

# Las Vegas High-Rise Luxury Properties Guide

## Premium Urban Living and Luxury Condominium Investment

### Executive Summary

Las Vegas high-rise luxury properties represent the pinnacle of urban living, combining sophisticated city lifestyle with world-class amenities and investment potential. This comprehensive guide analyzes premium high-rise developments, luxury condominium opportunities, and urban investment strategies in Las Vegas's evolving luxury residential market.

### The Martin Las Vegas

#### Ultra-Luxury High-Rise Excellence

##### Development Overview and Specifications:

- **Building Height:** 40+ story luxury residential tower with panoramic city views
- **Unit Range:** \$1.5M - \$8M+ for luxury condominium residences
- **Unit Sizes:** 1,200 - 4,500+ square feet with luxury finishes and appointments
- **Total Residences:** 390+ luxury condominium units with diverse floor plan options
- **Completion Status:** Premier ultra-luxury high-rise development with immediate occupancy
- **Investment Profile:** Limited supply ultra-luxury high-rise with strong appreciation potential

##### The Martin Luxury Amenities and Features:

- **Rooftop Pool and Spa:** Resort-style rooftop facilities with panoramic city and mountain views
- **Sky Lounge:** Private resident lounge with entertainment and social facilities
- **Fitness and Wellness Center:** State-of-the-art fitness facilities with personal training services
- **Concierge Services:** 24/7 concierge and luxury lifestyle management services
- **Valet Parking:** Professional valet parking and luxury building services
- **Private Wine Storage:** Individual wine storage facilities for luxury condominium owners

## The Martin Investment Analysis

### High-Rise Luxury Investment Profile:

- **Appreciation Performance:** 11% annual appreciation leading Las Vegas high-rise market
- **Rental Market Strength:** \$4,500-\$15,000 monthly rental potential depending on unit size
- **International Appeal:** 40% of purchasers from international and out-of-state buyers
- **Lock-and-Leave Lifestyle:** Low-maintenance luxury living attracting busy professionals
- **Urban Convenience:** Central Las Vegas location with entertainment and business access
- **Limited Supply:** Constrained ultra-luxury high-rise supply supporting pricing power

### Unit Types and Investment Opportunities:

- **One-Bedroom Luxury:** \$1.5M - \$2.2M for luxury urban living and investment
- **Two-Bedroom Premium:** \$2.2M - \$3.8M for luxury lifestyle and rental income
- **Three-Bedroom Residences:** \$3.5M - \$5.5M for luxury family living and investment
- **Penthouse Suites:** \$5.5M - \$8M+ for ultra-luxury and trophy asset ownership
- **Sky Residences:** Premium floors with enhanced views and luxury appointments
- **Corner Units:** Premium positioning with multiple exposures and enhanced views

## One Queensridge Place

### Summerlin Luxury High-Rise Living

#### Twin Tower Development Excellence:

- **Building Configuration:** Two luxury towers providing diverse unit options and amenities
- **Unit Range:** \$850K - \$4M+ for luxury condominium residences with mountain views
- **Tower Heights:** 20+ story towers with panoramic Summerlin and Red Rock Canyon views
- **Total Units:** 450+ luxury condominium residences across both towers
- **Summerlin Location:** Premium Summerlin location with master-planned community benefits
- **Investment Appeal:** Strong appreciation and rental market in established luxury development

#### Comprehensive Amenity Package:

- **Resort-Style Pools:** Multiple pools with spa facilities and mountain view settings
- **Fitness and Wellness:** Comprehensive fitness center with equipment and group fitness classes
- **Tennis Complex:** Professional tennis court with instruction and competitive play
- **Concierge Services:** Full-time concierge and lifestyle management services
- **Social and Entertainment:** Party rooms, meeting facilities, and entertainment spaces

- **Business Center:** Professional business facilities and conference room capabilities

## One Queensridge Investment Advantages

### Luxury Condominium Investment Profile:

- **Market Performance:** 9% annual appreciation with consistent luxury demand
- **Rental Income:** \$3,500-\$8,500 monthly rental rates for luxury units
- **Occupancy Rates:** 92% average occupancy with strong rental demand
- **Owner Demographics:** Mix of primary residents, second home owners, and investors
- **Summerlin Benefits:** Master-planned community amenities and location advantages
- **Resale Market:** Strong resale market with luxury condominium demand

### Unit Categories and Investment Analysis:

- **One-Bedroom Units:** \$850K - \$1.3M for entry luxury and investment opportunities
- **Two-Bedroom Residences:** \$1.2M - \$2.1M for luxury living and rental income
- **Three-Bedroom Units:** \$1.8M - \$2.8M for luxury family living and investment
- **Penthouse Residences:** \$2.5M - \$4M+ for ultra-luxury and premium positioning
- **Corner and View Units:** Premium pricing for enhanced views and natural light
- **Renovated Units:** Custom renovations commanding premium pricing and rental rates

## Palms Place

### Strip-Adjacent Luxury Living

#### Entertainment District Integration:

- **Location Premium:** Direct connection to Palms Casino Resort with Strip access
- **Unit Range:** \$450K - \$2.5M+ for Strip-adjacent luxury condominium living
- **Building Height:** 47-story luxury residential tower with comprehensive amenities
- **Unit Variety:** Studio to three-bedroom luxury units with Strip and mountain views
- **Resort Integration:** Access to casino resort amenities including pools, spa, and dining
- **Investment Appeal:** Entertainment proximity supporting vacation rental and investment income

#### Palms Place Amenities and Services:

- **Resort Pool Access:** Access to Palms resort pool facilities and amenities
- **Spa and Fitness:** Resort spa services and fitness facilities available to residents
- **Dining Options:** Multiple restaurants and dining options within resort complex
- **Entertainment Access:** Direct access to Palms entertainment venues and events

- **Concierge Services:** Resort-style concierge and guest services
- **Valet Parking:** Professional valet parking services and guest accommodation

## Palms Place Investment Strategy

### Strip-Adjacent Investment Opportunities:

- **Vacation Rental Market:** Strong demand for luxury vacation rental properties
- **Corporate Housing:** Business traveler demand for extended-stay luxury accommodations
- **Entertainment Industry:** Industry professionals seeking Strip-adjacent luxury housing
- **International Visitors:** Appeal to international tourists and business travelers
- **Event-Based Demand:** High demand during conventions, shows, and special events
- **Rental Income Potential:** \$2,500-\$8,500 monthly depending on unit size and rental strategy

### Investment Performance and Market Analysis:

- **Appreciation Rate:** 8% annual appreciation with entertainment proximity premium
- **Rental Yields:** 6-9% gross rental yields depending on rental strategy and management
- **Occupancy Patterns:** Higher occupancy during peak entertainment and convention seasons
- **Market Liquidity:** Active resale market with Strip proximity and amenity appeal
- **International Investment:** 35% of purchases from international and out-of-state investors
- **Professional Management:** Essential professional management for optimal investment returns

## Turnberry Place

### Luxury Urban Living Complex

#### Four-Tower Luxury Development:

- **Development Scale:** Four luxury towers providing diverse housing options and amenities
- **Unit Range:** \$385K - \$1.8M+ for luxury condominium residences
- **Paradise Road Location:** Central Las Vegas location with Strip access and airport proximity
- **Total Residences:** 1,200+ luxury condominium units across four towers
- **Community Amenities:** Extensive amenities package with resort-style facilities
- **Investment Profile:** Established luxury condominium community with consistent performance

#### Turnberry Place Comprehensive Amenities:

- **Multiple Swimming Pools:** Resort-style pools with spa facilities and recreation areas

- **Tennis Courts:** Multiple professional tennis courts with instruction and league play
- **Fitness Centers:** State-of-the-art fitness facilities in each tower
- **Concierge Services:** Professional concierge services and resident support
- **Business Facilities:** Business centers and meeting room facilities
- **Social Spaces:** Party rooms, entertainment areas, and social facilities

## Turnberry Place Investment Analysis

### Established Luxury Condominium Investment:

- **Market Stability:** Consistent performance in established luxury condominium market
- **Rental Market:** Strong rental demand with central location and amenity appeal
- **Price Points:** Diverse price points providing investment opportunities across budgets
- **Professional Management:** Established property management and concierge services
- **Airport Proximity:** Convenient location for business travelers and frequent flyers
- **Strip Access:** Easy access to Las Vegas Strip entertainment and business districts

### Unit Types and Investment Opportunities:

- **Studio Units:** \$385K - \$525K for entry-level luxury investment
- **One-Bedroom Units:** \$485K - \$785K for luxury living and rental income
- **Two-Bedroom Residences:** \$650K - \$1.1M for family luxury and investment
- **Three-Bedroom Units:** \$850K - \$1.4M for luxury family living and rental income
- **Penthouse Residences:** \$1.2M - \$1.8M+ for ultra-luxury and premium positioning
- **Tower Variations:** Different tower character and amenity packages

## Sky Las Vegas

### Contemporary High-Rise Excellence

#### Modern Luxury Development:

- **Building Character:** Contemporary architectural design with modern luxury appointments
- **Unit Range:** \$750K - \$3.2M+ for luxury condominium residences
- **Building Height:** 45-story luxury tower with comprehensive city and mountain views
- **Unit Features:** Floor-to-ceiling windows, luxury finishes, and modern design
- **Location Benefits:** Central Las Vegas with convenient access to business and entertainment
- **Investment Appeal:** Modern luxury development with contemporary design and amenities

#### Sky Las Vegas Luxury Features:

- **Rooftop Amenities:** Sky deck with pools, spa, and panoramic city views
- **Fitness and Wellness:** Modern fitness facilities with equipment and group fitness
- **Concierge Services:** Professional concierge and lifestyle management services
- **Valet Parking:** Luxury valet parking and building services
- **Modern Design:** Contemporary interior design and luxury finish packages
- **Smart Home Technology:** Advanced technology integration and automation systems

## High-Rise Investment Strategy and Analysis

### Las Vegas High-Rise Market Performance

#### Market Fundamentals and Performance:

- **Market Size:** 2,500+ luxury high-rise units across major developments
- **Appreciation Performance:** 9-11% annual appreciation across luxury high-rise segment
- **Rental Market Strength:** Strong demand for luxury high-rise rentals
- **International Interest:** 30% of high-rise purchases from international buyers
- **Supply Constraints:** Limited luxury high-rise development supporting pricing
- **Investment Liquidity:** Active resale market with luxury condominium demand

#### High-Rise Investment Advantages:

- **Low Maintenance:** Minimal maintenance responsibilities for luxury investors
- **Professional Management:** Professional building management and concierge services
- **Amenity Value:** Resort-style amenities enhancing lifestyle and property value
- **Urban Convenience:** Central location with entertainment and business access
- **Security Features:** Enhanced security and controlled access systems
- **Lifestyle Appeal:** Lock-and-leave lifestyle attracting busy professionals and investors

### High-Rise Rental Market Analysis

#### Luxury Condominium Rental Performance:

Development	Average Unit Price	Monthly Rental Range	Annual Yield	Occupancy Rate
The Martin	\$3,800,000	\$8,500-\$15,000	3.2%	75%
One Queensridge	\$1,950,000	\$3,500-\$8,500	4.8%	92%
Palms Place	\$1,200,000	\$2,500-\$8,500	6.2%	85%
Turnberry Place	\$785,000	\$2,200-\$4,500	5.8%	88%
Sky Las Vegas	\$1,650,000	\$3,200-\$7,500	4.6%	82%

## **Rental Market Characteristics:**

- **Tenant Demographics:** High-income professionals, executives, and temporary luxury residents
- **Lease Terms:** 6-12 month leases with premium pricing for shorter-term rentals
- **Furnished Options:** Higher rental rates for luxury furnished units
- **Corporate Housing:** Strong demand for corporate and business traveler housing
- **Seasonal Demand:** Higher demand during convention seasons and special events
- **International Tenants:** Growing international business professional tenant base

## **High-Rise Luxury Lifestyle and Services**

### **Concierge and Lifestyle Services**

#### **Premium Building Services:**

- **24/7 Concierge:** Full-time concierge services for residents and guests
- **Lifestyle Management:** Personal lifestyle management and service coordination
- **Guest Services:** Guest accommodation and visitor management services
- **Event Planning:** Assistance with private events and entertainment planning
- **Travel Coordination:** Travel planning and coordination services
- **Personal Shopping:** Personal shopping and delivery services

### **Building Amenities and Features**

#### **Resort-Style Living Amenities:**

- **Rooftop Pools:** Resort-style pools with city and mountain views
- **Spa and Wellness:** Spa facilities and wellness services within buildings
- **Fitness Centers:** State-of-the-art fitness facilities with personal training
- **Social Spaces:** Party rooms, lounges, and entertainment areas
- **Business Centers:** Professional business facilities and meeting rooms
- **Valet Services:** Professional valet parking and luxury building services

## **High-Rise Investment Management**

#### **Professional Investment Services:**

- **Property Management:** Professional luxury condominium management services
- **Rental Management:** Full-service rental management and tenant coordination
- **Maintenance Services:** Building maintenance and individual unit services

- **Insurance Services:** Comprehensive insurance coverage and risk management
- **Financial Services:** Investment analysis and financial performance reporting
- **Legal Services:** Legal support for high-rise ownership and investment

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