

# LIVING

AUSTIN'S NEWEST ONE-OF-A-KIND  
SENIOR LIVING COMMUNITY

## Maravilla at The Domain

PERKINS —  
EASTMAN

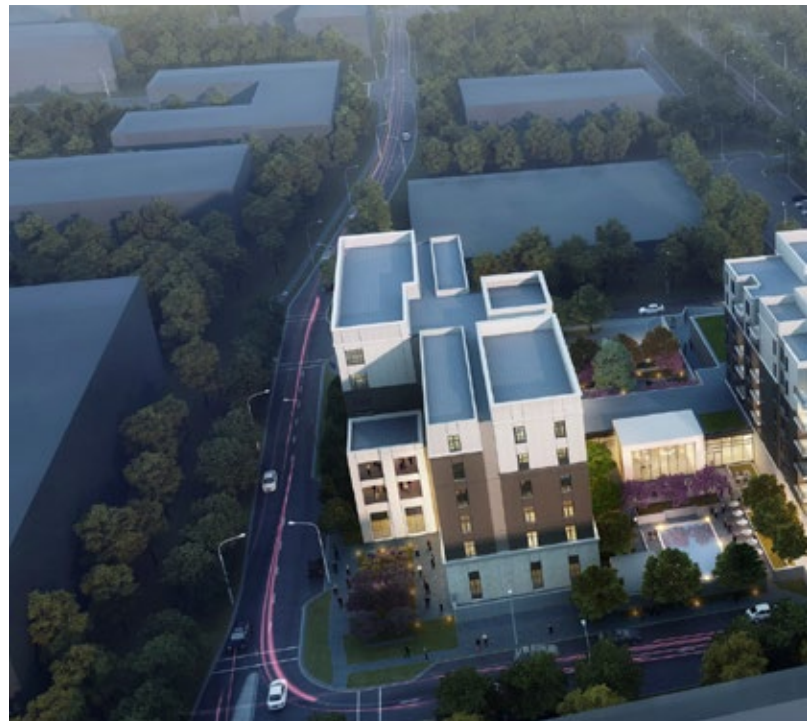
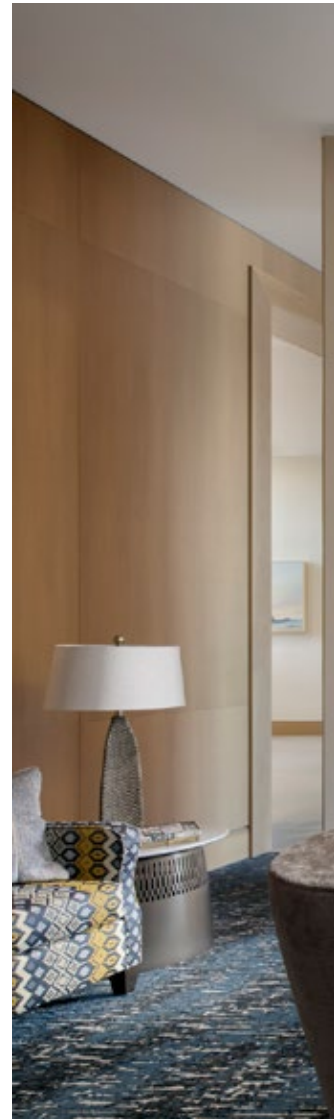


# Maravilla at The Domain

SENIOR RESOURCE GROUP | AUSTIN, TX

Senior Resource Group's Maravilla at The Domain in Austin offers an abundance of wellness programming, unique activities, attentive service, and imaginative cuisine, all in a stylish setting. Strategically located within a vibrant shopping and lifestyle district offering retail, restaurants, hotels, entertainment, and multi-family residences, Maravilla creates a walkable and connected community for aging adults.

A large program and constrained site led the design team to follow a denser, urban model of planning. To help foster a connection to the surrounding neighborhood and maximize green space and terraces, surface parking is limited to guests and visitors, while resident and staff parking are placed below grade. Two mid-rise towers with 142 independent living apartments, and one mid-rise tower with 54 assisted living apartments and 34 memory support residences, are organized around four distinct courtyards and connected by a first-floor Center for Healthy Living. The towers are situated to take advantage of solar orientation and natural light, and provide attractive views from the resident apartments to the landscaped amenities below. The intentional offset placement of the three towers creates interest in the skyline, and undulating spaces for the courtyards and landscape. The courtyards and terraces are designed to take advantage of Austin's moderate temperature and pleasant seasons, and accommodate a variety of exterior program elements.





SIZE  
370,000 sf (34,374 sm)

DESIGN SERVICES  
Planning, Programming,  
Architecture, Interior Design

CONSTRUCTION  
New Construction

PROJECT FEATURES  
Center for Healthy Living

SUSTAINABILITY FEATURES  
LEED Silver

Maravilla creates an amenity rich, walkable and connected community for aging adults with a balance between resort-style hospitality and residential warmth.





Maravilla offers strong indoor and outdoor connectivity to support resident desires for a healthy, vibrant lifestyle.







The restaurant, designed as three unique environments, is open for breakfast, lunch, and dinner, and offers signature dishes and seasonal favorites. The Chef's Table, a special feature adjacent to the kitchen, provides an opportunity to speak directly to the chef and sample new dishes. The bar is a lively spot for happy hour and after dinner drinks, while the bistro is open throughout the day for grab-and-go items. Even more dining can be found right outside Maravilla's doorstep, within The Domain.

The Center for Healthy Living embodies ZEST, Senior Resource Group's program for well-being. ZEST brings healthy, positive balance to each day with a wealth of personalized, enriching experiences focusing on the three fundamental areas of the self: mind, body, and soul. A fitness center, group exercise room, enclosed pool, movie theatre, library, salon, and healthy dining options provide opportunities for holistic nourishment. On-site therapy is available to residents and the local community, with a separate street-side entrance. The community room invites local performers to entertain, as well as provides life-long learning opportunities and lectures to the residents. In future plans, a membership program is being considered for the neighboring 55+ community so they can partake in the amenities Maravilla offers.

Drawing inspiration from the local vernacular and surrounding landscape, interior and exterior design elements create a balance between resort-style hospitality and residential warmth. The colors and textures throughout the interior were drawn from the Texas Hill Country. Locally-sourced stone on the fireplace, reclaimed leather belts accenting millwork cabinetry, and blackened iron details introduce a local rustic flavor while balancing a clean modern approach to the architecture.







## CONTACT INFORMATION

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