

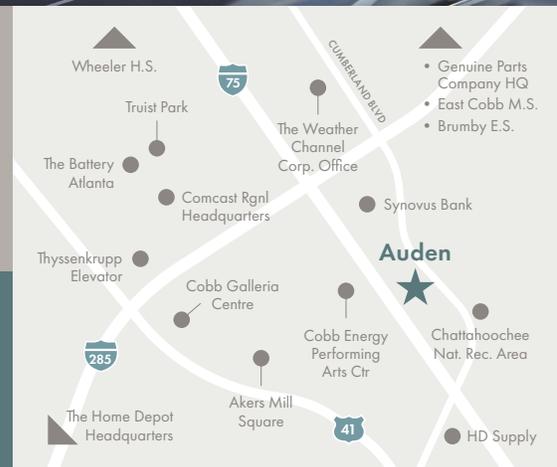


CONSTRUCTION
COMPLETE IN 2024

5 & 6-STORY MID-RISE
WRAP
WITH SEPARATE
PARKING GARAGE

SPACIOUS APARTMENTS & TOWNHOMES WITH DIRECT ACCESS TO THE CHATTAHOOCHEE RIVER NATIONAL PARK

Auden is a 325-unit luxury apartment community located in the Cumberland/Vinings submarket of Northwest Atlanta. Auden has centralized access to surrounding pockets of Atlanta via I-75 and I-285, a strong employer base with new office developments and company headquarters. The property offers unrivaled indoor and outdoor amenities along with access to the Chattahoochee National Forest and its well desired trail system. Walkable proximity to The Battery and Truist Park round out the many covetable features.



AUDEN

APARTMENTS

3300 Overton Park Dr SE
Atlanta, GA 30339

RentAuden.com



www.SimpsonHousing.com



325 UNITS:

- 26 Studios
- 163 One Bed/One Bath
- 100 Two Bed/Two Baths
- 13 Three Bed/Two Baths
- 23 Townhomes

- 100% Smoke Free
- Light-filled Apartment Homes with Large Windows and Solar Shades
- Gourmet Kitchens with Quartz Countertops and Tile Backsplash
- Stainless Steel Appliances Featuring Side-by-side Refrigerators and Front Control Ranges
- Quartz Countertops, Undermount Sinks, Curved Shower Rods and Framed Mirrors in Baths
- Separate, Semi-frameless Showers with Tile Surround Available
- Full-size Washer and Dryer in Each Home
- Luxury Vinyl Plank Flooring in Entryways, Kitchens, Baths, Living Rooms and Dining Rooms
- Private Balconies and Patios
- Resort-style Saltwater Pool with Outdoor Kitchen and Yoga Lawn
- Courtyards with Outdoor Games, Hammocks, Outdoor Kitchens and Lounges
- Outdoor Covered Game Lounge
- Fully-equipped Fitness Center and Separate Fitness Studio with State-of-the-art Equipment
- Speakeasy with Billiards and Poker Table
- Business Lounge with Private Workstations, Conference Room and Co-working Areas
- Pet-friendly Community with Pet Spa
- Farmshelf Indoor Hydroponic Garden
- Electric Vehicle Charging Stations
- Storage Spaces Available
- Bike Storage Available
- 24-hour Parcel Storage

