







Discover Aspen's most exclusive collection of twenty-one slope-side residences in the vibrant Snowmass Base Village. An alpine getaway where families will gather to ski-in and enjoy beautiful days of alpine adventure, blue sky, and crisp mountain air.

## A Snowmass place of mind.





A  
place of mind

Discover Aura - the newest and most exclusive collection of twenty-one slope-side residences in the vibrant, new Snowmass Base Village. An alpine escape where families will gather to ski-in and live-out days of alpine adventure, blue sky and pure Colorado mountain air.









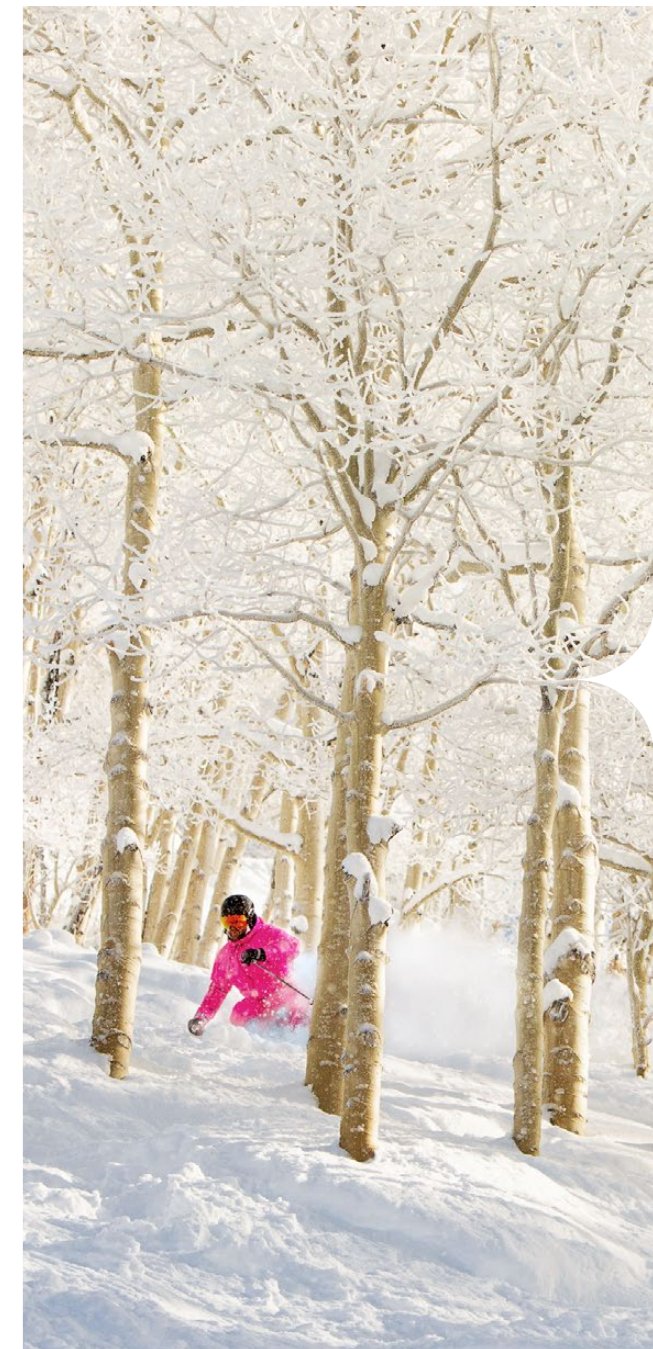


ASPEN SNOWMASS

## Private, Yet Connected.



Flanked by the vast playground of Snowmass Resort and the lively Base Village, Aura is nestled in a truly special ski-in/ski-out location directly above the Viceroy Snowmass. These residences deliver perfect privacy yet offer a profound connection to nature and all the activities the mountain has to offer. There is no better canvas for a legacy home.











RESIDENCE TERRACE

LIFESTYLE

## Mountain Adventure at Your Doorstep.



Wake up to the warm sunshine and stunning mountain views from your expansive terrace. Gear up to ski from the well-equipped slope-side locker room – mere steps from the slopes. Revel in fresh tracks as you plunge through the deep powder of Hanging Valley. Then, return home to the Grotto's relaxing spa pool or rejuvenate at the Viceroy Spa next door. Ride Aura's private luge to Base Village for a cup of your favorite brew at JÜS and an authentic French crepe at Mawa's. Play games of pool and foosball at the Collective Game Lounge. Savor the freshest sushi at Kenichi, capped with an artisan ice cream cone from Sundae. A joy-filled day of alpine adventure, fun, and family – all with no stress and without ever stepping into a car. Liberating!











CONTEMPORARY FINISH PALETTE

GUIDING DESIGN PRINCIPLES

## The Ultimate Alpine Escape.



Inspired by the design aesthetic of a modern alpine chalet, Aura is a striking collection of next-generation mountain homes. Three guiding principles set Aura above and apart: health and wellness, the highest respect for the environment, and luxurious Snowmass living. The result – a remarkable, innovative and soul-stirring living experience for just a few mountain-loving families.











HEALTHY LIVING

## Pure Mountain Well-Being.



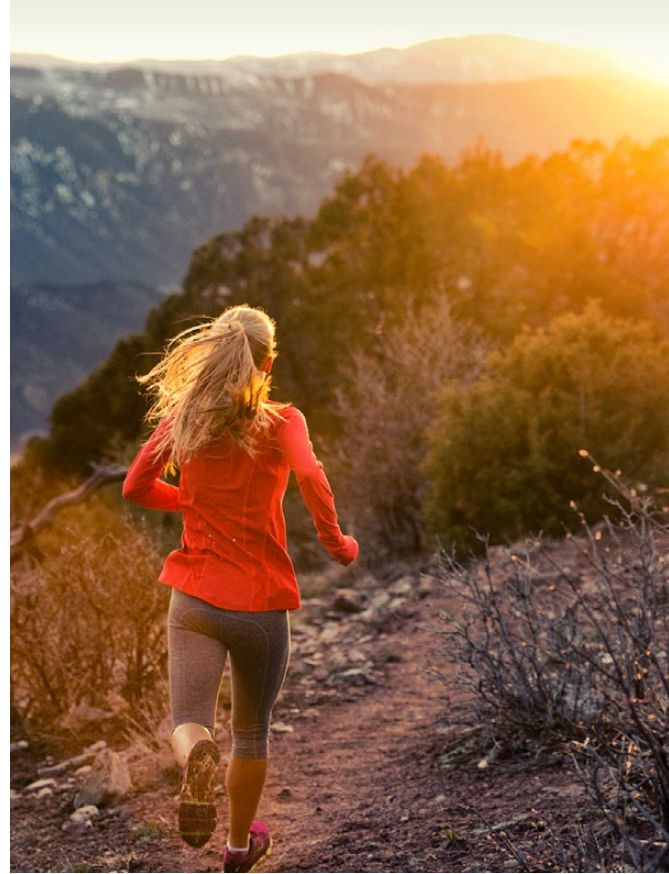
Aura makes it easy to tap into a healthy, active lifestyle centered around the infinite outdoor pursuits that make Snowmass sought-after. Everything from epic hiking, biking, climbing, swimming and yoga to skiing, snowboarding, tubing and ice skating. All right out your door.

Inside, each residence warmly beckons with an abundance of natural light, exceptional indoor air quality, and biophilic design elements that bring nature in, when you're not venturing out. Leaving families feeling happier, more productive and less stressed – it's a breath of well-being that only pure mountain living can bring.

### HOME-HEALTHY LIVING FEATURES

- **BIOPHILIC DESIGN:** Embracing the connection to nature that exemplifies biophilic design. Chalet-inspired planters adorn the terraces, large window walls bring natural light and fresh air deep into each residence and expansive terraces blur the line between outdoors and indoors, sparking creativity and fostering happiness and well-being.
- **PRISTINE INDOOR AIR QUALITY:** A hallmark of life at Aura is its excellent air quality. Toxic materials were eliminated from construction. Its all-electric design means no gas burning in the homes, and each residence features its own dedicated continuous natural ventilation system for constant fresh mountain air.
- **DE-STRESSED LIVING:** Convenient and completely hassle-free, Aura's thoughtful amenities and services are designed to de-stress life, enabling you to connect with the people and moments that matter most.

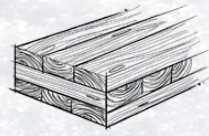








**ALL-ELECTRIC RESIDENCES**  
 Powered 100% by renewable energy, primarily through the Holy Cross PuRE program.



**MASS TIMBER STRUCTURE**  
 Lower carbon emissions during fabrication than steel/concrete. Provides carbon sequestration with sustainable forestry practices.

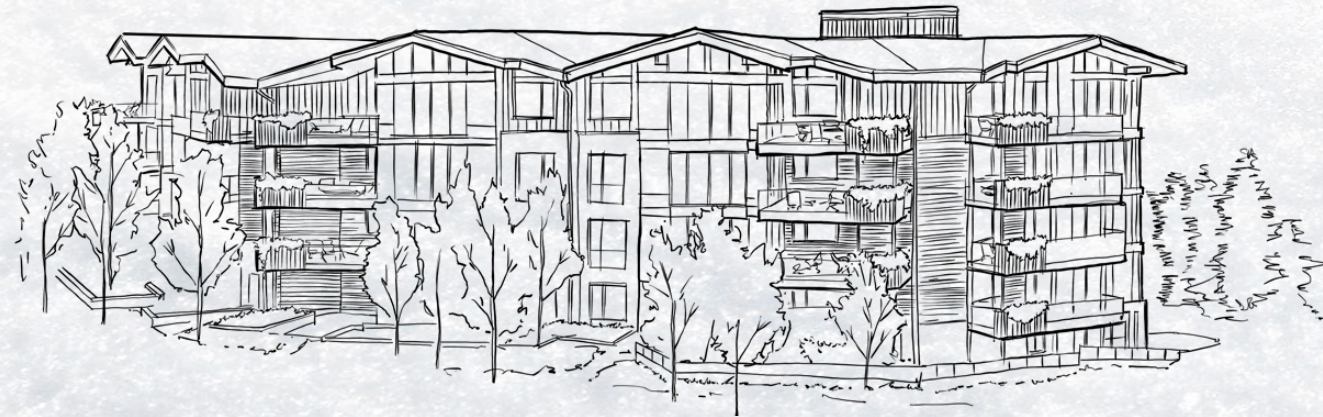


**STATE-OF-THE-ART SYSTEMS**  
 Utilizes leading technology such as heat recovery and continuous ventilation to create ultimate comfort and efficiency.

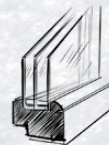


**ROOFTOP SOLAR PANELS**  
 Solar arrays on the Aura roof will provide some on-site renewable energy production.

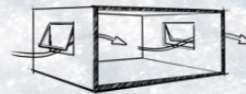
## RESPONSIBLE MOUNTAIN LIVING



**EFFICIENT BUILDING SHELL**  
 Enhanced insulation to regulate temperature year-round while minimizing mechanical loads.



**TRIPLE PANE WINDOWS**  
 High-performing glazing in windows provides superior energy performance, supplies fresh air and optimal daylight.



**CROSS VENTILATION**  
 Through-building floor plans offer brilliant southern exposure and enable abundant natural air flow.



**LEED GOLD**  
 Targeting LEED Gold certification to join Snowmass Base Village, a LEED certified neighborhood.

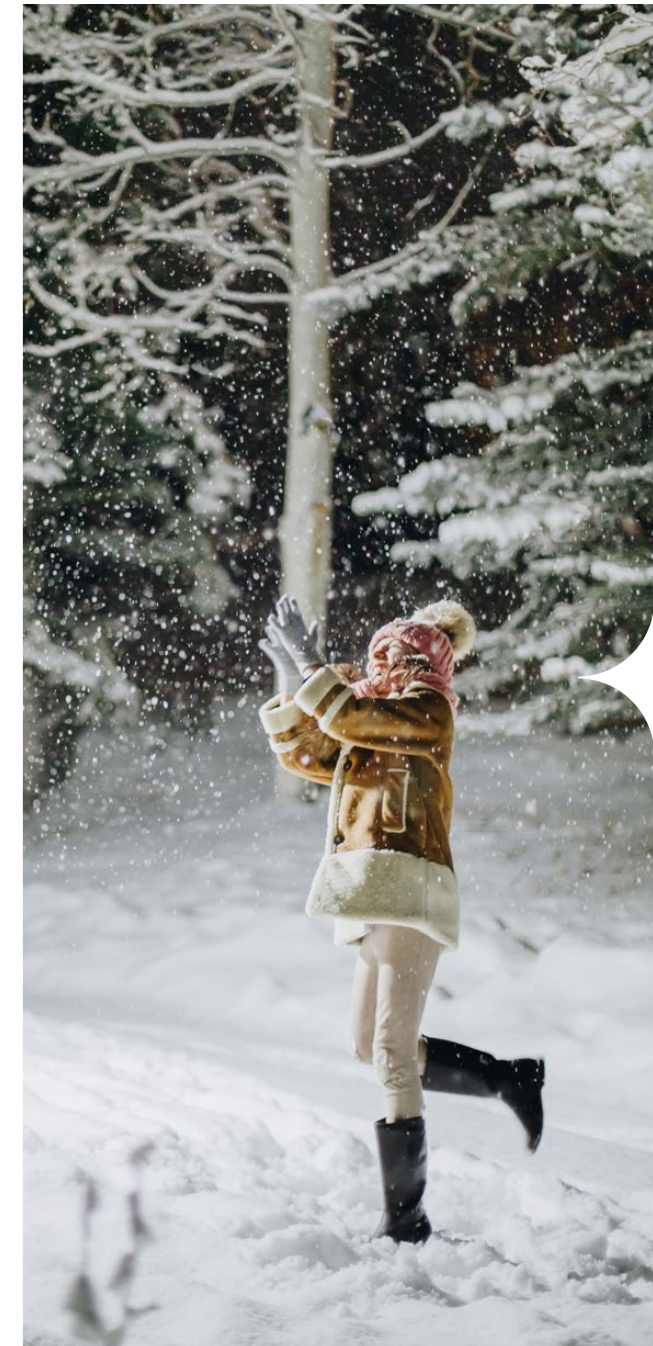
Outside the building there are a few gas-powered carbon splurges, including spa pools, firepits and site snowmelt.

## SUSTAINABILITY

# Preserving Our Winters.



Aura is designed and constructed to help mitigate the impact that new development has on climate change and preserve our fresh Colorado snow and clean mountain air. This collection of ultra-efficient, all-electric homes uses 100% renewable energy sources, resulting in zero ongoing carbon emissions from the building itself. Outside the building there are a few gas-powered carbon splurges, including spa pools, firepits and site snowmelt. Aura's beautiful mass timber structure represents the next progressive step in sustainable building in Base Village.







ALPINE FINISH PALETTE

## SUSTAINABILITY SPOTLIGHT

# Benefits of Mass Timber.



Currently, 11% of all global carbon emissions are caused by building materials and construction. That's why Aura chose a mass timber structure: to minimize the carbon footprint of our built environment. This approach utilizes a variety of engineered wood products such as glulam beams and columns, and cross laminated timber panels. Mass timber's carbon-reducing principles include:

- **STUNNING INTERIORS:** Mass timber adds the warming, calming biophilic benefits of exposed wood throughout Aura's residences.
- **SEQUESTERING CARBON:** The wood in the structure acts like a carbon sink, sequestering carbon from the environment.
- **SUSTAINABLE FORESTRY PRACTICES:** Mass timber companies practice sustainable forestry, including safeguarding old growth forests and replanting harvested trees so that more rapid carbon absorption can begin anew.
- **PRODUCTION EFFICIENCIES FROM MANUFACTURING:** Manufacturing a mass timber structure requires significantly less carbon and generates less waste than traditional building materials, like steel and concrete. It's also lighter, requiring less energy to produce, transport and assemble.











ALPINE FINISH PALETTE

#### THE RESIDENCES

## Luxurious Snowmass Living.



Aura marries the privacy, space and feel of single-family living with amenities and services of a hassle-free, luxury residential building. Spacious four- and five-bedroom flex floor plans cater to full-time or second-home mountain life. Seamless outdoor/indoor living, stunning up-mountain and down-valley views, spectacular entertaining living spaces and an architecturally stunning mass timber structure define Aura's unparalleled style.

#### INTUITIVE HOME TOUCHES

- **THROUGH RESIDENCES WITH DIRECT ELEVATOR ACCESS:** Designed as through residences with no common hallways, each home makes an arrival statement with secure, direct elevator access from the garage and lounge level.
- **FLEX ROOMS:** Unique flex rooms allow owners to customize space for just what their family needs – think office suite, media or game room, workout studio or an additional bedroom.
- **OUTDOOR/INDOOR LIVING PERFECTED:** Seamless outdoor/indoor living, with expansive terraces or walk-out patios and large operable windows, connect you directly to the stunning Snowmass mountainscape.
- **GARAGE IN GARAGE:** A private, secure garage like in a single-family home offers space for two cars and additional storage.
- **THE BEAUTY OF MASS TIMBER:** Aura's mass timber structure provides a naturally warm and calming interior with stunning wood ceilings, beams and columns.





CONTEMPORARY FINISH PALETTE

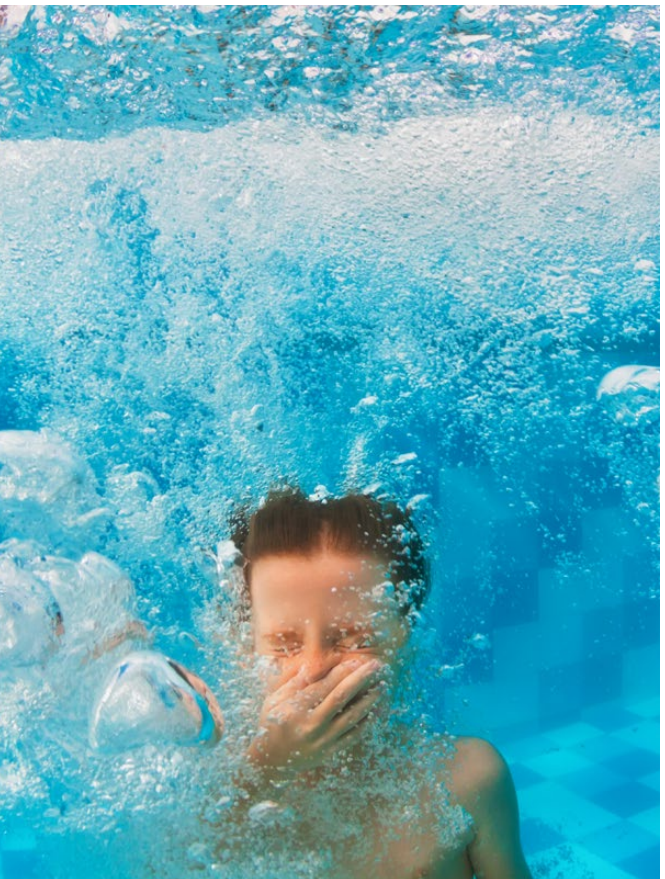


CONTEMPORARY FINISH PALETTE





CONTEMPORARY FINISH PALETTE







GARAGE IN GARAGE





AURA GROTTTO

#### SERVICES & AMENITIES

## More Adventure. Brighter Memories.



Aura offers a thoughtful collection of spaces to relax, socialize and gear up for the day's adventures. Through a combination of exclusive in-building services and amenities, Base Village private amenities and resort activities, your options are endless.

#### AURA AMENITIES

- **AURA GROTTTO:** Sanctuary awaits in this private outdoor oasis with stress-melting spa pools, cozy fire features, lush landscaping and a soothing water wall.
- **AURA LOUNGE:** This social gathering spot is your welcoming hub for wine, cheese, hot chocolate, board games, and movie nights.
- **SKI LOCKER ROOM/GEAR STORAGE:** Private ski lockers with boot dryers and adjacent storage room with dedicated ski and bike racks—all steps from the slopes.
- **FITNESS GALORE:** Choose from your own private fitness studio in Aura, or cross Wood Road to reach the expansive SBVfit fitness center, King Yoga Studio and the saltwater Village Pool.
- **ON-SITE CONCIERGE:** Aura's personal, highly attentive staff knows every insider tip to help you revel in Aspen Snowmass life to the fullest.
- **LUGE SHUTTLE:** Start and end your day in Base Village and let the Aura luge whisk you to and from the après-ski scene.





SBVfit



AURA LOUNGE









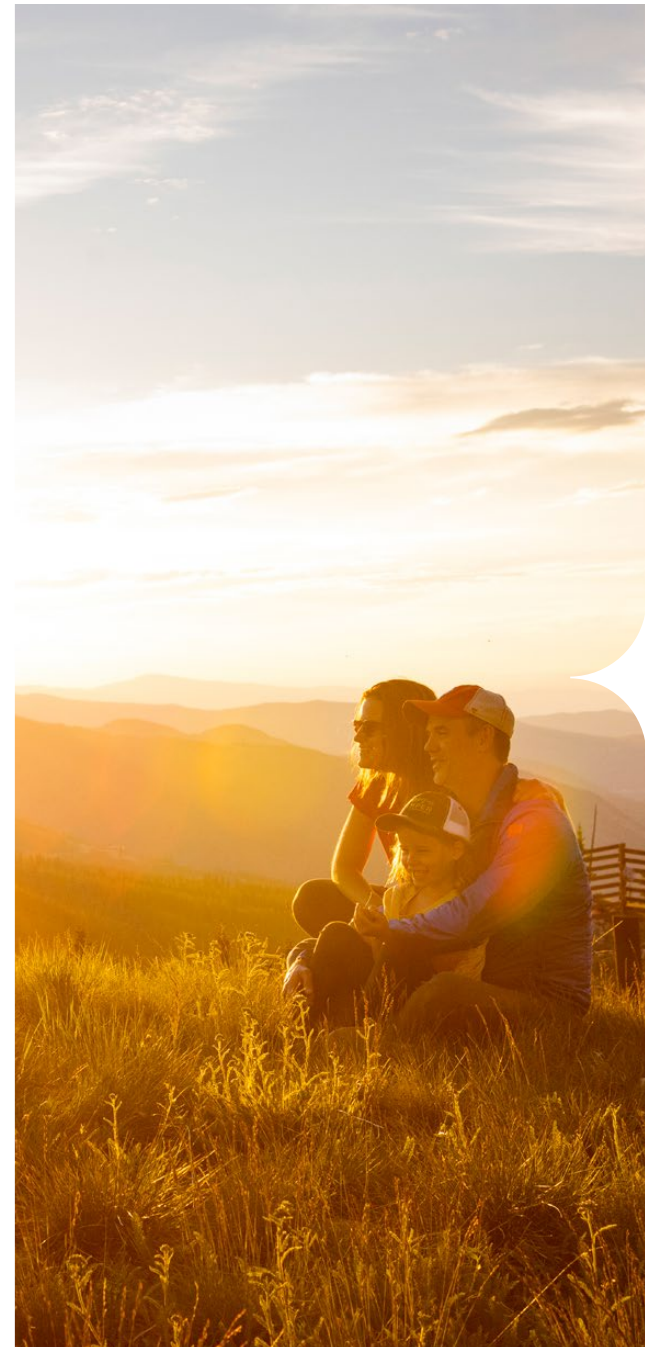
AURA TEAM

## Local Insight, Luxury Expertise.

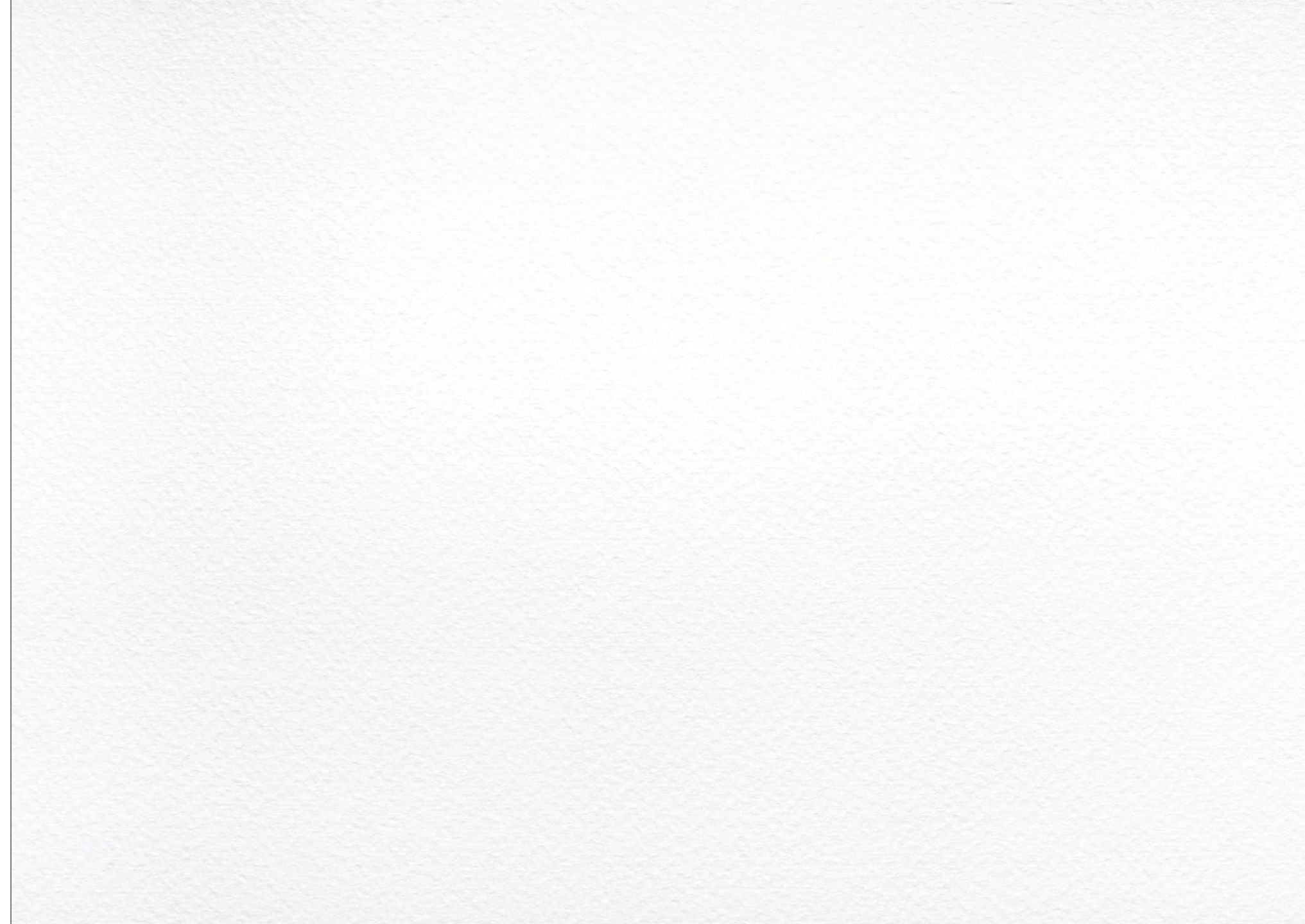


The Aura team is led by East West Partners, a developer of high-end mountain resort communities for over 30 years. East West has partnered with Aspen Skiing Company and KSL Capital to make Aura and the new Base Village a reality.

Aura's design and construction team were carefully selected to optimize the potential of these exclusive mountain homes. 4240 Architecture has a long, successful track record of bringing mountain projects to life, including the iconic One Snowmass and the innovative Electric Pass Lodge in Base Village. River + Lime Interiors specializes in luxury mountain resorts and vacation destinations. ILC Studios provided lighting design for the entire Aura building, ensuring beautiful and well-lit spaces. Integral, leading Aura's environmental and mechanical design, is known for its incredible depth of knowledge in deep green engineering. Design Workshop, an international design studio, has decades of experience enhancing native Colorado landscapes. Haselden Construction is a premier mountain contractor with a track record of success, including One Snowmass and Electric Pass Lodge. The mass timber structure is provided by Nordic Structures, working closely with KL&A structural engineers. Snowmass Mountain Lodging provides attentive local property management expertise.









# AURA



970.924.9100 | [AuraSnowmass.com](https://www.AuraSnowmass.com)



Artist's conceptual renderings. All information subject to change. Presented by Slifer, Smith & Frampton Real Estate.