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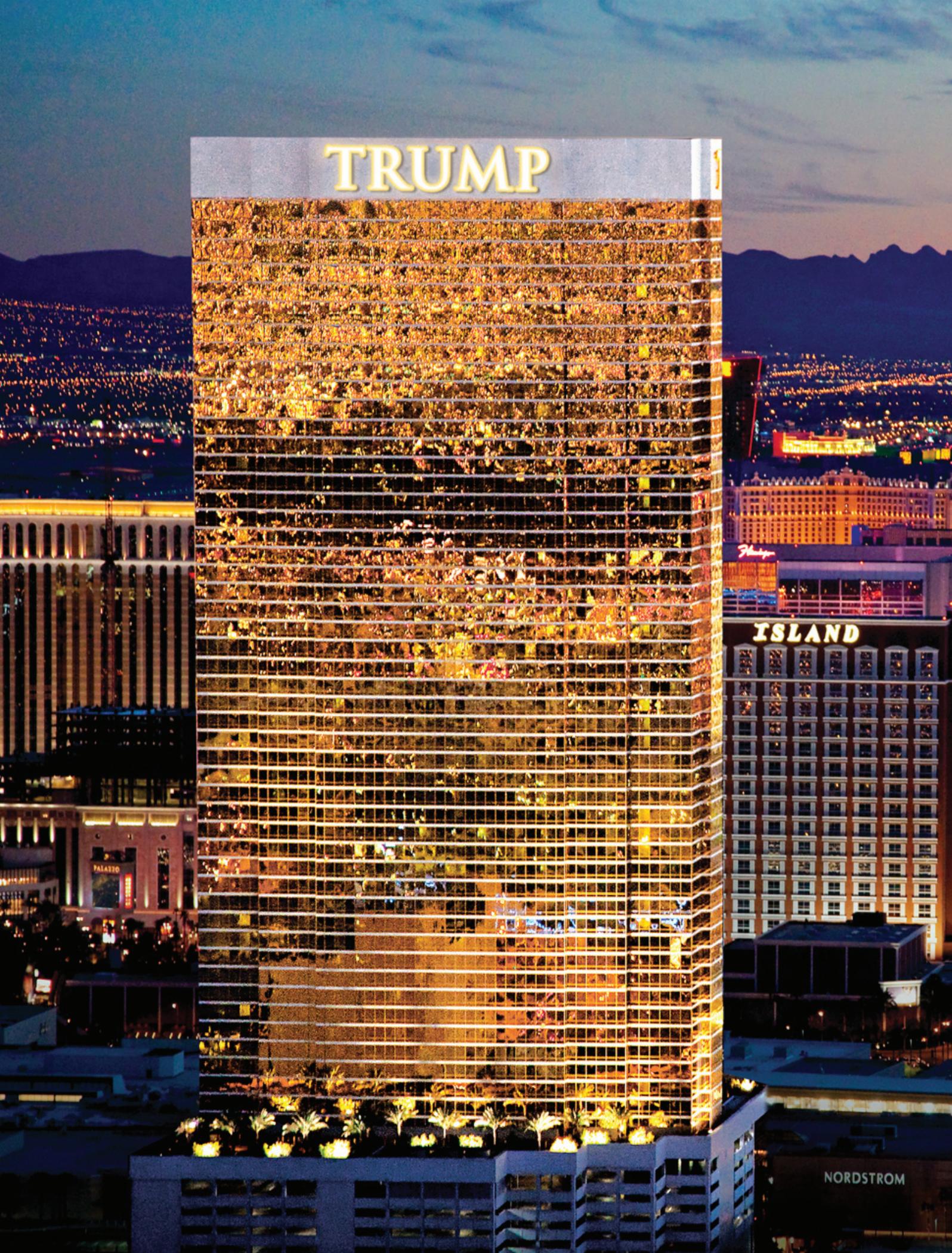


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LUXE AND SERENITY A FIRST-CLASS TRUMP PAIRING

Las Vegas, Nevada

By: Amber Gibson

It is hardly inconspicuous. The Trump International Tower is, at 600 feet, the tallest residential building in Las Vegas, and is encased in 24-carat gold glass. But perhaps what makes the tower so special is what isn't instantly noticeable; this is one of the city's very few hybrid condo/hotel buildings. The sparkling tower is home to more than 1,200 luxury hotel condominium suites, as well as 50 penthouses, many of which are still selling for between \$1.8 million and \$3.8 million.



White-gloved doormen greet you as you enter the 64-story glittering skyscraper. Immediately, the difference between this building and other hotels on the Strip is apparent. There are no casinos and flashing lights, but instead there is an air of elegance and refined serenity. This is a place to escape the wild city and decompress. The Trump's attaché service will have just about anything waiting in your room upon arrival, from a favorite bottle of wine to fresh pomegranate seeds or canelés, and there are plenty of opportunities to unwind, whether in the divine spa or finest of restaurants.

Crowning the top five floors, the one-, two-, and three-bedroom penthouse units, ranging from 1,561 to 3,080 square feet, command views of the Strip and mountains. Suites have expansive kitchens and breakfast bars equipped with Italian marble counters and Bosch, Sub-Zero and Wolf appliances. The master bathrooms boast glass-enclosed dual-head showers, whirlpool tubs, and smart in-mirror plasma televisions. "There's not a better bathtub or bathroom view anywhere in the world," claims Eric Trump, the Executive Vice president of Development and Acquisitions.

In 2008, the recession derailed a number of construction projects in Las Vegas. However, Trump reveals the tower was completed ahead of schedule and on budget. He hand-selected the blocks of marble from Italian quarries and imported the crystal chandeliers from Swarovski and Strauss.

"Vegas is now hotter than ever," he says. According to the





latest data from the Greater Las Vegas Association of Realtors (GLVAR), the Las Vegas property market continues its strong upswing as median home prices increased 24 percent in 2013. Although the tower is on the north end of the Strip, this is the area where all the action takes place. The new LINQ entertainment district, the SLS hotel and Genting's vast \$4 billion resort will all be constructed adjacent to the Trump tower.

"If you're driving north or south on the strip, you see [the tower] hovering over your head," says Trump. "We really did Vegas right. We wanted the best building, physically, but with the best service. If you have one without the other, you have nothing. You have to be the best in both."

He believes it is this combination that makes it such a tantalizing residential property. Clientele as close as California, and as far away as Australia and Asia, recognize the revenue potential of the rental management program here; with the majority of owners enrolling. There are less than 400 units left to sell and Vice President of Residential Sales, Nicole Milner Breen, says she has many repeat buyers. "You're not just buying real estate," she says. "You are buying into Las Vegas, and all the city has to offer. We expect good appreciation as the market continues to strengthen." ✈

Discover more about Trump International Las Vegas' condos at www.trumpvegascondos.com

