



COURTESY PHOTOS

At left, BEFORE, the shell of the luxury The Residences Mandarin Oriental penthouse, No. 4307, started out as a gray shell where the kitchen was to be located. At right, AFTER, the condo's kitchen. The completed condo was recently unveiled at a fundraiser held there.



At left, BEFORE, the 2,167-square-foot luxury The Residences Mandarin Oriental penthouse looked like this before designers created a home overlooking the Strip. At right, AFTER, according to the listing Realtor Kamran Zand of Luxury Estates International, the home has a pending offer for \$2.167 million from a Summerlin resident.

# Mandarin Oriental penthouse draws high price

Realtor said pending offer is for \$1,000 per square foot

By HOLLY IVY DEVOR

REAL ESTATE MILLIONS

High-end design and luxury high-rise living were focal points of a February education appreciation celebration at the luxury Mandarin Oriental hotel-condo within CityCenter on the Strip.

More than 200 people went through valet and a private residents-only entrance and up an elevator to visit three upper-floor penthouse suites in the 47-story The Residences at Mandarin Oriental. They attended the open house as guests of Junior Achievement of Southern Nevada; the College of Southern Nevada; Kamran Zand of Luxury Estates International; and designers Pedram Rahimi and Tina Hague.

One of the featured penthouses — No. 4307, aptly named for its 43rd-floor location — received multiple offers shortly after its unveiling during the event. A \$2,167,000 offer for the 2,167-square-foot residence was accepted Feb. 19 and its sale is pending, said Zand, the

residence's listing agent.

Zand said the accepted \$1,000-per-square-foot offer came from a Summerlin resident who plans to use No. 4307 as a primary residence eventually.

"Many people like this unit in particular because it has west-facing views. They like this west unit because they don't have all the lights and noise of the units facing the Strip, so they can enjoy all that living in CityCenter and near the Strip have to offer and then escape to a beautiful, relaxing home," Zand said before the offer was accepted.

Like other residents, its owner will have access to the amenities of a world-renowned luxury hotel that has the AAA Five Diamond Award and three Forbes Five Star Awards (one in every category). Its myriad onsite amenities include restaurants, a spa, swimming pool, salon, concierge and valet.

Many open-house attendees may not have realized that the three penthouses started as "gray shells" with nothing but cement floors, windows and bland walls.

"The owner that has listed the unit for sale purchased it 'gray shell' from the Mandarin Oriental. It was literally just a gray shell with nothing except the shell's walls, concrete floors and the ceiling," Zand said. "The owner comes in, designs it and builds it. The owner finishes the home by installing the walls, the cabinets, everything."

The residence has two bedrooms and 2½ baths, a kitchen, dining room and living room. Its designer features include floor-to-ceiling windows with wireless motion blackout and sheer shades, a 36-color indirect lighting system, home automation system, white-porcelain flooring, stainless-steel baseboards, Brazilian Copa Cabana granite on a steel-framed kitchen island, glass pocket partitions, a hidden wall-mounted bed and spalike bathrooms.

### HOMES FOR SALE

A few residences are available for sale in the 47-story at The Residences at Mandarin Oriental. Some are still available through the developer's sales

office, some are listed on the Multiple Listing Service and some may be available through private transactions.

The Residences at Mandarin Oriental's sales office reported that less than a dozen developer-owned homes remained for sale last week. They are finished and range from 1,500 to 3,000 square feet. Prices start from \$1.2 million. They may be viewed by appointment by calling the sales office at 702-590-5999.

Zand said 20 residences were listed for sale last week. These ranged from 1,090 to 5,628 square feet with asking prices from \$715,000 to \$7.5 million. Six additional units had pending offers with

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**KAMRAN ZAND**  
REALTOR, LUXURY ESTATES INTERNATIONAL

per-square-foot prices ranging from \$645 to \$1,000.

For more information about The Residences at Mandarin Oriental, visit [www.mandarinorientalresidenceslasvegas.com](http://www.mandarinorientalresidenceslasvegas.com).



**Kamran Zand**  
Realtor, Luxury Estates International



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**WEEKLY \$1 MILLION SALES LIST**

Zip: 89135  
Address: 2700 Grassy Spring Place  
List Price: \$1,095,000  
Sale Price: \$1,000,000  
SP/SqFt: \$278  
Parcel #: 164-11-113-017

Zip: 89011  
Address: 6 Bel Giorno Court  
List Price: \$949,900  
Sale Price: \$860,000  
SP/SqFt: \$218  
Parcel #: 160-23-318-002

Zip: 89134  
Address: 9012 Night Owl Court  
List Price: \$899,000  
Sale Price: \$825,000  
SP/SqFt: \$147  
Parcel #: 138-20-213-005

Zip: 89134  
Address: 1705 Glenview Drive  
List Price: \$849,900  
Sale Price: \$800,000  
SP/SqFt: \$170  
Parcel #: 138-19-810-006

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All information deemed reliable but not guaranteed. sources from the GLVAR MLS

## HOME OF THE WEEK

### Amazing Courtyard Estate Gazing Over Tranquil Mountain & Golf Course Views

2 Ayden Drive, Henderson

Gracefully perched atop the fairway, this amazing courtyard estate gazes over tranquil mountain and golf course views. With the most refined finishes and attention to detail, this property adorns French charm and modern conveniences. The most exquisite surfaces stretch along all walkways, countertops and staircases, including European Marble & travertine tile, gorgeous mosaics, granite & onyx slabs, Venetian plaster and solid core Knotty Alder interior doors. Formal and defined living areas look into the lavish courtyard and showcase all that is luxury living. The charming kitchen was designed to include all amenities needed for the creation of any feast. Custom cabinetry, a hand painted farm house sink, Wolf, Miele and GE appliances, double oversized islands, an iron ornate pot rack and lighting, plus an elaborate custom oven hood and corresponding backsplash. The exterior finishes and living space are undeniably gorgeous. With extensive mature landscaping, impressive architecture & stonework, multiple terraces, a remarkable gazebo and a tranquil salt-water pool, this backyard offers what is a true escape from it all. In addition, the fully contained casita features 1,370 square feet of living space with built-ins, a kitchenette, bedroom and full bath.

Offered at **\$3,375,000**

For more information, contact  
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