



Marvella  
2190: The Terrace  
Senior Apartments

# The next chapter at Marvella

Marvella 2190 will be a great addition to the Marvella community offering the finest in independent living. With 125 new apartments, this new LEED-certified building will feature high-end finishes showcasing its dedication to environmental sustainability and beautifully efficient design.

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.

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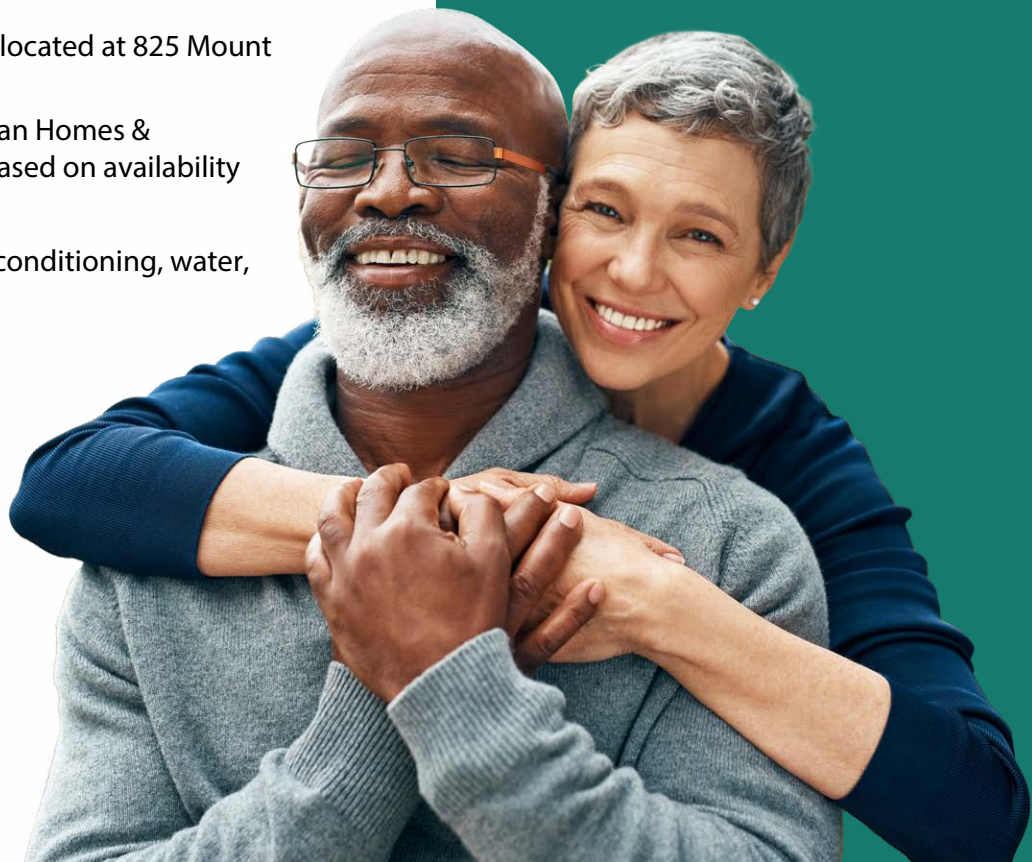
## Included Amenities

- Rooftop lounge
- Club room
- Creative space featuring makerspace, library and woodworking area
- Intellectually stimulating programs, group fitness classes and volunteer opportunities
- Spa lounge with hot tub and direct access to Relaxation Garden
- Locker rooms featuring infrared sauna, Himalayan salt wall and steam showers
- Access to Town Center amenities located at 825 Mount Curve Boulevard
- Priority access to other Presbyterian Homes & Services living and care options based on availability
- Retail space on street level
- Utilities (heat, electric, central air conditioning, water, sewer and trash)
- 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 suite
- 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

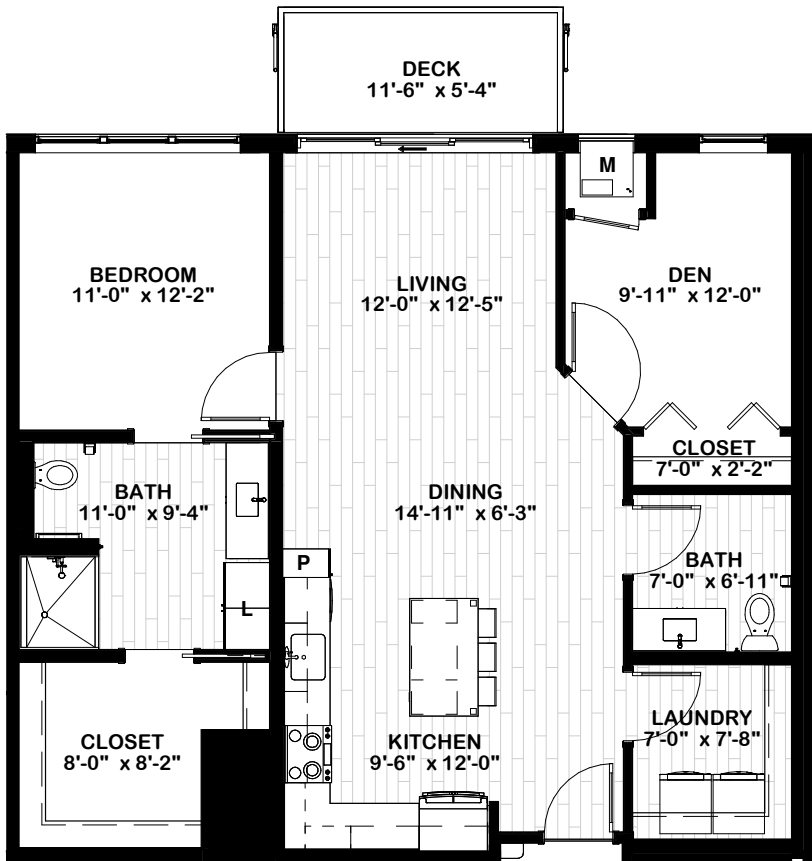
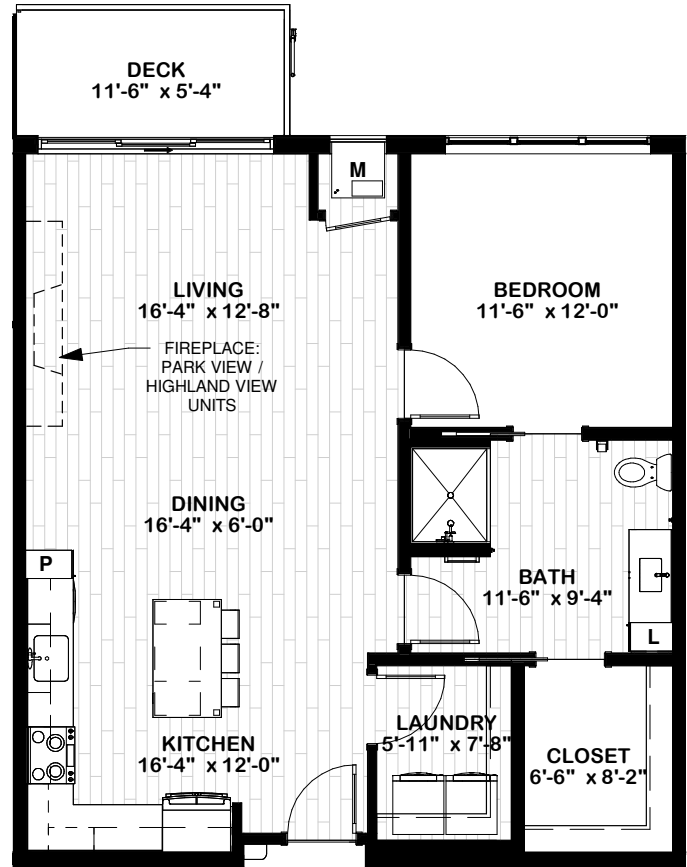


# Sample Floor Plans

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.

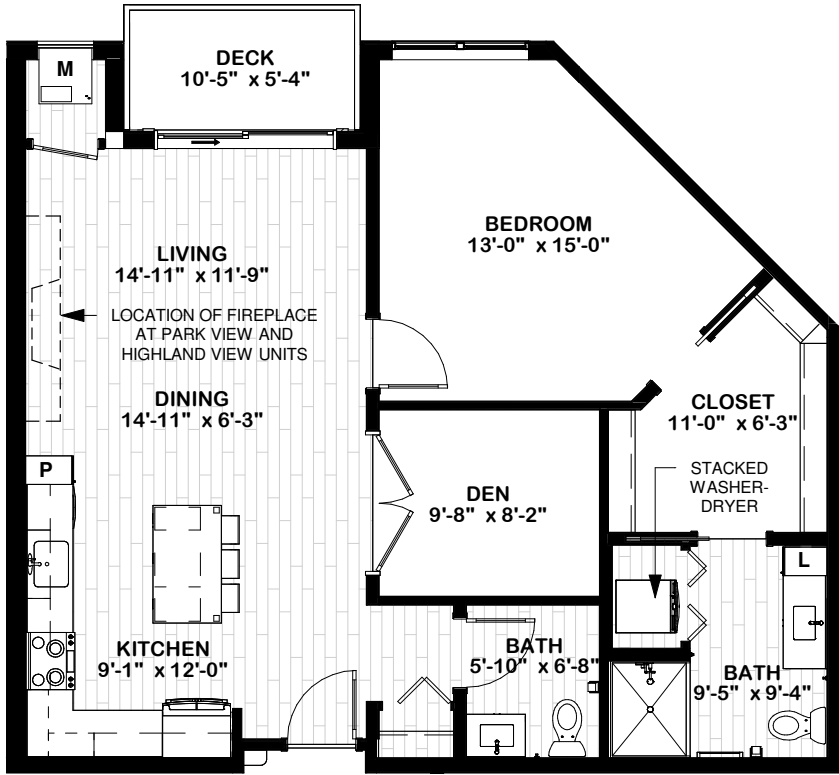
## Whitby

One Bedroom | One Bath  
939 Sq. Ft.



## Verona

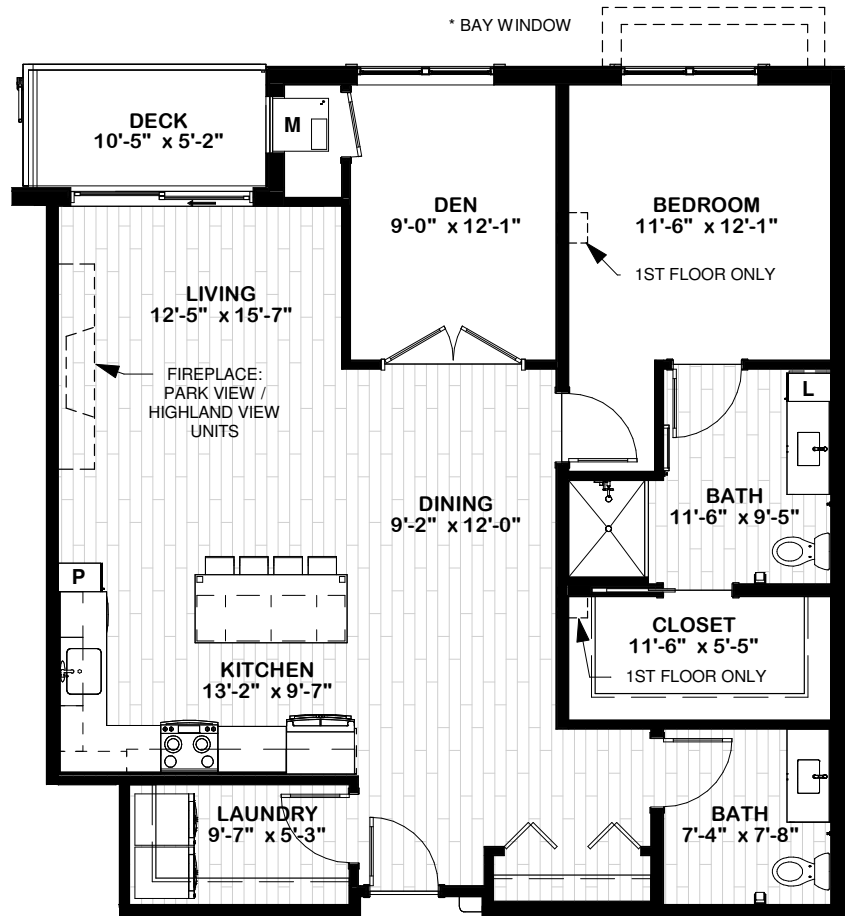
One Bedroom + Den | Two Bath  
1,115 Sq. Ft.



## Sandition

One Bedroom + Den | Two Bath

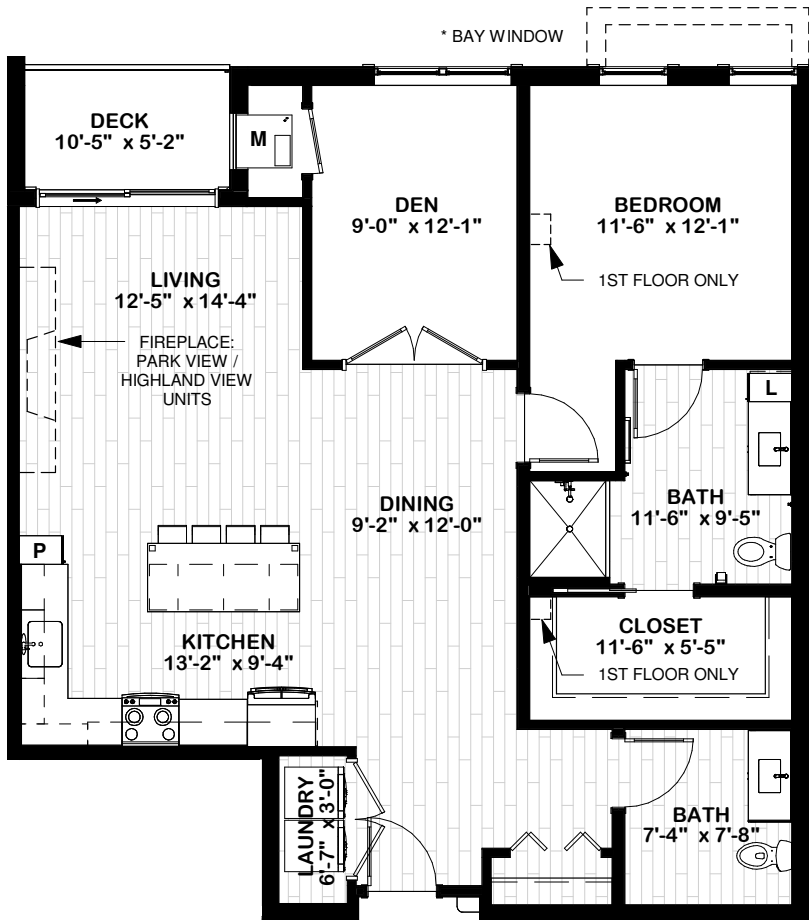
1,034 Sq. Ft.



## Mansfield

One Bedroom + Den | Two Bath

1,250 Sq. Ft.

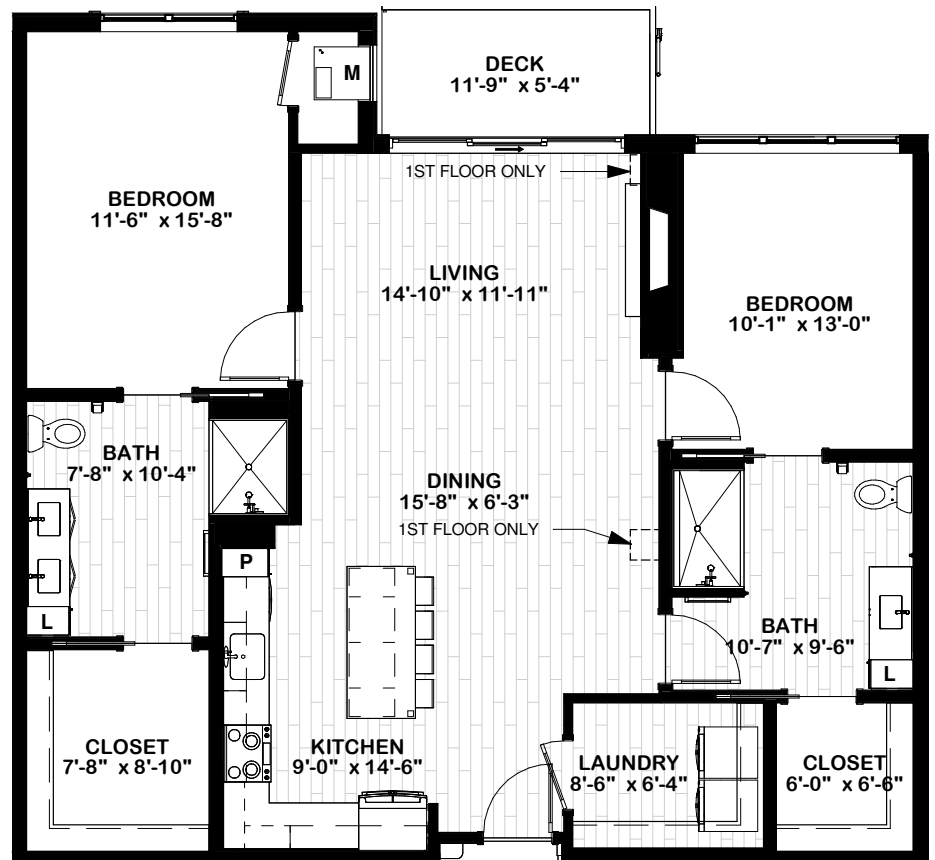


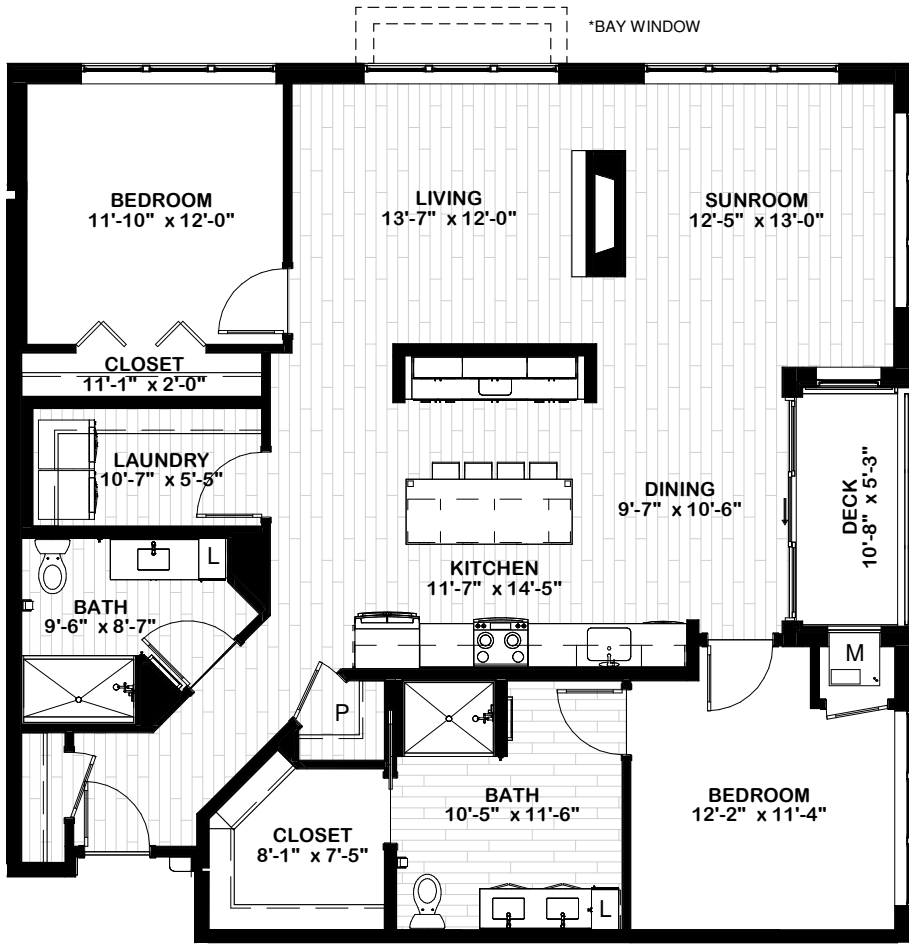
## Hampstead

One Bedroom + Den | Two Bath

1,166 Sq. Ft.

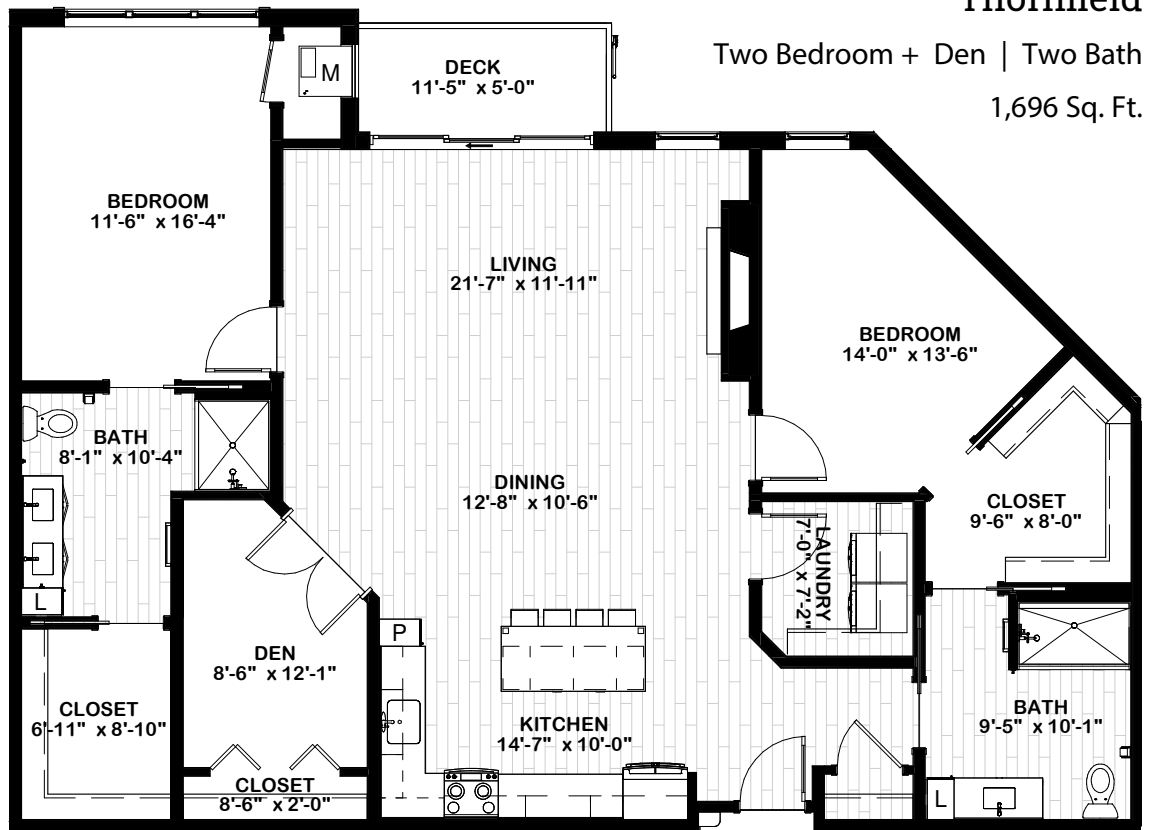
**Pembrook**  
Two Bedroom | Two Bath  
1,358 Sq. Ft.





## Wobegon

Two Bedroom + Sunroom | Two Bath  
1,587 Sq. Ft.



## Thornfield

Two Bedroom + Den | Two Bath  
1,696 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 or ten foot ceilings (based on location)
- 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, beautiful cabinetry and quartz countertops
- Elegant enameled kitchen cabinetry with warm pewter/granite tone and/or wood stain island (based on location)
- 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
One Bedroom	935–950	\$72,930–\$85,570
One Bedroom + Den/Sunroom	1,034–1,263	\$129,250–\$187,500
Two Bedroom	1,280–1,358	\$175,360–\$203,700
Two Bedroom + Den/Sunroom	1,490–1,739	\$204,130–\$254,400

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

*Pricing subject to change. Residency agreement available upon request.*





**651-344-2000**

2190 Hillcrest Drive  
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.

## Marvella 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®*