

# Las Vegas Castello III

8 Guest Suites/10 Bathrooms  
Heated Pool/Close to Strip/ Sleeps up to 22  
Las Vegas, Nevada



This home is a new construction, gated community, near the strip. Everything you need is in the house, **including a gym**. A Castle in the Desert! Strip views! Get the Royal Treatment in our Exquisite Luxury Resort

**Entrance:** The 600 sq ft courtyard is the entrance custom designed wrought iron gates that start the welcoming process as you enter into your Las Vegas Mansion.

**Main Floor Features:** Foyer/ Great Room: Our Majestic Breathtaking Foyer invites you in! The Floor to Ceiling Stone Fireplace allows your guests to immediately start enjoying their Special time at the Villa. The 800 SF Great Room has a **Custom Built-in Entertainment Center, a 10 piece sectional-ALL recliners to enjoy the Big Screen HDTV and French doors lead outside to the pool and BBQ**. Above the Great Room is a Stone Cat Walk/Bridge connecting the second floor North Side of the Castle to the South Side.

**Main Master Suite:** Main Master Suite has the most comfortable **King mattress**. Retreat to the Suite and enjoy the Stone fireplace, Breakfast/Wet Bar with R/O System, Drink Fridge, TV Entertainment Center and sitting area. Double French Doors lead to a Private patio and the pool area. **Master Bath has a Water Closet** with Bidet, Shower, relaxing Tra-Jet Spa tub, His and Her Vanities and a spacious Walk-in closet.

**Second Master Suite:** Second Master Suite with a private entrance off the Courtyard has a Stone fireplace, Breakfast/Wet Bar with R/O system, Drink Fridge, and TV Entertainment Center. Bath includes: His and Her Vanities, Shower with dual Shower heads, and Walk-in closet, (King bed).

**Chef's Kitchen:** Chef's Kitchens feature only the Best **Wolfe and Sub-Zero Appliances**. Chefs love our kitchens and enjoy cooking your favorite Gourmet delicacies and menus for your special occasion. No request is too great with our 48 inch Gas Range top with 6 Dual-Burners and Hood, Convection Oven, Warming Drawer, 48 Inch **Sub-Zero Side-by-Side Fridge/Freezer** with Ice and Water Dispenser, Microwave, Dishwasher, Island with Vegetable sink and disposal, Dual Basin Kitchen sink with disposal, R/O Faucet, and Walk-in Pantry, with

the best Calphalon pots and pans, baking cookware and utensils available. Counter seats up to 8. Second Fridge in Main laundry room.

Formal Dining Room: An Entertainers Dream Ambiance!!! Our 4 ft X 9 ft Custom Granite Table with Hand-Carved Kings chairs accommodates up to 10 Guests and is functional for all of your catering needs. ***Includes 2 Butlers Pantry's with formal porcelain dishes, silverware and stemware. Champagne Fountain and Bucket and 5 Chaffin Dishes, 60 Cup Coffee pot- available upon request.*** And what is a Castle without a life size Knight in his Suit of Armor?  
Enjoy -as all your guest will!!!

Full Wet Bar: Located central to all Entertaining areas on the first floor, allows service to the Great room, Kitchen, Formal Dining room, and a pass thru window accessing the Guests at the outdoor BBQ. The Bar has an additional Wine Fridge, RO Water Faucet, Sink, Blender and over 100 pieces of stemware to serve all your guests their favorite specialty drinks. Bartenders love this set up. Counter seats up to 5. The bar area is also used for your continental breakfast area serving orange juice, coffee, Danishes, bagels and whatever your pleasure.

Laundry Room: Laundry room is located on the main floor with Secondary Fridge and next to the Pool Bath. Stocked with extra bath towels, pool towels and bed linens.

***Bonus Room with Half Bath:*** This entertainment room is the perfect place to watch your favorite sports. On those warm nights, open up the balcony doors and enjoy the aromas of summer and the lights from the famous Las Vegas Strip. The wet bar is great for drinks and snacks and the drink fridge keeps all your beverages cold.

Office/ Study: The office is a great place for those coming into town for business and need a place to set up shop. There are four desks with high speed cable modem internet access, fax machine and plenty of outlets for all other electronic needs to help you complete your business while away from the office.

***4 Guest Suites:*** Are located upstairs each with a Private Bath, closet and French Doors lead to the Balcony. (One has a King bed, One has a Queen bed and Two Guest Suites each have 2 Double beds)

Basement/ Casita Guesthouse and Pool/ Backyard Oasis: 1,000 SF Continue the party in the basement!!! Invite all your friends over because there's something for everyone. A pool table, poker/card table, Big Screen HDTV with a 5 piece sectional that reclines, slot machines and the Bar area with Drink Fridge.

Casita/ Guesthouse: 1,000 SF - A two bedroom, one bath casita with a Full kitchen, Laundry, Pantry, Den with TV Entertainment Center and Fireplace. Accommodates those guests who would like a little more privacy from the rest of the group or your Personal Assistant, Chef, Chauffeur or the teenagers in the group who like their privacy. One Suite has 2 Queen Beds and the other Suite has 1 Queen Bed.

***Pool/ Backyard Oasis:*** You will love swimming and playing in our AWESOME pool while listening to the sounds of the cascading ***waterfalls*** and sipping on your favorite beverage. This beautiful Tropical landscaped backyard Oasis with flowing pool, ***8 water fountains, tanning deck and above ground spa*** that seats 6 to 7 is definitely a place to relax and take up the sun or just sit and enjoy the plush landscape. After a long day of meetings, conferences, and conventions, retire and let the cook in your group prepare your afternoon or evening meal on the 6 burner/grill barbeque. ***The covered BBQ patio has 2 Drink Fridges, RO Water fountain, prep sink, rotisserie and counter that seats 14 comfortably.***

Next to the BBQ is an outdoor Pool Bath and Shower for your convenience. The Motion Censored lighting allows you to carry on you entertaining and BBQing into evening hours.

Photo Gallery



Pool Area



Alternate



Kitchen Area



Dining Area



Media Room



Alternate View





Guest Suite II



Guest Suite III



Guest Suite IV



Guest Bath

<b>Rates</b>	<b>Final Cleaning</b>	<b>Security Deposit</b>
from \$3,000 /night	\$450	\$2,500 (Refundable)