

# Great Deals Causing Sterling Mania

*Sterling Villa Apartments filling up fast!*

The alarm clock sounds. You hit snooze button two, three, four times. Before you realize it, you have 30 minutes to head out the door and get to class. Relax, you live at Sterling University Villa - you can catch the bus to campus and it drops you off on the U of A mall.

Sterling University Villa is a collegiate residence located at 2550 W. Ironwood Hills Drive. Pre-leasing has been ongoing and they are filling up fast! Sterling's list of amenities has apparently caught on with the students.

The apartment homes come completely furnished with high speed internet in every bed-

room, a 24-hour state-of-the-art fitness center, a billiards room, sand volleyball, resort style pool and over-sized hot tub, free tanning, lighted basketball courts, and a 24-hour computer lab!

Each apartment has a full size washer and dryer, refrigerator with ice maker, dishwasher, full size stove and oven, microwave, private bedrooms with ceiling fan, a patio or balcony, air conditioning, mini-blinds on all windows, and the option of a 61" Big-Screen TV!

To help maximize your living experience at Sterling, the management offers a roommate matching program, 24-hour emergency maintenance,

and pays for trash, water, sewer, basic cable with HBO and high-speed internet. Bedrooms lease individually and start at \$320.

Tricia Kleine, Community Manager, said she is excited about how quickly they are filling up. She is trying to get the word out to get in and sign a contract now to ensure you have a place! "The rent currently at \$320, plus you can get September's rent free. The staff has been working hard calling everyone who has stopped in to let them know that they should sign a lease now because they don't know how long this offer will last." For more information, call 520-670-0254.



LARGER, SPACIOUS living areas allow students to comfortably entertain friends in a relaxed atmosphere.



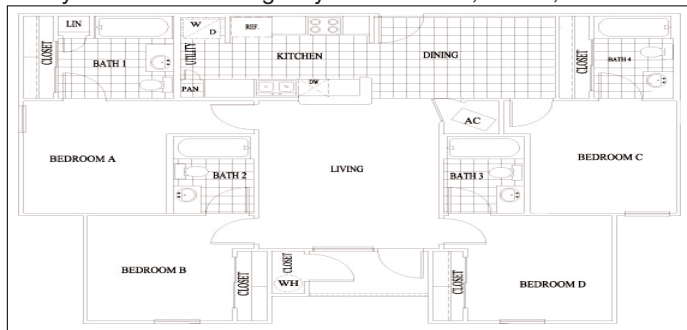
STUDENTS ENJOY a friendly game of basketball.



RESIDENTS ENJOY a competitive game of volleyball



STERLING OFFERS a resort style pool and hot tub



THE FLOOR PLAN for the apartments follows the basic layout depicted above.

**FREE September Rent!**  
**\$0 Deposit!**

## Four Friends, Four Bedrooms



Sign Now, we're filling up fast!

**Now leasing for summer and fall 2004!!!**

- Free High Speed Internet & Tanning
- Washer & Dryer in Every Unit
- Resort-style Pool & Hot Tub
- Large Fitness Center
- On the Bus Route

The only apartment community that can help improve your social life!



"Un-Four-Gettable Apartment"



**670-0254**



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Tucson, AZ  
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