



AMBERLIN

PFLUGERVILLE

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

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 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
- Outdoor Grilling Stations
- Outdoor Patio Seating
- Event Lawn
- Courtyard Firepit
- Pickleball Court
- Bocce Court
- Community Garden with Raised Garden Beds
- Pet Friendly
- Fenced-In Dog Park
- Beautifully Landscaped Courtyards
- 24-Hour Two-Story Community Clubhouse
- Demonstration Kitchen
- Fully-Equipped Fitness Center & Wellness Studio
- Weekly Fitness Classes
- Media and Movie Room
- Games and Billiards Room
- Craft Room
- Library
- Business Center with Wi-Fi Access
- Smoke-Free Community
- Thoughtfully Curated Events Calendar
- Maintenance-Free Living with On-Site Service Team
- Controlled Access Gates
- Detached Garages and Carports
- Additional Storage Units
- Elevator Service
- Climate Controlled Interior Corridors
- Walking Trail Access



OUR COMMUNITY

- A1 - Amber
- A3 - Topaz
- B1 - Onyx
- B3 - Garnet
- A2 - Jade
- A4 - Opal
- B2 - Jasper
- 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
- EVENT LAWN
- POOL CABANAS
- PICKLEBALL COURT
- COMMUNITY GARDEN
- BOCCIE BALL COURT
- PORCH
- FIREPIT
- DOG PARK

- 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.

- Fully-Equipped Kitchens with Open-Concept Layout
- Two-Toned Granite Countertops
- Stainless Steel Appliances
- Over-the-Range Microwave
- 9' Ceilings
- Expansive Walk-in Closets
- Ceiling Fans in Bedrooms and Living Room
- Walk-in Glass Showers*
- Luxurious Garden Tubs*
- Dual Vanities in Bathrooms*
- Private Balconies or Patios
- Fenced-in Backyards*
- Full-Size Washer and Dryer Included
- Extra Storage Space
- Luxury Vinyl Plank and/or Carpet

* 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

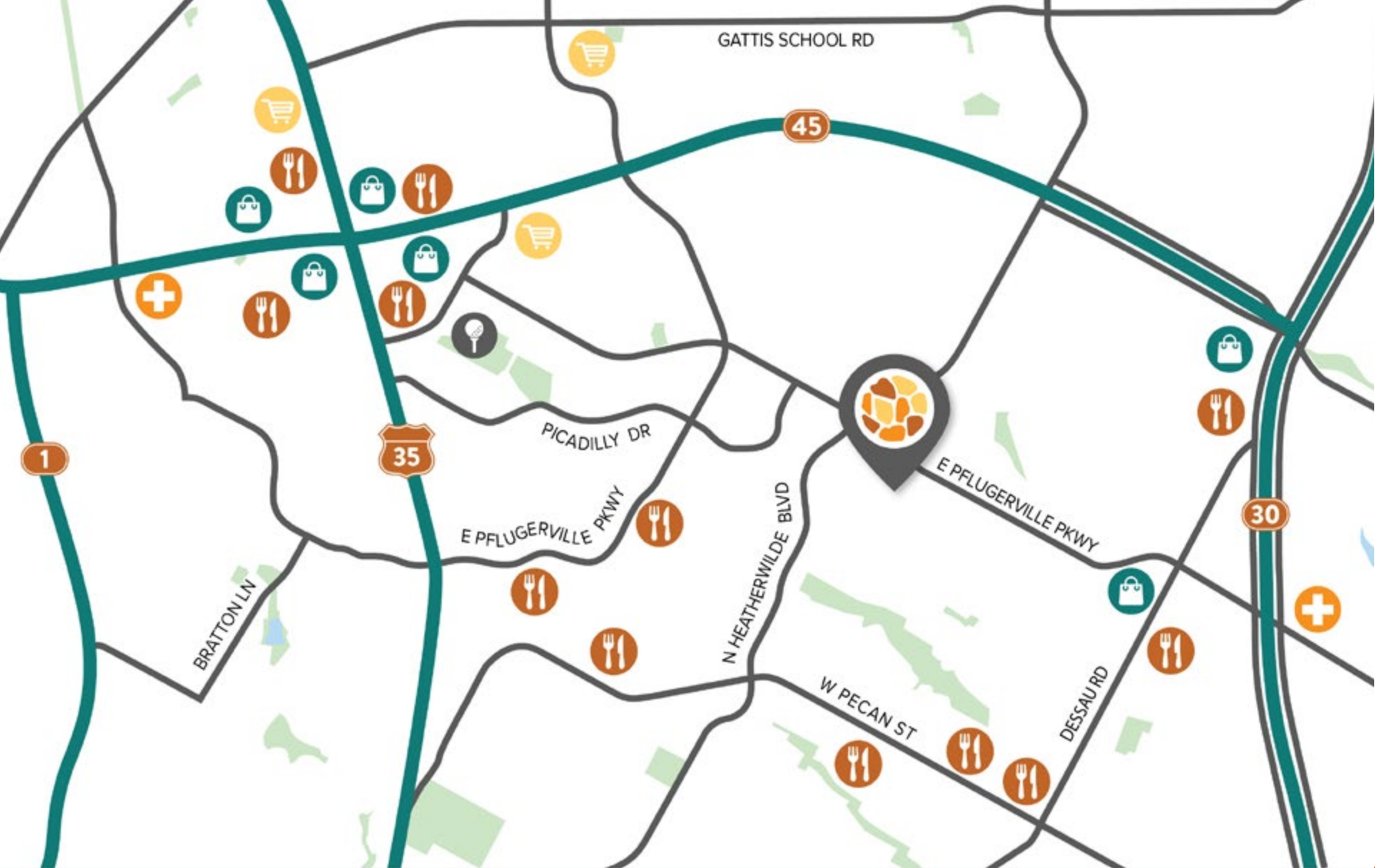
THROUGH ACTIVE PARTICIPATION

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

<p style="text-align: center;"><i>Sharpen Your Mind</i></p> <div style="display: flex; justify-content: space-around; text-align: center;"> <div style="width: 30%;">  TRIVIA GAMES </div> <div style="width: 30%;">  TECHNOLOGY COURSES </div> <div style="width: 30%;">  ARTS & CRAFTS </div> </div> <div style="display: flex; justify-content: space-around; text-align: center; margin-top: 10px;"> <div style="width: 30%;">  SOCIAL HOURS </div> <div style="width: 30%;">  LIFELONG LEARNING </div> <div style="width: 30%;">  PET EVENTS </div> </div>	<p style="text-align: center;"><i>Strengthen Your Body</i></p> <div style="display: flex; justify-content: space-around; text-align: center;"> <div style="width: 30%;">  FITNESS CLASSES </div> <div style="width: 30%;">  WALKING GROUPS </div> <div style="width: 30%;">  COOKING DEMOS </div> </div> <div style="display: flex; justify-content: space-around; text-align: center; margin-top: 10px;"> <div style="width: 30%;">  HEALTH EDUCATION </div> <div style="width: 30%;">  GARDENING </div> <div style="width: 30%;">  DANCING </div> </div>	<p style="text-align: center;"><i>Share Your Gifts</i></p> <div style="display: flex; justify-content: space-around; text-align: center;"> <div style="width: 30%;">  TEACH </div> <div style="width: 30%;">  HOST </div> <div style="width: 30%;">  PLAN </div> </div> <div style="display: flex; justify-content: space-around; text-align: center; margin-top: 10px;"> <div style="width: 30%;">  SUPPORT </div> <div style="width: 30%;">  SERVE </div> <div style="width: 30%;">  VOLUNTEER </div> </div>
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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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GROCERY
- 
DINING
- 
SHOPPING
- 
HOSPITAL
- 
GOLF COURSE





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



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



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