



FACT SHEET

OVERVIEW: the yoU at University Gateway, a luxury, multi-use high-rise across from the University of Nevada, Las Vegas, offers contemporary, fully furnished, single-occupancy apartments. Located near the Las Vegas Strip and Las Vegas Medical District, the yoU provides a distinctive residential option for students as well as professionals seeking an upscale, urban lifestyle.

ADDRESS: 4700 S Maryland Parkway
Las Vegas, Nevada 89119

PHONE: (702) 389-6111

SOCIAL MEDIA: Facebook and Instagram: @theyouliving

WEBSITE: theyouliving.com

RESIDENCES: Three varieties of single-occupancy studio residences are available:

- **Studios** are 100 percent all-inclusive, featuring a private bathroom, lounge area, washer/dryer and kitchen stovetop.
- **Studio Suites** are private studio living spaces located next to a second studio. Both studio residences share a co-living space with a TV lounge and kitchen. Each private studio includes its own lounge area, washer/dryer and bathroom.
- **Premium Studio Suites** are private studios located next to five other studio living residences. The six private studios share a co-living space with a full-sized kitchen with oversized chef's island and expansive TV lounge. Each private studio includes its own lounge area and bathroom.

Modern upgrades in all residences include 10-foot-high ceilings, stainless-steel appliances, a smart home system and built-in cabinets.

AMENITIES: Residents at the yoU studio apartment homes at University Gateway enjoy amenities including:

- A rooftop recreation deck overlooking the Strip.
- Resort-style pool, spa and lounge including fire pits, barbecue grills and sundeck.
- State-of-the-art fitness center.

- Game room with billiards, ping pong and arcade games.
- Coworking space.
- Smart home system featuring Vivint thermostat, smart lighting and door locking system, cable television and fast internet connection.
- 24-hour onsite police presence

**MULTI-USE
HIGHLIGHTS:**

- The ground floor of University Gateway provides residents with eateries such as Peet's Coffee, Crumbl Cookies, Ike's Love and Sandwiches, Sushi Joe's, the Brew Tea Bar, Pizza Forte and Roberto's Taco Shop, as well as the convenience of a branch of America First Credit Union.
- On floors two and three, University Gateway houses administrative space for UNLV.

PHOTOS:

[Click here for downloadable photos and renderings.](#)

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