



MARCELLA

LANDING AT DEER VALLEY



THE PEAK OF SLOPESIDE LUXURY
AT DEER VALLEY® EAST VILLAGE



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THE RESORT

5,726
TOTAL SKIABLE ACRES

2,900
VERTICAL FEET

238
TOTAL SKI RUNS

Expanded Excellence

37
TOTAL LIFTS

10
MOUNTAIN PEAKS

PHASE 1 OPENING
2025/2026
SKI SEASON

EXPANDED EXCELLENCE

THE TERRAIN EXPANSION AT DEER VALLEY®

Deer Valley®, arguably one of the world’s most exclusive ski resorts, will soon more than double in size to include 10 mountain peaks and over 5,000 acres of skiable terrain. This monumental expansion will include 16 new chairlifts and 135 new ski runs, making it one of the largest ski resorts in North America.

The terrain will be accessible as part of a phased opening starting in the 2025/2026 ski season.







DEER VALLEY® EAST VILLAGE

Anchoring the terrain expansion is Deer Valley® East Village, a modern pedestrian village and portal that will offer Deer Valley® Resort's renowned skier services, irresistible après-ski activities and one of North America's largest ski beaches. The vibrant Deer Valley® East Village will bring a new level of entertainment to the Park City area and will be home to award-winning ski school and children's programs, a variety of retail shops, restaurants and bars as well as an ice ribbon for family fun.



THE RESIDENCES

The Very Best of Alpine Living



MARCELLA

LANDING AT DEER VALLEY

Marcella Landing at Deer Valley® is the most highly anticipated gated townhome community in Utah with construction beginning Fall 2024. This exclusive neighborhood of 50 luxury residences, designed by renowned architect Olson Kundig, lines a prominent ridge overlooking the new Deer Valley® East Village.



MARCELLA LANDING

AT DEER VALLEY®

The first available floor plans are approximately 5,000 square feet and include a great room with breathtaking views, two family rooms, a dedicated fitness and spa area complete with infrared sauna and cold plunge, and a two-car garage and heated driveway that can accommodate two additional vehicles. The community provides direct ski access to the mountain and each residence is inclusive of a Marcella Ski Membership. Marcella Landing is also the only Marcella offering that allows nightly rentals.





OLSON KUNDIG DESIGN

The Marcella Landing townhomes are immediately recognizable as Olson Kundig masterpieces with their extended rooflines, floor to ceiling glass, natural material exteriors and seamless integration with the surrounding landscape. The unique opportunity to own a modern mountain home in this one-of-a-kind neighborhood designed by Olson Kundig, is an investment in art, quality and a legacy that will stand the test of time.

Building materials for the townhomes meet uncompromising quality standards in steel, timber, glass and exterior finishes. This standard of excellence has earned Olson Kundig its reputation as an innovative, artistic and function-based architecture firm. Tom Kundig has joined the ranks of the most acclaimed and sought-after architects of our time.

Olson Kundig was established, and maintains, the philosophy that “buildings can serve as a bridge between nature, culture, history and people, and that inspiring surroundings have a positive effect on people’s lives.” For these reasons, Olson Kundig was carefully selected to design the Marcella Landing townhomes as well as The Landing clubhouse and the Marcella Ski Lodge at Deer Valley®, where you can expect All the Best.



INTERIORS

LUXURY IN EVERY DETAIL

Also artfully designed by Olson Kundig, the Marcella Landing townhome interiors are inspired by the changing seasons, blending natural elements with modern amenities to create a harmonious and comfortable living space grounded in nature. The fully-furnished residences are offered in two distinct material palettes—named Spring and Autumn—to reflect the dynamic character of northern Utah’s landscapes.

Not only are the interiors curated with the highest quality finishes, hardware and lighting, but each residence enjoys fully-appointed kitchens featuring Gaggenau appliances (refrigerator, freezer, induction cooktop, oven, steam oven, microwave and dishwasher) and Sub Zero beverage and wine refrigerators. Bathrooms are finished with exquisite fixtures and bathtubs/sinks by Kallista and Kohler as well as wall-mounted toilets by Toto. Laundry rooms are equipped with premium front loading washers and dryers.

Informed by the mountain landscape, both interior palettes reflect the shifting textures and tones of the forest, lake and mountains, immersing the surrounding environs in the interior experience.



INTERIORS

THE SPRING PALETTE

The *Spring Palette* draws on the ethereal transition from cozy winter darkness to the renewed growth of spring, featuring cool tones and light wood accents.



INTERIORS

THE SPRING PALETTE



- 1 Limestone Flooring at Primary Bath
- 2 Blackened Steel at Accents
- 3 Travertine Vanity & Shower Walls at Primary Bath
- 4 Metal Mesh at Stair Railing
- 5 Cedar Planks at Ceiling
- 6 Wood at Exterior Cladding
- 7 Stained Oak at Millwork
- 8 Porcelain Tile at Secondary Bath Flooring
- 9 Boardformed Concrete at Fireplace
- 10 Typical Finish at Hardware Throughout
- 11 Solid Surface at Secondary Bath Vanity
- 12 Ceramic Tile at Secondary Shower & Vanity Walls
- 13 Engineered Oak at Floors Throughout
- 14 Antique Brass at Kitchen Hood
- 15 Natural Quartzite at Powder Room
- 16 Natural Quartzite at Kitchen Counters
- 17 Plumbing Finish at Typical Kitchens & Bath
- 18 Porcelain Tile at Laundry Room Floors
- 19 Solid Surface at Laundry Countertops

INTERIORS

THE AUTUMN PALETTE

The *Autumn Palette* showcases the rich hues of late summer sun and crisp autumn leaves that signal the time for harvest with deep oak mixed with contrasting stone and metal accents.





INTERIORS

THE AUTUMN PALETTE

- 1 Limestone Flooring at Primary Bath
- 2 Blackened Steel at Accents
- 3 Travertine Vanity & Shower Walls at Primary Bath
- 4 Metal Mesh at Stair Railing
- 5 Cedar Planks at Ceiling
- 6 Wood at Exterior Cladding
- 7 Stained Oak at Millwork
- 8 Porcelain Tile at Secondary Bath Flooring
- 9 Boardformed Concrete at Fireplace
- 10 Typical Finish at Hardware Throughout
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- 17 Plumbing Finish at Typical Kitchens & Bath
- 18 Porcelain Tile at Laundry Room Floors
- 19 Solid Surface at Laundry Countertops



50
LUXURY RESIDENCES

5
BEDROOMS

5.5
BATHROOMS

UP TO
5,000
SQUARE FEET

2
CAR GARAGE

NIGHTLY
RENTALS ALLOWED

CURRENT AVAILABILITY

Marcella Landing is one of the most exciting and unique real estate opportunities in the country. The exclusive Marcella membership, the impeccable modern design, and the proximity to the new Deer Valley® East Village combine to make this a once-in-a-lifetime opportunity.

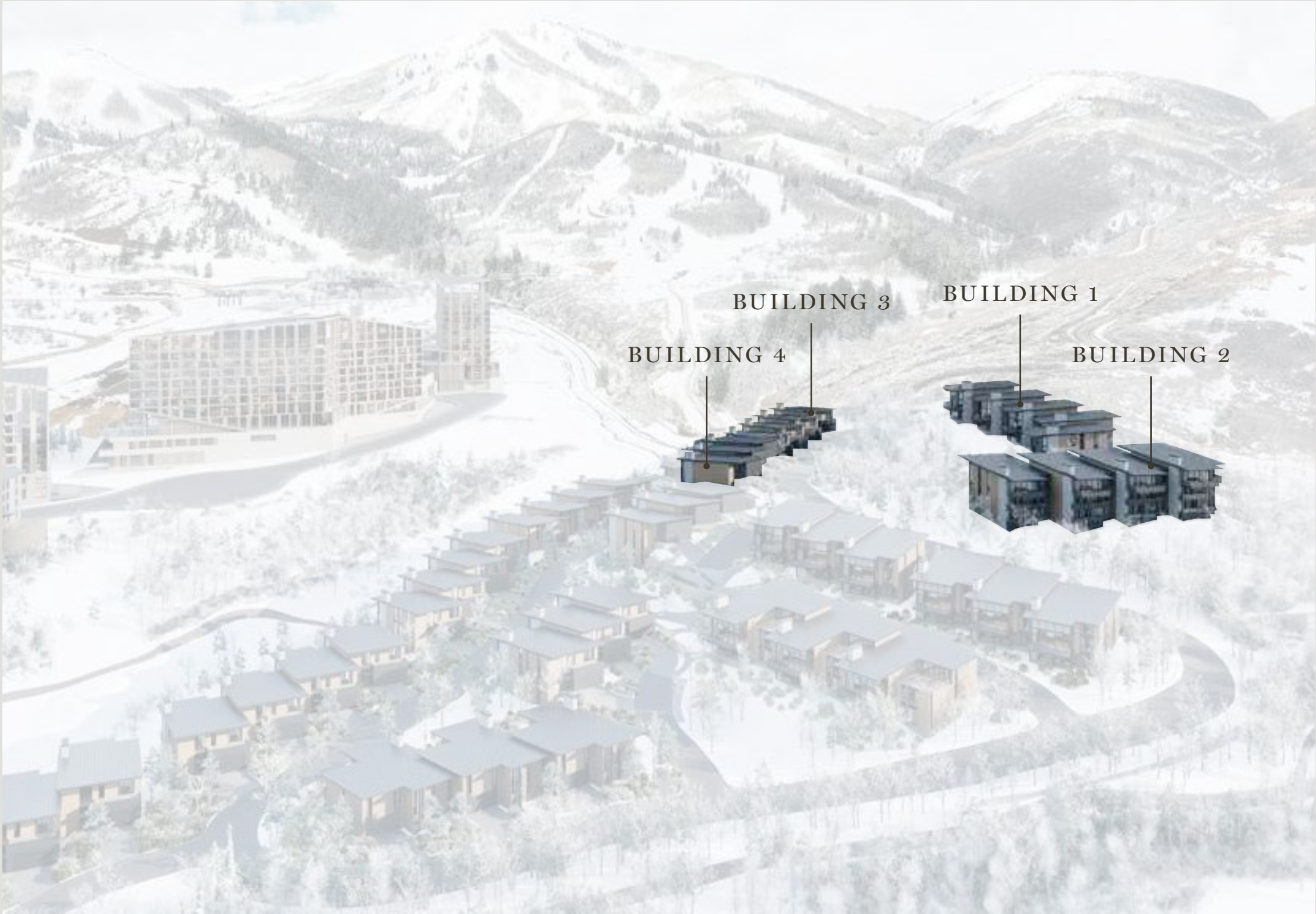
Each Marcella Landing building will be released in sequence based on construction timelines. The initial offering includes Buildings 1-4 that are available for ownership. As construction continues, new buildings will be released to the market.

BUILDINGS 1 & 3

- Floorplan B
- 5 Bedrooms
- 5.5 Bathrooms
- 2-car garage

BUILDINGS 2 & 4

- Floorplan C
- 5 Bedrooms
- 5.5 Bathrooms
- 2-car garage





THE PRIVILEGES



LANDING
SLOPESIDE RESIDENT CLUBHOUSE

LODGE
MEMBERS-ONLY DEER VALLEY® SKI LODGE

All the Best

MAIN
OLD TOWN PARK CITY HOME BASE

JORDANELLE
YOUR GATEWAY TO ADVENTURE

MEMBER PRIVILEGES

All Marcella Landing residences are inclusive of a Marcella Ski Membership. Members enjoy exclusive access to all Marcella amenities with the exception of golf.

Marcella locations will offer a range of activities and services including ski valet, indoor/outdoor pools and hot tubs, golf simulators, pickleball & tennis courts, private hiking and biking trails, spa and fitness facilities, and world-class restaurants, lounges and bar areas.



MARCELLA LANDING AT DEER VALLEY® Olson Kundig-Designed Residents’ Clubhouse

- » Direct Lift Access
- » Full-Service Concierge
- » Ski/Bike Valet Services
- » Member Lounge
- » Day Lockers
- » Quiet Workstations

MARCELLA LODGE AT DEER VALLEY® Members-Only Olson Kundig-Designed Ski Lodge

- » Ski-in/Ski-Out Access
- » Indoor Swimming Pool
- » Hot Tubs
- » Firepits
- » Day Lockers
- » Après Lounge with Full-Service Valet
- » Expansive Family Lounge
- » Full-Service Bar
- » Fitness Center and Yoga Studio
- » Game Room and Golf Simulator
- » Pickleball, Hiking and Biking

MARCELLA ON MAIN Prominent Location in Old Town Park City at the intersection of Main Street and Heber Avenue

- » Marcella Sky Deck
- » Marcella Ski Lounge
- » Ski Valet at Town Lift
- » Summer Bike Services
- » Pool, Sauna, Cold Plunge and Fitness Center
- » Preferred Reservations at Le Depot Restaurant
- » Shuttle Service to and from Main Street
- » VIP Park City Mountain Resort Services

MARCELLA AT JORDANELLE RIDGE

- » Tiger Woods-Designed Short Course
- » Full-Service Restaurant
- » Spa and Wellness Facility
- » Stocked Fishing Ponds
- » Cross Country Skiing
- » Olson Kundig-Designed Clubhouse
- » Hiking and Mountain Biking Trails
- » Family Activities Center with Swimming Pools
- » Racquet Club with Indoor/Outdoor Pickleball and Tennis Courts
- » Marcella Clay Club - Five Stand Clay Shooting Amenity

MEMBER PRIVILEGES

THE LANDING

All townhomes are inclusive of a Marcella Ski Membership with enviable benefits for owners and their families. Marcella Ski Members, families and accompanied guests will be able to directly access Deer Valley Resort via the Landing, a modern Olson Kundig-designed facility, serviced by a ski lift only 40 feet away.

The Landing will provide year-round slopeside access with full-service ski valet and equipment storage during the winter, and an expansive patio and mountain biking amenities in the summer. Lounge and refreshment areas, day lockers, and quiet workspaces are all part of the carefully curated Anne-Marie Barton interior design.



MEMBER PRIVILEGES

MARCELLA LODGE

AT DEER VALLEY® EAST VILLAGE

The Marcella Lodge will be the ultimate retreat for Marcella members seeking year-round mountain adventure. It will serve as the ideal slopeside haven to rest and recharge from the outdoor thrills of carving through corduroy groomers and pristine powder across 50+ miles of diverse ski runs. With immediate proximity to the world’s largest ski beach, the members-only Lodge promises to be the premiere hub at Deer Valley for endless fun and sophisticated leisure.

Complemented by a host of exclusive amenities including ski-in ski-out concierge services and an indoor/outdoor pool and hot tub, the Lodge is thoughtfully designed to ignite your sense of adventure. Here members can enjoy summertime pickle ball courts, a fitness and yoga studio, and a multi-purpose area with an arcade, golf simulator, lounge and bar.





MEMBER PRIVILEGES

MARCELLA ON MAIN

The iconic intersection of historic Main Street and Heber Avenue will be a special place for Marcella Club members to call their own. Located on the southeast corner, the rooftop Marcella Sky Deck will provide members with a centrally located home base in Old Town. On the plaza level, members will enjoy the Marcella Ski Lounge providing a ski valet, equipment storage, and easy access to the Town Lift across the street.

Marcella membership will also grant VIP privileges at Park City’s newest and most anticipated restaurant, Le Depot from Chef Galen Zamarra. Le Depot, a vibrant French Brasserie offers a modern twist on authentic French classics, and provides the perfect setting for families or date nights.





MEMBER PRIVILEGES

AWARD-WINNING OFFERINGS

James Beard Award-winning Chef Galen Zamarra will oversee food and beverage offerings at Marcella, providing a myriad of options for all palates and occasions.

Chef Galen Zamarra is a renowned chef and restaurateur. Switzerland-born and California-raised, Chef Galen graduated from the Culinary Institute of America before honing his skills and technique in Michelin-starred restaurants in France and New York City. His deep knowledge of current dining and lifestyle trends will bring unparalleled culinary experiences to Park City.



MEMBER PRIVILEGES

MARCELLA JORDANELLE RIDGE

Marcell Jordnelle Ridge provides Marcella Ski Members a gateway to the exclusive amenities found here as part of their Ski Membership.

These amenities include a Tiger Woods-designed championship course and short course, and an Olson Kundig-designed Clubhouse featuring a full-service restaurant (Ski Members have access to all amenities, excluding championship golf, apart from 4 tee times per year). Montaire - a lavishly curated spa, The Courts – a state-of-the-art racquet club with indoor/outdoor pickleball and tennis courts, and The Treehouse – a family activities center featuring a custom-built treehouse, swimming pools and arcade are also included in the Marcella Ski Membership. Additional membership amenities include fly fishing access, cross country skiing courses and snowmobile rentals, hiking and mountain biking trails and The Marcella Clay Club – a five-stand shooting facility.





THE OPTIONS

50
LUXURY RESIDENCES

5
BEDROOMS

5.5
BATHROOMS

All the Best

UP TO
5,000
SQUARE FEET

2
CAR GARAGE

NIGHTLY
RENTALS ALLOWED



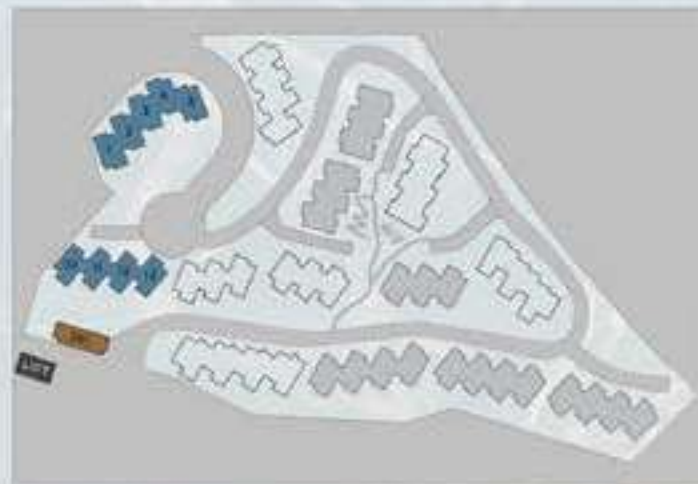
MARCELLA

LANDING AT DEER VALLEY

Floorplan B

4842 Living SF
585 Deck SF

5 Bedrooms
5.5 Bathrooms
2 Car Garage



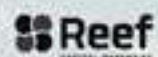
Lower Level
1772 SF



Main Level
1662 SF



Upper Level
1408 SF



The Developer reserves the right to modify and/or alter design, square footage, room dimensions and dimensions, floor plans, finishes, and other features of this plan without notice. Floor plans are not to be used as a contract and represent an artist's interpretation of the intended design. No guarantee is made that the conceptual floor plans depicted herein will be provided or, if provided, will be of the same type, size or nature as shown. Floor plans are prepared for illustrative purposes only. Not all amenities, features and finishes depicted herein may be constructed in accordance with the local building codes. The information contained herein does not constitute an offering of condominium units for sale or a solicitation or offer to purchase any unit. Without the information and materials described herein, and any communication made or given in connection with any of the foregoing, may be deemed to constitute a representation or warranty.



DEER VALLEY
EAST VILLAGE



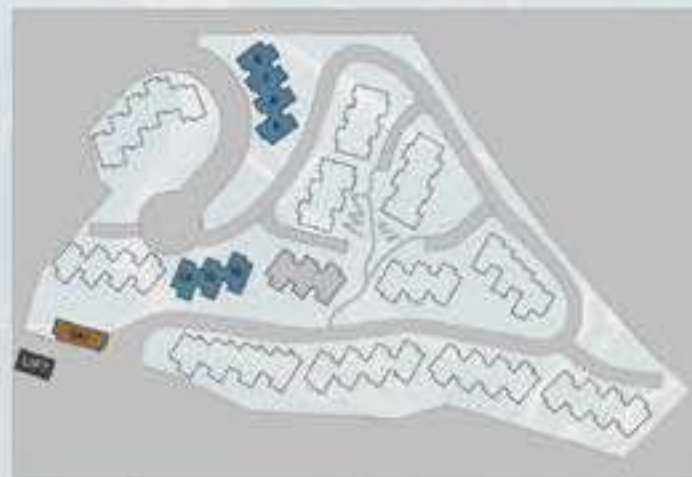
MARCELLA

LANDING AT DEER VALLEY

Floorplan C

4992 Living SF
978 Deck SF

5 Bedrooms
5.5 Bathrooms
2 Car Garage



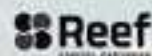
Lower Level
1936 SF



Mid Level
1532 SF



Main Level
1524 SF



The developer claims to have obtained all necessary permits and approvals for this project. The developer does not warrant the accuracy of the information provided herein. The information contained herein does not constitute an offering of real estate or any other financial product. The information is provided for informational purposes only. The information is not intended to be used as a basis for investment decisions. The information is not intended to be used as a basis for investment decisions. The information is not intended to be used as a basis for investment decisions.



DEER VALLEY
EAST VILLAGE



THE VISIONARIES

Thoughtfully Imagined, Artfully Executed

DEVELOPERS

REEF

Expect the best - with the development of over \$2 billion in a range of commercial real estate projects consistent with our vision to build one-of-a-kind lifestyle destinations that appeal to individuals and their families. Our marquee projects are in some of the most desirable resort destinations, including Deer Valley, Park City, Black Desert, Lake Anna, Hawaii, Telluride, and the Blue Mountains of Tennessee. We have developed a reputation for outstanding vision, superior project management, and world-class construction. With our carefully selected key partnerships with distinguished brands, we are building more than just buildings; we are building lasting relationships. Our owners have seen above-average appreciation of their assets with the anticipation of a great future.

For more information about Reef Capital Partners and its projects, visit reefcp.com

ARCHITECT AND INTERIOR DESIGN

OLSON KUNDIG

Now in its sixth decade of practice, Olson Kundig is a global design practice whose work includes private and multi-family residential, hospitality projects, commercial and mixed-use design (including wineries and sports facilities), and more. With offices in Seattle, Chicago, and New York City, the firm and its team of over 350 work with clients around the world.

Principal/owner & founder Tom Kundig has received some of the world's highest design honors, including recognition from the American Institute of Architects and the American Academy of Arts and Letters. His work on six continents spans private homes, remote mountain resorts, sports and innovation facilities, and a championship golf destination.

BUILDER

JACKSON LEROY

From its foundation, Jackson LeRoy was built differently, on the basic principle that clients deserve more. So, we built a company that believes, at its very core, that we exist to serve clients and enhance lives through building and renovating the physical edifices we call home.

Building for discerning clients who expect fine craftsmanship is the nature of our work. We believe the best experience is the one that allows the extraordinary to emerge. For this reason, we are gracious and diligent in our approach yet flexible in our understanding of the environment in which we work and the nature of our service. We are smart and strategically driven managers, exploring our clients' needs with an experienced perspective to help solve their toughest challenges. We seek to create a sincere kinship with all who are involved. We succeed by doing what's right for the client, as well as their home.



FREQUENTLY ASKED QUESTIONS

When will the residences be completed?

The first release is expected to be completed in Fall 2026.

Is there a community reinvestment fee?

Yes. The anticipated fee is 1.5%, which the developer is covering on the original sale.

How much are the HOA dues and what do they cover?

The anticipated HOA dues are \$3.50 per square foot and are exclusive of Marcella membership dues. These fees will cover the following, but not limited to, snow removal, trash collection, landscaping, pest control, window washing and cleaning, and building/ exterior repairs and maintenance.

Are the residences being sold furnished?

Yes.

Are there interior design finish options?

Two finishing tones are being offered.

Are rentals allowed?

Yes. Both short-term and long-term rentals are allowed.

Are pets allowed?

Yes. Pets are allowed in residences, with restrictions.

Are barbecues allowed in outdoor space?

Yes, in designated areas.

Is there dedicated parking for residence owners?

Each residence has a generous 2-car garage and the ability to park two additional vehicles on the heated driveway. No street parking is permitted.

Is a Marcella Membership included in the purchase of a Marcella Landing residence?

All Marcella Landing townhomes are inclusive of a sponsored Marcella Ski Membership and the benefits and amenities associated with that membership.

Who are considered Marcella members?

Marcella has two levels of Membership, Golf & Ski and Ski. The Golf & Ski Members have full access to all Marcella has to offer. The Ski Members have access to all amenities, excluding golf, apart from 4 tee times per year. Both memberships require real estate purchase, either in Marcella at Deer Valley®'s East Village or Marcella Jordanelle Ridge.

Can rental guests access Marcella amenities?

Rental guests do not have access to Marcella amenities. Rental guests may access The Landing amenity for a fee.

What is the sales process?

The contract requires an initial Earnest Money deposit of 15% of the purchase price to be submitted within 3 business days of the contract. An additional 10% deposit is due July 31, 2025. Once the contract is sent to the Buyer, the Buyer's Due Diligence time of 14 days will commence.

Upon Completion of Due Diligence, the deposits will be deemed non-refundable. The remaining balance of the purchase price will be due at Closing.





ALL THE BEST

MARCELLACLUB.COM

