

 **LINDELL**  
LIVING



***IT'S TIME TO START LIVING***

YOU'VE WORKED HARD.

YOU'VE TAKEN CARE OF EVERYONE.

YOU'VE TAKEN CARE OF EVERYTHING.

***NOW, IT'S TIME FOR YOU.***

WELCOME

TO THE RETIREMENT OF YOUR DREAMS.

**Active 55+ Luxury**

APARTMENT COMMUNITY

**LIVE.  
LOVE.  
LUXURIATE.**



## Contents

LOCATION	2
WELCOME	4
LIFESTYLE	6
RESORT-STYLE AMENITIES	10
APARTMENT FEATURES	12
FLOOR PLANS	14
AREA MAP	17
SUSTAINABLE BUILD	18





## EXPERIENCE RETIREMENT

### *Living in Las Vegas*

Las Vegas presents a unique lifestyle that marries the thrill of a globally celebrated city with the creature comforts ideal for retirement. Its warm climate opens the door to year-round outdoor adventures, while a boundless array of gaming and entertainment opportunities guarantees the discovery of new experiences at every turn.

#### ***Why not retire where others vacation?***

Make Lindell Living your home and swap the ordinary for the extraordinary.

## CREATE THE LIFESTYLE

*You've Always Wanted*

*Discover dear friends and an active lifestyle at Lindell Living.*

Our 55+ active adult community blends a resort lifestyle and luxurious residences with carefree living and joyful companionship. At Lindell, unrivaled amenities and beautiful residences set the stage for a remarkable, social, and worry-free retirement.

Start the day with an invigorating swim in our al fresco saltwater fitness pool or a cup of coffee with friends in the Clubhouse. Join neighbors in a competitive game of pickleball on our regulation court or take a casual hike at nearby Red Rock Canyon. Plan a cookout at our outdoor grills or catch a show at the Smith Center for Performing Arts. Rest up in your brand new, gorgeous apartment and get ready for a new day of fun, friends, and adventure.

*That's Living the Lindell Way.*

“**Buy the Lifestyle, Get the Apartment for Free!**”

-Rodman Jordan  
Founder

*Lindell Living is an equal housing, age-restricted residential community, requiring the head of each household to be age 55 years or over.*





## LIVING THE DREAM

### *Starts With You*

True luxury is about more than just high-end amenities. It's about creating a sense of community and belonging. This ethos shapes every aspect of our active adult community, creating a place to belong, share, and grow together.

Active adult living encourages community engagement, lifelong learning, and a healthy lifestyle, ensuring every day is richer than the last. Enjoy not only the luxury and security of your surroundings, but also thrive in an environment that fosters personal growth and well-being.

***At Lindell Living, you can tailor your lifestyle to the retirement of your dreams.***



# WELLNESS

*For Mind, Body, And Soul*

*Get involved.* With an 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. Gear up for pickleball. Let Fido play with fellow pups in the dog park. Join a yoga class. Unwind in our hot tub. Side up to the outdoor fireplace with a cocktail and a friend.

*Each day is yours to fill with new adventure and companions.*



# BELONG

## *To a Connected Community*

Companionship plays a vital role in enhancing longevity, fostering a sense of belonging and purpose, and helping us live happier, healthier lives. When we come together and share our unique skills and passions, we build an environment of inclusion, connection, and joy.

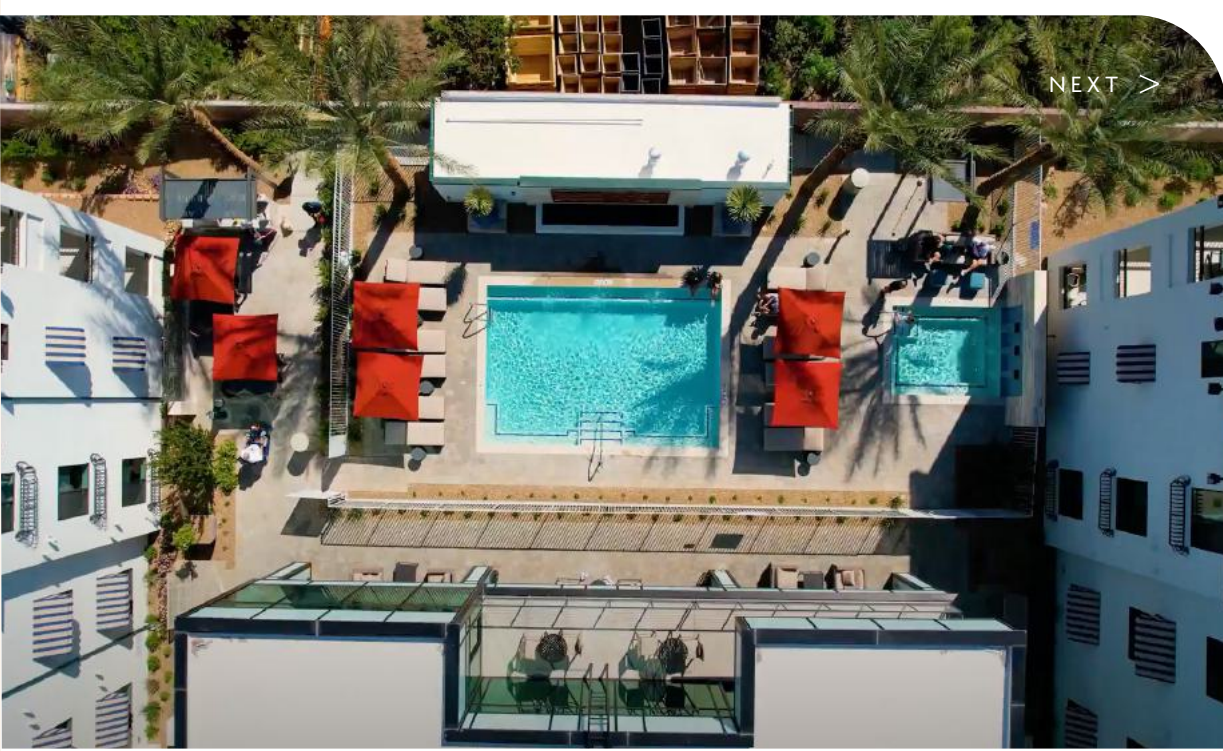
***The Lindell lifestyle starts with you.*** This isn't just about making friends. It's about becoming an integral part of the fabric of our community and creating a place you are proud to call home.

# ELEVATED AMENITIES

*For An Elevated Lifestyle*

Our superb amenities — gorgeous clubhouse, saltwater pool, pickleball court, and dog park — luxurious residences, and convenient location offer the perfect destination for life’s next chapter. Lindell Living also delivers a maintenance-free lifestyle, so you have more time to indulge in our resort-style offerings.

Experience peace of mind and comfort, thanks to our secure, elevated buildings. Plus, the exclusivity of our gated active adult community helps foster a more secure, tight-knit neighborhood environment. **Welcome to Lindell Living, where every day feels like a vacation.**



- / Convenience: Close to Friends and Neighborhood Services
- / **Las Vegas Strip & Mountain Views**
- / Resort-Style Living
- / Santa Barbara Mission Architecture
- / Premium Landscape & Palm Tree Array
- / Electronic Gate & Building Access
- / **Wrought-Iron Gated Community**
- / Covered Parking (*available*)
- / Solar Powered EV Chargers
- / Plush and Secured Interior Corridors
- / Communal 2-Story Clubhouse for Daily Fun
- / Great Room & Dance Hall
- / **Elevators in Every Building**
- / Card Game Room
- / Open Kitchen with Wine Bar
- / Yoga Sanctuary & Pilates Studio
- / State-of-the-Art Fitness Center
- / Technogym Workout Equipment
- / Stationary Bikes & On-Demand Spin Class
- / Regulation Pickleball Court
- / **Al Fresco Saltwater Pool**
- / Heated Saltwater Spa
- / Shaded Outdoor Sitting Areas
- / Community Barbecue Grill
- / Pet-Friendly Community with Dog Park
- / Sustainable Community
- / Certified with Two Green Globes
- / Solar Electric
- / Medical-Grade, Clean Air System in Clubhouse
- / Concierge & Parcel Services
- / 24-Hour Maintenance
- / **Trash Chutes and Recycle Service**
- / Monthly Newsletter & Event Calendar
- / Scheduled Activities & Socials
- / Friendly and Familiar Staff
- / Free Clubhouse Wi-Fi
- / **In-Unit Wi-Fi and 90+ Channels**
- / Weekday Morning Complimentary Coffee & Pastries\*
- / Potluck Dinner & Social Hour\*
- / Health, Fitness and Nutrition Training

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





# UNPARALLELED DESIGN

*With Refined Finishes*

Immerse yourself in timeless elegance and beauty as Mission-style architecture meets contemporary design. Here, light-and-bright apartments feature roomy luxury, high-end finishes, and attention to all the right details. Choose from our upscale one-bedroom and two-bedroom modern apartments designed to support your active lifestyle.

Meticulously landscaped grounds, adorned with an array of palm trees, offer serene views and peaceful walks under the Las Vegas sky while gorgeous interiors inspire fun-filled gatherings. Every space is artfully designed, creating room to engage and inspire — and relax in remarkable comfort.

- / Spacious Apartments (Extra Square Ft)
- / Private Patios/Balconies
- / Las Vegas Strip and Mountain Views
- / 9' Elevated Ceilings
- / Free In-Unit Wi-Fi and 90+ Channels
- / Walk-in Closets, Extra Storage & Shelving
- / Fully Appointed, Spacious Kitchens
- / Kitchen Islands with Dining
- / Large (42") Cabinets
- / Quartz/Granite Countertops
- / Architectural-Grade Backsplash
- / Architectural-Grade, Vinyl Plank Flooring
- / Premium Appliances & Wine Coolers (in select units)
- / Natural Gas Cooking, Laundry, and Instant Hot Water
- / Premium LG French Door Refrigerator
- / LG Front-Loaded Washer & Dryer
- / 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



1x1 A1 - 687 sqft



1x1 A2 - 723 sqft



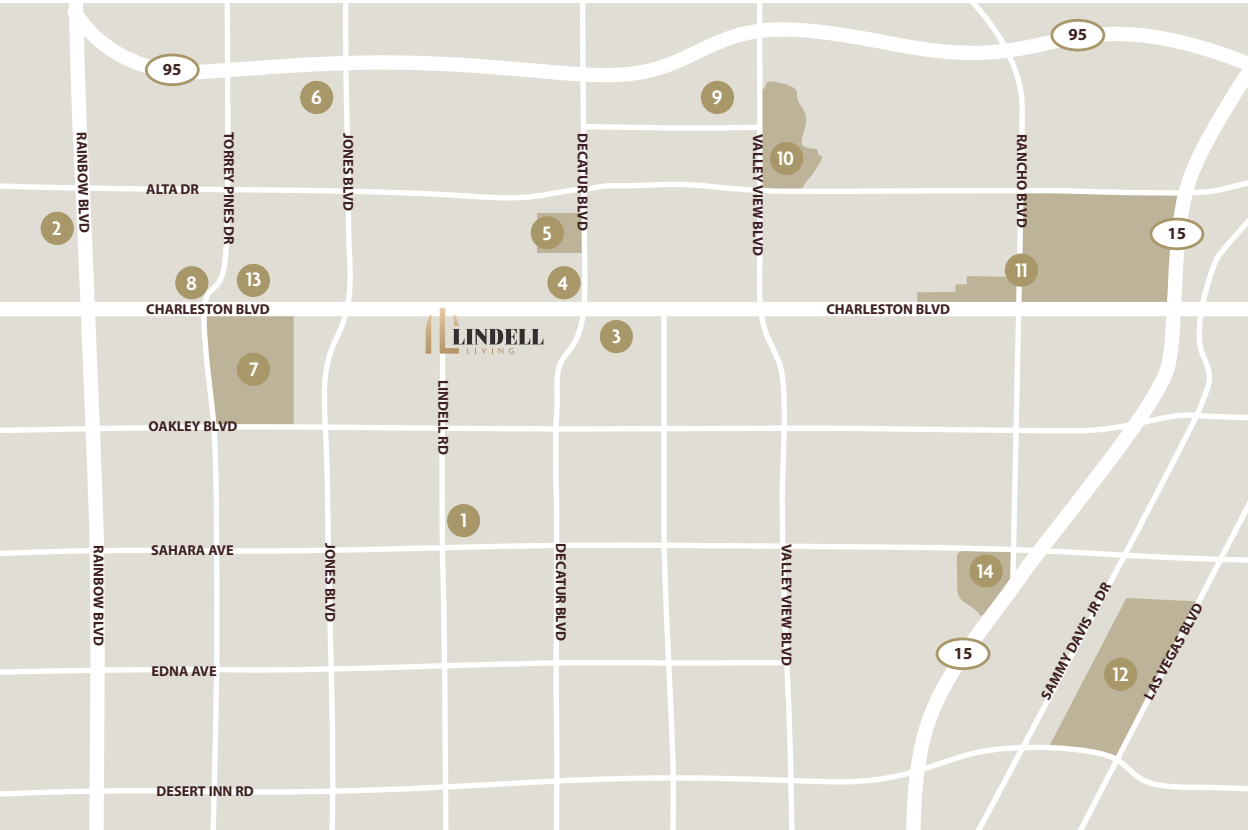
2x2 B2 - 1,084 sqft



2x2 B1 - 1,032 sqft & 1,059 sqft



2x2 B3 - 1,163 sqft



## SUPERB LOCATION

### For Vibrant Living

Urban living is cool. Easy access to every possible attraction and convenience is even cooler. Located in an up-and-coming neighborhood, Lindell Living is situated minutes from virtually everything in Las Vegas. The best of the city — as well as all the basic necessities — are right at your doorstep.

Restaurants, casinos, live music venues, and much more surround our bustling community. Whether venturing to The Bellagio or an NFL game, drive time is no more than 15 minutes. Plus, neighborhood grocery stores, pharmacies, organic and casual eats, retail, and excellent healthcare are all located within a couple of miles.

Natural beauty and gorgeous walks are also just a quick drive from our gated oasis. Both Springs Preserve, a 180-acre landmark (known as the “birthplace of Las Vegas”) and the expansive Red Rock Canyon National Conservation Area offer plenty of outdoorsy respite from all the big city excitement.

Lindell Living delivers the trifecta of location: entertainment, convenience, and escape.

### POINTS OF INTEREST

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



## GREEN LIVING

*To Feel Good About*

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 powered EV chargers and excellent insulation to highly efficient HVAC systems and locally sourced materials.

*Join a community that has you saying,*  
**“Isn’t Life Grand?”**



## SCHEDULE A TOUR

---

*For Inquiries Contact*  
**LINDELL-LIVING.COM**  
702-362-LOVE (5683)



1230 LINDELL ROAD LAS VEGAS, NV 89146  
702-362-LOVE (5683) *phone*

**LINDELL-LIVING.COM**