



veer^o
TOWERS

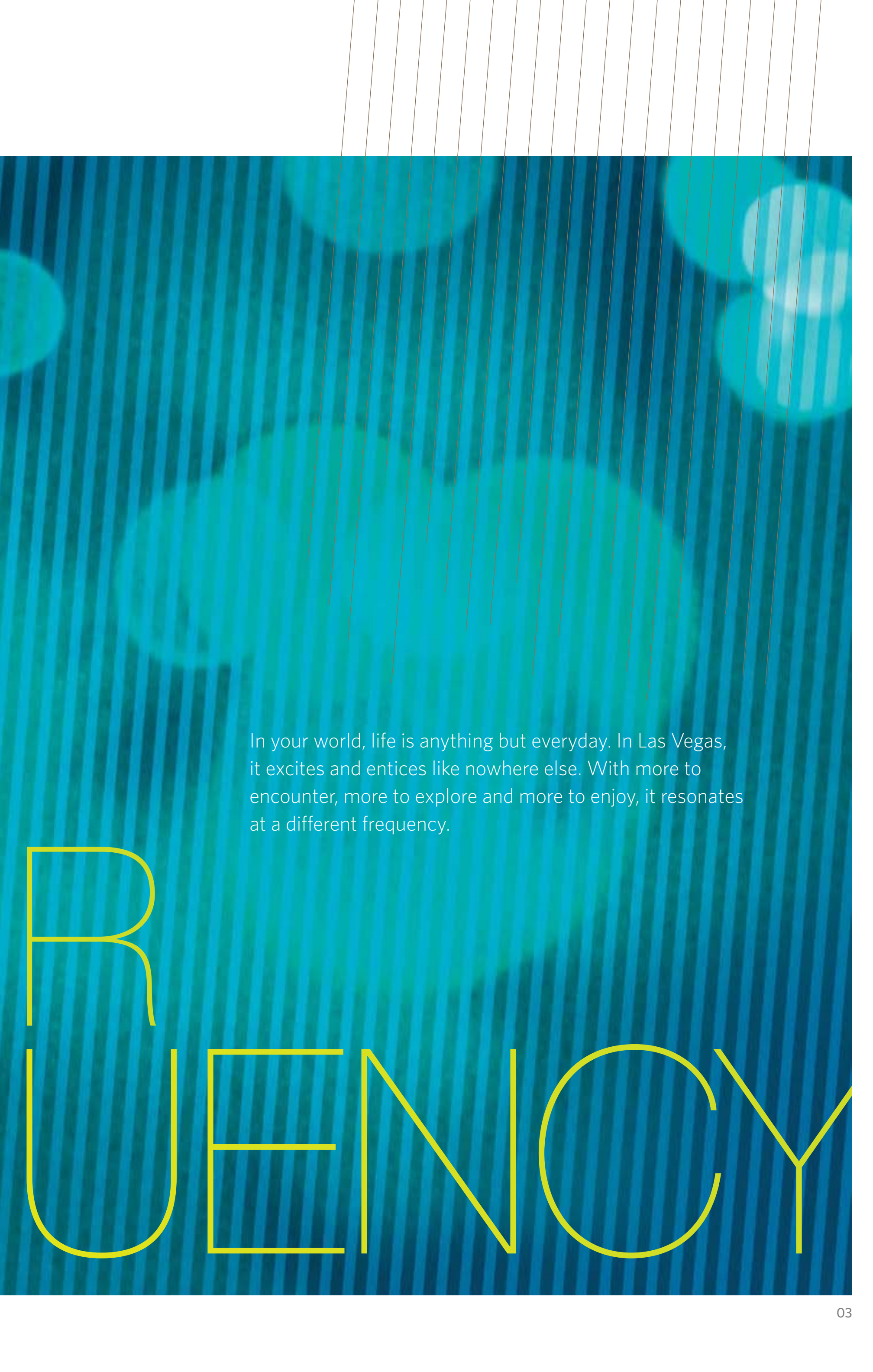


“TAKE ME THERE.”









In your world, life is anything but everyday. In Las Vegas,
it excites and entices like nowhere else. With more to
encounter, more to explore and more to enjoy, it resonates
at a different frequency.

R U E N C Y



STEP INTO IT.

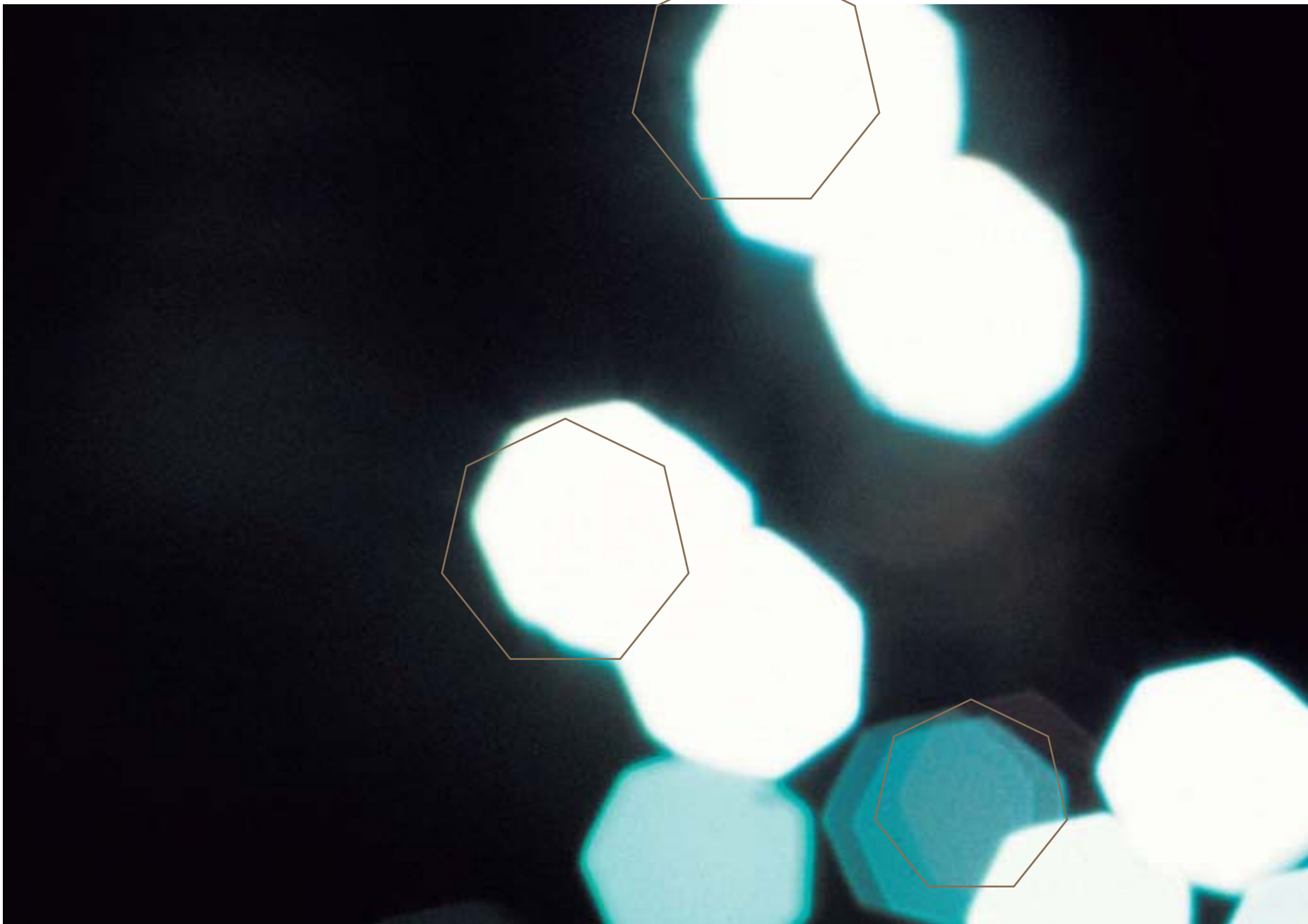


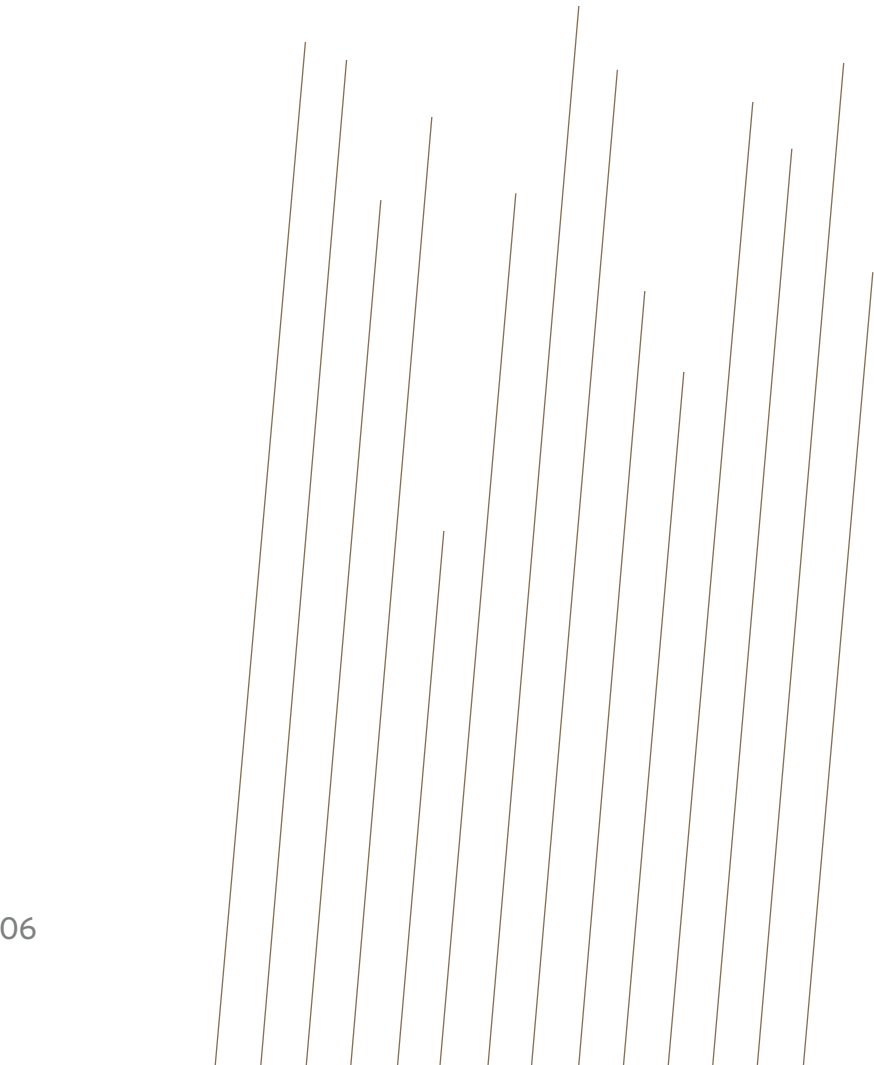
Las Vegas. A place that continuously surprises and delights. Engages with awe and allure. And keeps you wanting more.

Las Vegas is a 24/7 destination where everything's within reach. A continuous spectacle of titillation and temptation. A city that never stops. As one of the top 10 tourist cities in the U.S. — and by far the fastest growing metropolitan area in the nation¹ — Las Vegas attracts people from all over the world.

Las Vegas has been the proving ground for the world's most sophisticated and successful resorts. It has emerged as an international center of fine dining, shopping and entertainment. And now, signaling an exciting new evolution, individuals have the opportunity to claim full ownership of a residence on The Strip itself along the famed resort corridor. It is big city living — central and stylish. Las Vegas is here to stay, and CityCenter — the urban resort destination by MGM MIRAGE — will showcase its future.

¹<http://www.govspot.com/lists/fastestgrowing.htm>







YOU MEET.
YOU KNOW.
YOU FEEL
CONNECTED.

EXCEED EXPECTATIONS.

A place unto itself, CityCenter could only happen in Las Vegas. And only **MGM MIRAGE**, the world's premiere developer of resort destinations, could build the \$7 billion, 76-acre CityCenter.



The only developer with the talent and resources to mastermind and realize a project of this scale, MGM MIRAGE consistently rewrites what is possible. The company has earned a reputation for defying expectations and inspiring new concepts, redefining the way people experience a heightened sense of living.

With CityCenter, MGM MIRAGE envisioned a true work of art — a place of harmony and beauty that inspires the imagination. CityCenter’s hotels and retail offer an unmatched level of amenities, services and standards that MGM MIRAGE customers have come to recognize. Its shopping district features the world’s most sought-after goods along with premium restaurants, bars and clubs. Its exclusive resort casino with a 4,000-room hotel offers exceptional gaming in a setting characterized by distinctive design and natural light.

Creating CityCenter calls for exactly the right mix of vision, energy and talent. The unparalleled team assembled by MGM MIRAGE includes a master planner and eight world-renowned design architects working closely together with Perini Building Company and Tishman Construction, two of the country’s foremost builders. Joining them are thousands of the world’s most respected interior architects, designers and operators.



EMBRACE THE DIFFERENT.

With the monumental projects that MGM MIRAGE has realized, it is no surprise that it has relied on the diverse talents and dedication of people from across the globe.

MGM MIRAGE celebrates its deep and abiding philosophy of having built a strong company united by diversity. A company that embraces what is different and similar in everybody and values varying ways of working and living.

It is this commitment that strengthens the company as a whole — and the communities where it does business. The result is a company comprised of priceless people and products.

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ARTFULLY INCLINED.

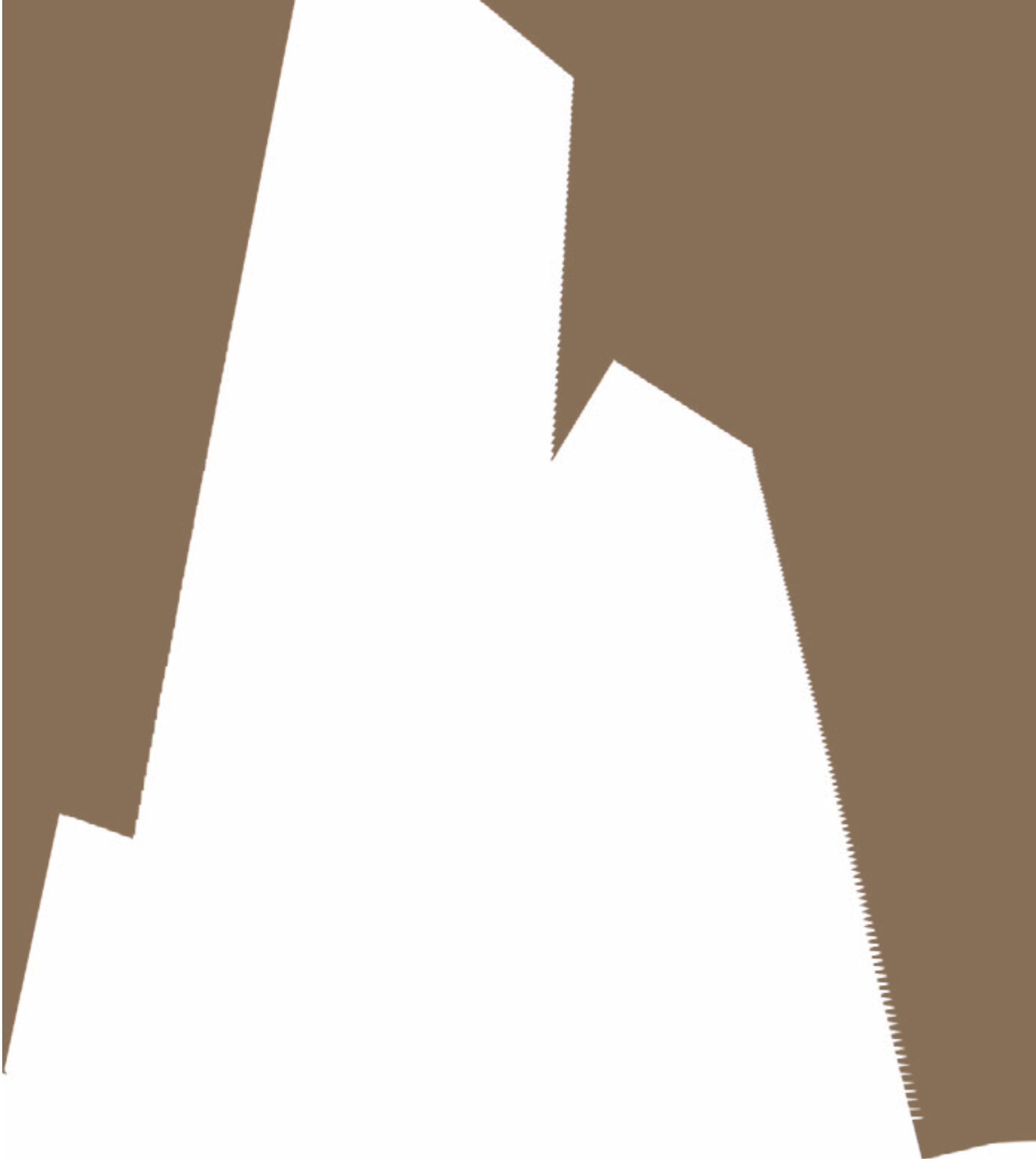
Inclined at dramatic opposing angles, Veer Towers is the new pair of arresting residential icons in the hub of CityCenter. With approximately 350 residences each in two 37-story glass towers, Veer soars above the rest of the city, and seems to dance with a rhythm all its own.

Realized by architect Helmut Jahn, Veer’s brilliant exteriors shimmer with light — day and night. Its glass facades and fins provide shade from the sun, diverting heat and enhancing circulation of cool air to promote energy-efficient climate control.

The overall lobby environments showcase the beauty of their architecture, captivating with monumental glass boxes flooded with light, metal statements and exposed concrete walls showcasing modern artwork. Veer is here. Tap into its energy and innovation, and make it your inspiration.



Helmut Jahn, Architect
Chicago-based architect celebrated for designing buildings of distinction. Signature projects include the headquarters of the European Union in Brussels, Munich’s Kempinski Hotel, and Sony Center Berlin.



veer^o
TOWERS



DISTINCTLY
SOCIAL.
EXCEPTIONALLY
INSPIRED.



IMAGE COURTESY OF WET DESIGN. ©2006 WET DESIGN





From the entrances of Veer Towers, step into CityCenter’s retail and entertainment core — the place where people connect. Browse in specialty boutiques. Dine at fine restaurants. And experience the constant happenings.

Retailers respond to a new wave of shopping that is interactive. A theater in the resort casino is home to the energy, inspiration and creativity of an original new Cirque du Soleil show. A transportation system runs throughout CityCenter, and a magnificent promenade winds its way from The Strip to deep within this boundary-free district.

Breathtaking architecture is set amidst lively and even harmonious areas. The first major permanent collection of public art in Las Vegas is integrated into spaces with dramatic installations of ice, water and light. In a world where going beyond limits is a must, CityCenter is the new life force of Las Vegas.

IMAGE COURTESY OF WET DESIGN. ©2006 WET DESIGN



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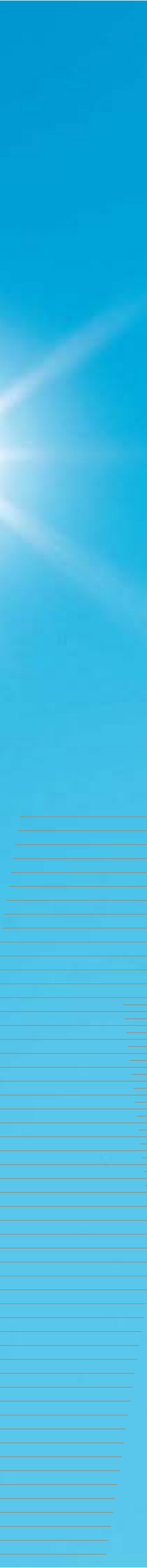


PRIVATE SPACES.
PUBLIC DISPLAYS.

Regroup in your own private haven. As a full-time resident or someone who is dropping in for the weekend, your Veer Towers space awaits. Light-filled rooms, natural textures and a range of whites infuse streamlined interiors with openness. Modern kitchens, and living and dining areas are ideal for entertaining. Spacious, spa-styled bathrooms invite retreat. High-end appliances and fixtures provide efficiency and sleekness, and floor-to-ceiling windows keep the big picture in front of you. High above the city, your Veer residence inspires with new vantage points. Until the outside beckons. Again.

Available in studios, deluxe studios, one and two bedrooms, and premium view penthouses ranging from approximately 500 to over 1,800 square feet.





ATTITUDE
MEETS
ALTITUDE.

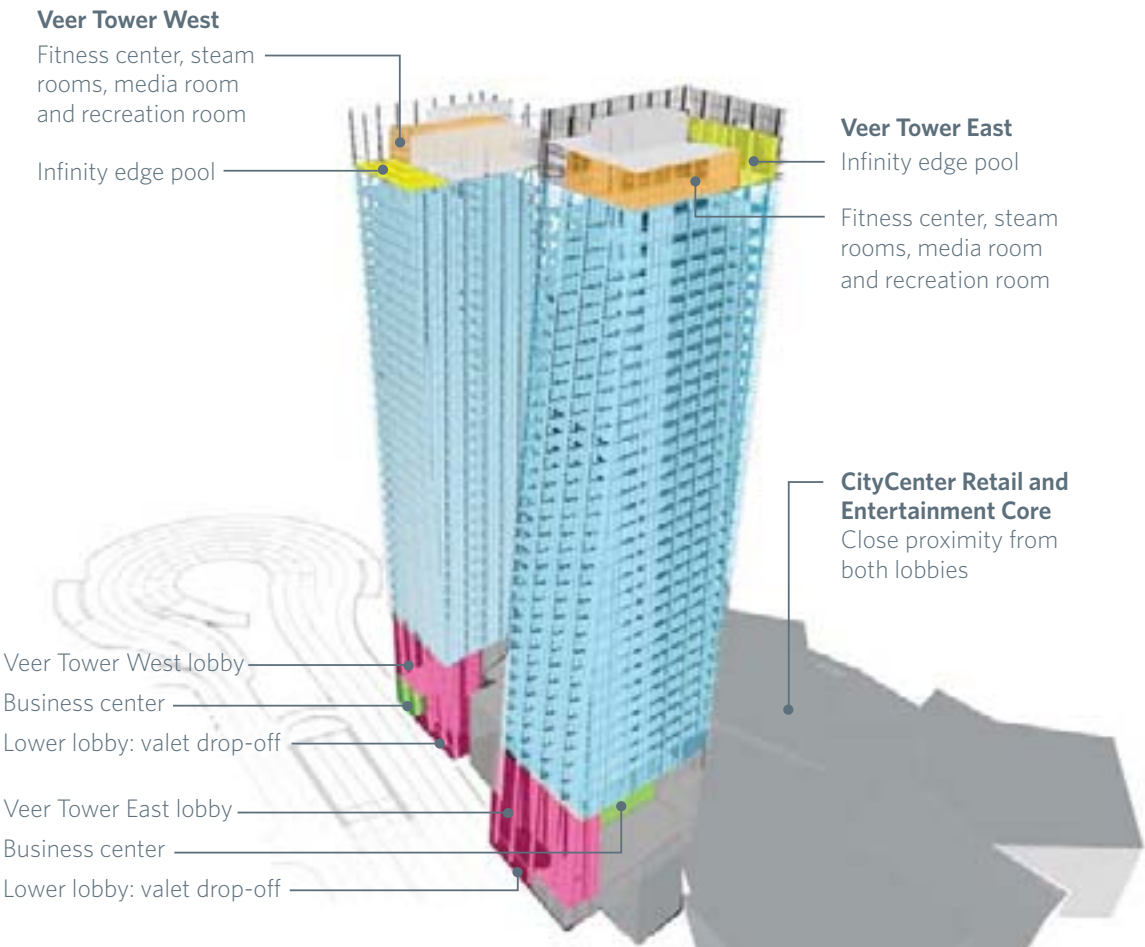




Discover Extraordinary Amenities. Swim and sun in an infinity edge pool on the 37th floor of each rooftop. Entertain from outdoor hospitality patios and indoor recreation rooms. Step into CityCenter’s dynamic retail and entertainment core right outside your door. Veer is designed to keep up with what you need — when you need it.

Building Amenities:

- Private residential drive and valet parking
- Two-level private residential entrance at street and valet level
- Secured private residential elevators
- Private mail rooms
- Business centers
- Spectacular views from private media rooms
- Hot tub and sun deck
- Fitness center and locker rooms with men’s and women’s steam rooms
- Residential bike storage available
- Green building: pursuing LEED™ certification



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LIVE BOLDLY.
ACT WISELY.

Sustainable architecture and urbanism are neither a style nor an afterthought to design. MGM MIRAGE and CityCenter showcase green design, knowing that many sustainability strategies go hand-in-hand with providing high-quality environments. We aspire to achieve LEED™ (Leadership in Energy and Environmental Design) certification from the U.S. Green Building Council, taking an innovative approach to site development, water savings, energy efficiency, materials selection and indoor environmental air quality.



Sustainable design aims to find solutions to environmental challenges - as well as the possibility of significant energy and real estate tax savings. MGM MIRAGE and CityCenter will employ the latest environmental measures to reduce energy consumption and promote water conservation while providing a more comfortable environment for guests and residents. The habitat of the future is not simply green. It's enlightened.

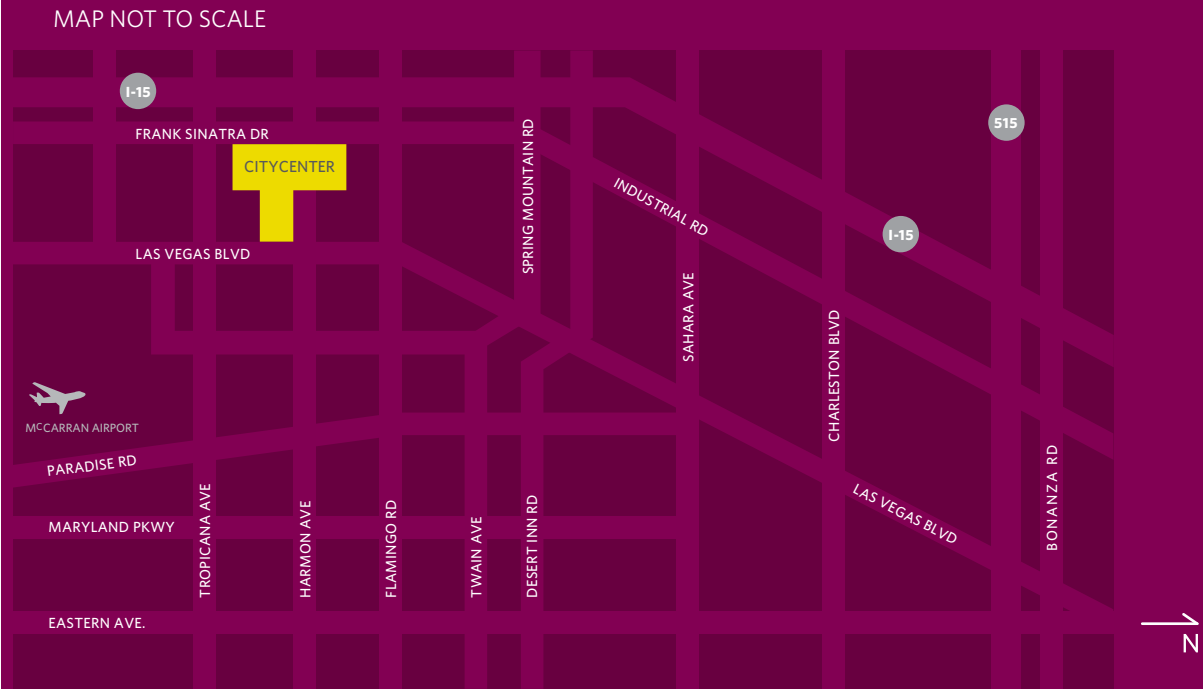


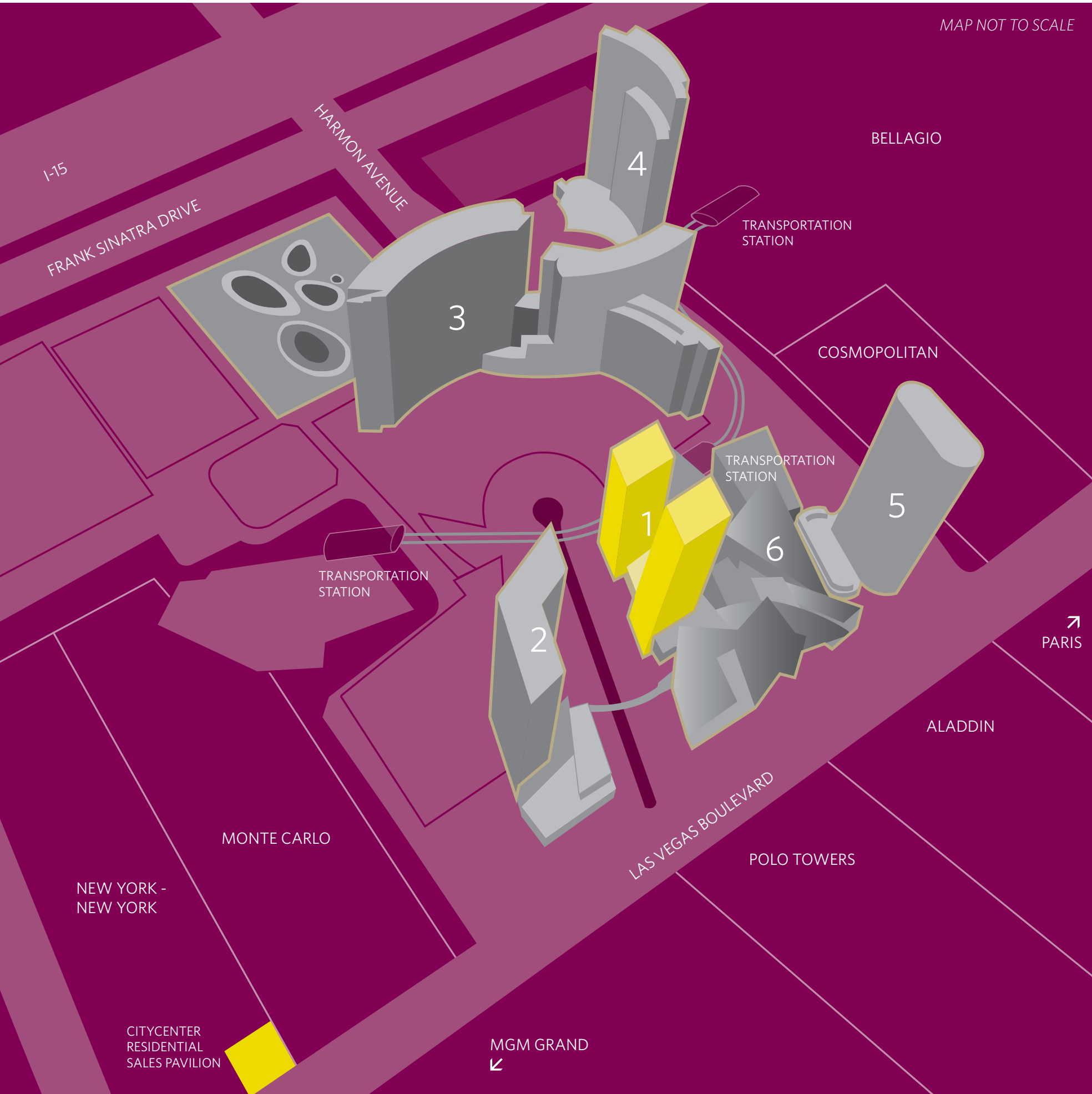
KNOW YOUR NEIGHBORS.

A great residence is defined by its neighbors: Veer Towers is one of four distinctive CityCenter urban residential resort properties, each designed to be a primary address or second home.

In addition to the Veer Towers residences, CityCenter’s three other urban resort offerings include nearly 2,000 additional residences accommodating a wide range of lifestyles. Each CityCenter property together with the resort and retail areas reflects the individuality of its creators. And each invites you to experience something personal, singular and unique.

- 1 **VEER TOWERS** is residential modern-style living in two dramatic 37-story towers.
- 2 **THE RESIDENCES AT MANDARIN ORIENTAL, LAS VEGAS** combines international stature with a distinctive locale.
- 3 **THE CITYCENTER RESORT CASINO** provides exclusive, exciting gaming in the context of a 4,000-room hotel.
- 4 **VDARA** is a chic condo hotel that connects to Bellagio via a pedestrian walkway and sits adjacent to CityCenter’s resort casino.
- 5 **THE HARMON HOTEL & RESIDENCES** is where profile meets privacy.
- 6 **CITYCENTER RETAIL AND ENTERTAINMENT DISTRICT** showcases the world’s most sought-after goods.







THERE'S ALWAYS MORE.
REFLECT.
WIND DOWN.
RE-CHARGE.
SET OUT. AGAIN.

BUILDING AMENITIES, FEATURES AND FINISHES

veer^o
TOWERS

Privileged lifestyle. Priority access.

Enjoy the best of Las Vegas as a CityCenter owner — through the exclusive CityCenter Owner Privileges Program.

Benefit from priority access to the amenities and services of the MGM MIRAGE portfolio of Las Vegas properties — including those at CityCenter itself. Whether you want preferred seating at the most in-demand shows or choice reservations at the most talked about restaurants, the CityCenter Owner Privileges Program helps make it happen.

Access is subject to availability and hotel restrictions. Privileges are non-transferable and are guided by strict program rules and regulations.

Own an unprecedented experience.

To receive more information on owning a residence at CityCenter, or to make an appointment to visit the CityCenter Residential Sales Pavilion at 3780 Las Vegas Boulevard South, call 702. 590.5999 or 866.708.7111. A CityCenter Residential Gallery is also open in the lobbies of Bellagio and The Mirage.

citycenter.com

Opening November 2009



Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. No statement should be relied upon except as expressly set forth in the Property Report or the Nevada Public Offering Statement. This is neither an offer to sell, nor a solicitation of offers to buy, any condominium units in those states where such offers or solicitations cannot be made. **WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.** This condominium project does not discriminate on the basis of race, color, religion, national origin, sex, disability or familial status. Scenes and improvements are not within the project, are proposed, artist's renderings only and **NEED NOT BE BUILT.** Plans, architectural renderings, specifications, pricing and locations are subject to change without notice.

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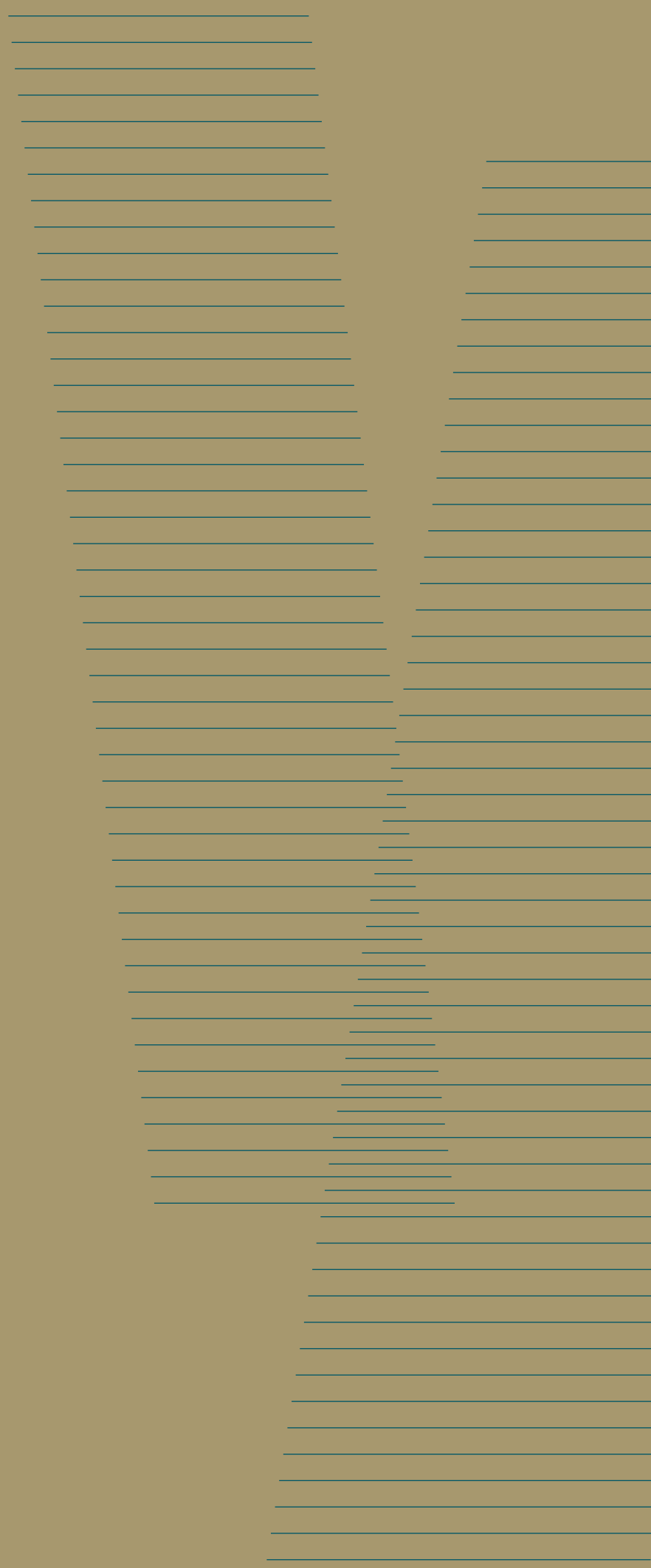
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veer[®]
TOWERS



BUILDING AMENITIES, FEATURES AND FINISHES



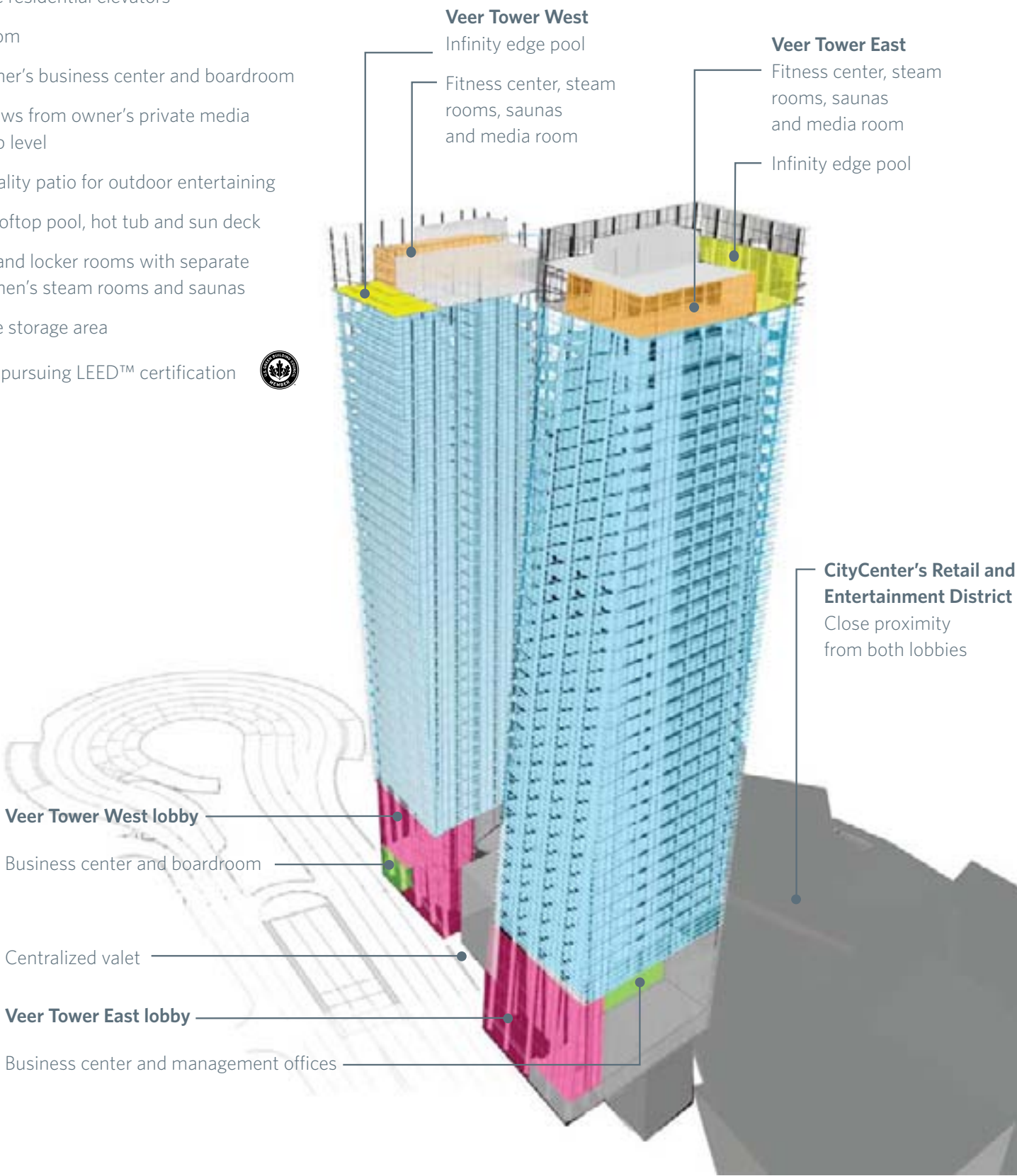


WHAT YOU NEED, WHEN YOU NEED IT.

Veer Towers is designed to keep pace with your lifestyle.

Building Amenities

- Private residential drive and valet parking services
- Within each building, two-level private residential entrance at street and valet level
- Secured private residential elevators
- Private mail room
- Residential owner’s business center and boardroom
- Spectacular views from owner’s private media room at rooftop level
- Rooftop hospitality patio for outdoor entertaining
- Infinity edge rooftop pool, hot tub and sun deck
- Fitness center and locker rooms with separate men’s and women’s steam rooms and saunas
- Residential bike storage area
- Green building pursuing LEED™ certification



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INTERIOR FEATURES AND FIXTURES

Veer Towers residences are filled with contemporary European-style features and designer-selected fixtures.



Luxury Residences include a variety of floor plans with an option to choose from three designer-selected finishing schemes: Earthly, Ethereal or Transcendent.

Penthouse Residences are ultra-contemporary two and three bedroom plans delivered finished with the option of three distinctive design palettes featuring premium appliance packages.



Interior Features

- Three designer-selected interior finishing schemes:
 - Earthly
 - Ethereal
 - Transcendent
- Typical ceilings are approximately 9’6” in standard residences and up to 13’ in penthouses
- Sliding glass doors between the living area and bedroom (in select residences)
- High-end flooring and plush carpeting (varies by residence type)
- Pre-wiring for television, telephone and computer Ethernet
- Recessed architectural lighting in select areas
- Stackable washer/dryer housed behind closet enclosure
- Secondary entrance (in select residences)
- Central air conditioning and heating with climate controls

Entrance Foyer

- Solid-core entry doors with designer hardware
- Hallway closet (varies by residence type)
- Designer-selected flooring

Kitchen

- Custom contemporary, European-style cabinets
- Custom glass backsplash
- Solid surface countertops
- European-style, under-mount stainless steel sink
- Designer kitchen faucet
- High-performance waste disposal
- Energy-efficient appliances
- Decorator scheme-correlated electric glass cook top
- Integrated and concealed stainless steel range hood with slide-out feature
- Stainless steel built-in oven
- Stainless steel built-in microwave
- Stainless steel dishwasher
- Stainless steel refrigerator
- Built-in island (in select residences)
- Designer-selected flooring



Master Bathroom

- Custom contemporary vanity
- Solid marble vanity countertop
- Fashionable bowl sink with designer fixture
- Contemporary shower with marble tile
- Shower accent wall in ceramic tile or ceramic and glass combinations
- Contemporary tile surround tub area (varies by residence type)
- Single-piece, low-flow water closet
- Recessed lighting and light cove (in select residences)
- Custom decorative vanity mirror (in select residences)
- Designer-selected flooring

Powder Room

- Designer sink and fixtures
- Marble vanity countertop
- Single-piece, low-flow water closet
- Designer-selected flooring

Veer studios feature open floor plans with designer flooring. Deluxe studios, one, two and three bedrooms have private bedrooms with premium wall-to-wall carpet.



FINISH PALETTES

For the inside of your Veer Towers residence, choose from three neutral finishing options to create your own personal space and support your personal aesthetic. Carefully considered combinations of colors and textures, materials and natural elements bring a finely tuned finish to your space.

EARTHLY

Khaki, silver, toffee, and golden hues combine with warm wood tones and ochre accents.

Designer-Selected Flooring

Glass Backsplash
at Kitchen

Solid Surface
Kitchen Countertop

Stone
Shower Wall/Bench
Bathroom Flooring*

ETHEREAL

Cream, tan, stone, and icy glass hues merge with neutral wood tones and rosy beige accents.

Designer-Selected Flooring

Glass Backsplash
at Kitchen

Solid Surface
Kitchen Countertop

Stone
Bathroom Vanity Top
Shower Wall/Bench

TRANSCENDENT

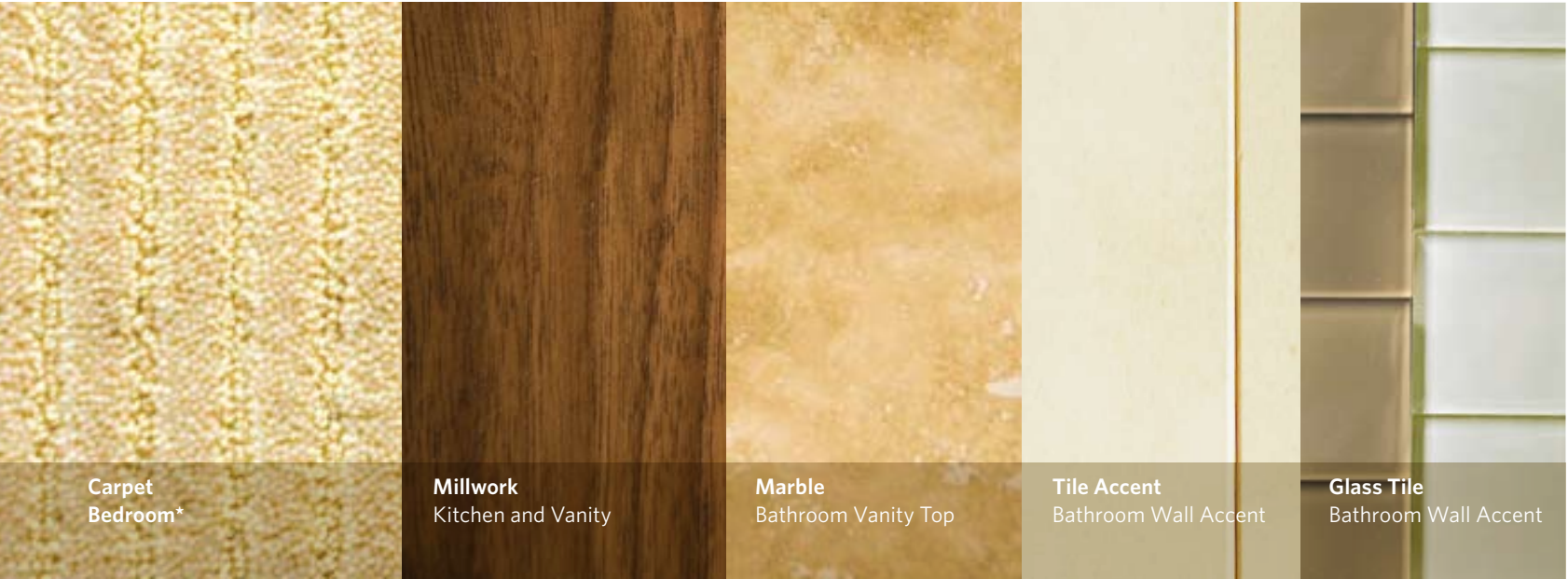
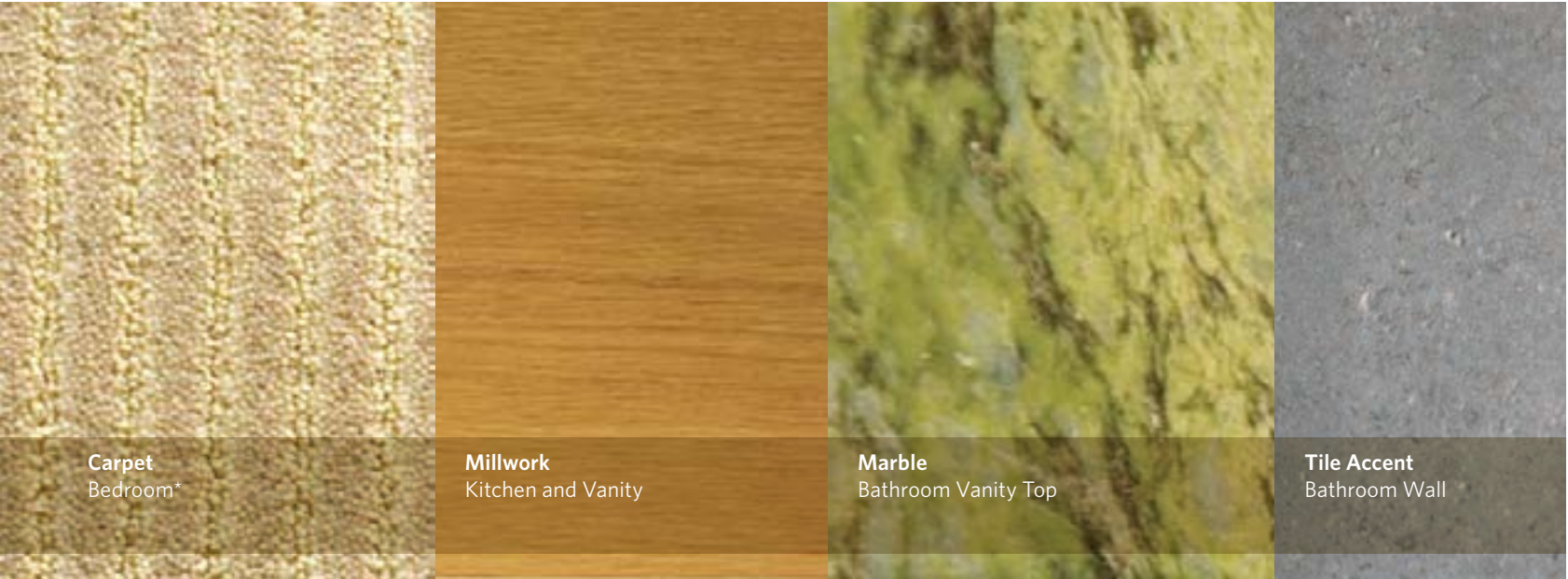
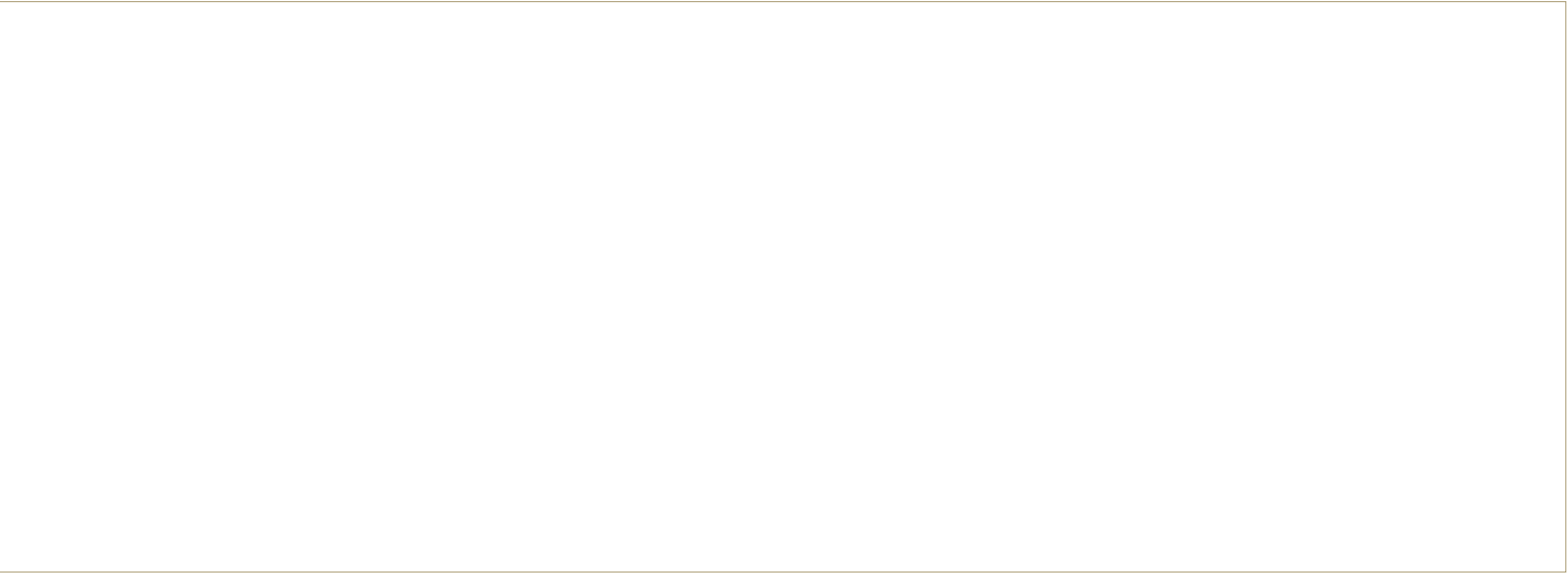
Brown and beige hues complement accents of caramel, sage and grey.

Designer-Selected Flooring

Glass Backsplash
at Kitchen

Solid Surface
Kitchen Countertop

Stone
Shower Wall/Bench
Bathroom Flooring*

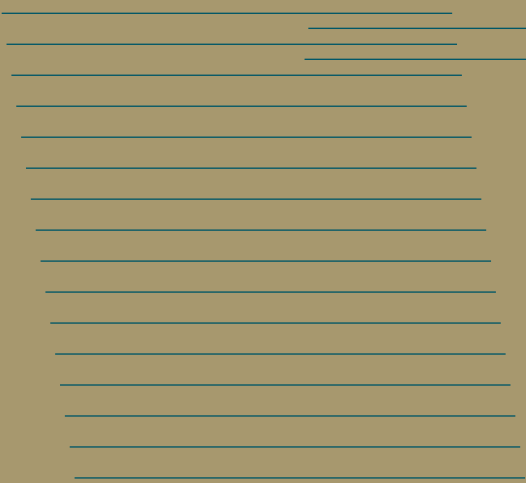


*Deluxe Studios, One Bedrooms, Two Bedrooms, Three Bedrooms, and Penthouses
Materials, finishes and brands may be substituted without notice.



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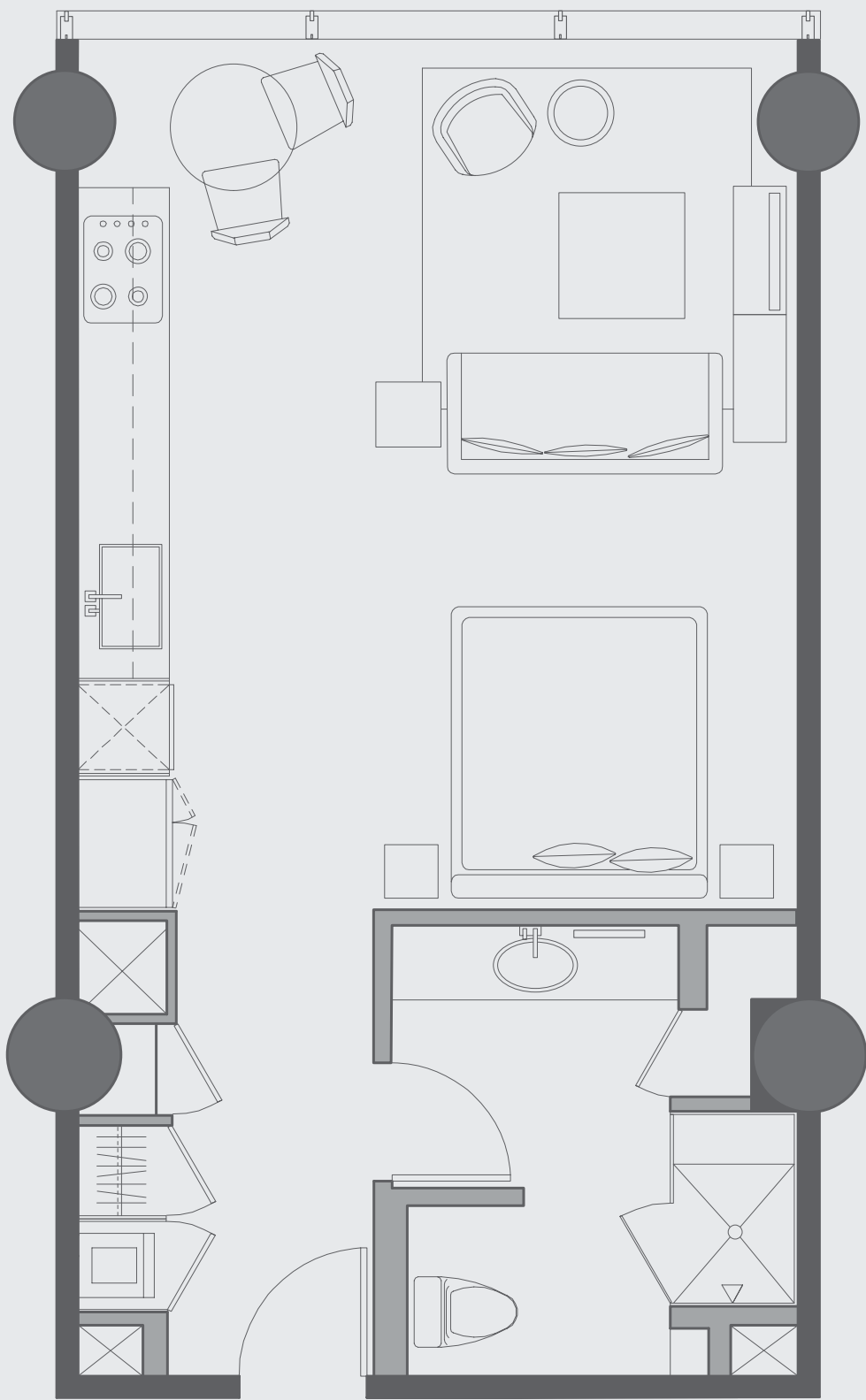
VWS-1

STUDIO

Approx. ± 537-542 Square Feet

Available on Floors 3, 5-12, 14-19

PLANS NOT TO SCALE



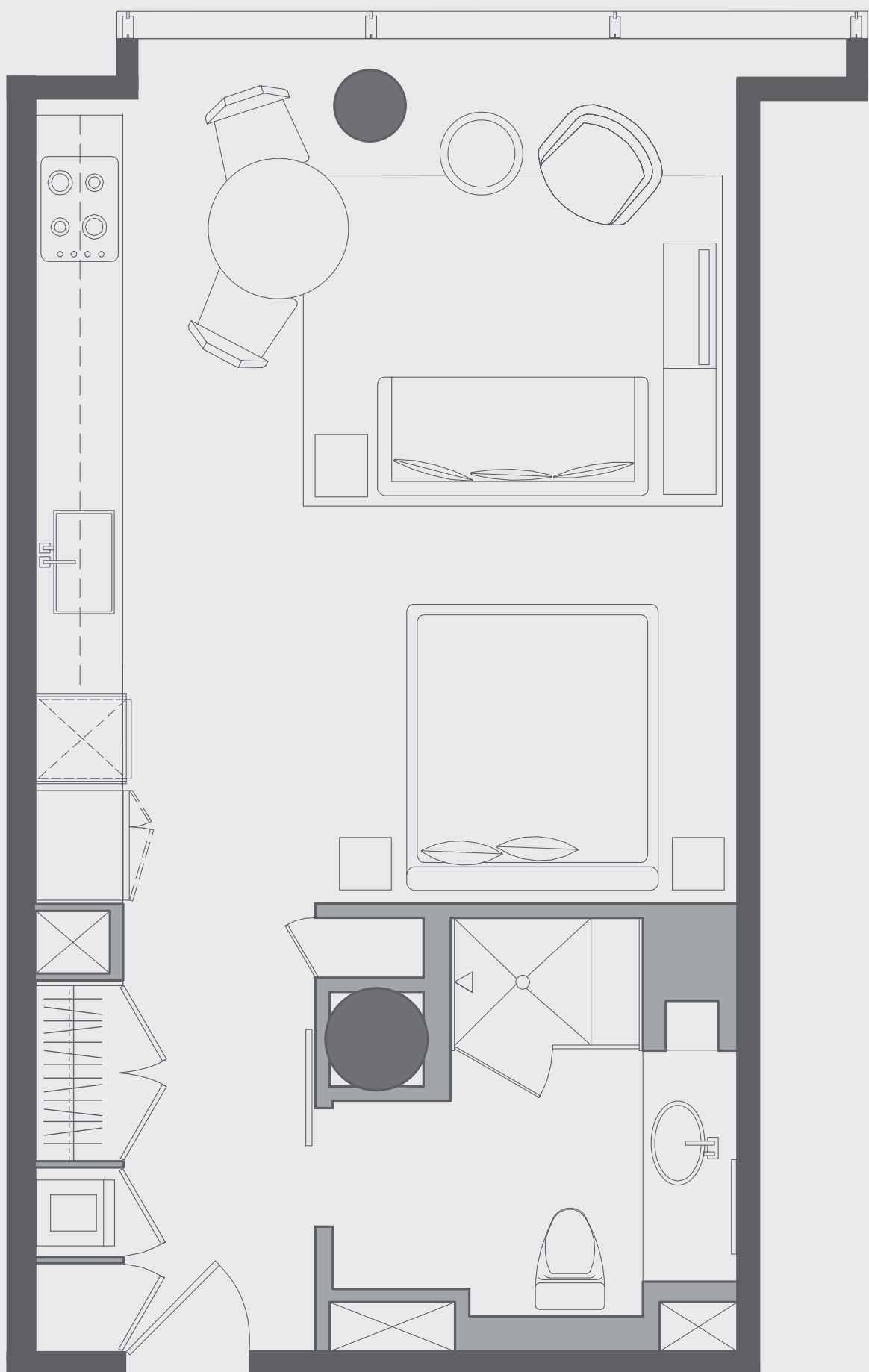
VES-5A

STUDIO

Approx. ± 537-541 Square Feet

Available on Floors 3, 5-6, 14-25

PLANS NOT TO SCALE



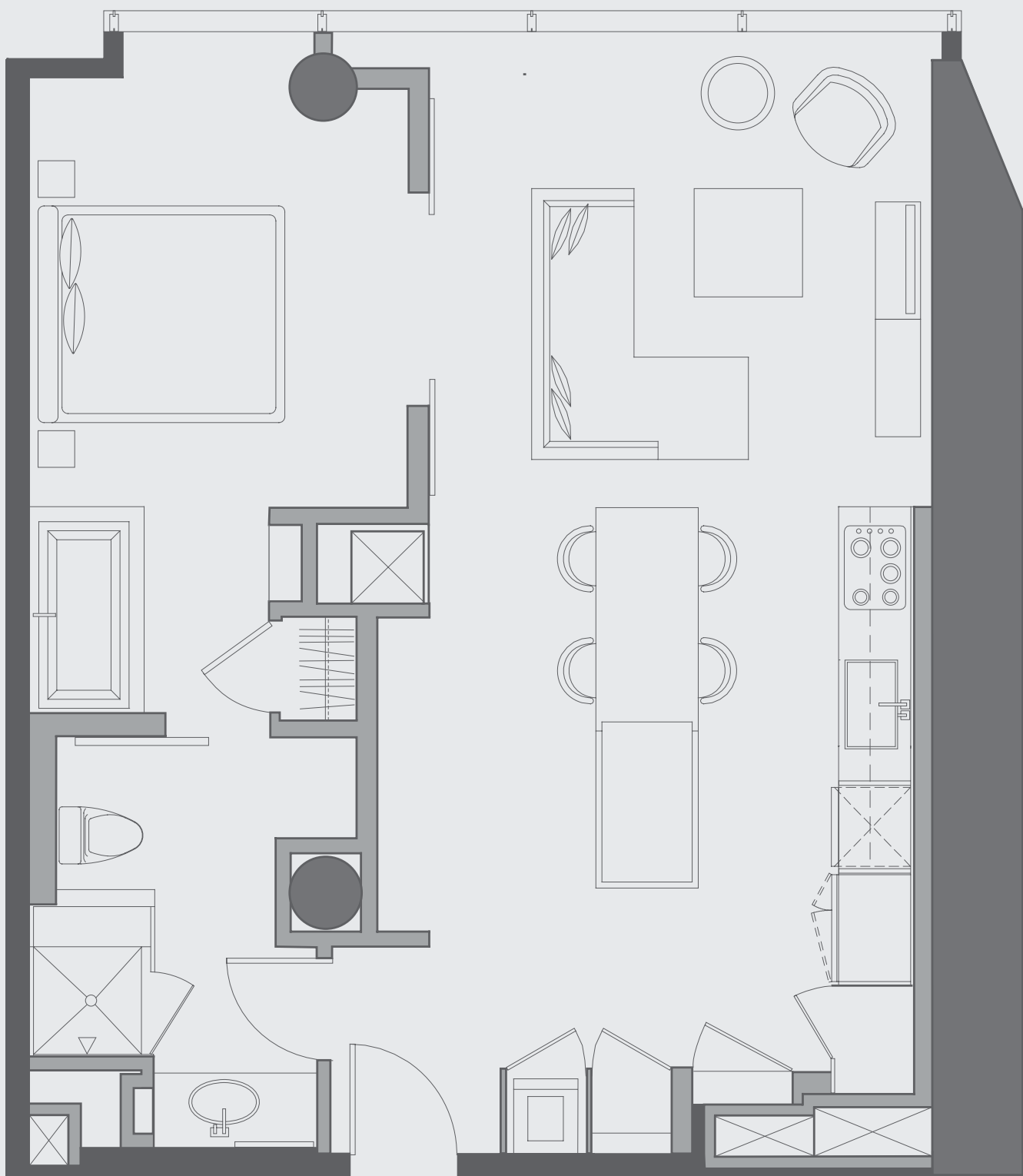
VWIB-2

ONE BEDROOM

Approx. ± 782-789 Square Feet

Available on Floors 3, 5-12, 14-34

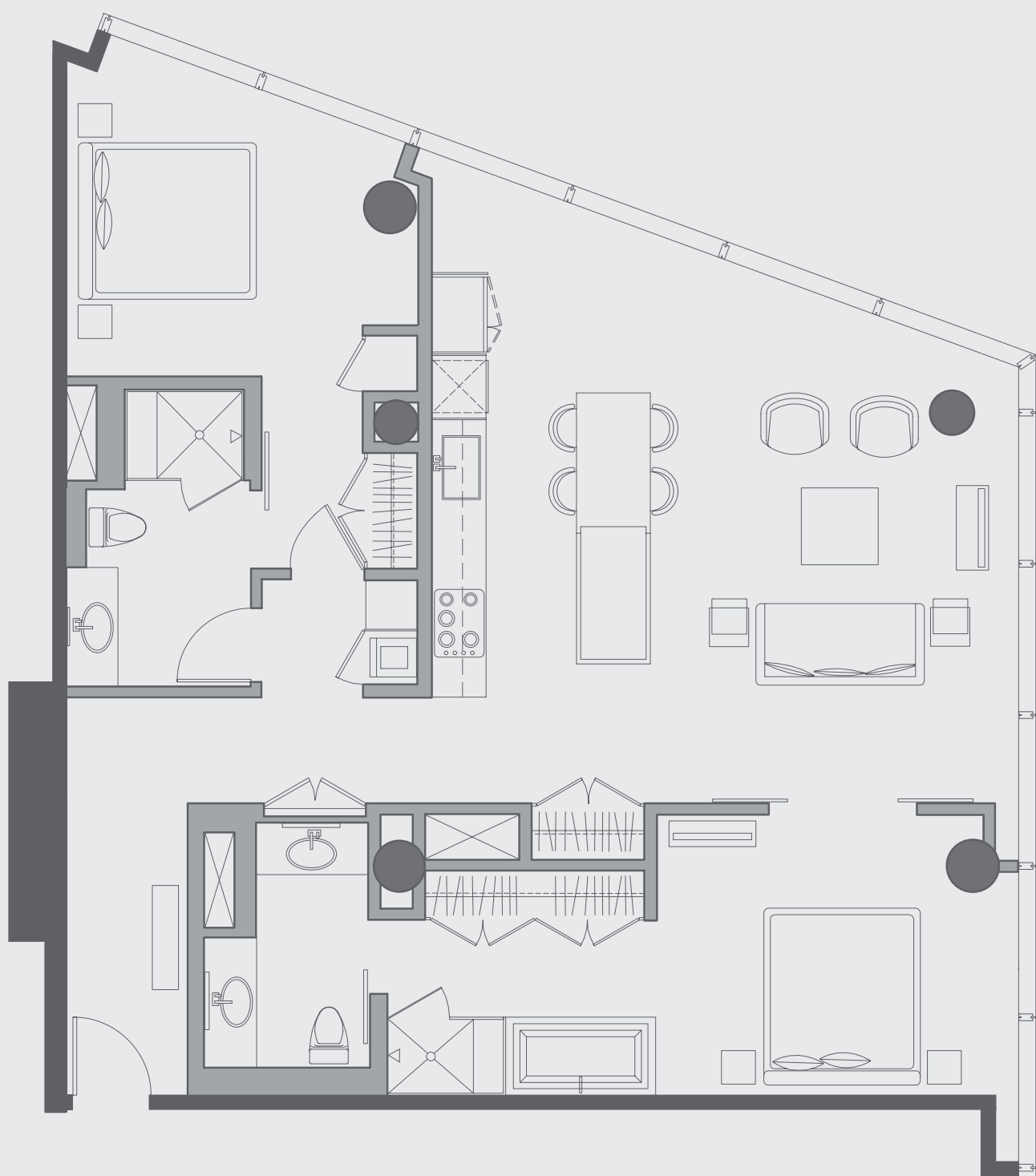
PLANS NOT TO SCALE



VE2B-6A

TWO BEDROOM

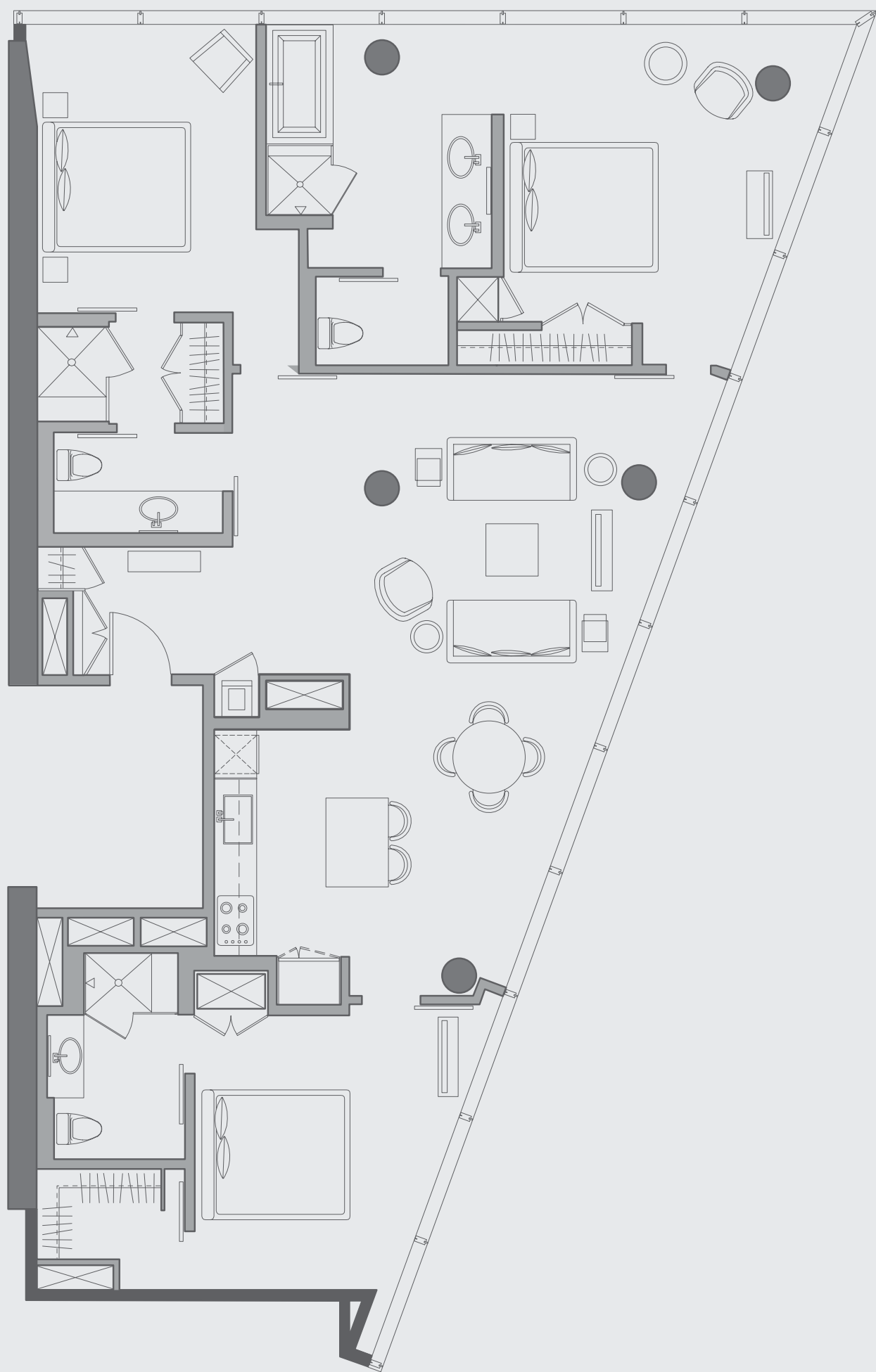
Approx. ± 1267 & 1300 Square Feet
Available on Floors 24 & 25
PLANS NOT TO SCALE



VW3B-1A

THREE BEDROOM

Approx. ± 1651 & 1700 Square Feet
Available on Floors 33 & 34
PLANS NOT TO SCALE



VEPH-1B

PENTHOUSE

Approx. ± 2081 Square Feet
Available on Floor 36
PLANS NOT TO SCALE

