



— THE —  
**MAGNOLIA**

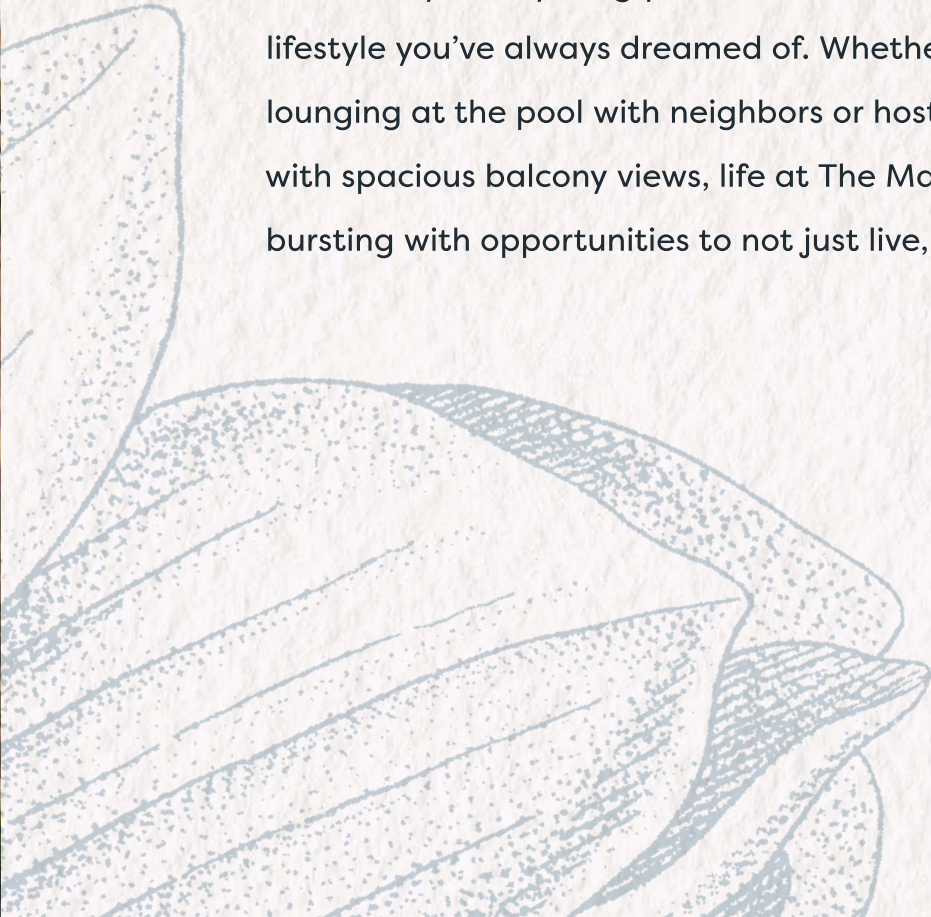
RESIDENCES AT GROSVENOR PARK



WELCOME TO THE MAGNOLIA

## Your Time to Thrive

Standing proudly above the lush landscape of Grosvenor Park, The Magnolia is a tranquil oasis minutes from the Red Line Metro and the energy of the nation's capital. 21 stories of apartment residences offer abundant amenities, superior services and a connected community—everything you need to cultivate the lifestyle you've always dreamed of. Whether it's lounging at the pool with neighbors or hosting a dinner with spacious balcony views, life at The Magnolia is bursting with opportunities to not just live, but thrive.



SPACIOUS SUNFILLED UNITS

# Features with a Flourish

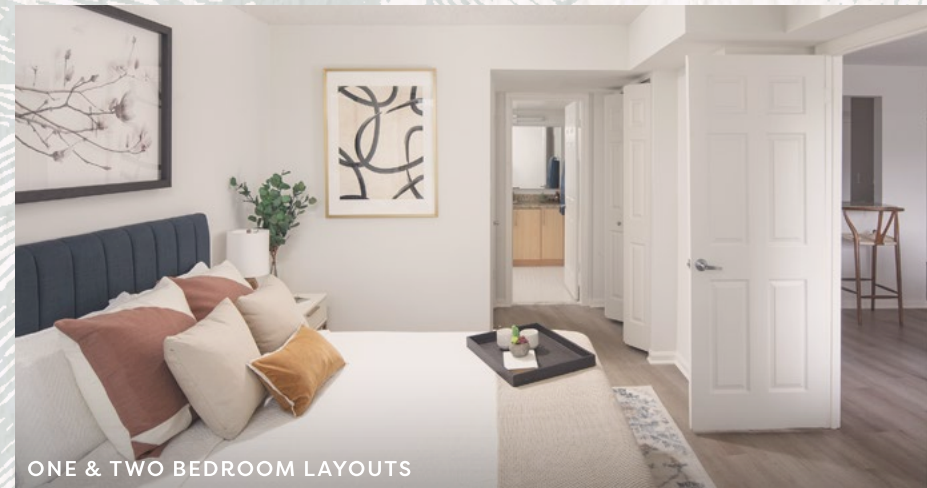
Imagine waking up in an alcove of tranquility, fully refreshed. Stepping out onto your private balcony to take in the tree-canopied urban skyline. The day begins to unfold before you. Will you stay in for a self-care sabbatical? Whip up a spread for a soirée under the stars? The luxury of leisure is yours.



SPACIOUS FLOOR PLANS



BALCONIES WITH PANORAMIC VIEWS



ONE & TWO BEDROOM LAYOUTS



SOCIAL AMENITIES



A GRAND ENTRANCE



DEDICATED ONSITE TEAM

SO MANY WAYS TO FILL YOUR DAY

## Amenities Abloom

You could drift the day away poolside, lost in a novel, or take your four-legged friend out for a rousing round of fetch in the park, then a visit to the pet spa downstairs. Why not find your muse in The Magnolia maker space or work off the week in the fitness center? Amenities like these are all about ease.



EVERYTHING YOU NEED FOR LIVING WELL

# Good Natured Living

Feel like getting out and about? Bike the Bethesda Trolley Trail or trek through Rock Creek Park. Metro into DC to play tourist at the Smithsonian museums. Or take a culinary trip around the world with local goodies from Grosvenor Market and exotic options from Balducci's. Urban texture, culture, nature—it's all at your doorstep.



NEARBY ROCK CREEK PARK



METRO CONNECTION

CLOSE BY HIKING & BIKING TRAILS

ENTERTAINMENT AND DINING DESTINATIONS

# Cultivated for Connection

North Bethesda is a prime location for urban sophistication, and you are at the center of it. In under 10 minutes, you can stroll over to Strathmore to enjoy a picnic and a *Live on the Lawn* concert. Or drive to Pike & Rose for eclectic eats and designer drinks. Where will you go from here?



MINUTES FROM PIKE & ROSE



FUN FOR THE WHOLE FAMILY



WORLD-CLASS ENTERTAINMENT

GROSVENOR + BOZZUTO

## Ownership + Service

From the concierge who greets you by name to the ample private parking, every detail is designed to create an exceptional experience. Need your plants looked after while you're globetrotting? Say no more. Maintenance request while you're at work? Consider it done. We take pride in going above and beyond to make The Magnolia your forever home.





— THE —  
**MAGNOLIA**

RESIDENCES AT GROSVENOR PARK



301.691.3168

[TheMagnoliaResidences.com](http://TheMagnoliaResidences.com)

managed by  
**BOZZUTO**



proudly owned by  
**GROSVENOR**

