



**L** **LINDELL**  
LIVING

1230 LINDELL ROAD | LAS VEGAS, NV 89146

WELCOME TO LAS VEGAS' NEW RESIDENCES,  
EXCLUSIVELY FOR ADULTS AGE 62+.

THOUGHTFULLY DESIGNED, LINDELL DELIVERS  
LUXURIOUS, INDEPENDENT LIVING ALONG-  
SIDE SHARED AMENITIES THAT FOSTER  
FRIENDSHIP AND FUN. WHILE OUR UPSCALE  
UNITS PROVIDE PRIVATE SANCTUARY, OUR  
ACTIVE COMMUNITY NURTURES ENGAGEMENT  
IN A JOYFUL LIFESTYLE.

***JOIN US.***

702-362-LOVE *phone* **LINDELL-LIVING.COM**

# Active 62+ Luxury

RENTAL COMMUNITY

**LIVE.**  
**LOVE.**  
**LUXURIATE.**

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## *Master the Art of* **LIVING WELL**

**Discover** dear friends and an active lifestyle at your new residence.

Whether you're a pickleball enthusiast who loves to dance, or a card shark with a passion for yoga, this is the ideal place to relish your beloved pastimes alongside like-minded seniors. Unlock new interests. Meet fascinating companions. Or simply kick back in a lounge chair, poolside.

Lindell Living's chock-full, ever-evolving activity calendar keeps every day fresh and full of possibility. With a concierge on hand, services range from catered breakfasts and organized outings to Pilates classes and curated speakers. Of course, there is also plenty of space for garden strolls and quiet conversation, too.

*Lindell Living is an equal housing, age-restricted residential community, requiring the head of each household to be age 62 years or over.*







## Engage in COMMUNITY

**Get involved.** With active lifestyle at Lindell Living's core, our amenities reflect the sophisticated, fun-loving adults who make up our community. Relax or celebrate any occasion in the clubhouse's great room. Shape up in the state-of-the-art fitness center. Swim laps in our al fresco pool. Gear up for pickleball. Let Fido play with fellow pups in the dog run. Join a yoga class. Sidle up to the outdoor fireplace with a cocktail and a friend ... Each day is yours to fill with new adventure and companions.



## Bask in a Mediterranean-style MECCA

**Savor** the Mediterranean-inspired look and feel of a place that provides lively gathering space as well as room for tranquility. Here, stately Mission-style architecture meets stunning modern elements to create light-and-bright, one-level residences as well as artfully designed interior and exterior common spaces. In the morning, join friends over coffee in the airy great room. In the afternoon, share sundowners on the eastern-facing veranda beside the pool. In between, relish all manner of activities — or take some time to enjoy your own chic, spacious, comfortable home.



## Enjoy ELEVATED AMENITIES

**Take resort-style living to heart** by taking advantage of top-notch amenities. Lindell Living serves up superb exercise accoutrements, ranging from spin classes and cutting-edge cardio machines to a regulation-size pickleball court, pool, and yoga studio.

And, of course, we inspire fun outside of the fitness realm. Think piano bar. Think weekend brunches. Think dog park. And beyond. See the full list of community benefits below.

- / Convenience: close to friends and neighborhood services
- / Mission Architecture
- / Resort-Style Living
- / Premium Landscape & Palm Tree Array
- / 7' Wrought-Iron Gated Community
- / Electronic Gate & Building Controls
- / Covered Parking (*available*)
- / Elevators in Every Building
- / Plush/Secured Interior Corridors
- / Luxurious 2-Story Clubhouse
- / Great Room & Dance Hall
- / Card Game Room & Business Center
- / Open Kitchen with Wine & Piano Bar
- / Yoga Sanctuary & Pilates Studio
- / Fitness / Cardio Equipment Room
- / Regulation Pickleball Ball Court
- / Swimming Pool
- / Oversized Lounge Spa
- / Shaded Outdoor Sitting Areas
- / Pet Friendly Facility with Dog Run
- / Sustainable, Green-Building Community
- / Certified by EnergyStar and Two Green Globes
- / Solar Electric
- / Air Cleaning System in Club House
- / Concierge & Parcel Services
- / 24-Hour Maintenance
- / Trash & Recycle Valet Service
- / Shuttle Bus via RTC Senior Program
- / Monthly Newsletter & Event Calendar
- / Scheduled Activities & Socials
- / Friendly and Familiar Staff
- / Free Clubhouse Wi-Fi
- / Weekday Complimentary Coffee and Continental Breakfast\*
- / Catered Weekend Brunch (w/Entertainment)\*
- / Potluck Thursday Dinner (w/Entertainment)\*
- / Informative & Educational Seminars
- / Health, Fitness and Nutrition Training
- / Electric Vehicle Charging

*\*All food prepared off-site and only held warm in the club house kitchen, subsidized by an independent voucher system among the tenants.*



## INTERIOR AMENITIES



## *It's in the* **DETAILS**

- / Larger Units for Spacious Living
- / Private Patios/Balconies
- / Commanding Strip and Mountain Views
- / 9' Ceilings
- / Walk-in Closets, Extra Storage & Shelving
- / Fully-Appointed Spacious Kitchens
- / Kitchen Islands with Dining
- / Large (42") Cabinets
- / Quartz/Granite Countertops
- / Architectural-Grade Back Splash
- / Architectural-Grade Vinyl Flooring
- / Premium Appliances & Some Wine Coolers
- / Premium LG French Door Refrigerator
- / LG Front-Loaded Washer & Dryers
- / Wide Doors and Levered Handles
- / Large Windows
- / Premium Window Treatments
- / Premium Finishes (2 schemes)
- / High-Efficient Units (HVAC, Energy Star Appliances & LED Lighting)



## Signature Designed **FLOOR PLANS**



UNIT A1 - 687 sqft



UNIT A2 - 723 sqft



UNIT B1 - 1,032 sqft & 1,059 sqft



UNIT B2 - 1,163 sqft

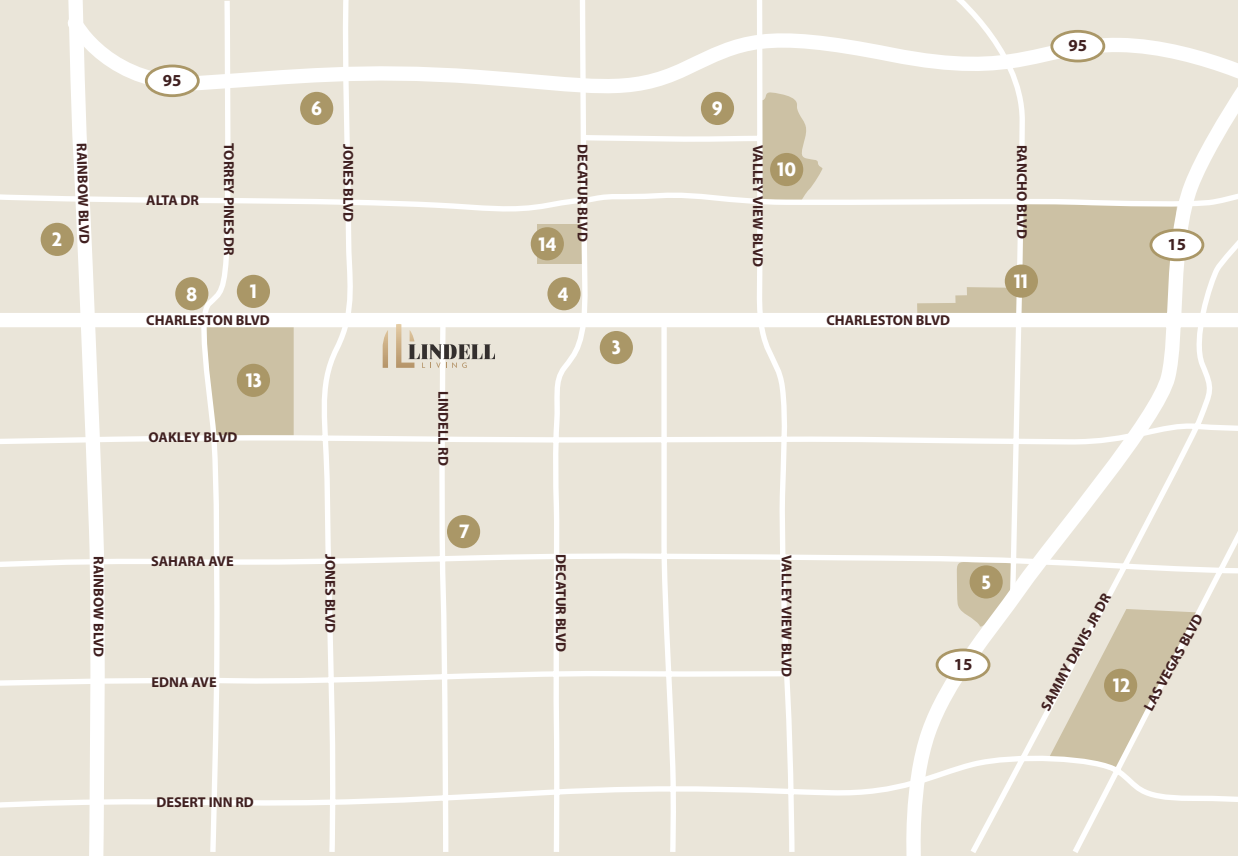


UNIT B3 - 1,084 sqft





## AREA MAP



## Ensnore Yourself in a SUPERB LOCATION

Settle into an up-and-coming neighborhood, located just five miles west of downtown Las Vegas. Within blocks of your new residence, you can easily access everything you need. Grocery stores, pharmacies, organic eats, and a shopping mall are all less than two miles away. Thanks to the expansive Las Vegas Medical District, excellent healthcare is also a mere 10-minute drive from your front door. For the fun-loving crowd, check out locals' favorite, Palace Station Casino, the community go-to for gaming, live music, and dining. Or, get in the game at Resorts World Casino and Arizona Charlie's Decatur. Residents seeking a gentler pace can soak in nature at the 180-acre Springs Preserve — or take a yoga class at the nearby Senior Center. Seize the opportunity to expand horizons with adult education at the College of Southern Nevada. And start the next chapter with job training at the local AARP offices. *Welcome home.*

## POINTS OF INTEREST

- |   |   |
|---|---|
| <p><b>1 Walmart Neighborhood Market (1mi)</b><br/>6310 W Charleston Blvd, Las Vegas, NV 89146</p> <p><b>2 Sprouts Farmer's Market (2mi)</b><br/>4020 S Rainbow Blvd, Las Vegas, NV 89103</p> <p><b>3 Walmart Supercenter (1.3mi)</b><br/>4505 W Charleston Blvd, Las Vegas, NV 89102</p> <p><b>4 CVS (0.8mi)</b><br/>4800 W Charleston Blvd, Las Vegas, NV 89146</p> <p><b>5 Palace Station Casino (3mi)</b><br/>5160 S Las Vegas Blvd, Las Vegas, NV 89119</p> <p><b>6 Howard Lieben Senior Center (1.7mi)</b><br/>6230 Garwood Ave, Las Vegas, NV 89107</p> <p><b>7 AARP Senior Services (1mi)</b><br/>5450 W Sahara Ave # 340, Las Vegas, NV 89146</p> | <p><b>8 Walgreens Drugstore (1.9mi)</b><br/>6401 W Charleston Blvd, Las Vegas, NV 89146</p> <p><b>9 Meadows Mall (1.8mi)</b><br/>4300 Meadows Ln, Las Vegas, NV 89107</p> <p><b>10 Springs Preserve (2.2mi)</b><br/>333 S Valley View Blvd, Las Vegas, NV 89107</p> <p><b>11 Las Vegas Medical District (3.5mi)</b><br/>495 S Main St, Las Vegas, Nevada 89101</p> <p><b>12 Resorts World Casino (5.4mi)</b><br/>3000 S Las Vegas Blvd, Las Vegas, NV 89109</p> <p><b>13 College of Southern Nevada (1.2mi)</b><br/>6375 W Charleston Blvd, Las Vegas, NV 89146</p> <p><b>14 Arizona Charlie's Casino (1mi)</b><br/>740 S Decatur Blvd, Las Vegas, NV 89107</p> |
|---|---|



*Feel Good about*  
**SUSTAINABLE LUXURY**

**Embrace** a healthy environment, in every sense. Thanks to a Green Globe-certified build and attention to health and safety concerns, Lindell Living is more than an eco-friendly oasis. Breathe easy as you gather for wine in the clubhouse, given its hospital-grade ventilation system. Meander through gorgeous, drought-resistant landscaping. And take comfort in the fact that eco-elements are peppered throughout the property, from solar panels and excellent insulation to highly efficient HVAC systems and locally sourced materials.





SCHEDULE A VIEWING

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*For Inquiries Contact*  
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