

KEY HIGHLIGHTS AND FEATURES OF JUHL LAS VEGAS UNIT 761:

- 👉 Located in the Art District, Easy Walk to Restaurants and Bars
- 👉 Highest walkability score of all the downtown high-rises
- 👉 Conventional and FHA Financing approved
- 👉 Fully furnished and Turnkey (coffee maker, air fryer, pots, pans, plates glassware, silverware)
- 👉 Two dedicated parking spaces in a covered and gated parking garage, on 4th floor 404/405
- 👉 Round the clock, 24/7 security
- 👉 Watch the praying mantis at the Container Park spits out fireballs right on the balcony
- 👉 Watch fireworks at the Plaza hotel during summer months right on the balcony
- 👉 Ideal floor level for view and people watch. Parades along 4th street, newlyweds at the chapel on the ground level
- 👉 Unit 761 is also perfectly located on the floor plate - elevator to the amenities floors and the parking garage are right are right by this unit
- 👉 Trash chute across the hallway from this unit; without the long walk carrying your trash
- 👉 Floor to Ceiling Windows
- 👉 Beautiful nighttime view from inside the unit and on the balcony

AMENITIES

- 👉 Resort Styled Pool and Spa, and private cabanas
- 👉 State of the Art 2-story fitness center (8th floor for weight, 9th for cardio)
- 👉 10th floor: Vino Deck with panoramic view of the Strip (You can see all of 6th floor amenities from Birds Eye view on this roof deck)
- 👉 6th floor: Year-round heated Pool, Outdoor Cooking and Dining, Fire pit, Outdoor (Alfresco Theatre)
- 👉 Dry cleaner - pickup service
- 👉 Electric Vehicle charging station
- 👉 Co Op working lounge
- 👉 Dedicated Pet Walk Area

CONVENIENCES

- 👉 On Ground Floor: Sin City Seafood, Sapphire Bar and Greens and Proteins
Easy 7 mins walk to Neon Museum Neon (new restaurants and bars just added)
- 👉 Easy 8-10 minutes' walk to the Art District
- 👉 Easy 10 mins walk to Fremont straight up on 3rd Street
- 👉 Easy 10 mins walk to Art District straight south on 3rd Street
- 👉 16 minutes to Smith's Center (Performing Arts)
- 👉 Easy Access to I-15 and US-95
- 👉 Harry Reid Airport 15 minutes' drive
- 👉 Downtown Loop (free shuttle service)

MISCELLANEOUS POINTS

- 👉 HOA \$671.77/month (covers Gas, Water, Trash Sewer, Recreation Facilities, 24/7 Security and Management)
- 👉 14-Story, 344 units build in 2009
- 👉 The boiler in the building has just been upgraded and replaced (in 2024)
- 👉 Both beds are Queen sized (King-sized beds do fit)
- 👉 Amazon packages are deliverable here