11.7-hectare development is scheduled to open in late 2009.

One Queensridge Place is also close to JW Marriott Las Vegas Resort and Spa, Suncoast Hotel and Casino and Red Rock Casino Resort Spa.

It's adjacent to, and overlooking the, 27-hole Troon-managed Badlands Golf Course, and near other golf courses in the vicinity.

It's the only development of its kind in the northwest Las Vegas valley--and its classic design sets it apart. Reminiscent of classic European buildings, One Queensridge Place is modelled after the Art Nouveau movement.

Construction of the mixed-use development started in 2005. Buyers in the development's first phase started moving in by September 2007.

Located on about eight hectares, the whole complex will feature 385 custom home condominiums in three 18-storey towers and one 14-storey tower.

The first phase consists of 218 homes in two towers-- only about 60 units remain for sale.

The attention to detail is seen in every aspect of the design, but perhaps most noticeable is the spectacular foyer, which is intricate and grand, showcasing the architecture and design elements of Art Nouveau at its finest.

EHB Companies designed, and had their artisans create, numerous hand-selected art pieces from across the world to place throughout the buildings, including many "Pietre Dure" pieces--the historic art form that places small, finely cut and fitted marble or semi-precious and precious stones into a slab of stone.

The Grand Lobby floor at One Queensridge Place depicts one of the largest Pietre Dures in the modern world.

At about 800 square feet, it has more than 30 different semi-precious stones from around the world, including lapis, lazuli, malachite, amethyst, jaspers, tiger eye and rose quartz.

Additionally, more than 100 different stones are used with various shades of marble and onyx.

The floor, meanwhile, has a spectacular non-repeating floral design with more than 150 different flower species from various parts of the world -- a symbol of peace and harmony.

The homes themselves are no less luxurious, many with depictions of the Pietre Dure.

More than 40 different floor plans are available, ranging in size from 2,100 square feet to the luxurious Crown Penthouses at more than 16,000 square feet.

Counting the terraces and garages, the sizes are more in the 25,000-to-26,000-square-foot range.

Perched at the pinnacle of each tower, the four penthouses are two-storeys high with a cupola of 1,100 square feet on top.

Ceiling heights soar up as high as 40 feet in some areas, and six private terraces are included in the plans for each home. One of the penthouses even has a chauffeur's suite adjacent to the garage.

Homes have five or six bedrooms, six and a half baths, in-home theatre, interior elevator, upstairs and downstairs laundry rooms, and more.

The listing price of the Crown Penthouses is \$25 million; other homes are priced from \$1.8 million.

Amenities in the building are as grand as the rest of the homes.

These include: a European-style spa and fitness centre with a 15-metre lap pool and Roman spas with treatment facilities; a wine cellar for wine storage with a wine tasting room and private dining room with outdoor terrace and full-service kitchen; a "retreat room" with computers; a great room with the Barista Cafe, billiards and games table, a fireplace and multiple TV screens; a conference room; a 24-seat home theatre; and a recreation pool outdoors with Jacuzzi and sun terrace, including outdoor kitchen and barbecue area.

The buildings have a 24-hour guard-gated entry, a concierge and valet services. Guest casitas are also available for homeowners' use.

An on-site sales studio is open seven days a week from 10 a. m. to 5 p. m. Or visit www.oneqrp.com.

In Short

PROJECT: One Queensridge Place in Las Vegas, Nev. An ultra-posh \$330-million US condo complex in the northwest Las Vegas valley, it is comprised of 385 custom home condominiums in three 18-storey and one 14-storey tower on about eight hectares of land. The first phase of 219 homes in two 18-storey towers started construction in 2005 and about 60 homes are left to sell. Homes are anywhere from 2,100 to more than 16,000 square feet. Amenities include a 24-seat theatre, concierge and valet services, a wine storage facility and wine-tasting room, spa, and outdoor and indoor pools.

LOCATION: Queensridge on the southwest corner of Rampart Boulevard and Alta Drive in Las Vegas.

BUILDER/DEVELOPER: Queensridge Towers LLC, an affiliate of EHB Companies and IDB Group USA, Inc.

PRICES: Range anywhere from \$1.8 million to \$25 million US for the Crown Penthouses.

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