

MAJESTIC  
RESORT | SPA | SKY SUITES

LAS VEGAS

LAS VEGAS AS YOU KNOW IT...

IS ABOUT TO CHANGE.

FOREVER.



**MAJESTIC**  
RESORT | SPA | SKY SUITES

MAJESTIC

MAJESTIC

MAJESTIC

MAJESTIC

WELCOME TO

# MAJESTIC

RESORT | SPA | SKY SUITES

The first of its kind non-gaming, non-smoking, ultra luxury resort, developed by Lorenzo Doumani's Majestic Resorts and designed by renowned architect Paul Steelman, will feature a 720 all suite five star hotel, six extraordinary freestanding restaurants, 270,000 square feet of Corporate Sky Suites (available for purchase by Tech, Entertainment, Sports, & Fashion companies), and an all encompassing medical wellness spa and fitness facility that will be amongst the finest of its kind anywhere in the world. *Coming 2023.*



# LOCATION. LOCATION. LOCATION.

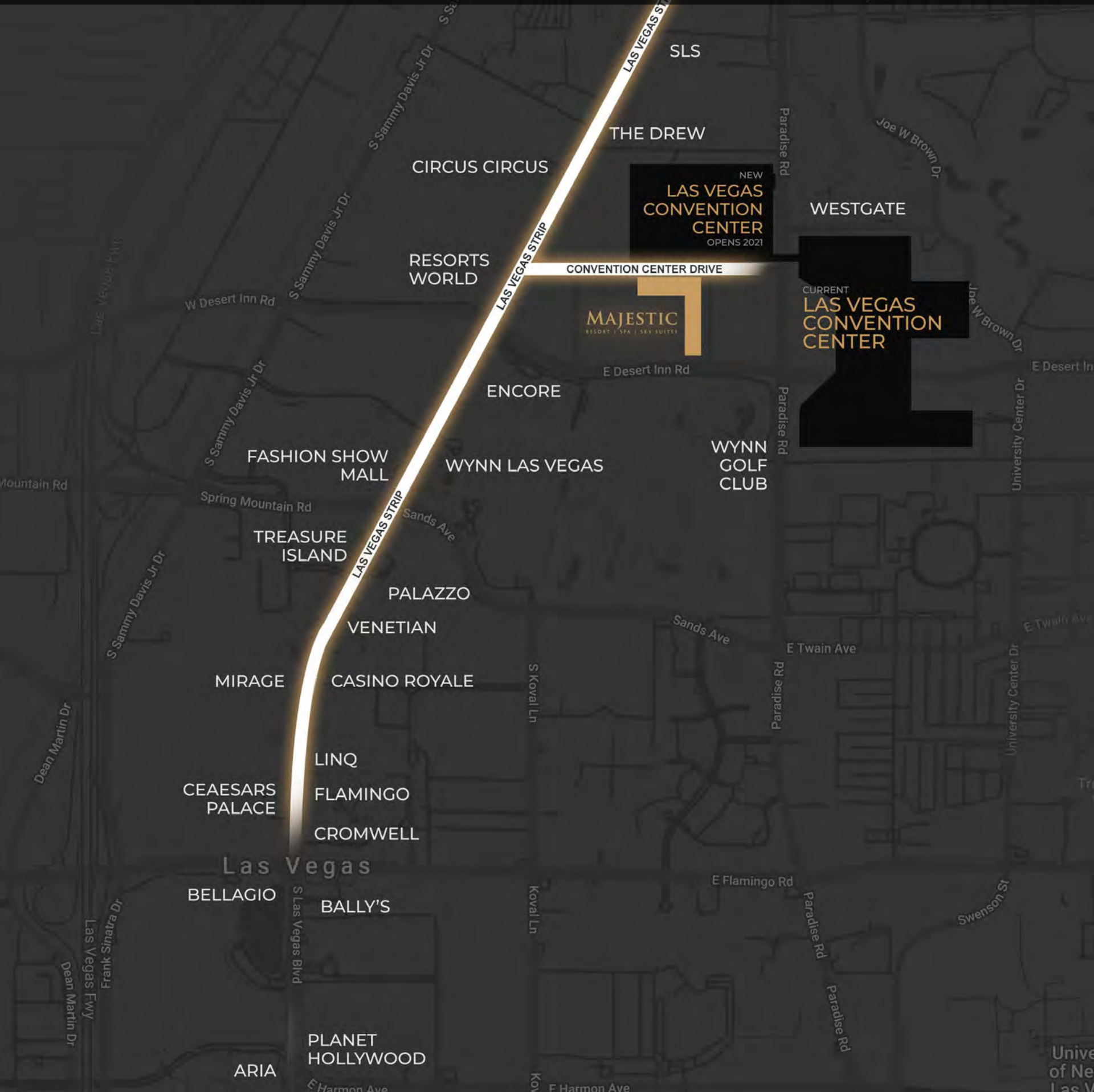
5-STAR ALL SUITE HOTEL

MEDICAL WELLNESS SPA

CORPORATE SKY SUITES

Located on over six acres directly across from the all new Las Vegas Convention Center, and just two blocks from the famed Las Vegas Strip, the \$850 million, 620 foot tall contemporary architectural masterpiece is scheduled to commence construction in 2020 and be completed in 2023.

## MAJESTIC. THE LAS VEGAS LOCATION.





## Las Vegas Tourism Statistics 2018

Annual Visitors .....	42,116,800
Hotel Occupancy .....	88.2%
Convention Delegates .....	6,501,800
Convention Impact .....	\$10.5 Billion

### Gaming as percentage of Las Vegas Revenue

1970	1980	1990	2000	2010	2020 (est)
73%	65%	55%	48%	42%	34%

Source: The LVCVA Research Center 2018

## Las Vegas, More Than You Know...

**Las Vegas is one of the fastest growing cities and largest destinations for tourism & conventions in the world.** With a population of over 2.6 million people, 42 million visitors annually, 6.5 million annual convention delegates, and not to mention Nevada's "tax free" business climate, Las Vegas is an ideal location for your corporate needs. **MAJESTIC LAS VEGAS.** In the heart of the entertainment capital of the world.

★ ★ ★ ★ ★  
ALL-SUITE HOTEL

**Be welcomed by a different kind of Vegas.** No casino. No smoke. No noise. No hassle.  
Only white gloved service & timeless contemporary elegance befitting the discerning traveler who  
wants and expects the very best. **Majestic Las Vegas. Experience the difference.**

*720 Suite 5-Star Hotel*

*Non-Smoking*

*Non-Gaming*

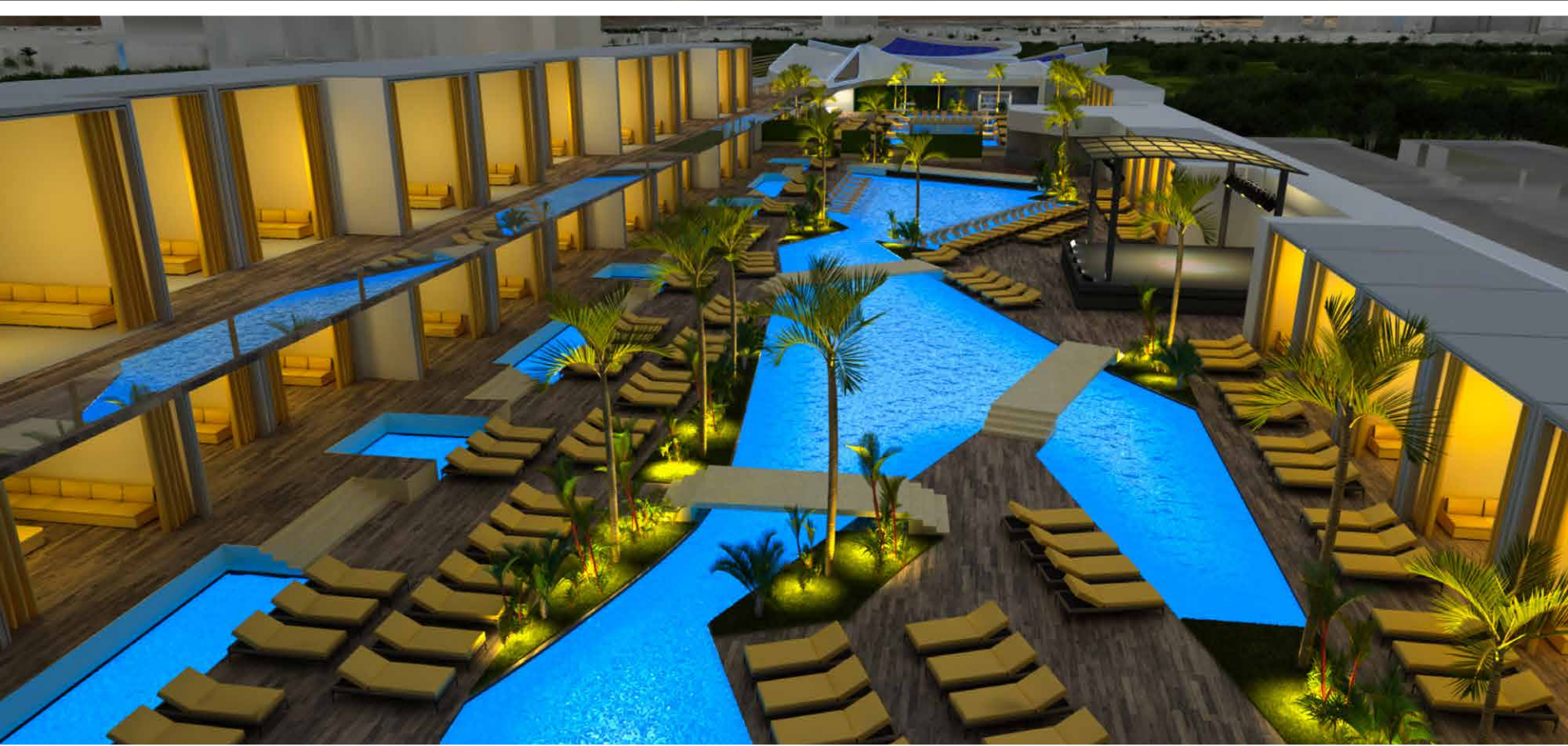
*The CLUB at the POOL*

*Featuring 50 opulent cabanas overlooking the Las Vegas Strip*

*The MEETING Place*

*Lobby Bar, Lounge & Library with live entertainment*







# SPA MAJESTIC

Imagine a world-class spa, fitness center, and medical facility... all situated in an understated, elegant and relaxing setting. A transformative place where you can get a comprehensive executive physical (*complete with all requisite testing*), be pampered head-to-toe in opulent style with the finest beauty and spa treatments from around the world... or workout in a personalized gym with our celebrity trainers, state-of-the-art equipment, yoga, spinning, and interval training. Imagine a place where nutritionalists will design a customized healthy menu specifically designed for you (based on your individual physical exam and test results). Imagine **SPA MAJESTIC**, offering the best in health, fitness and nutrition. Now that's a recipe for life!

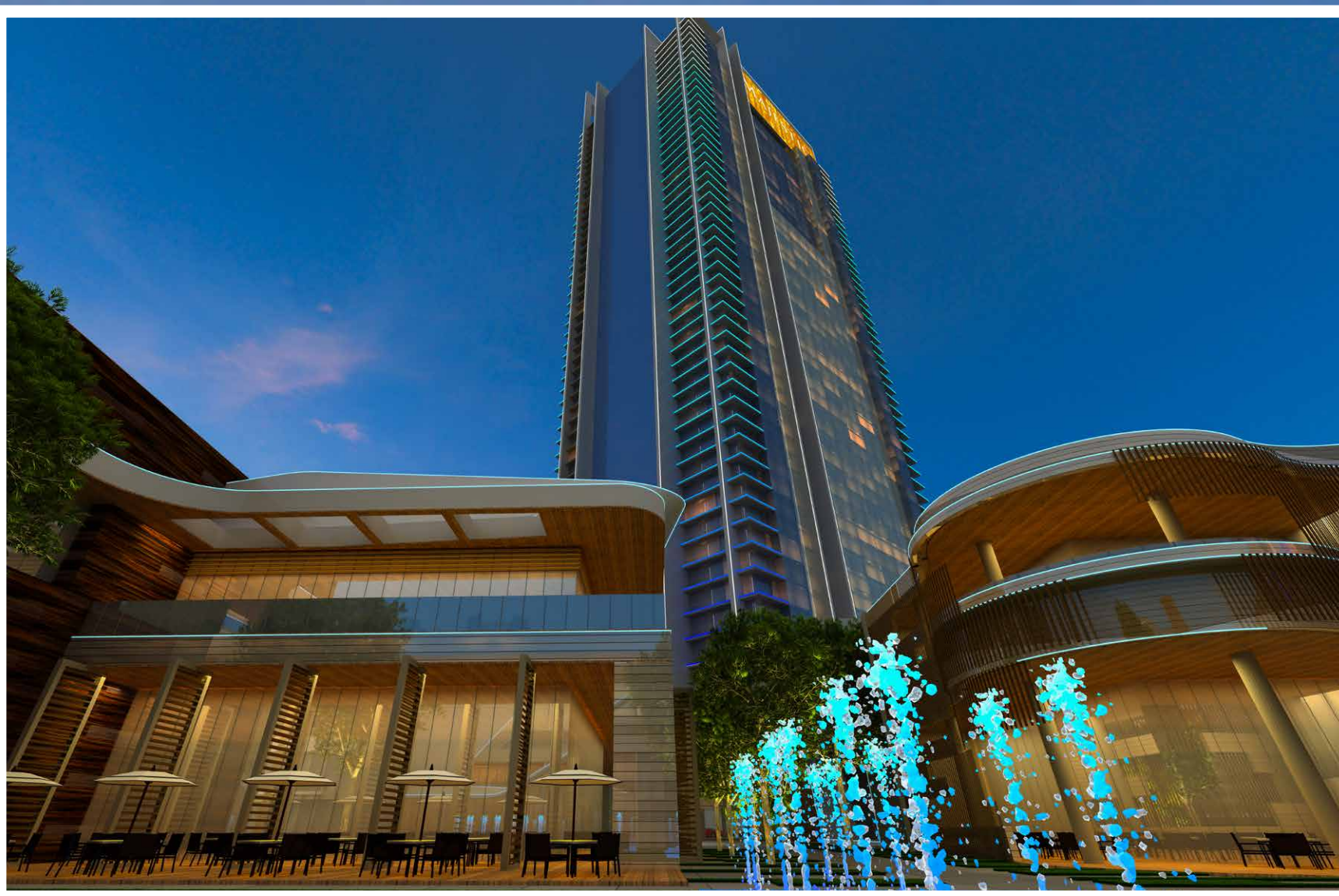




# MAJESTIC PLAZA

Situated adjacent to the hotel and directly across from the all new Las Vegas Convention Center is the **MAJESTIC PLAZA**—a European styled Piazza featuring six freestanding world-class restaurants surrounding a spectacular courtyard with dancing waters and live entertainment. No matter what your palette or cravings... Majestic Plaza is the place to meet, greet, and eat.







MAJESTIC

CORPORATE

# SKYSUITES

## ON TOP OF THE WORLD, ABOVE THE REST

Featuring an unparalleled location across the street from the all new Las Vegas Convention Center (opening 2021), the crown jewel of the Majestic Las Vegas are the Sky Suites. Situated on levels 51 to 60 of the 620' tall Majestic, the Sky Suites are the perfect corporate home for your tech, entertainment, fashion or sports company.

The Sky Suites will be offered in 1/4 floor, 1/2 floor, or entire floor options, ranging from 4,500 square feet to 25,000 square feet of fully customizable space, all with 16' high ceilings and spectacular panoramic views of the Las Vegas Skyline. Starting from \$10 million.

## *A Fully Customizable Space*

In addition to preferred access to all the amenities Majestic has to offer, Sky Suite owners will have at their disposal their own private concierge, an exclusive Owner's Club, and, perhaps best of all, a permanent presence with marquee signage in the entertainment capital of the world.

Whether hosting conventions in your own corporate space, facilitating an executive retreat, launching a new product, or another strategic initiative, the Majestic Las Vegas offers the ideal marriage of sophistication, luxury and ideally strategic location.

- *Permanent Convention Space directly across from the Las Vegas Convention Center*
- *Located on floors 51 through 60 of Majestic Las Vegas*
- *1/4 floor, 1/2 floor, or entire floor*
- *From 4,700 to 25,000 square feet*
- *Fully customizable space*
- *16' high ceilings*
- *Spectacular panoramic views*
- *Private Concierge*
- *Access to all Majestic amenities*
- *Permanent Marquee Signage*
- *Nevada **tax-free** corporate climate*

*Your Las Vegas Convention & Corporate Headquarters for  
Tech, Sports, Gaming, Entertainment  
& Fashion Companies*

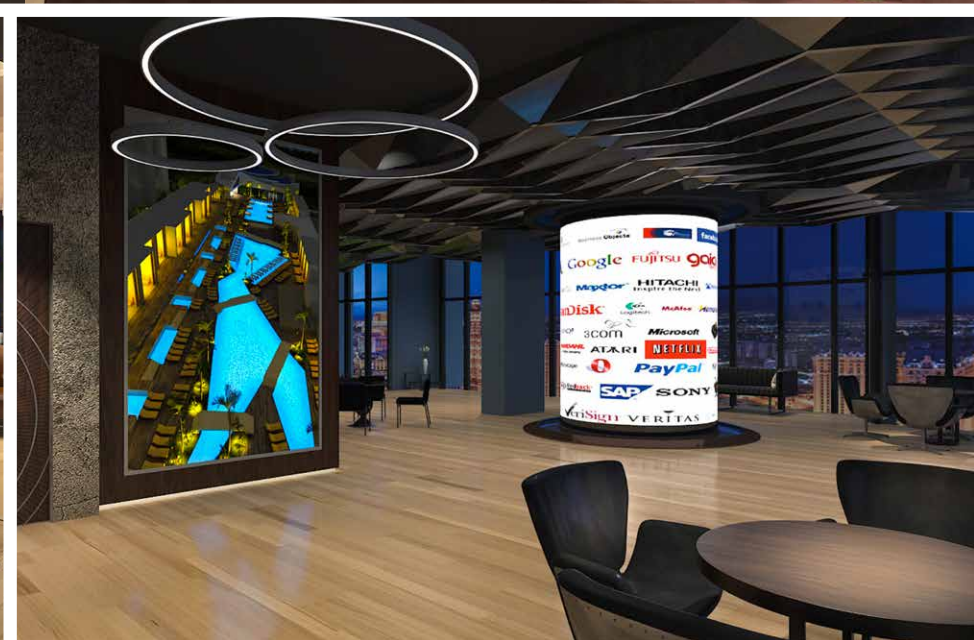
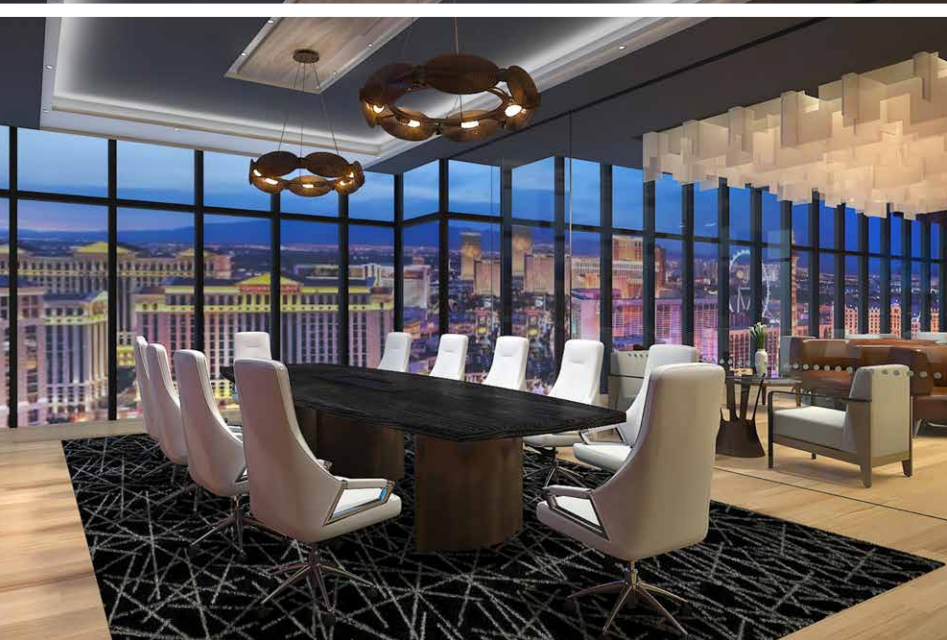
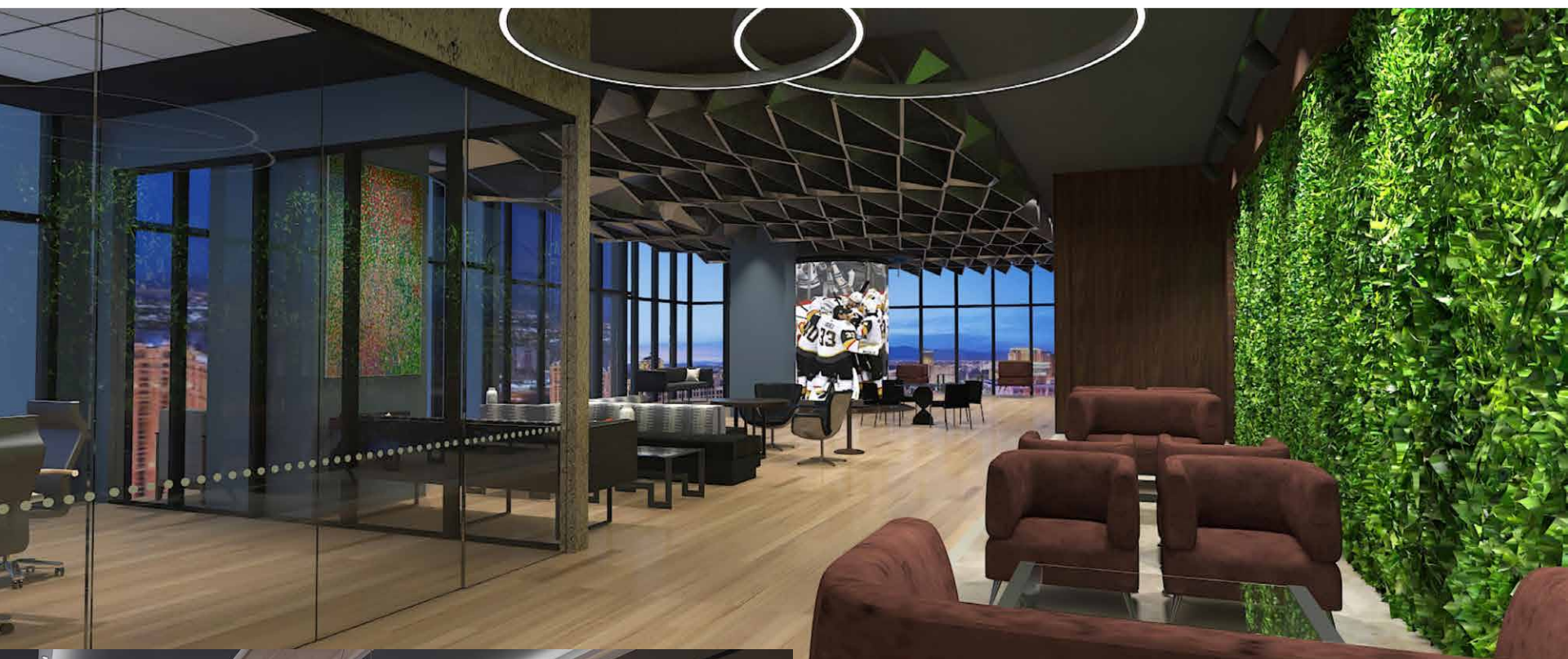
MAJESTIC  
CORPORATE  
SKYSUITES

Available on Floors 51 through 58

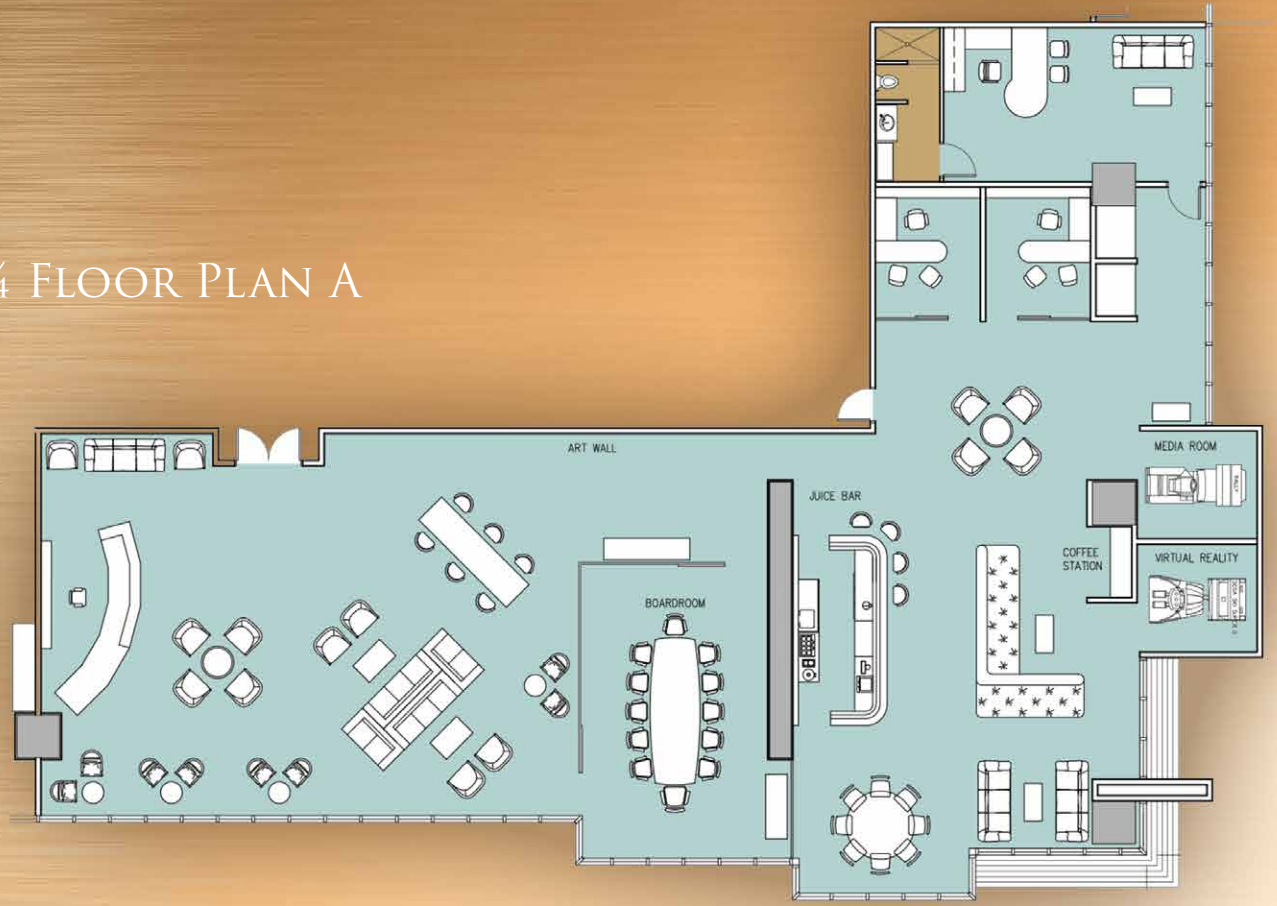
BRONZE

1/4 FLOOR  
PLAN

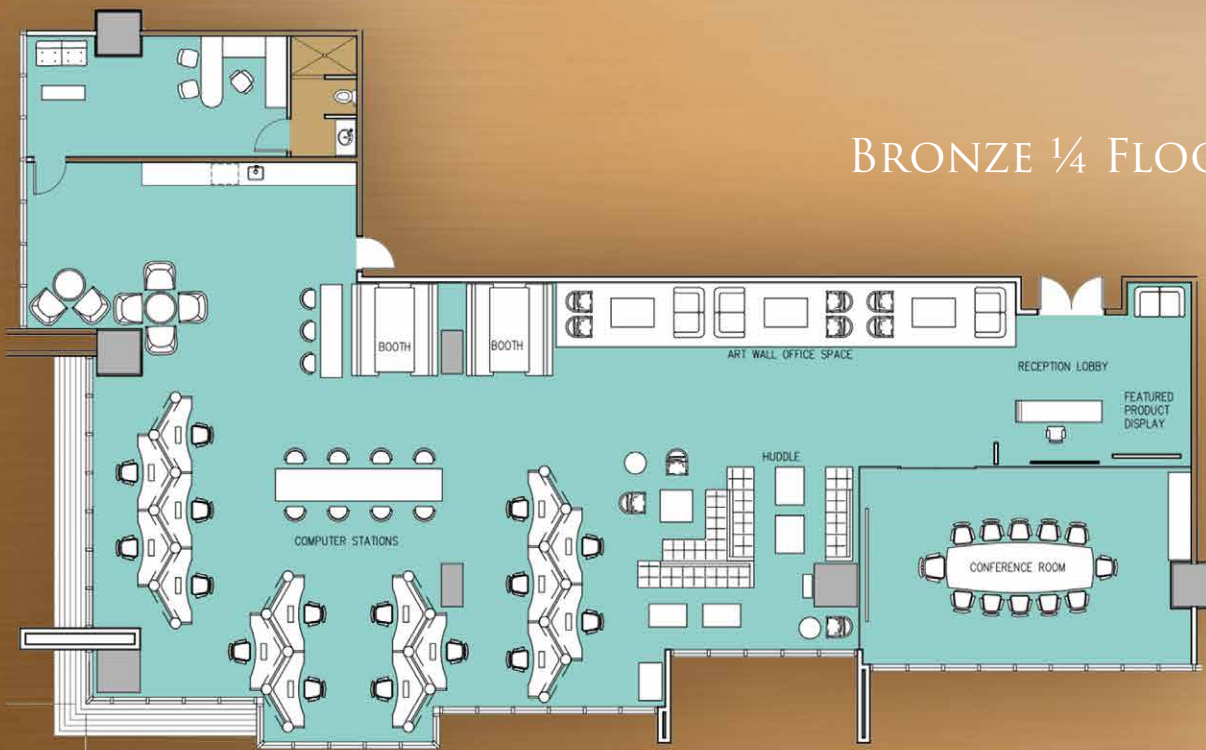
4,500 to  
5,500 sq ft  
Approx.



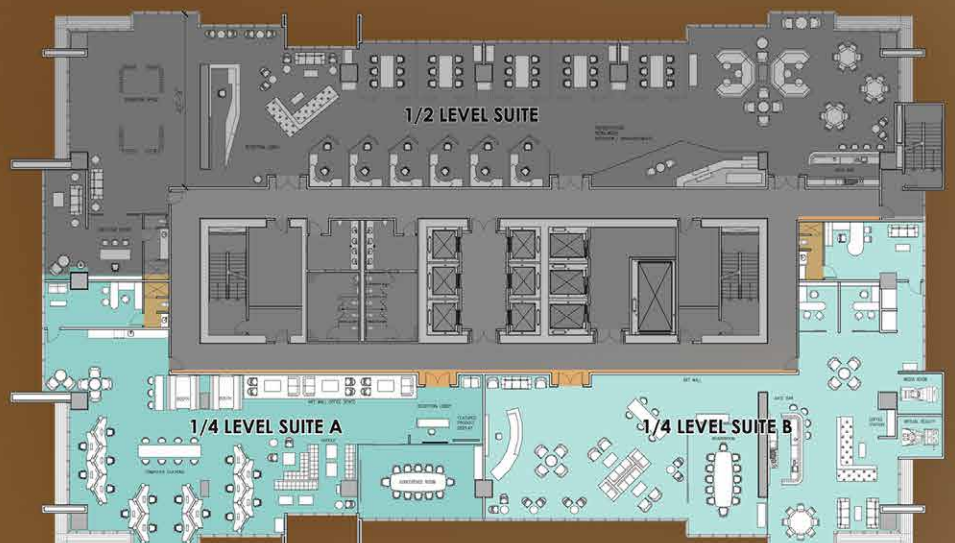
BRONZE 1/4 FLOOR PLAN A



BRONZE 1/4 FLOOR PLAN B



FLOOR PLAN





MAJESTIC  
CORPORATE  
**SKYSUITES**

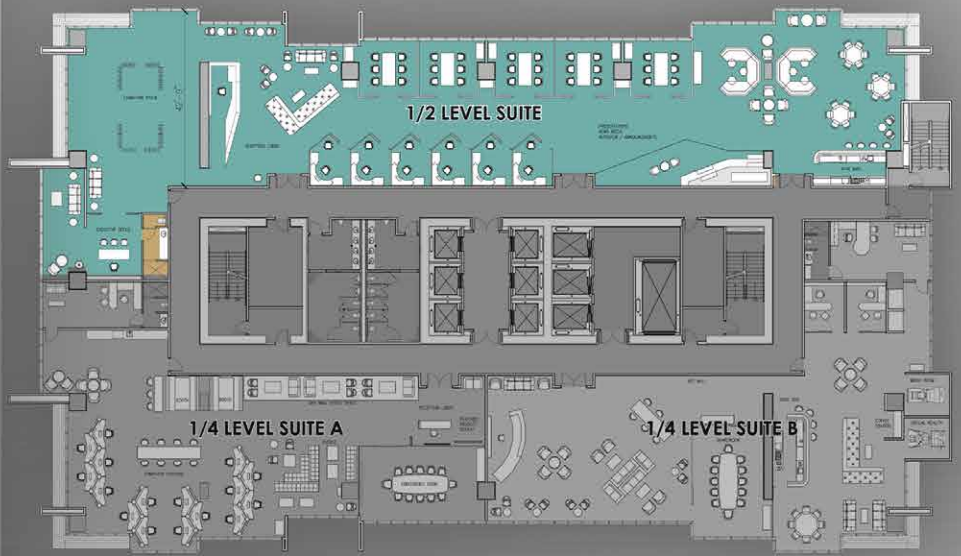
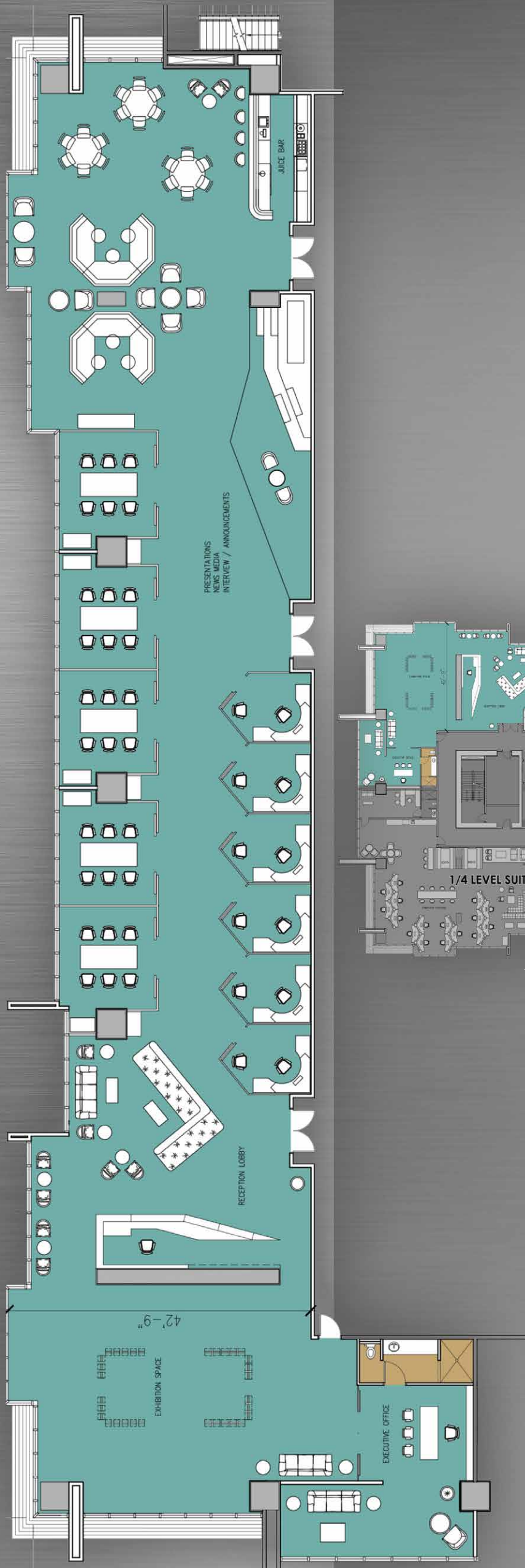
Available on Floor 59

SILVER

1/2 FLOOR  
PLAN

10,000 to  
12,500 sq ft  
Approx.



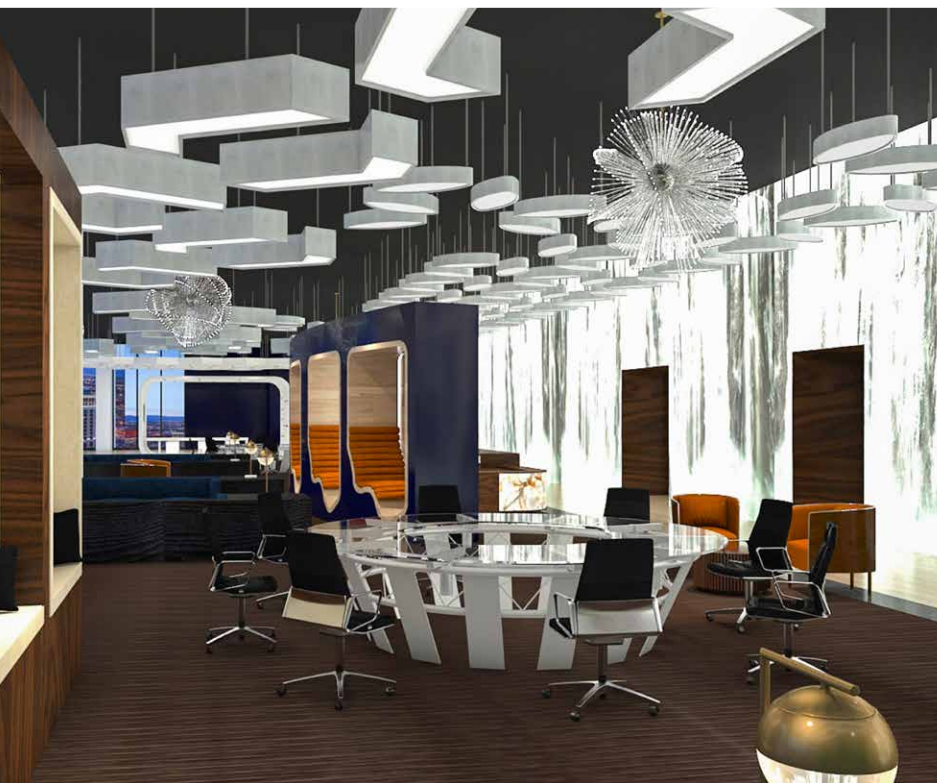
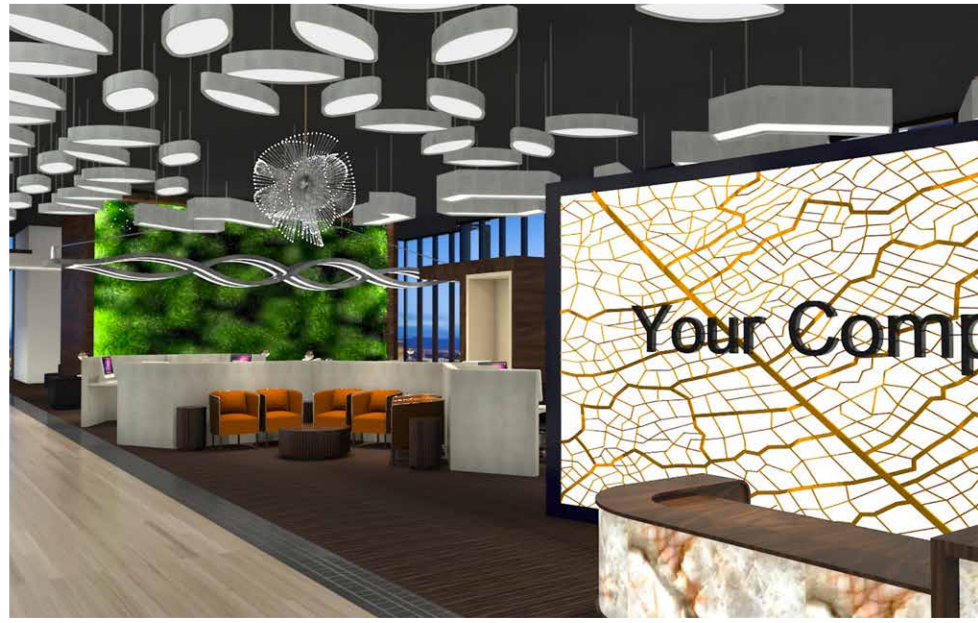


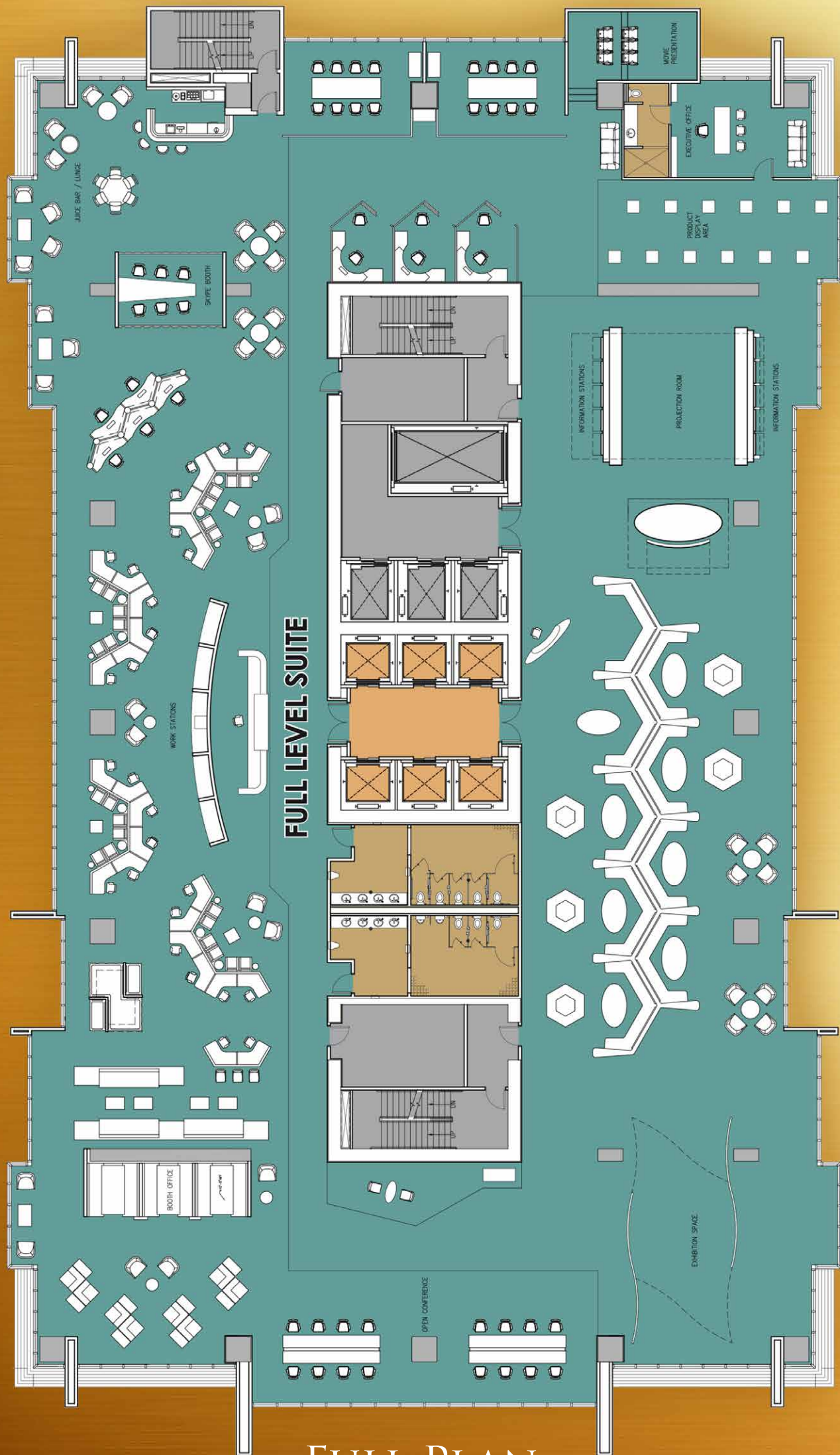
## FLOOR PLAN

MAJESTIC  
CORPORATE  
**SKYSUITES**

Available on Floor 60

GOLD	
FULL FLOOR PLAN	25,000 sq ft Approx.





FULL PLAN

# Ushering in a New Era of Las Vegas



Developer  
Lorenzo Doumani

## *Developer*

Lorenzo Doumani has always been a bit of a “rebel”—and not just because he’s a native Las Vegas. The son of Las Vegas pioneer Edward Doumani, Lorenzo was immersed in the hospitality and development business from an early age, working every conceivable job at his family’s iconic El Morocco and La Concha Motels (designed by legendary architect Paul Revere Williams) —as well as getting to observe the development process from conception to completion on the Tropicana and Golden Nugget Hotels—carefully studying and learning from such visionaries as Jay Sarno (Caesar’s Palace, Circus Circus) and Steve Wynn (his father’s former business partner).

In 2000, he formed Majestic Resorts to redevelop the Las Vegas strip property on which the La Concha & El Morocco sat. As CEO of Majestic, he completed plans, entitlements and funding on the proposed \$650 million Waldorf Astoria condominium hotel. In October 2007, he sold the fully entitled project to developer Triple 5 for \$180 million.

In 2009, Lorenzo decided to go back to school, attending UCLA and obtaining his MBA in 2011. In 2013, Doumani purchased the historic Hollywood “Park Hill” estate from pop star Katy Perry in 2013. The property, which was in shambles, provided Doumani the opportunity not only to restore the estate to its 1920’s glory, but to reinvent it as a new LA icon in his own signature style; timeless contemporary elegance. The “Park Hill” restoration & redevelopment project was completed in 2016 ([www.ParkHillEstate.com](http://www.ParkHillEstate.com)).

In 2014, Lorenzo purchased a 6.1 acre site on Convention Center Drive—less than two blocks from the Strip and across the street from the new Las Vegas Convention Center (opening 2021). He imploded the former Clarion Hotel (which occupied the site) in early 2015, then began developing the Majestic Las Vegas—a 720 suite, 5 Star, non-gaming, non-smoking, resort with six free-standing restaurants, 270,000 square feet of Tech Sky Suites, and a medical wellness spa that promises to be the finest facility of its kind anywhere in the world. The \$850 million dollar project, which will commence construction in mid 2020 and is slated for completion in 2023, is a contemporary architectural masterpiece (architect: Paul Steelman) that is both futuristic and a throw-back to the 1960’s—drawing inspiration from Paul Williams’ iconic La Concha design.



Architect  
Steelman Partners

## *Architect*

Paul Steelman, a native of Atlantic City, New Jersey, is recognized as a visionary designer of global entertainment, hospitality, and gaming architecture. Paul has designed buildings for the mavericks of the gaming industry, including Kirk Kerkorian, Steve Wynn, Sheldon Adelson, and Stanley Ho.

Based in Las Vegas, Nevada, Steelman Partners is an international architectural firm specializing in the multi-disciplinary facets of entertainment architecture, interior design, graphic design, lighting, and branding. The company has offices in Macau and Zhuhai, China; Ho Chi Minh City, Vietnam; Phnom Penh, Cambodia and Amsterdam, Holland. Renowned completed projects include: Four Seasons Macau, Sands Macau, Galaxy Macau, The Grand Ho Tram, Solaire Manila, Venetian Macau master plan and Cotai Central master plan, as well as Lost City and Caesars in South Africa.

Steelman Partners owns and operates several other design companies including DSAA (interior design), shop12 (lighting, theater, ride and attraction design), MARQI (branding and corporate identity), Competition Interactive (gaming equipment), Inviro Studios (3D animations). Paul was honored as the 2010 SARNO Lifetime Achievement Award recipient and received the 2006 HOSPY Lifetime Achievement Award. He has also been featured in many publications and visual media, including Forbes Magazine “Designing for Dough” and the Oceans 13 DVD (The Opulent Illusion).

Paul serves on the board of directors for The Lou Ruvo Brain Institute in Las Vegas, The Federal Law Enforcement Foundation in New York, and The Clemson School of Architecture at Clemson University in South Carolina. He is an avid skier and sailor, and spends much of his free time in Mammoth Lakes, California. Paul and his wife, Maryann, have been married for over 35 years and have two adult children, Stephen and Suzanne.

“*Vision is the art of seeing what is invisible to others.*”

*Jonathan Swift*

*Let the Past...*

*Paul Williams'  
La Concha Motel - 1960*

*Inspire the Future.*

*The Majestic Las Vegas will commence construction in mid 2020,  
and is slated for completion in 2023*

# MAJESTIC

RESORT | SPA | SKY SUITES

[WWW.MAJESTICLASVEGAS.COM](http://WWW.MAJESTICLASVEGAS.COM)  
[INFO@MAJESTICLASVEGAS.COM](mailto:INFO@MAJESTICLASVEGAS.COM)

305 CONVENTION CENTER DRIVE  
LAS VEGAS, NEVADA 89109

*Coming 2023*