



WELCOME TO AMALYN

Amalyn is a brand-new, intimate community of 309 homesites, coming to life on the last 75-acre parcel of land in Bethesda. Thoughtfully designed with a low-maintenance lifestyle, sought after amenities and tranquil green spaces, Amalyn presents a rare opportunity to enjoy the convenience of downtown Bethesda while living in tucked-away luxury. Heart, connection, community—this is Amalyn.





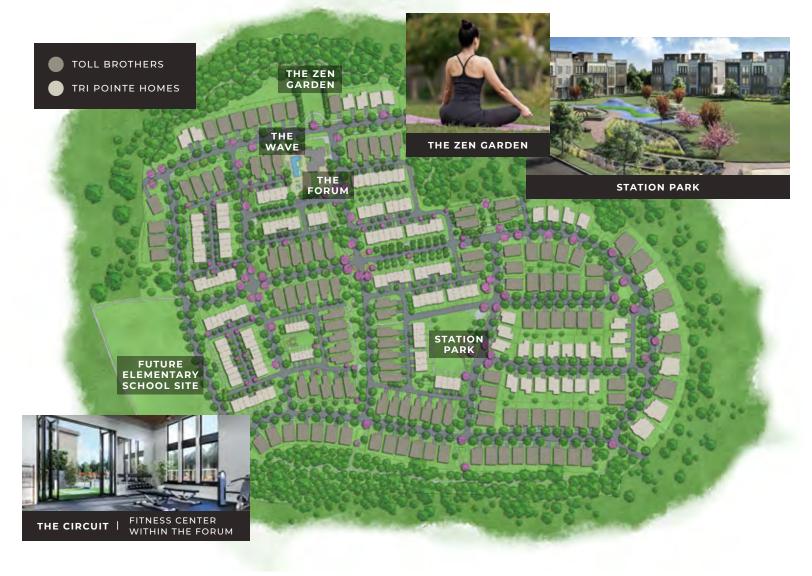


DISTINGUISHED TOWNHOME & SINGLE-FAMILY RESIDENCES: A PREMIUM LIFESTYLE AND BEYOND

AMALYN AMENITIES

- 1. LOBBY
- 2. A.B.C. KIDS CORNER
- 3. THE OPTIC | BAR
- 4. THE WAVELENGTH | CLUB ROOM
- 5. THE NETWORK | LOUNGE
- 6. RESTROOMS
- 7. THE STUDIO | RECEPTION
- 8. POOL EQUIP. ROOM
- 9. LIFE GUARD OFFICE
- 10. THE CIRCUIT | GYM (INDOOR)
- 11. THE CIRCUIT | GYM (OUTDOOR)
- 12. FIRE PITS
- 13. THE WAVE | POOL
- 14. CHILDREN'S PLAY POOL
- 15. SPLASH PAD
- 16. THE LAWN
- 17. OUTDOOR DINING
- 18. OUTDOOR RECREATION
- 19. THE AIRWAVE | OUTDOOR LOUNGE







Designed to indulge and pamper, Amalyn offers a resort-style experience unmatched in the area. From the dynamic clubhouse and pool, to the luxe fitness center and meticulously landscaped parks, this amenity-rich oasis is beautifully interwoven with exceptional residences to elevate and enhance your daily life.

- » The Forum—Thoughtfully designed 4,000 sq. ft. Clubhouse
- » The Circuit—State-of-the-art Fitness Center
- » The Wave—Swimming pool with water lounge, splash pads, grand sun deck, private cabanas, and outdoor bar
- » Club rooms for socializing
- » Zen garden
- » Station Park, green spaces, and trails



INSPIRED

RESIDENCES



Presenting masterfully crafted new home designs by two of the area's premier builders:

SINGLE-FAMILY RESIDENCES BY TOLL BROTHERS

TOWNHOME AND SINGLE-FAMILY RESIDENCES BY TRI POINTE HOMES



CONNECT

TO EVERYTHING BETHESDA & DC

Amalyn's enviable location makes it one of the most desirable luxury neighborhoods with the finest offerings of Bethesda, Chevy Chase, and Washington, D.C. right at your fingertips. Upscale shopping, diverse dining experiences, and vibrant entertainment options are just minutes away. With easy access to 355, I-270, I-495, and the Metro Red Line, you really can have it all. This is life uniquely connected with unparalleled convenience.

AMALYN.COM

