

# PONTE VECCHIO

*on the river*

Reno, Nevada



*a project by*

**M** **M** **A** **R** **D** **I** **A** **N**  
D E V E L O P M E N T

*Presented for sale by*

 **EGAN**  
EGAN COMMERCIAL REAL ESTATE

[sales@egancommercial.com](mailto:sales@egancommercial.com)



*A Relaxed Flow. The river moves slowly, quietly out your window, and your neighbors walk along its banks, sipping their coffee and enjoying the setting. From the parkside bistro below, the bustling activities of downtown Reno are just a few short blocks away,*



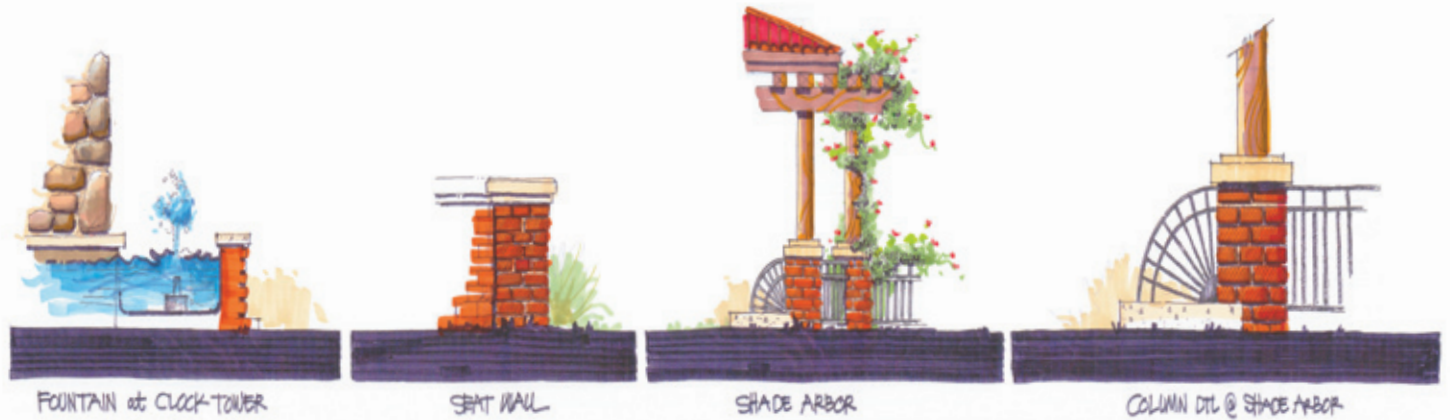
### GENERAL NOTES

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL LAYOUT DIMENSIONS, CURBS, GUTTERS AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE FLAT WORK SHALL RECEIVE WEAKENED PLANE JOINTS AT 5'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

“Developer reserves the right to make modifications to the plans.”

# PONTE VECCHIO

FOR MARDIAN DEVELOPMENT COMPANY



## *Ponte Vecchio's*

*11 condominium residences are more than a perfect location...*

*they are the perfect place for you to call home.*

*With a newly designed and upgraded Lundsford Park as your back yard,  
there is ample seating for friends and family  
or just a quiet lunch on the brick wall.*

*Sit next to the water feature, or below the clock tower  
and take in the fresh air.*



PONTE  
VECCHIO  
*on the river*



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*From the outside of your building  
the character and finish is  
obviously high-end.*

*Brick and Stucco,  
built to endure the seasons  
that make this changing  
Truckee River corridor  
so beautiful.  
Step inside  
any of the units  
and it only gets better.*



NORTH ELEVATION  
1/8" = 1'-0"

- Fully secured building
- Coded access to the outside
- Coded access to each floor
- Private garages with 16 foot ceilings



EAST ELEVATION  
1/8" = 1'-0"

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SOUTH ELEVATION

1/8" = 1'-0"

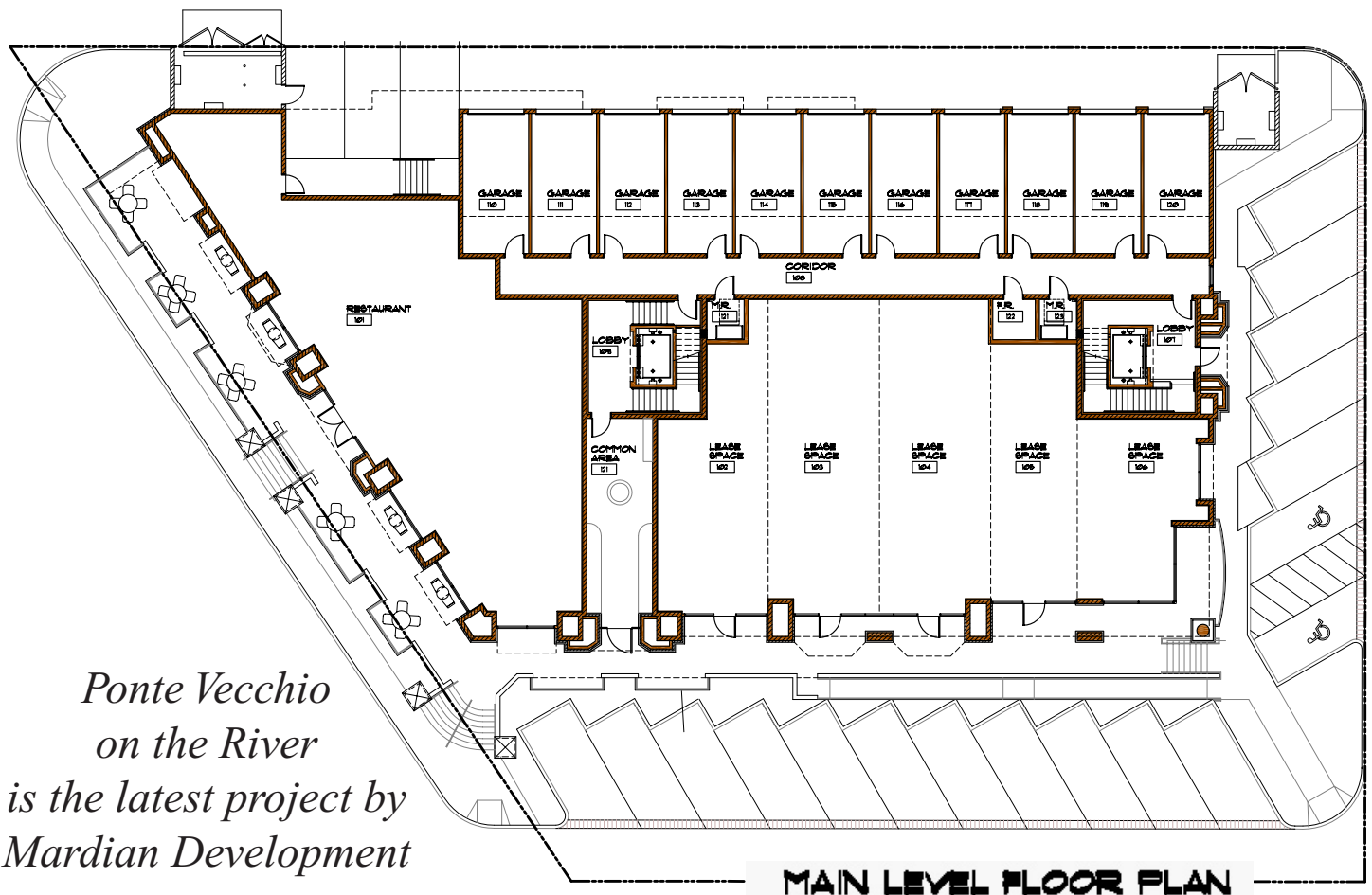
- *Miele appliances*
- *Slab granite counter tops*
- *Tile*
- *Knotty Alder kitchen cabinets*
- *Top of the line fixtures and finishes*



WEST ELEVATION

1/8" = 1'-0"

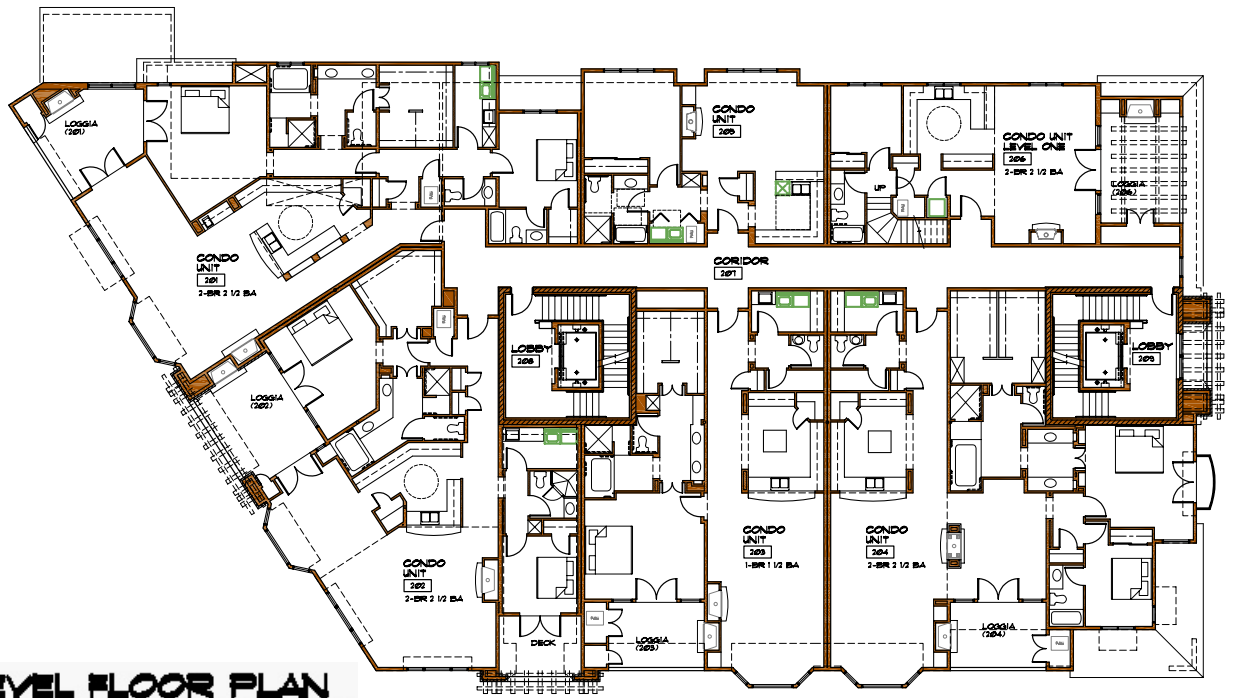
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*Ponte Vecchio  
on the River  
is the latest project by  
Mardian Development*

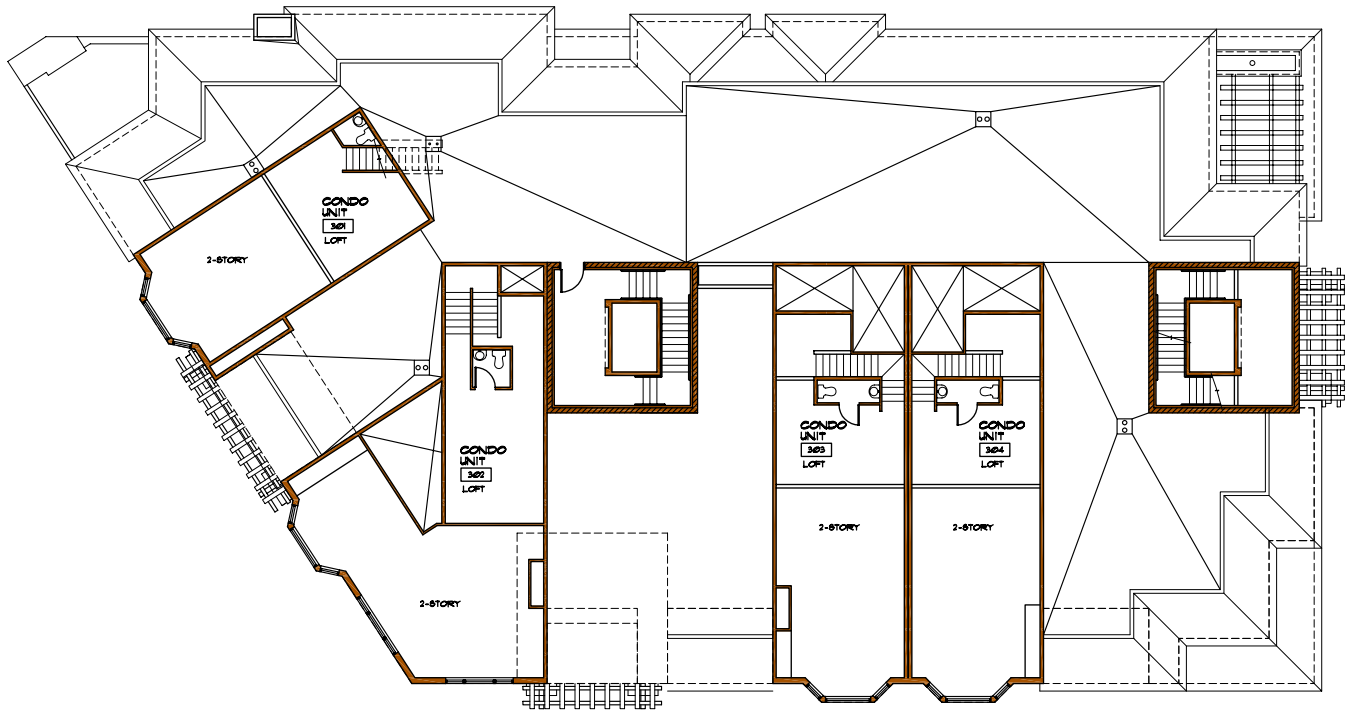
**MAIN LEVEL FLOOR PLAN**

- *One bedroom, 1 1/2 baths*
- *Two bedroom, 2 1/2 baths*
- *Two bedroom Lofts*
- *One Townhome*



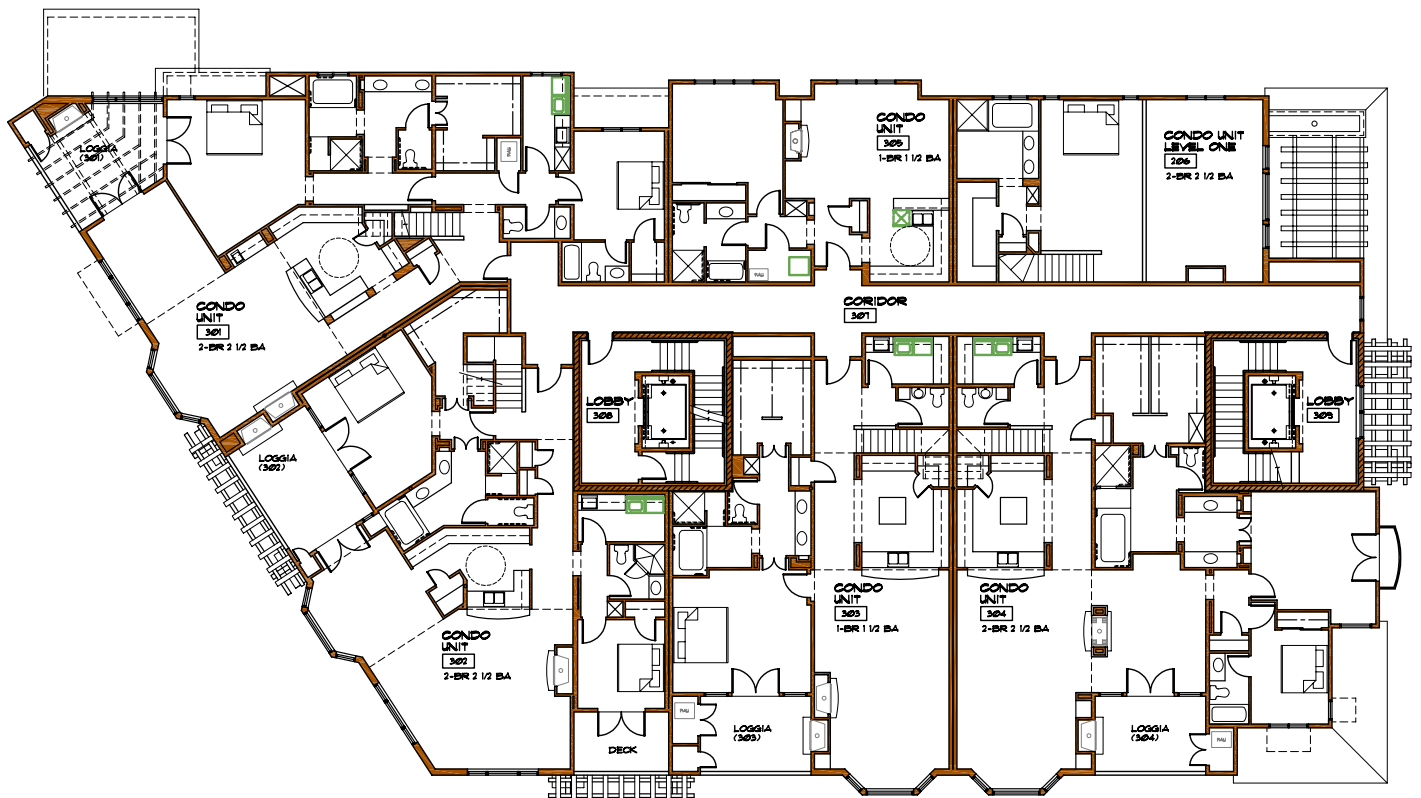
**SECOND LEVEL FLOOR PLAN**

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**THIRD LEVEL LOFT FLOOR PLAN**

*These high-end residences are limited in availability.*



**THIRD LEVEL FLOOR PLAN**

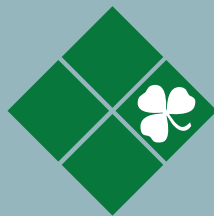
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*To learn more, or to make a reservation,  
please contact Brian or Paddy Egan  
at Egan Commercial Real Estate.  
sales@egancommercial.com  
775-284-4444*



**EGAN**

EGAN COMMERCIAL REAL ESTATE



**M A R D I A N**  
D E V E L O P M E N T

2440 Vassar Street  
Suite 1  
Reno, Nevada 89502

T 775.324.3131  
C 775.691.7266  
F 775.348.9230