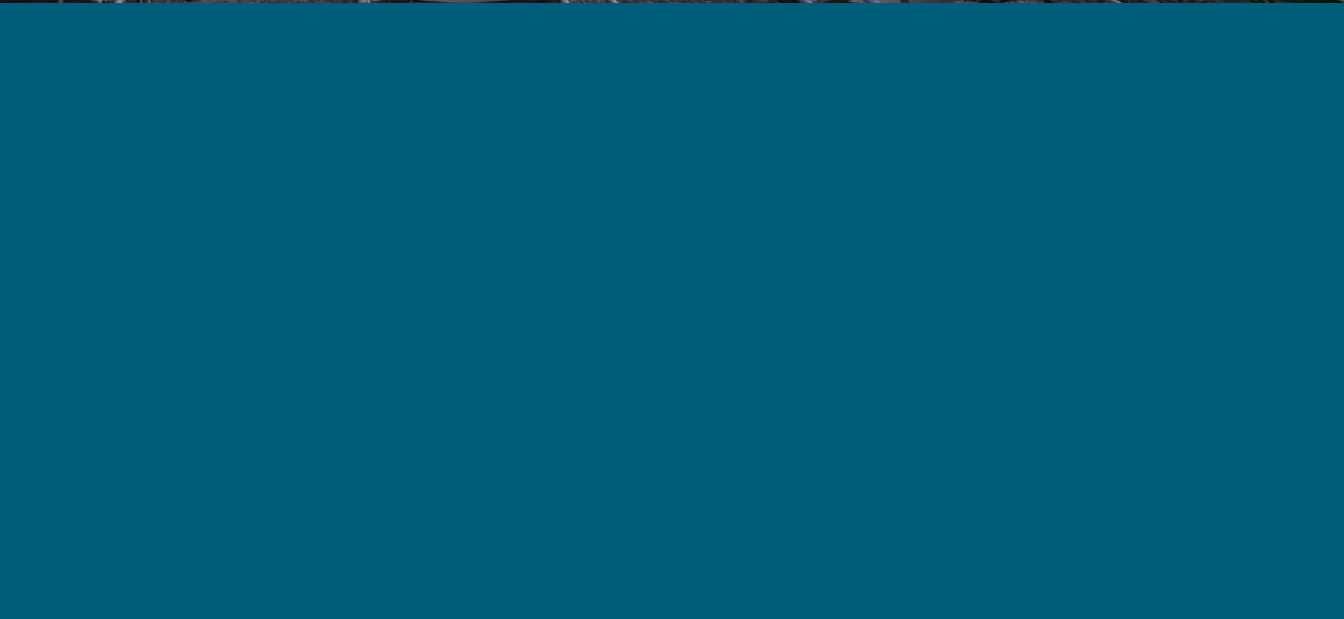


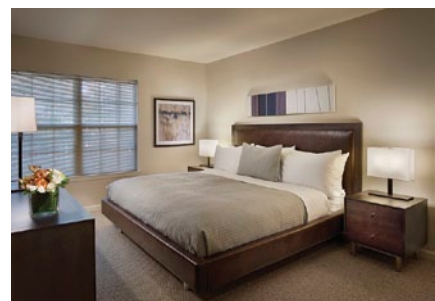


AVE

MALVERN



Smart, stylish, seamless living. Flexible accommodations with unparalleled amenities and resident services. AVE Malvern—located along Philadelphia's desirable Main Line—is minutes from Route 202, I-76, and the PA Turnpike, and an easy commute to the Valley Forge and King of Prussia office areas.





AVE

apartments one- and two-bedroom floor plans with individual private front entry · select vaulted ceilings · wood-burning fireplaces · panoramic views of Great Valley · full-size washer and dryer · walk-in closets with modular shelving · wood crown molding with base trim · recessed lighting in dining room · private patios and balconies · individually controlled energy efficient heating and air-conditioning system · carpeted living area · ceramic tile floors · gourmet kitchens · designer cherry cabinetry with ample storage space · select granite countertops · large breakfast bar · ceramic bathrooms tile · glass shower doors · brushed nickel light fixtures · hand-cut stone front entry

furnished apartments stylish furniture · luxury bedding package with triple sheeting · fully-equipped kitchen · bed and bath linens · LCD flat-screen TVs with premium cable service · wireless high-speed Internet · cordless phones · unlimited local phone service · all utilities included · iron and ironing board, vacuum cleaner, hair dryer · housekeeping service available · direct company billing · major credit cards accepted · Aveda products

café club breakfast featuring Starbucks coffee, oatmeal, fresh fruit, juice, and assorted breads and pastries · afternoon tea featuring Tazo teas and cookies · complimentary national and local newspapers daily · unlimited online access to *New York Times*

spa and wellness computerized life cycles, stair masters, treadmills, EFX machines · full selection of individual weight training equipment · state-of-the-art fitness multi station · sauna

services and amenities architect-designed pool with water fountains · outdoor seating area featuring a fire pit and barbecue area · 24-hour fitness center · café featuring weekday club breakfast overlooking the pool · business center with iMac and Dell work stations · printer, copier, scanner and fax · conference room · valet dry cleaning · mail drop-off and digital package acceptance · high-speed WiFi service in all common areas · resident receptions and social events · full-time on-site management, maintenance, landscaping, and housekeeping · guest services · professionally managed by Korman Communities

311 E. Lancaster Avenue
Malvern, PA 19355

GPS: Woodview Way

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www.aveliving.com



@AVEliving



AVE living



AVE by Korman Communities



AVE Living



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directions



From Philadelphia: Take 76 West to Route 202 South. Follow 202 to the Paoli Exit/Route 252. Follow 252 to Route 30 West. Make a right on Route 30. Malvern is 1.8 miles down on the right hand side of the road. **From the Blue Route (476):** Take Exit 13/St Davids-Villanova. Turn onto Route 30 West and follow for 8 miles. AVE Malvern is on the right hand side of the road. **From Route 202:** Bear right on the Malvern/Route 29 South exit. Make a right at the first light (Route 29). Follow Route 29 south to Route 30. Make a left onto Route 30. AVE Malvern is approximately 1 mile ahead on the left hand side of the road. **From the PA Turnpike:** Take Exit 326/Valley Forge. Follow 202 South to Malvern/Route 29 south. Bear right. Make a right at the first light (Route 29) and follow to Route 30. Make a left onto Route 30. AVE Malvern is approximately 1 mile ahead on the left hand side of the road.

GPS address

Woodview Way
Malvern, PA 19355