



ARIVA<sup>SM</sup>

SERVICED RESIDENCES



OFFICIAL LUXURY APARTMENTS  
OF THE RAIDERS





# NEW SERVICED RESIDENCES DESIGNED FOR TODAY'S MODERN TRAVELER AND WORK LIFESTYLE

FOR TRAVELERS WHO ENJOY THE LUXURIES OF A HOTEL STAY COMBINED WITH THE COMFORT AND CONVENIENCE OF A PRIVATE RESIDENCE, ARIVA IS PLEASED TO UNVEIL A NEW COLLECTION OF FULLY APPOINTED SERVICED APARTMENT RESIDENCES FOR SHORT TERM RENTAL STARTING AT 31 DAYS. IDEALLY LOCATED IN A GATED COMMUNITY ON LAS VEGAS BLVD SOUTH WITH CLOSE PROXIMITY TO THE STRIP AND I-15, ARIVA SERVICED RESIDENCES<sup>SM</sup> ARE THE PERFECT HOME BASE TO EXPLORE AND EXPERIENCE THE BEST OF LAS VEGAS. EACH RESIDENCE COMES WITH STYLISH FURNISHINGS, A FULLY EQUIPPED KITCHEN, WASHER, DRYER, HOUSEKEEPING SERVICES AND ACCESS TO ARIVA'S EXTENSIVE AMENITY OFFERING.



# A SUBLIME



# SLICE OF LIFE



## SERVICED RESIDENCE FEATURES & SERVICES

- WELCOME BASKET
- STYLISHLY APPOINTED WITH DESIGNER FURNITURE & MODERN ART
- WEEKLY HOUSEKEEPING
- FULLY STOCKED KITCHEN WITH COOKWARE, CUTLERY AND DRINKWARE
- NESPRESSO COFFEE MACHINE
- PRE-STOCKED REFRIGERATOR
- FRONT-LOADING WASHER AND DRYER
- WiFi & CABLE TV
- FRETTE LINEN & MATOUK TERRY
- GROWN ALCHEMIST BATH PRODUCTS
- SAFE
- KEYLESS ENTRY LOCK
- SMART TVS & THERMOSTAT
- COMPLIMENTARY COVERED PARKING
- SECURED PROPERTY WITH CODE/FOB ACCESS TO PARKING, BUILDINGS AND AMENITY AREAS
- PET FRIENDLY
- GROUP FITNESS AND YOGA CLASSES
- WEEKLY RESIDENT EVENTS
- LUXERONE PACKAGE LOCKERS



# SIGNATURE 1 BEDROOM

A perfect fit for singles or couples, this brand new 1 bedroom serviced residence feature a living/dining area with large windows, fully equipped kitchen and a bedroom with an ensuite bath.

1 BEDROOM, 1 BATH  
~750 SQUARE FEET  
KING BED  
WEEKLY HOUSEKEEPING SERVICE



# EXECUTIVE 1 BEDROOM

Well suited for work and play, this new 1 bedroom serviced residence includes a dedicated office/work space and sofa sleeper for guests.

1 BEDROOM, 2 BATHS  
~1,050 SQUARE FEET  
KING BED  
DEDICATED OFFICE WITH SOFA SLEEPER  
WEEKLY HOUSEKEEPING SERVICE





# SIGNATURE 2 BEDROOM

These new light-filled serviced residences feature an open concept floorplan with 2 bedrooms, 2 baths and a spacious balcony for indoor/outdoor living.

2 BEDROOMS, 2 BATHS  
~1,380 SQUARE FEET WITH BALCONY  
KING BED IN PRIMARY BEDROOM  
QUEEN BED IN SECONDARY BEDROOM  
WALK-IN CLOSET IN PRIMARY BEDROOM  
WEEKLY HOUSEKEEPING SERVICE



# EXECUTIVE 2 BEDROOM

Featuring 2 bedrooms and dedicated office/work space, this contemporary new serviced residence offers plenty of room to work and recharge.

2 BEDROOMS, 2 BATHS  
~1,525 SQUARE FEET WITH BALCONY  
KING BED IN PRIMARY BEDROOM  
QUEEN BED IN SECONDARY BEDROOM  
DEDICATED OFFICE WITH SOFA SLEEPER  
WALK-IN CLOSET IN PRIMARY BEDROOM  
WEEKLY HOUSEKEEPING SERVICE





# TAILORED FOR



# TASTEFUL LIVING

## SIGNATURE 3 BEDROOM

This well appointed new serviced residence is the perfect home away from home with spacious living areas, 3 bedrooms and a wrap around balcony for taking in the beautiful desert vista.

- 3 BEDROOMS, 3 BATHS
- ~1,775 SQUARE FEET
- KING BED IN PRIMARY BEDROOM
- QUEEN BED IN SECONDARY BEDROOMS
- WRAP AROUND BALCONY
- SEPARATE LAUNDRY ROOM
- WEEKLY HOUSEKEEPING SERVICE





# PENTHOUSE 1

Embrace modern sophistication with this refined serviced residence featuring 2 bedrooms, 2.5 baths, 12' ceiling heights, designer furniture and private balcony with stunning mountain views.

2 BEDROOMS, 2.5 BATHS

~2,200 SQUARE FEET

12' CEILINGS

SPACIOUS LIVING AND DINING ROOM IDEAL FOR ENTERTAINING

GOURMET KITCHEN

KING BED IN PRIMARY BEDROOM

QUEEN BED IN SECONDARY BEDROOM

LUXURIOUS BATHROOMS WITH WALK-IN SHOWERS

CUSTOM WALK-IN CLOSETS

DEDICATED LAUNDRY ROOM

PRIVATE BALCONY WITH MOUNTAIN VIEWS

WEEKLY HOUSEKEEPING SERVICE



# PENTHOUSE 2

With 3 bedrooms, 3.5 baths and over 3,400 sq. ft. of living space, this stunning serviced residence is ideal for entertaining and features expansive living and dining areas expertly appointed with luxury furnishings.

3 BEDROOMS, 3.5 BATHS

~3,400 SQUARE FEET

12' CEILINGS

LIVING AND DINING ROOM PERFECT FOR ENTERTAINING

GOURMET KITCHEN

2 PRIMARY BEDROOMS WITH ENSUITE BATHS AND CUSTOM WALK-IN CLOSETS

QUEEN BED IN THIRD BEDROOM

WRAP AROUND BALCONY

DESIGNER FURNITURE THROUGHOUT THE APARTMENT

DEDICATED LAUNDRY ROOM

VIEWS OF THE SURROUNDING MOUNTAINS

WEEKLY HOUSEKEEPING





# JOIE DE VIVRE



# ON DEMAND



FITNESS CENTER AND OUTDOOR GRASS PRADO



RESORT-STYLE POOL TERRACES



BUSINESS CENTER

## ESSENTIALS MADE EXCEPTIONAL

OVER 3 ACRES OF LANDSCAPED OUTDOOR AMENITY AREAS

MORE THAN 25,000 SQ. FT. OF INDOOR AMENITY SPACES

4 POOLS & 2 SPAS

STATE-OF-THE-ART FITNESS CENTER

YOGA & CYCLE STUDIO

OUTDOOR GRASS FITNESS PRADO

INDOOR/OUTDOOR RESIDENT LOUNGES

ENTERTAINING KITCHEN & DINING AREA

GREAT LAWN & EVENT GARDEN

OUTDOOR FIRE PITS

BASKETBALL & VOLLEYBALL COURTS

GAME ROOM LOUNGE WITH BILLIARDS,  
FOOSBALL AND PING PONG

THEATER WITH ENTERTAINING BAR

CONFERENCE ROOM

WELL-APPOINTED BUSINESS CENTER

PET PARK

DEDICATED BIKE STORAGE



# WHERE WILL THE DAY TAKE YOU?

You are here. You are home in an enviable locale, the sweet spot of sweet spots, with an iconic Las Vegas Boulevard address, yet quietly secluded in one of the most desirable and rapidly growing neighborhoods in

Vegas. Hop on I-15 for a quick commute to the Strip, Allegiant Stadium, or the airport. In need of a beach fix? Los Angeles is an easy roadtrip away. Nothing too far, nothing too close.





# RESERVE YOUR STAY

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**ARIVASERVICEDRESIDENCES.COM**

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