



Marvella
The Terrace
Senior Apartments

Live your story at Marvella

At Marvella, your ideal residence is complemented by an assortment of conveniences and amenities to enrich your life.

Enjoy maintenance-free living and comfortable, convenient floor plans. Regardless of which plan you choose, it's sure to reflect your sense of style as you add your own personal touch.

Included Amenities

- Bistro
- Club room
- Chapel/Community room
- Library/Learning center
- Indoor pedestrian bridge safely connecting Terrace II to the two-story Town Center amenities
- Salon
- Makers space
- Surround sound movie theater
- Various dining venues
- Wings® wellness intellectually stimulating programs, spiritual care services, group fitness classes, fitness center with pool, volunteer opportunities
- Access to Town Center Amenities
- Priority access to other Presbyterian Homes & Services living and care options based on availability
- Continental breakfast
- Utilities (heat, electric, central air conditioning, water, sewer and trash)
- Telephone service
- Basic cable television service
- Open public Wi-Fi
- Pastoral care
- Outdoor amenities terrace with grilling station, gas fireplace, pergola, lawn space and a variety of seating options

Other Conveniences

Additional fees may apply

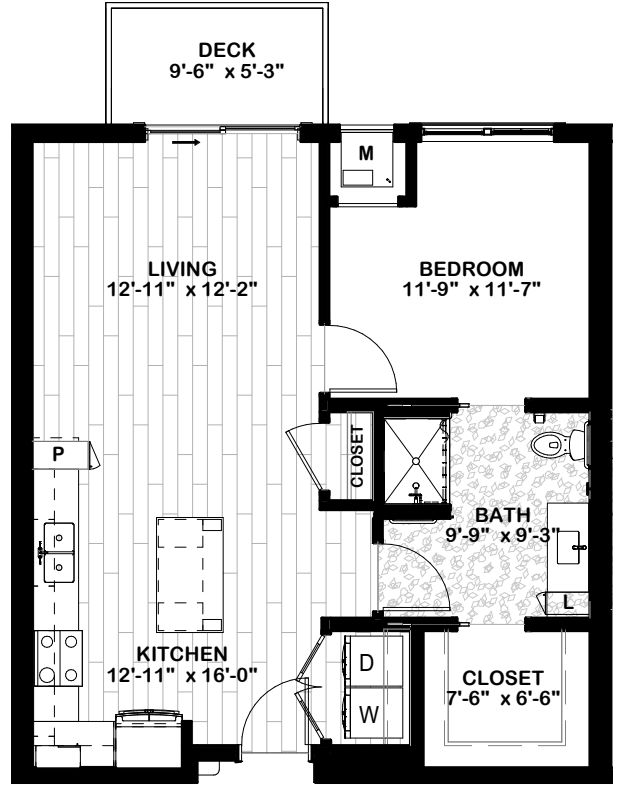
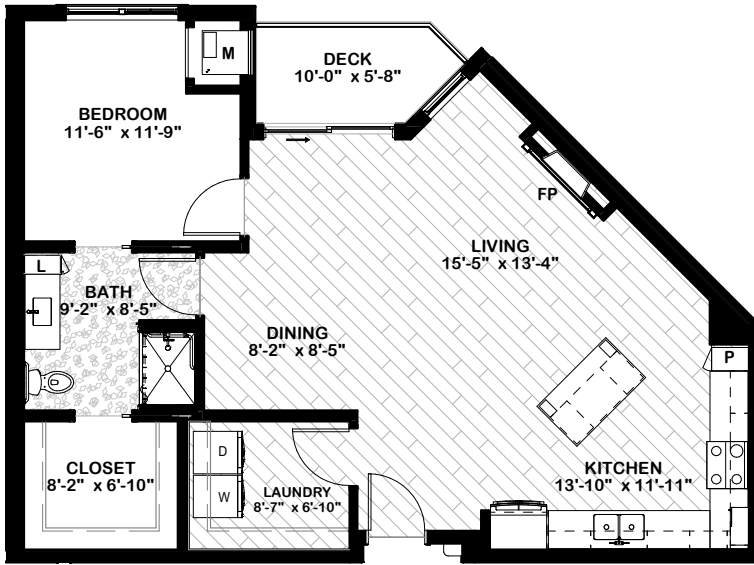
- Guest suites
- Guest dining
- Personal trainer
- Underground heated parking
- Storage unit (based on availability)
- Bike storage (based on availability)
- Home care and hospice services available through Optage®
- Pets are welcome (guidelines apply) and we offer onsite Pet spa and dog run
- Month-to-month residency agreement
- Smoke-free community
- Easy access to Highland Bridge Civic Plaza featuring outdoor parks and water features
- Outpatient therapy — physical, occupational and speech therapy



Sample Floor Plans

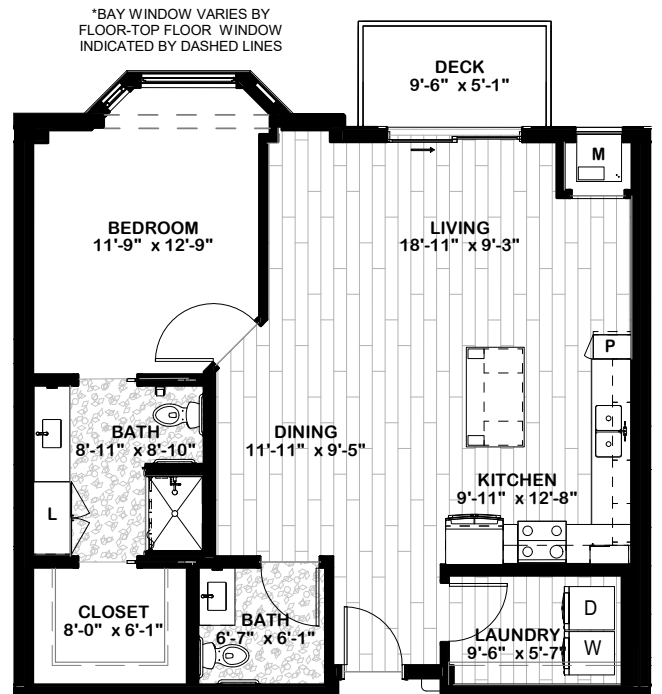
Wilcox

One Bedroom | One Bath
699 Sq. Ft.



Spier

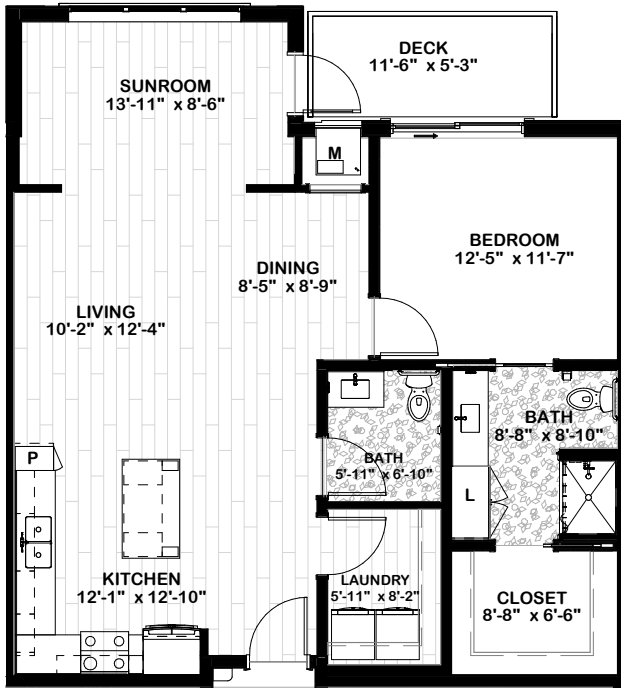
One Bedroom | One Bath
862 Sq. Ft.



Thorton

One Bedroom | Two Bath
868 Sq. Ft.

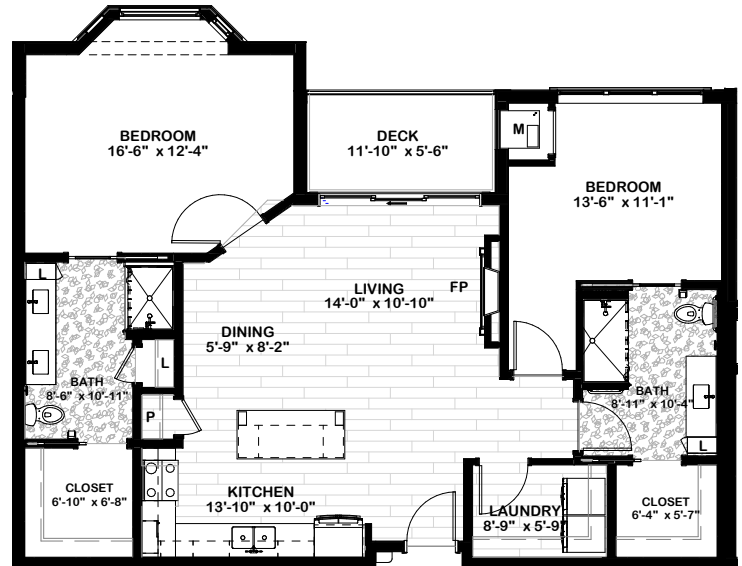
Floor plans, features and amenities are subject to change without notice. Stated dimensions and square footage are approximate. Additional floor plans may be available. Please ask about availability.



Hamlet

One Bedroom + Sunroom | Two Bath

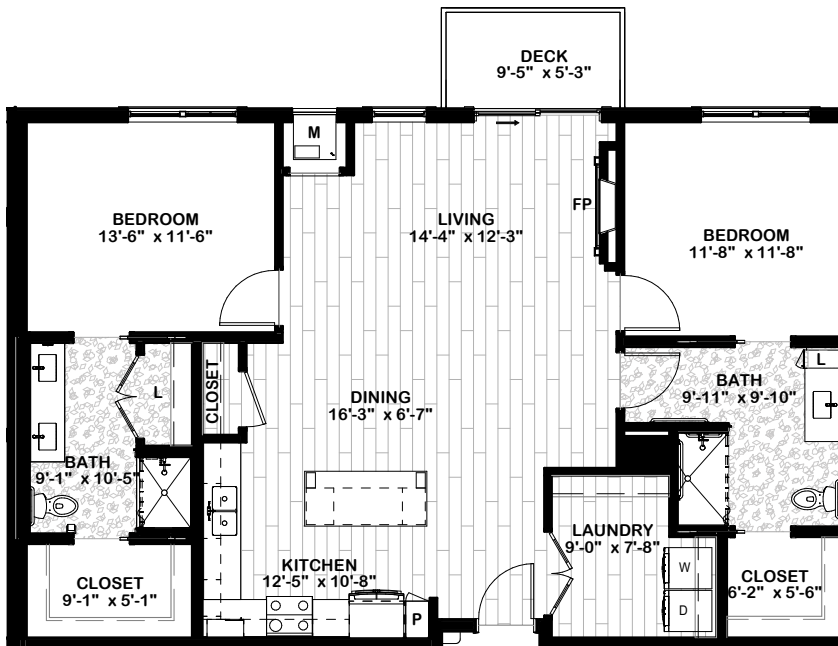
963 Sq. Ft.



Emerson

Two Bedroom | Two Bath

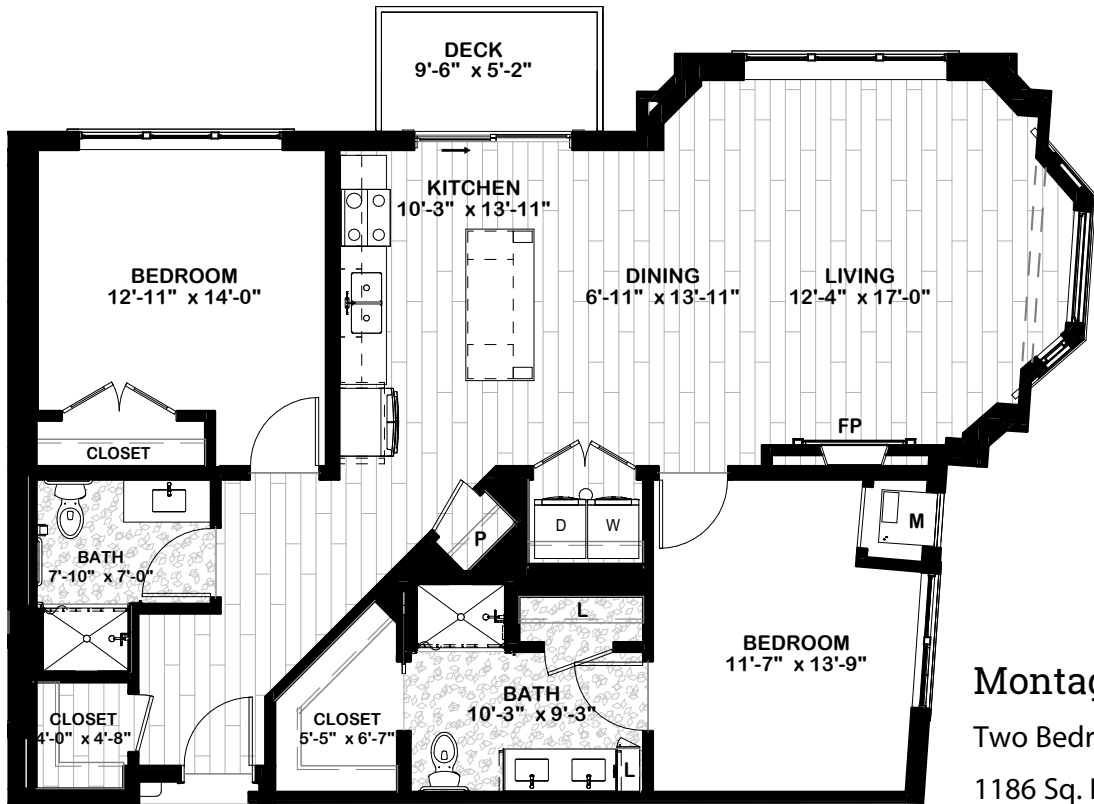
1171 Sq. Ft.



Odysseus

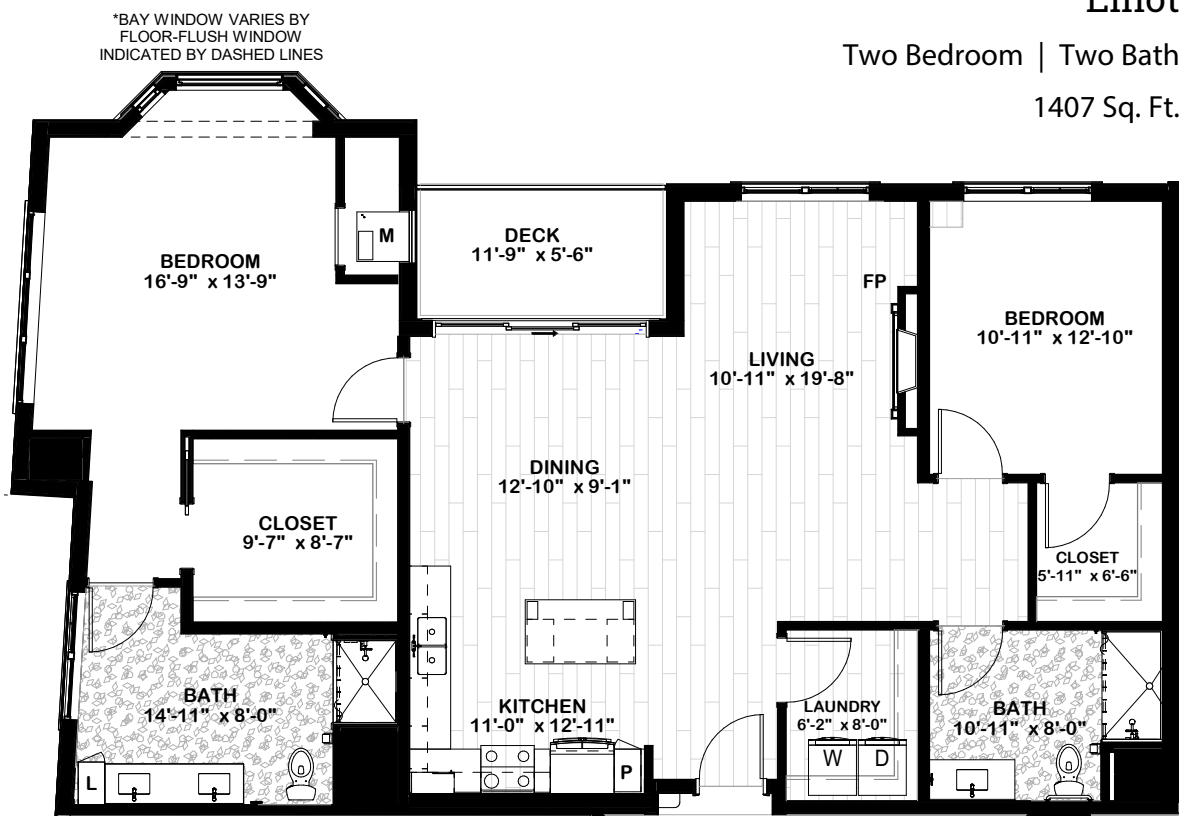
Two Bedroom | Two Bath

1248 Sq. Ft.



*BAY WINDOW VARIES BY FLOOR-TOP FLOOR WINDOW INDICATED BY DASHED LINES

Montag
 Two Bedroom | Two Bath
 1186 Sq. Ft.



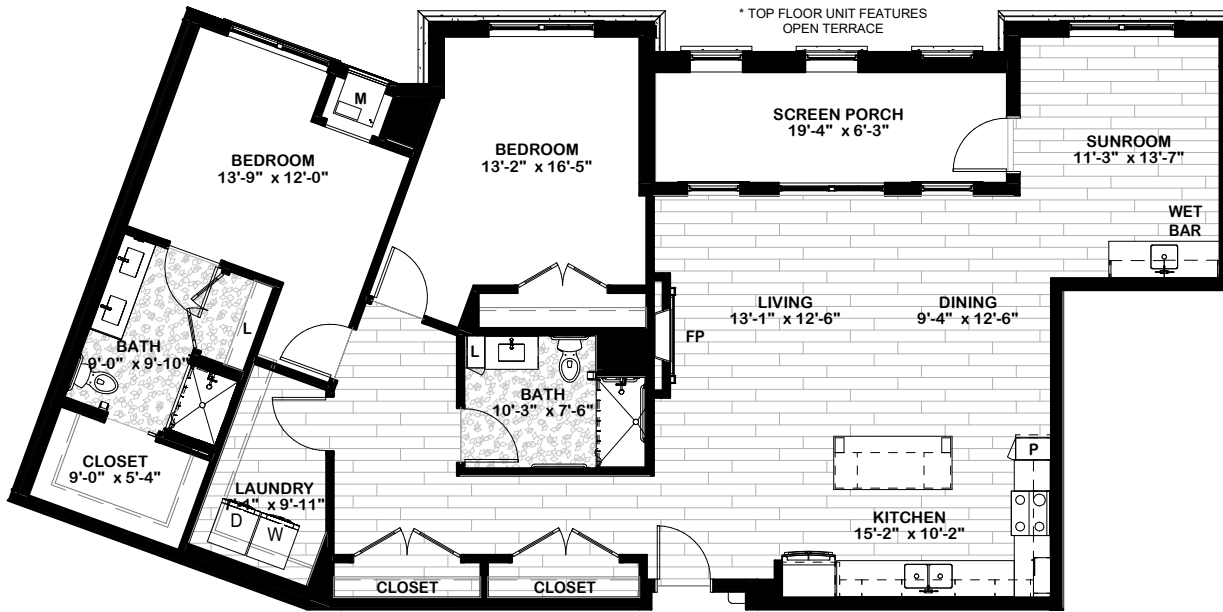
*BAY WINDOW VARIES BY FLOOR-FLUSH WINDOW INDICATED BY DASHED LINES

Elliot
 Two Bedroom | Two Bath
 1407 Sq. Ft.

Macbeth

Two Bedroom + Sun Room | Two Bath

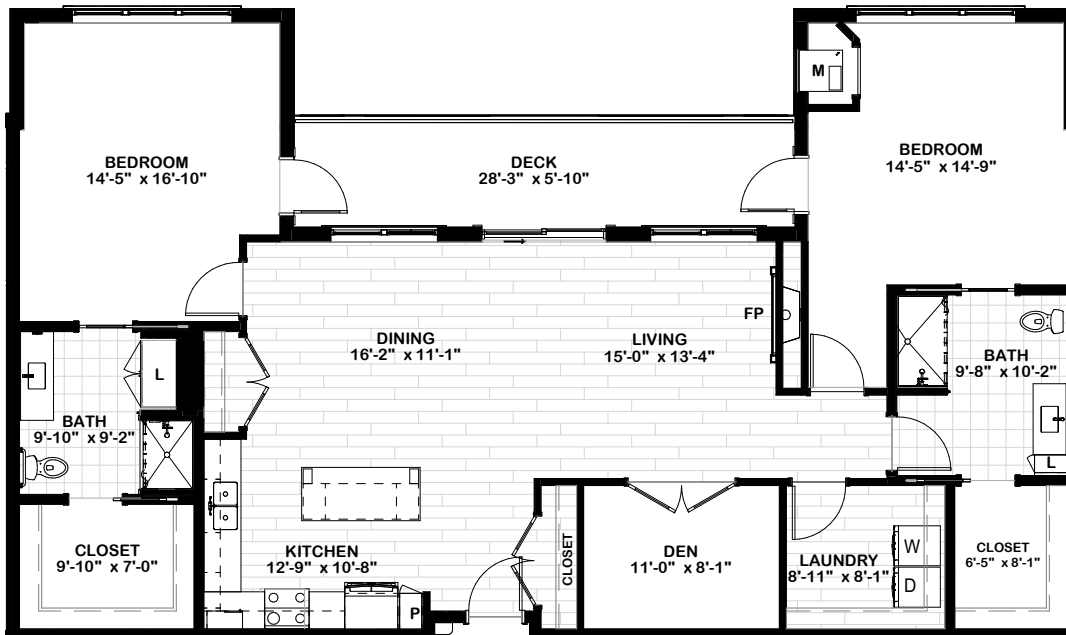
1561 Sq. Ft.



Bucket

Two Bedroom + Den | Two Bath

1637 Sq. Ft.



Our senior apartments offer maintenance-free living and comfortable floor plans with value and convenience. Nicely appointed common areas are well-suited for group events and casual gatherings. Social, recreational and volunteer opportunities help create a sense of community.

Distinctive Details

- Bright open floor plans emphasize spacious rooms with nine foot ceilings
- Electric or gas fireplace (based on location) in some apartments adding charm and warmth
- Premier LVT plank flooring throughout kitchen and living room and fixtures making a residence of the finest quality
- Fully equipped kitchen with stainless steel appliances and solid surface countertops
- Elegant enameled kitchen cabinetry with warm pewter and ivory tones
- Spacious walk-in closet
- Convenient in-home laundry with full size washer and dryer
- Individually controlled heat and central air conditioning
- Deck/patio on most apartments
- A variety of unique floor plans
- Highland View and Park View (top floors) apartments featuring quartz countertop and backsplash and upgraded lighting and carpet

Monthly Rental Fee

Apartment	Sq. Ft.	Entrance Deposit	Rate
Studio	758	\$49,270	\$2,350–\$2,565
One Bedroom	683–1,003	\$76,496–\$145,435	\$2,320–\$3,905
One Bedroom + Den/Sunroom	893–1,293	\$125,020–\$186,020	\$3,295–\$4,945
Two Bedroom	981–1,470	\$133,310–\$220,500	\$3,595–\$5,510
Two Bedroom + Den/Sunroom	1,233–1,817	\$184,950–\$272,550	\$4,540–\$7,095

The entrance deposit essentially reduces the monthly fee and is 100% refundable.

Pricing subject to change. Residency agreement available upon request.





651-344-2000

825 Mount Curve Boulevard
St. Paul, MN 55116

MarvellaPHS.org

Due to COVID-19 or other future circumstance, some features may be temporarily unavailable or offered in a different way. We anticipate features will become available in original form once it is prudent to do so. Presbyterian Homes & Services (PHS) communities comply with applicable federal civil rights laws and do not discriminate on the basis of race, color, national origin, age, disability or sex.

PresHomes.org

Español (Spanish): *Llame al 1-844-558-6125*

Hmoob (Hmong): *Hu rau 1-844-558-6125*

Tagalog (Filipino): *Tumawag sa 1-844-558-6125*

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All faiths welcome. Equal housing opportunity.

Living Options

- Beautifully-appointed senior apartments
- Relaxing, thoughtfully-designed assisted living apartments
- Private, nurturing assisted living memory care residences

 **presbyterian
homes & services**
freedom to live well®