

EXTRAORDINARY LIVING



elysian
@TIVOLI



CONTEMPORARY

Elysian at Tivoli is Las Vegas' newest community for extraordinary living. Offering the best of both worlds, Elysian at Tivoli is conveniently located between the electrifying energy of the Strip and the majestic beauty of Red Rock Canyon National Park.

Designed by Calida Studios with a fresh and unique vision, this eclectic collection of one, two and three-bedroom residences offers a variety of luxurious amenities designed to satisfy your every need. Each unit is impeccably appointed with ultra-modern designer fixtures, timeless hardware, stainless steel appliances and spacious balconies offering stunning views!



Enjoy the latest innovations in habitat design and technology in a secure, pet-friendly atmosphere. Experience the exhilaration of Elysian at Tivoli's unrivaled amenities curated for all walks of life. Align your mind and body in the yoga studio. Strive for a personal best in the spin studio. Make a toast to good health at the indoor/outdoor juice bar and then cool off and unwind at our resort-style pool and spa in your very own private cabana.

EXPERIENCE

Elysian at Tivoli was created to provide you with a world of conveniences. Start your day enjoying a gourmet cup of Joe at the Coffee lounge, exercise your pup at the dog park and satisfy late night cravings with a quick snack at the 24-hour Micro Market! And just minutes away, you'll find Tivoli Village and Boca Park, featuring more than 50 restaurants and retail options!

THE HOME YOU'VE IMAGINED. THE LIFESTYLE YOU DESERVE.

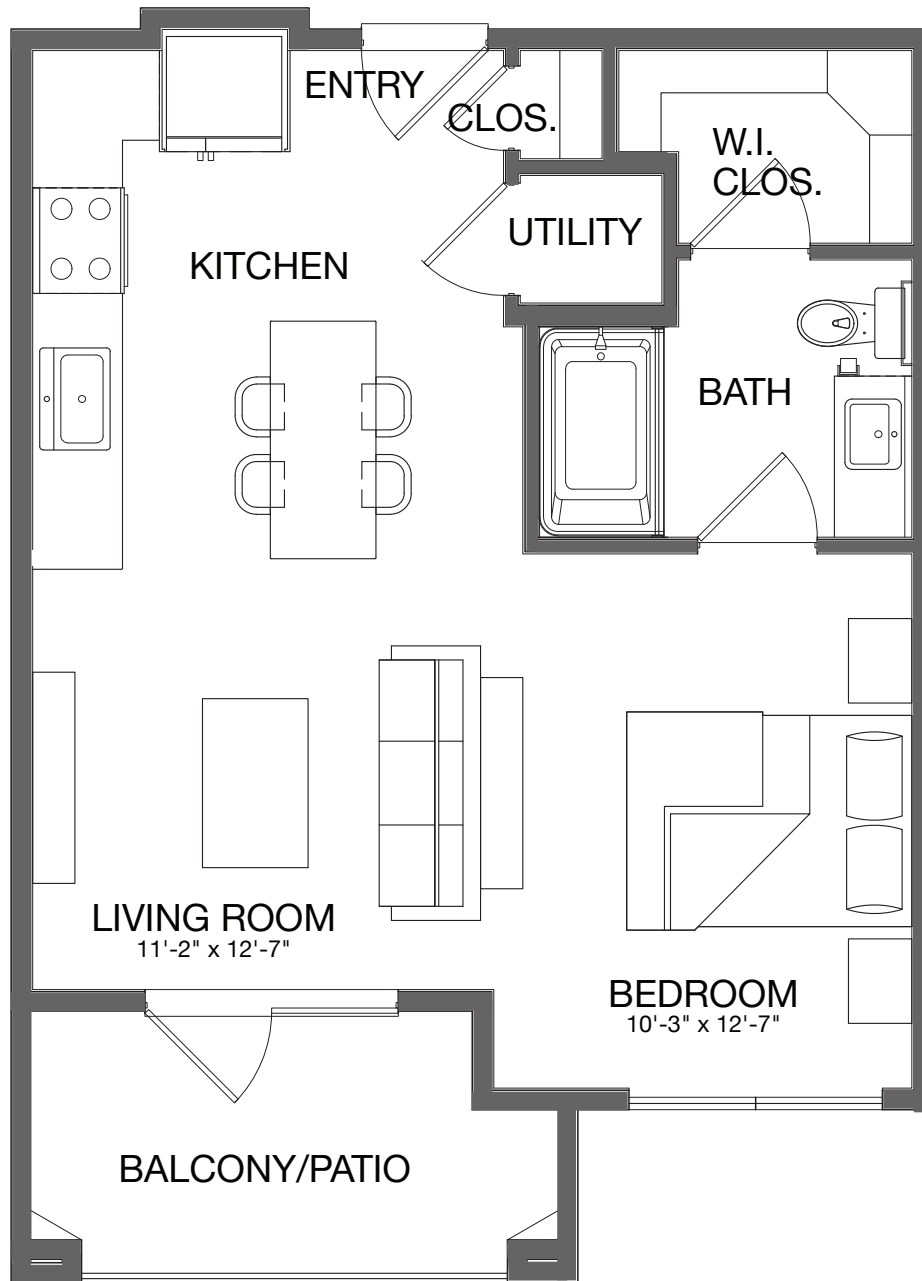
Community Features

- Designed by Calida Studios
- Highly social lifestyle
- Lushly landscaped resort-style pool, spa, and recreation decks
- Private poolside cabanas
- Outdoor kitchen with BBQ grills, kegerator, under counter refrigerator, bar seating
- Separate garages available
- Seating areas with 75" TVs
- Intimate seating areas with fire pits
- Picnic and BBQ areas
- Dog area
- Coffee lounge
- Business center
- Executive offices / shared workspace
- Resident lobby
- Concierge services to cater to personalized resident needs
- 17,000 square foot clubhouse featuring:
 - Wine tasting lounge and party area
 - Hospitality bar with Wi-Fi
 - Game rooms
 - Poker lounge
 - Indoor/outdoor juice bar
 - Yoga and spin rooms
 - Full cardio and strength training facility
 - Steam room, massage room and tanning room
 - Pet friendly dogs of all sizes*
- Directly adjacent to Tivoli Village and Boca Park
- Walking to more than 50 restaurants and retail options

Residence Amenities

- Minimum 9-foot ceilings in all units
- Contemporary designer fixtures and hardware including upgraded cabinetry and quartz countertops in all kitchens and bathrooms
- Stainless steel appliances, including microwave, dishwasher, range and refrigerator / freezer
- Full height backsplash in kitchen
- Kitchen cabinets feature extra-large pot drawers and pull out trash drawers
- Pantry closets
- Under mount sinks in kitchen and bathrooms
- Spacious balconies offering pool, courtyard, Strip and mountain views
- Over-sized tub in all units
- Glass showers in select units
- Full size showers in select units
- State-of-the-art LED lighting
- Wood inspired, luxury vinyl plank flooring in the kitchen, bathroom and living areas
- Plush wall-to-wall carpeting in bedrooms and bedroom closets
- Custom designed walk-in closets in all units
- Coat closets in all units
- Tankless water heaters
- Pre-wired for telephone, cable TV, high-speed internet access and ceiling fans
- Discounted cable and high-speed internet service through Cox partnership
- Stacked in-unit washer / dryers
- Individual climate control
- Sprinkler system for fire safety
- Storage space available\

* Some breed restrictions may apply. Contact leasing team for details.

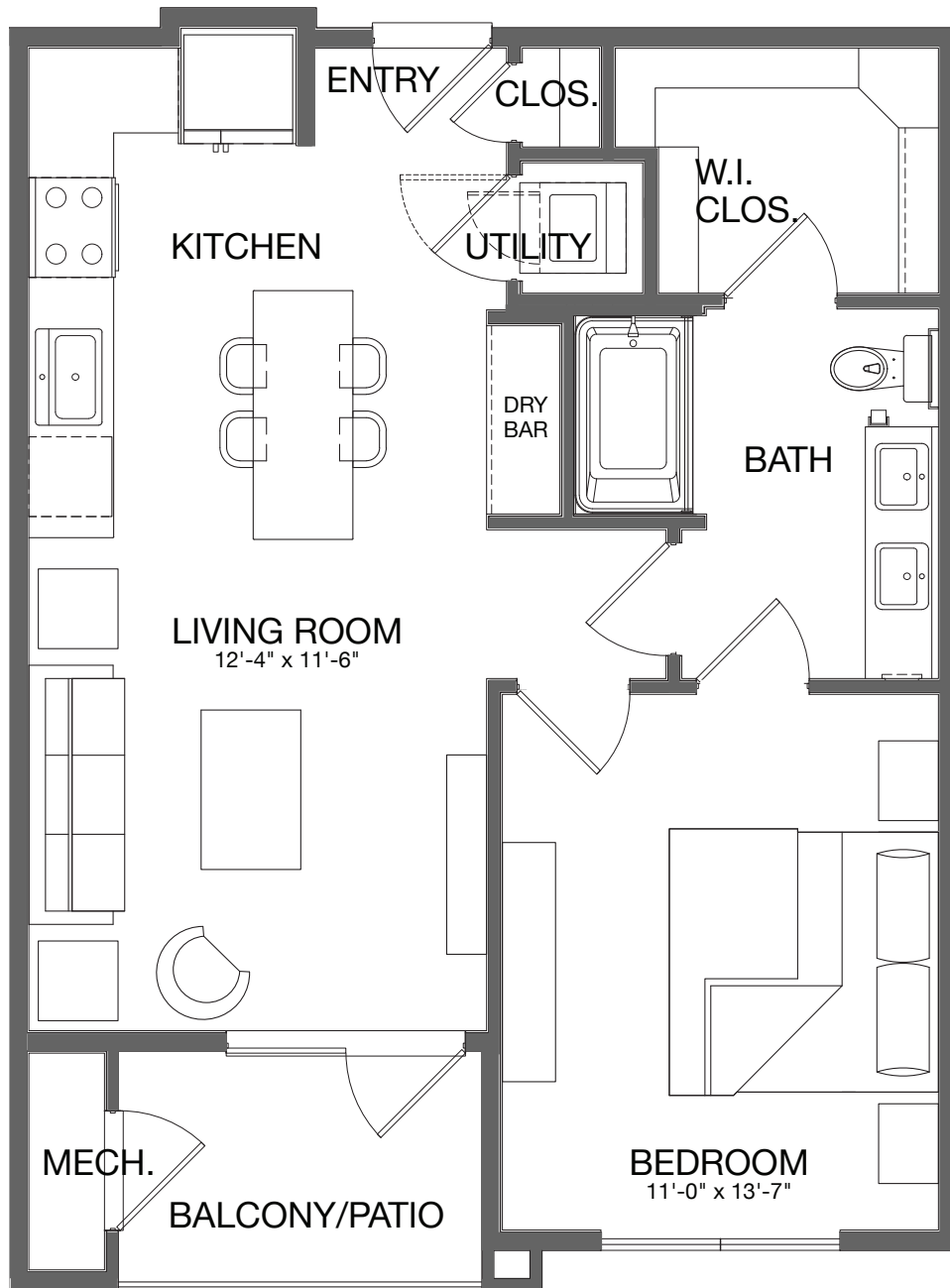


Bella

Studio

Approximately 615 sq. ft.

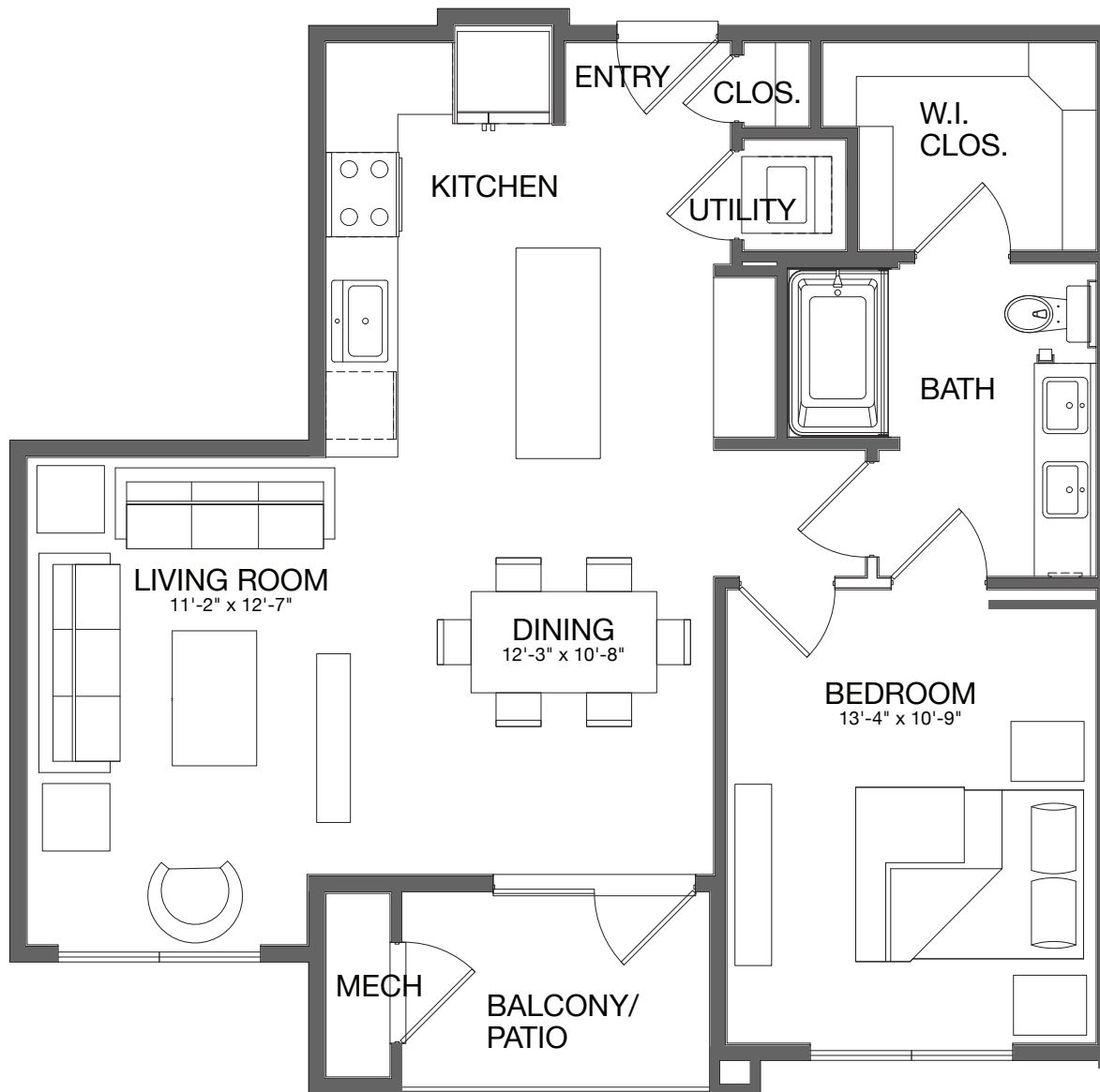
Square footage is approximate and may vary by unit.
Availability and pricing subject to change.



Bacio

1 Bedroom / 1 Bathroom
Approximately 745 sq. ft.

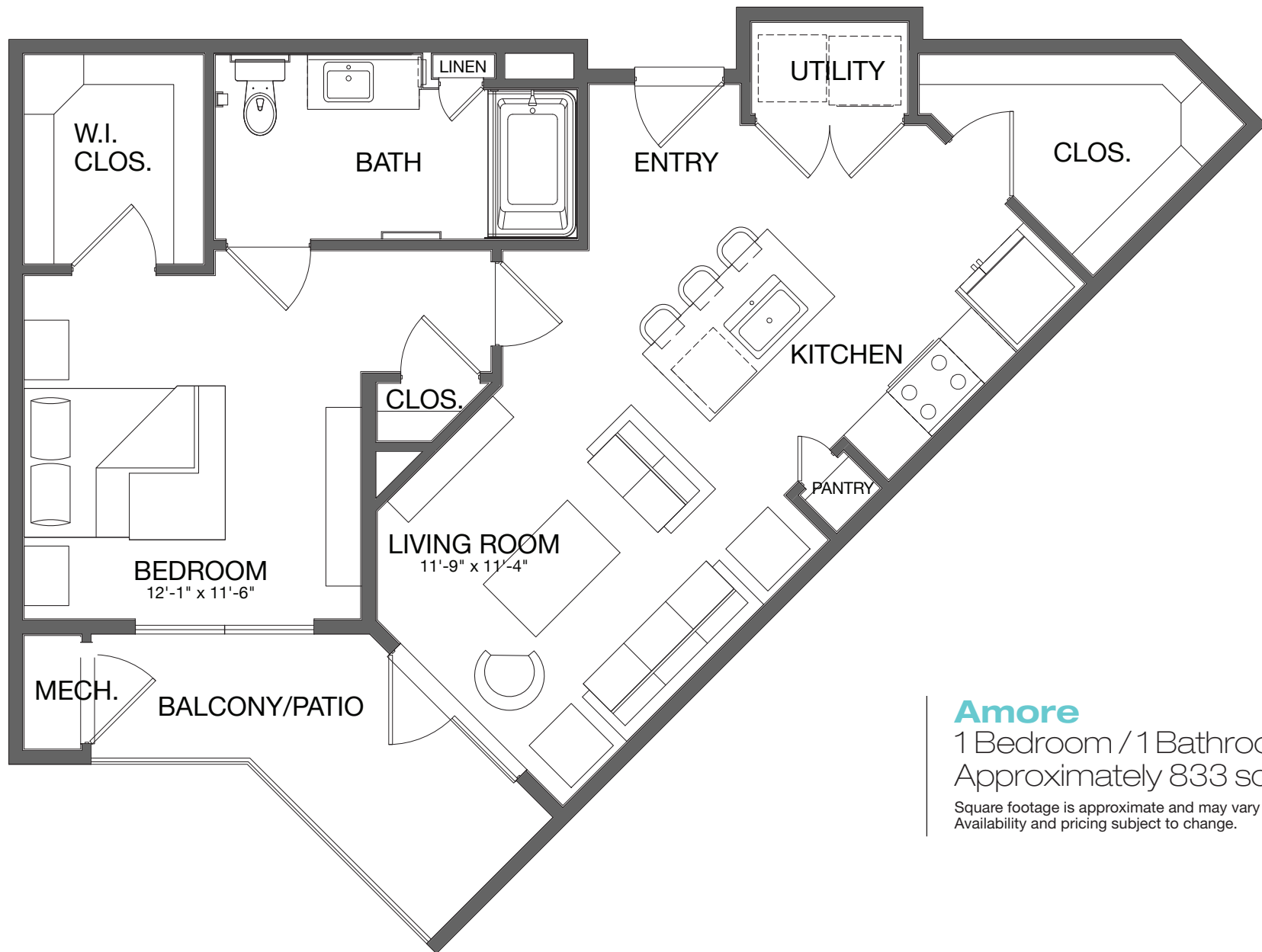
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Onirico

1 Bedroom / 1 Bathroom
Approximately 882 sq. ft.

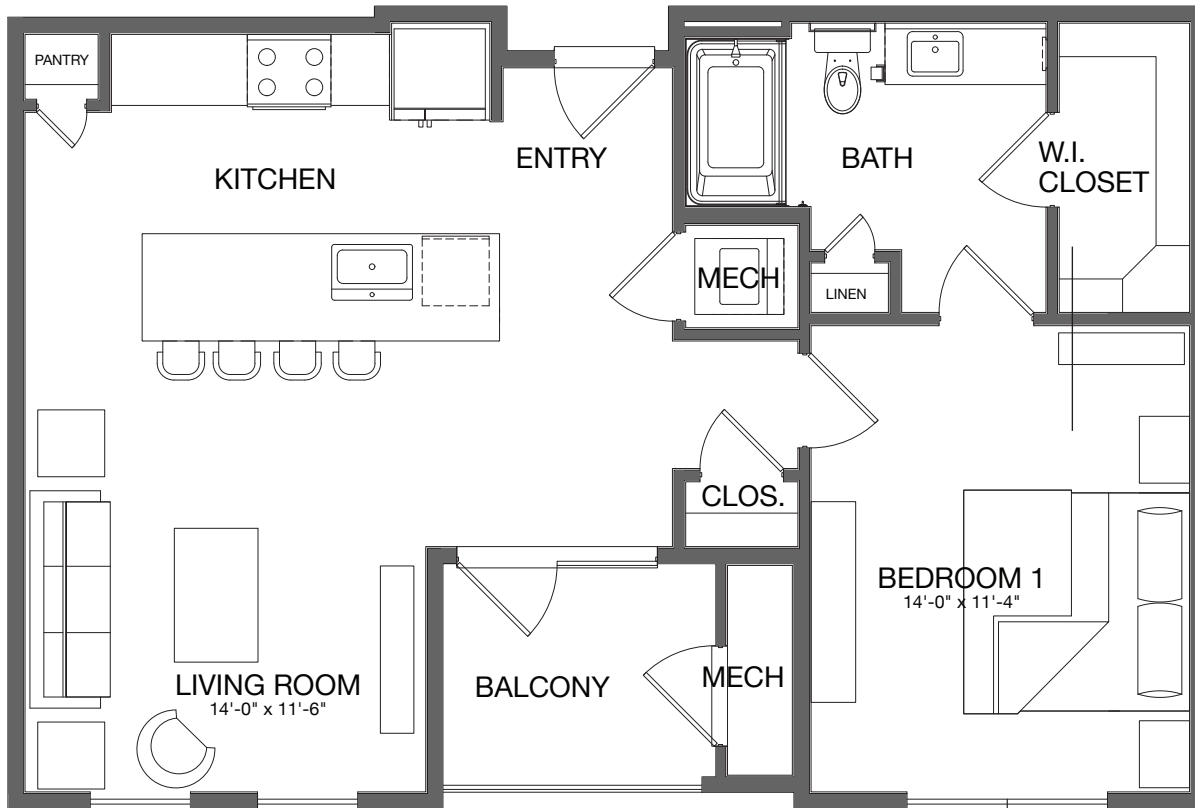
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Amore

1 Bedroom / 1 Bathroom
Approximately 833 sq. ft.

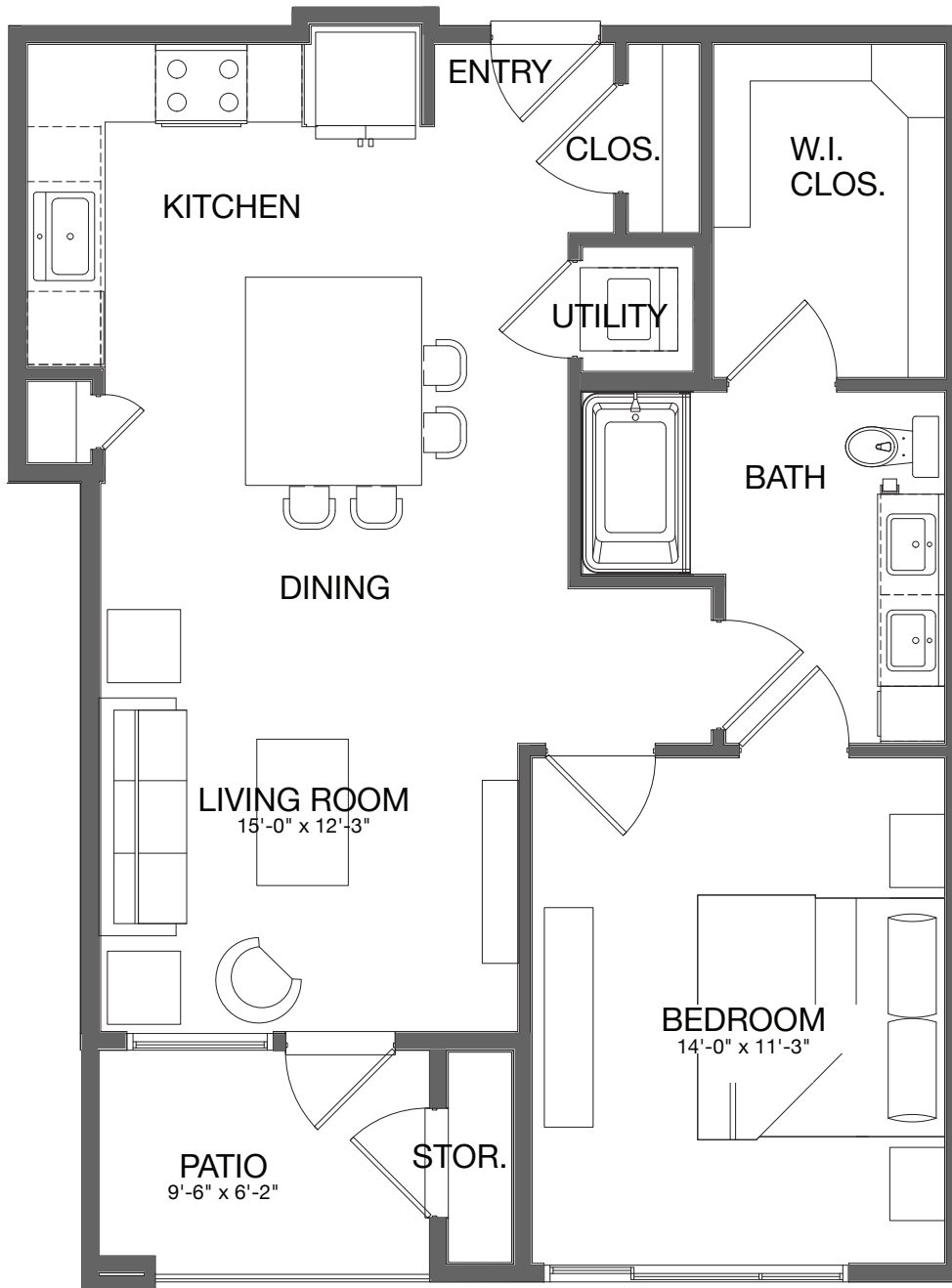
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Fascino

1 Bedroom / 1 Bathroom
Approximately 845 sq. ft.

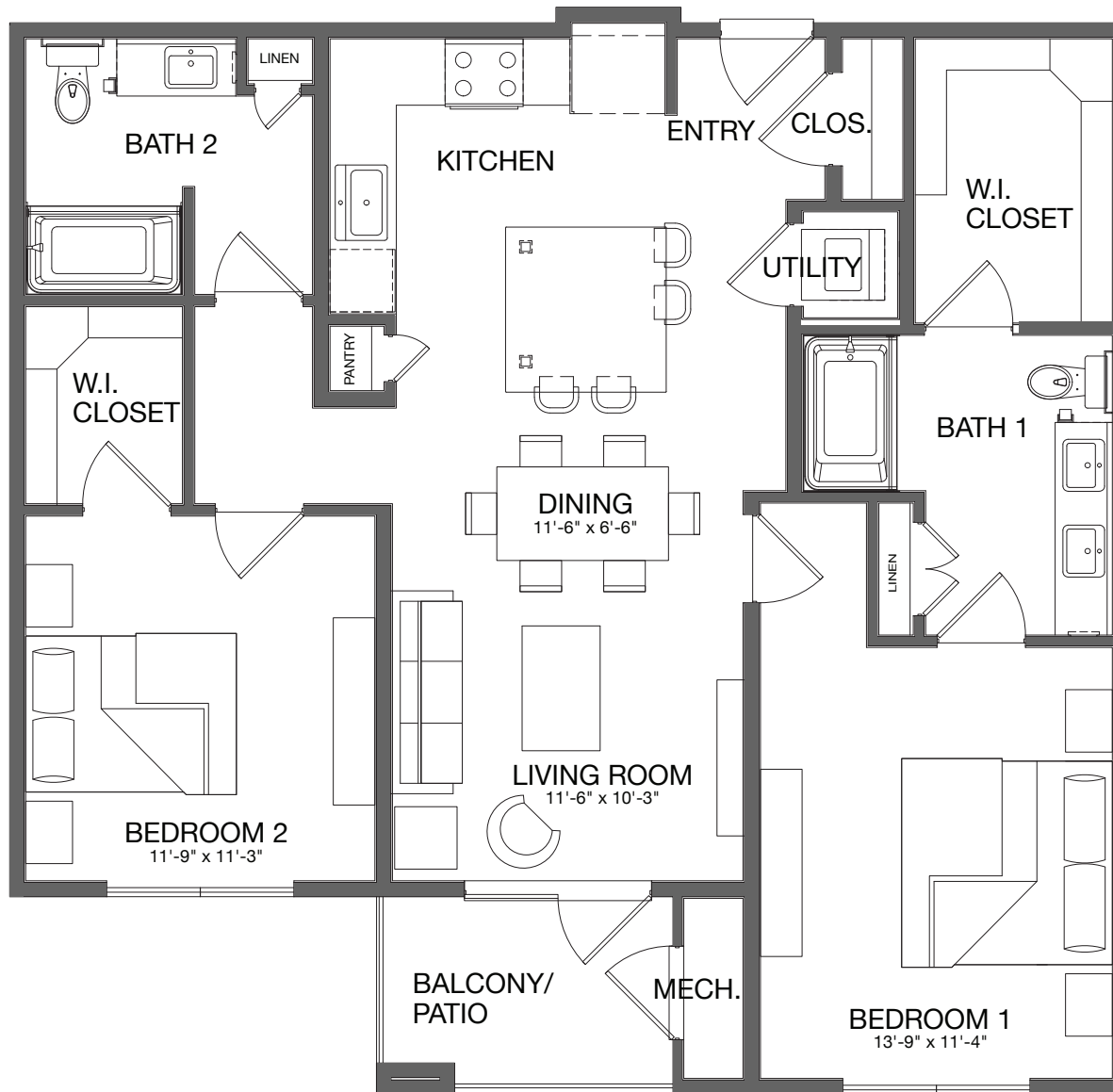
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Allettante

1 Bedroom / 1 Bathroom
Approximately 854 sq. ft.

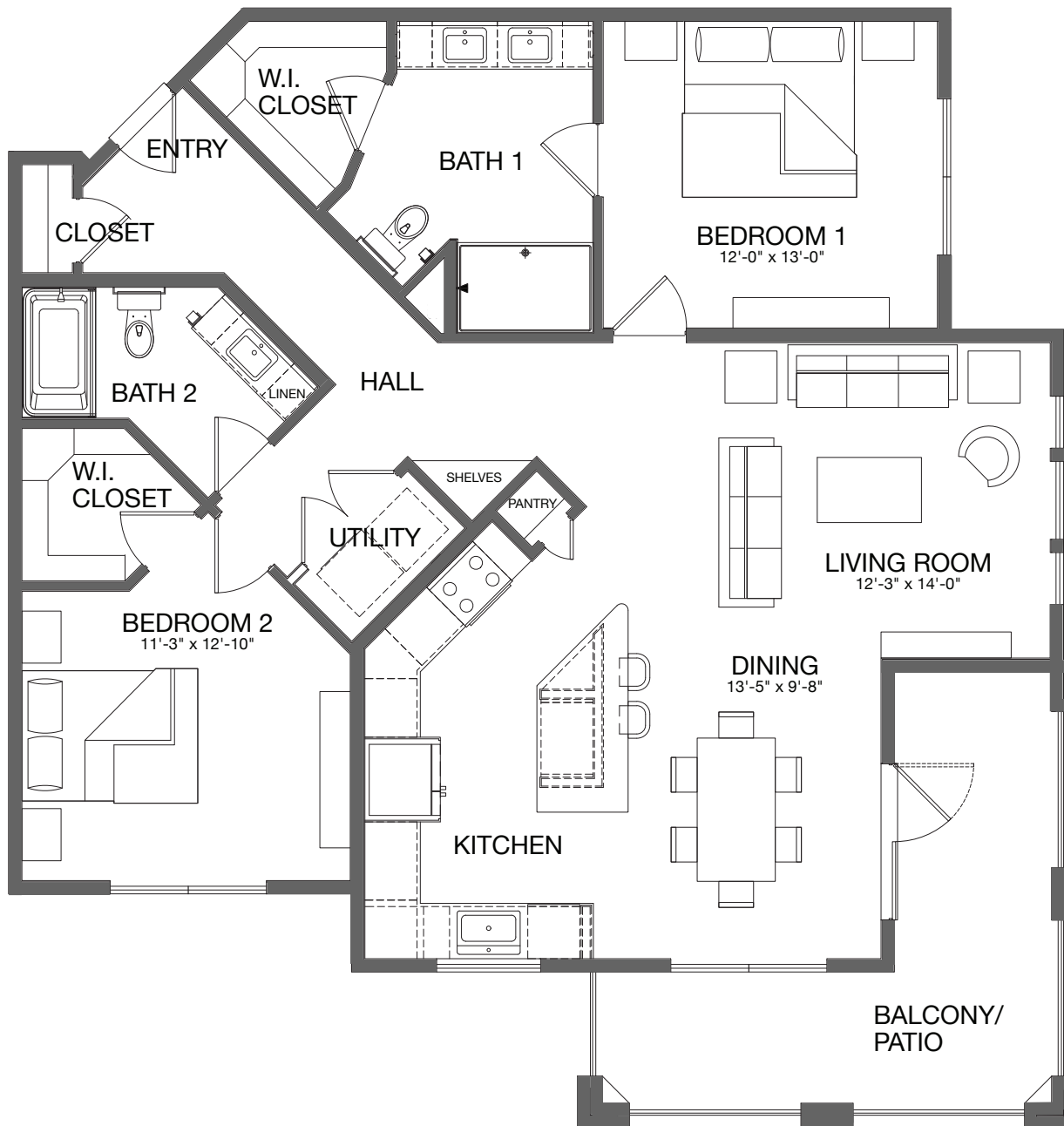
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Attraente

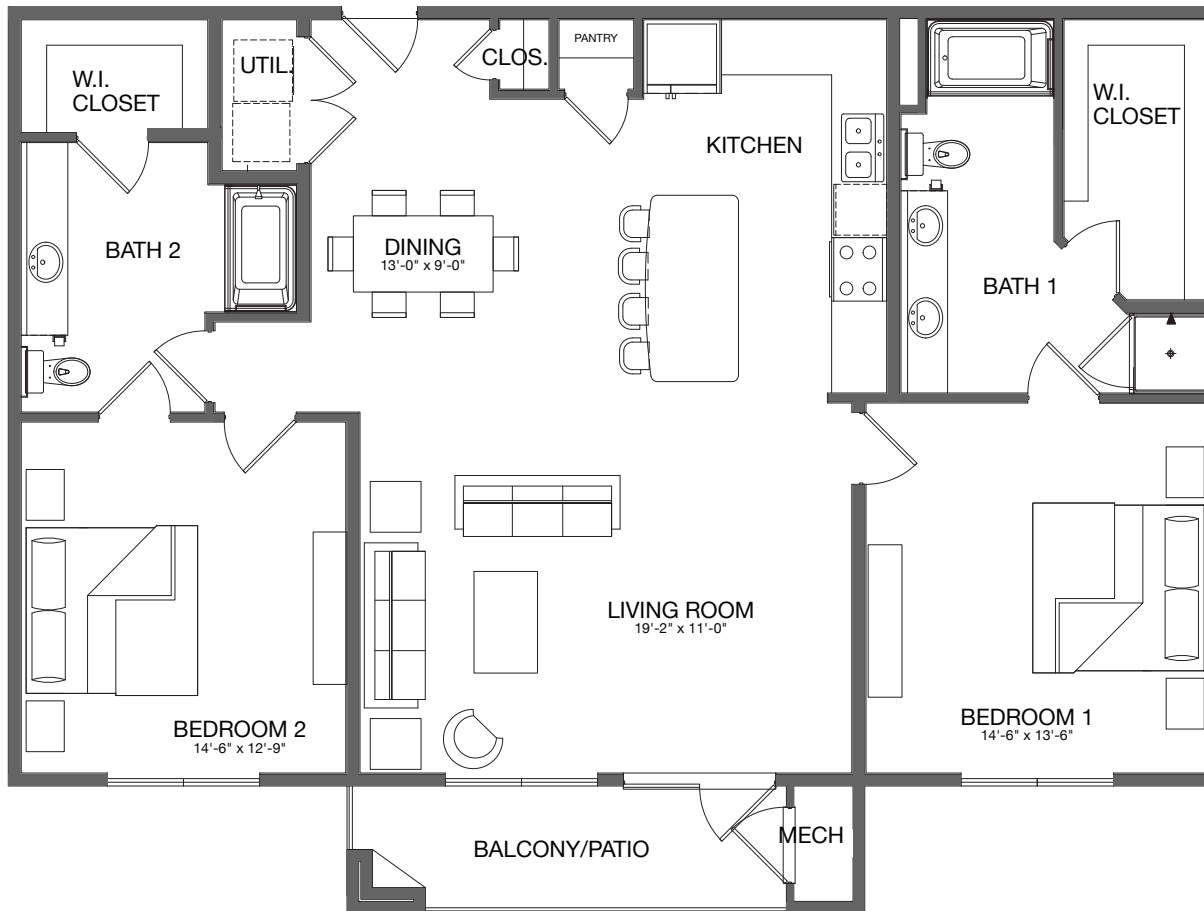
2 Bedroom / 2 Bathroom
Approximately 1,158 sq. ft.

Square footage is approximate and may vary by unit.
Availability and pricing subject to change.



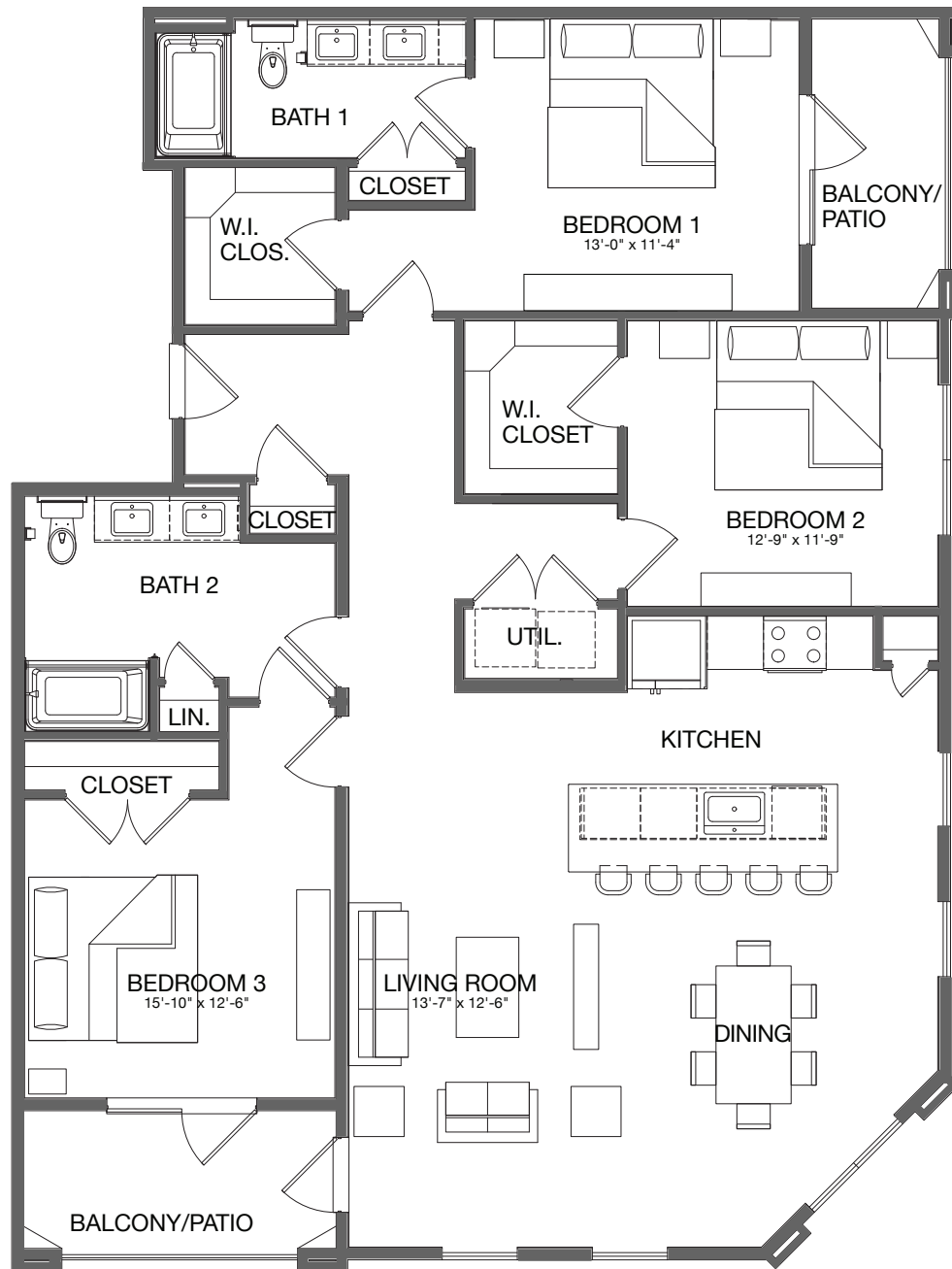
Desiderio
2 Bedroom / 2 Bathroom
Approximately 1,474 sq. ft.

Square footage is approximate and may vary by unit.
Availability and pricing subject to change.



Indulgere
2 Bedroom / 2 Bathroom
Approximately 1,565 sq. ft.

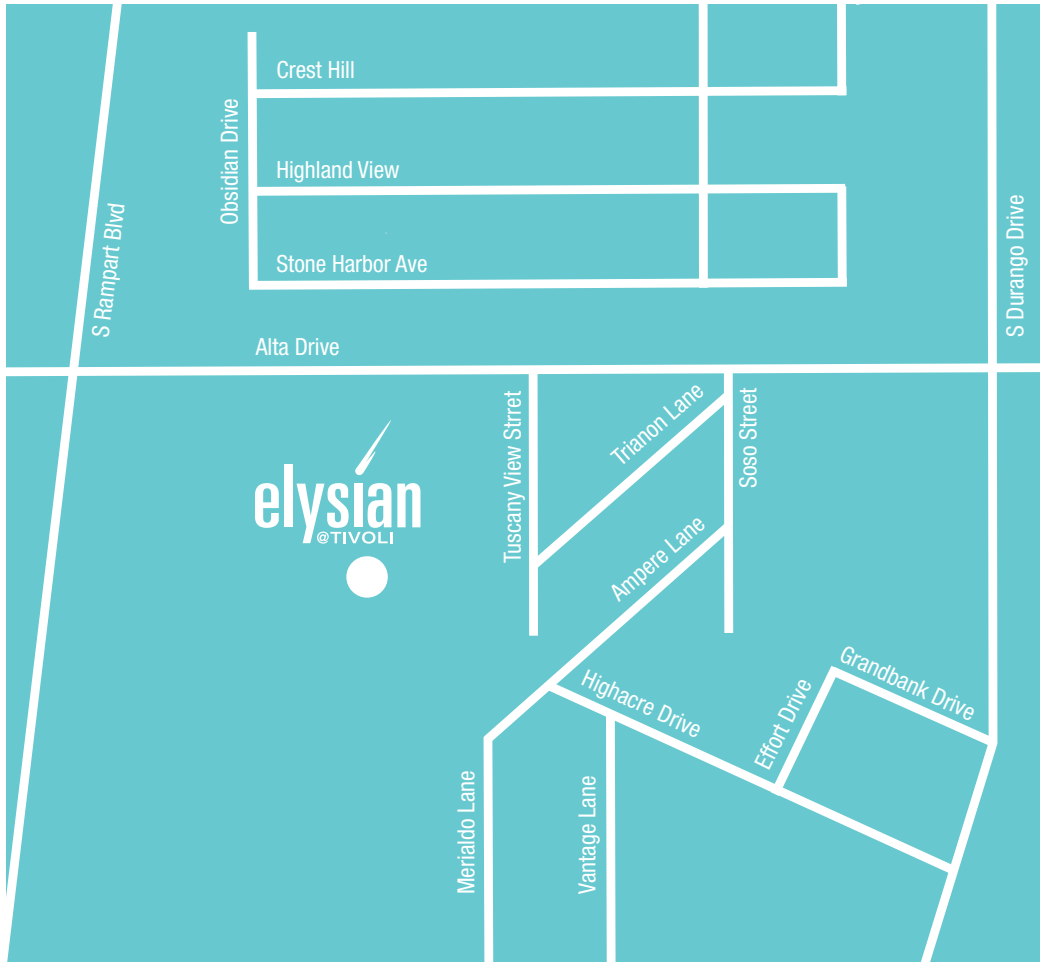
Square footage is approximate and may vary by unit.
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Lussuria

3 Bedroom / 2 Bathroom
Approximately 1,734 sq. ft.

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