

Bella Vista

ESTATES



Welcome home to Bella Vista Estates!

Set in the McCullough Hills of Henderson with stunning views of the Las Vegas Strip and surrounding mountains, Vegas Valley Views' new privately gated residential community, Bella Vista Estates, offers beautiful luxury custom homes on spacious lots.

Designed with striking modern desert architecture to complement the gorgeous scenery, the homes at Bella Vista Estates are built with the finest quality materials and the superior craftsmanship of Vegas Valley Views.

Surrounded by an extensive network of trails for walking and biking, Bella Vista Estates is just minutes from exceptional dining and shopping, including the many restaurants and retailers at The District at Green Valley Ranch. Your children will have access to highly-rated educations from nearby public and private schools, and the entire family will enjoy proximity to Life Time Athletic, world-class golf and other activities.

Plus, when it's time for a night on the town, you'll be just 15 minutes away from the excitement of the Las Vegas Strip. You will also enjoy the security of knowing that you're living in the #2 safest city in America, as ranked by Forbes Magazine.

BRING YOUR DREAM HOME TO LIFE.



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The Process:

- Choose your view lot
- Work with our design team to plan your dream home
- Finalize construction plans and documents
- Complete interior design features and hardscape plan
- Submit plans to the City of Henderson
- Vegas Valley Views constructs your luxury custom home
- Move into your dream home

Home Highlights:

- Panoramic views of the Las Vegas Strip and/or Las Vegas Valley
- 25 oversized hillside lots
- Fully customizable homes with your choice of features, such as:
 - Open interior spaces
 - Fireplaces with wraparound staircases
 - Custom bars
 - Floor-to-ceiling sliding glass panels to access pools and decks to maximize views
 - Elevators in select homes
 - Smart technology features with central control areas
 - Home theaters/media rooms
 - Sports/game rooms
 - Private massage rooms/salons/meditation rooms
 - State-of-the-art security
 - Studies
 - Wine cellars
 - Custom skylights
 - Porte-cochère entrances
 - Master suites with view-oriented Jacuzzis and large walk-in closets
 - Custom kitchens with state-of-the art appliances
 - Bedrooms—you choose the number and features
 - Custom bathrooms—you choose the number and amenities, such as walk-in shower, steam heads, spa tub, etc.
 - Custom outdoor spaces—individually designed pools, spas, wet decks, lounging decks, outside dining areas, fire pits, BBQs and outdoor kitchens

