



# AMBERLIN

PFLUGERVILLE

Brand New One & Two Bedroom  
Apartment Homes for 55+ Active Adults

[AmberlinPflugerville.com](https://AmberlinPflugerville.com)

*Treat  
Yourself to  
Happiness*





## A VIBRANT COMMUNITY FOR ACTIVE ADULTS

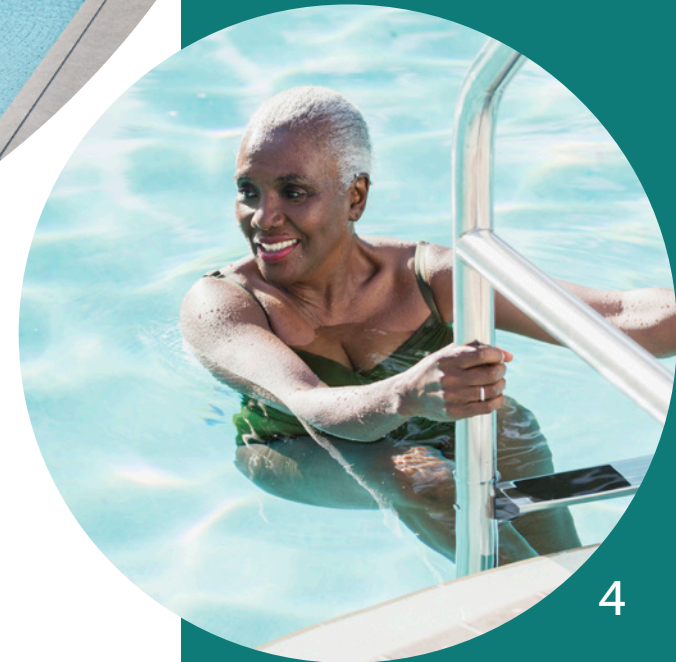
Amberlin Pflugerville is a resort-style, 55+ active adult community in Pflugerville, TX just northeast of Austin. This brand new community brings a maintenance-free lifestyle opportunity for those who are ready to live actively and without the everyday stresses of owning a home. Every corner of Amberlin, from the luxurious apartment home interiors to the vibrant community event spaces, was designed to foster comfort, convenience, and connection for every resident. Attend daily social events, reinvigorate in stylish surroundings, or discover shopping and entertainment in Pflugerville and the larger Austin community. No matter what you love, Amberlin empowers you to pursue it—while we worry about the rest.



# COMMUNITY AMENITIES

Every single amenity at Amberlin was designed to help you pursue your passions. Whether you're embracing adventure, enjoying a serene moment, or exploring your creative streak, there's something here for you.

- Resort-style Pool with Sun Deck
- Manicured Courtyard
- Pickle Ball Court
- Bocce Court
- Event Lawn
- Courtyard Firepit
- Community Garden with Raised Garden Beds
- Pet Friendly with Dog Park
- Outdoor Kitchen and Grilling Stations
- Outdoor Covered Patio
- Outdoor Bike Rack Storage
- 9,000 sq. ft. two story Community Clubhouse
- 24-Hour Wellness and Fitness Studios
- Weekly Fitness Classes
- Social Events Calendar
- Elevator Service
- Clubroom Lounge and Community Kitchen with Coffee Bar and Wine Fridge
- Library
- Media, Game, and Craft Rooms
- Business Center with Wi-Fi Access
- Controlled Access Gates
- Detached Garages and Carports
- Additional Storage Units
- Smoke Free Community
- Climate Controlled Interior Corridors
- Walking Trail





# OUR COMMUNITY

A1 - Amber

A2 - Jade

A3 - Topaz

A4 - Opal

B1 - Onyx

B2 - Jasper

B3 - Garnet

B4 - Amethyst

## CLUBHOUSE LEVEL 1 AMENITIES

- LOBBY
- CLUB LOUNGE
- KITCHEN/DINING LOUNGE
- MAIL ROOM
- HOSPITALITY BAR
- LEASING CENTER
- FITNESS CENTER
- DISCOVERY ROOM
- MEETING ROOM

## CLUBHOUSE LEVEL 2 AMENITIES

- LIBRARY
- BUSINESS CENTER
- WELLNESS STUDIO
- GAME ROOM
- CRAFT ROOM
- MEDIA ROOM

## OUTDOOR AMENITIES

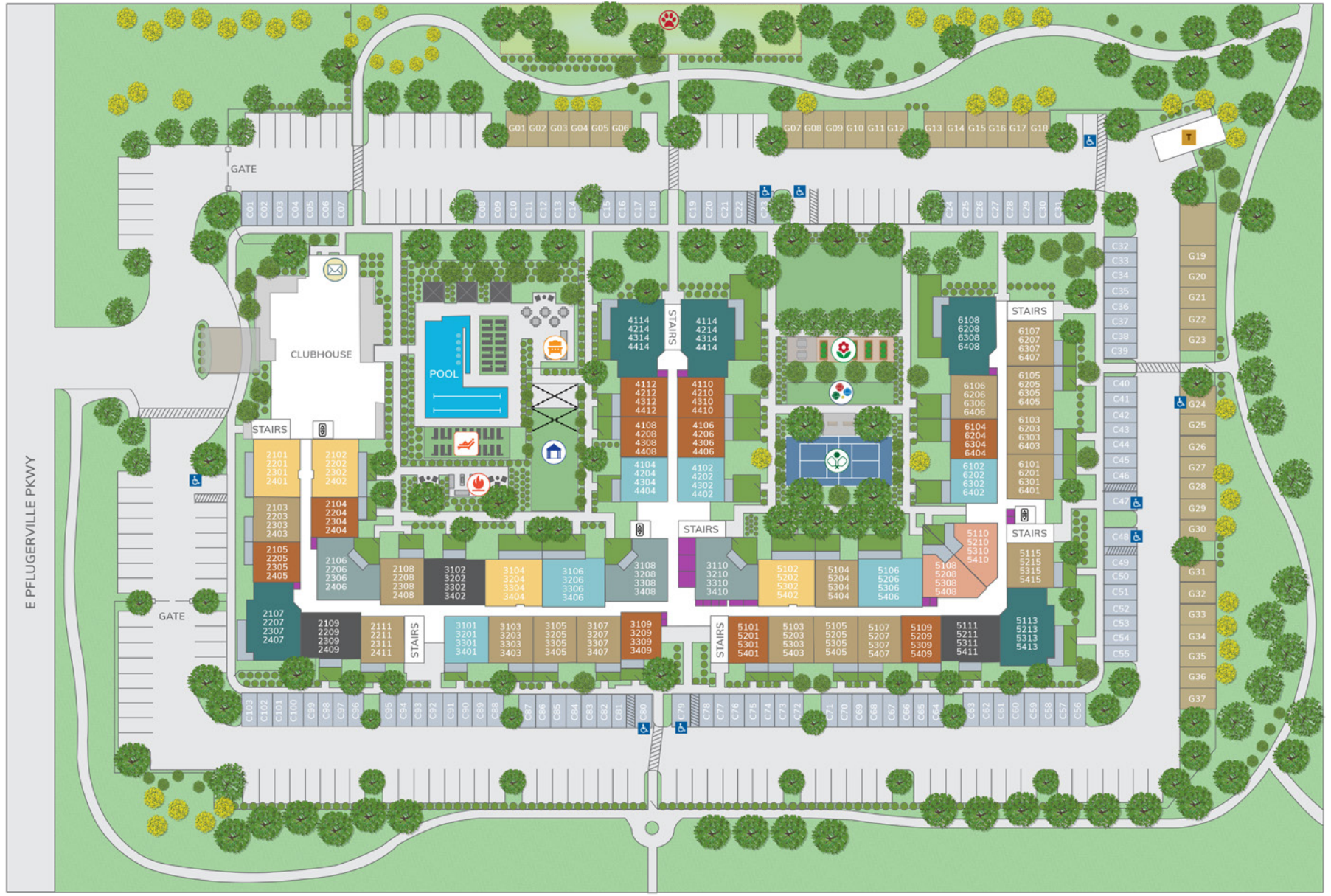
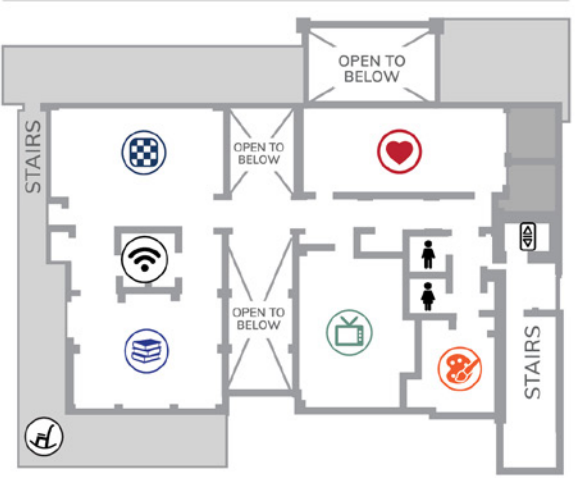
- OUTDOOR KITCHEN
- BOCCE BALL COURT
- PORCH
- FIREPIT
- DOG PARK
- EVENT LAWN
- POOL CABANAS
- PICKLEBALL COURT
- COMMUNITY GARDEN

- RESTROOM
- ELEVATOR
- CARPORT
- TRASH
- STORAGE
- GARAGE

## CLUBHOUSE LEVEL 1



## CLUBHOUSE LEVEL 2





# APARTMENT HOME AMENITIES

Your home is the hub from which you'll build your future adventures; it should empower you to dream big. Our apartment homes are thoughtfully crafted to help you get energized and inspired.

- Open Concept Floor Plan Design
- Walk-In Closets
- 9' Ceilings
- Private Yards with Direct Gate Access\*
- Private Terrace/Balconies
- Walk in Showers\*
- Granite Countertops
- Dual Vanities\*
- Stainless Steel Appliances
- Vinyl Plank Flooring in Living Areas
- Carpet in Bedrooms
- Side by Side Washer-Dryer

\* Available in select units



A1

Amber

1 Bedroom  
1 Bathroom  
615 Sq Ft



**A2**

*Jade*

1 Bedroom  
1 Bathroom  
667 Sq Ft



**A3**

*Topaz*

1 Bedroom  
1 Bathroom  
678 Sq Ft





A4

Opal

1 Bedroom + Study  
1 Bathroom  
893 Sq Ft



B1

Onyx

2 Bedroom  
2 Bathroom  
917 Sq Ft



## B2 *Jasper*

2 Bedroom  
2 Bathroom  
933 Sq Ft



## B3 *Garnet*

2 Bedroom  
2 Bathroom  
1,031 Sq Ft





**B4**

*Amethyst*

2 Bedroom + Study  
2 Bathroom  
1,285 Sq Ft

## LIFESTYLE & ENGAGEMENT

# THROUGH ACTIVE PARTICIPATION

Our Lifestyle & Engagement (L&E) program was designed to elevate the community living experience for our residents, extending far beyond the walls of their homes. It's our commitment to support a balanced lifestyle while fostering a sense of belonging in your community through social events, lifestyle programming and wellness classes.



## L&E PILLARS

### Sharpen Your Mind



TRIVIA  
GAMES



TECHNOLOGY  
COURSES



ARTS &  
CRAFTS



SOCIAL  
HOURS



LIFELONG  
LEARNING



PET  
EVENTS

### Strengthen Your Body



FITNESS  
CLASSES



WALKING  
GROUPS



COOKING  
DEMOS



HEALTH  
EDUCATION



GARDENING



DANCING

### Share Your Gifts



TEACH



HOST



PLAN



SUPPORT

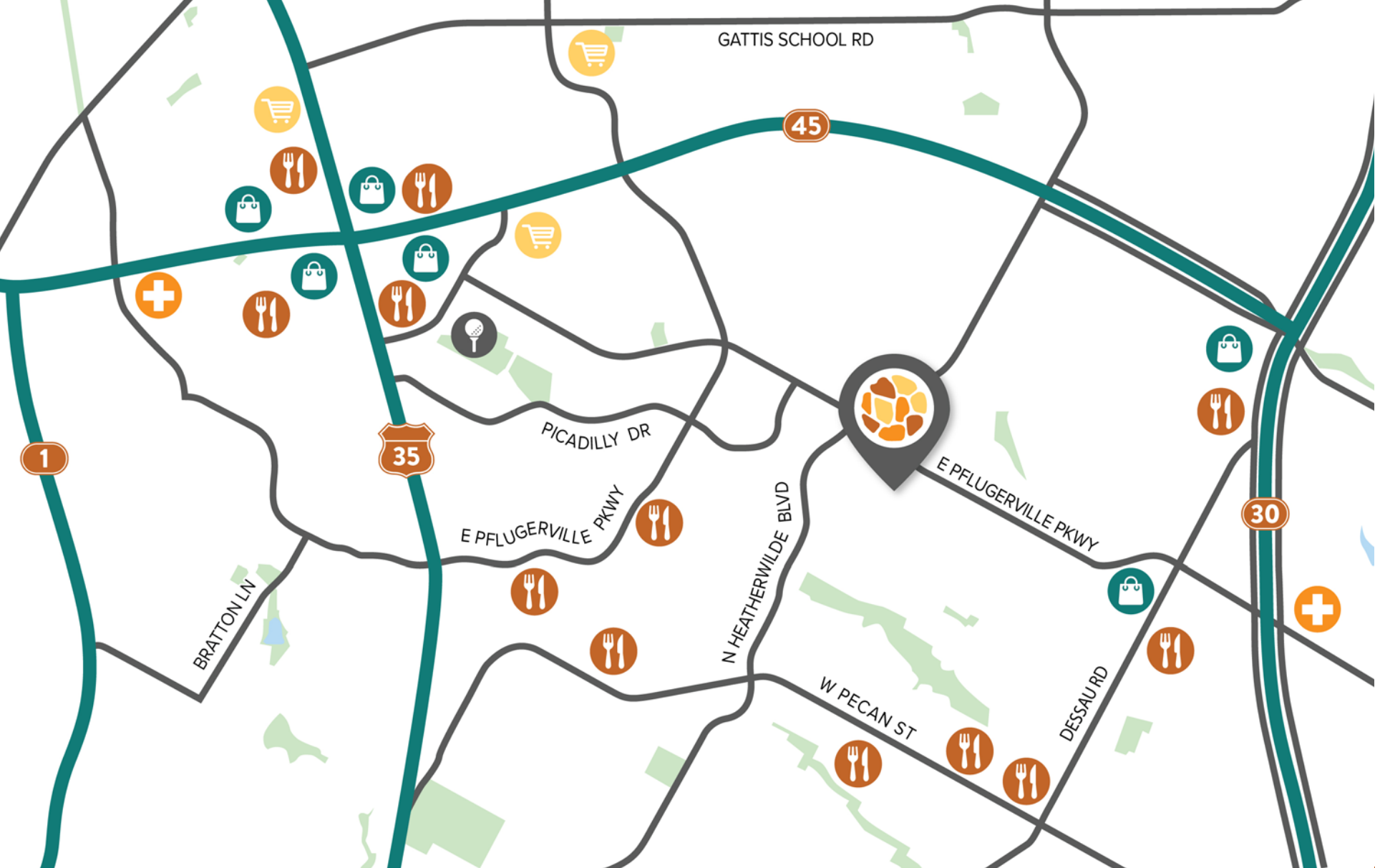


SERVE



VOLUNTEER





- GROCERY
- DINING
- SHOPPING
- HOSPITAL
- GOLF COURSE

# THERE’S NO END TO WHAT YOU’LL DISCOVER IN OUR NEIGHBORHOOD!

Amberlin is located within one of Greater Austin’s exclusive communities, Pflugerville, which offers plenty of shopping, fitness, and entertainment opportunities to explore. You’ll also enjoy easy access to local parks when you’re craving some time outdoors, while the urban offerings of Austin, Texas are never out of reach.







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[AmberlinPflugerville.com](https://www.AmberlinPflugerville.com)



 [SparrowLiving.com](https://www.SparrowLiving.com)



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PFLUGERVILLE