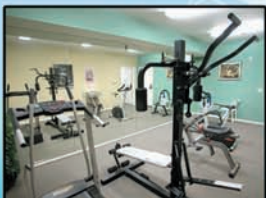


Welcome to SAN CLEMENTE VILLAS By The Sea



"We Love San Clemente Villas"

- Assisted Living
- Memory Care

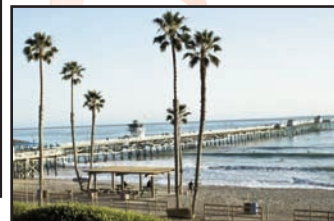


Here's what sets San Clemente Villas by the Sea apart from the other communities

- Ocean View (some units)
- Family Owned and Operated
- Dedicated Friendly Staff
- Conveniently located to Medical, Dental, Shopping and Banks.
- State of the Art Emergency Alert Call System in every unit to include motion detector and pendant for each resident.
- Restaurant Style Dining
- Swimming Pool, Spa and Serenity Garden
- Movie Theatre
- Beautiful Library
- Fitness Program and Aqua Aerobics
- Vaulted Ceilings on 3rd floor and Ceiling Fans throughout
- Large Walk-In Closets in most units
- Salad, Soup & Sandwich Bar
- A commitment to Customer Service and immediate attention to your individual needs.



Beautiful Garden



Beautiful San Clemente Pier

660 Camino de los Mares • San Clemente, CA 92673

(949) 489-3400

5 Freeway, Exit Camino de Estrella, go east



RCFE License 306001485



SAN CLEMENTE VILLAS By The Sea Retirement Living

(949) 489-3400

660 Camino de los Mares
San Clemente, CA 92673

info@sanclementevillas.com

www.sanclementevillas.com

**Month to Month
Full Service Retirement Living**
**Your All-Inclusive Services in your
Monthly Rate Includes:**

- Fine dining includes 3 Meals daily & 24 hour nutritious snacks
- Weekly Housekeeping
- Weekly Cleaning of your Linens & Towels
- Kitchenette – Refrigerator – Freezer & Microwave
- Locked Drawer for your Valuables
- Scheduled Transportation (within a 10 mile radius)
- All Utilities paid - except telephone & cox cable
- 24-hour staffing
- Emergency Alert Call System
- Daily Activities, Social Hour and Dancing

Community Entrance Fee: \$3,000
1 time only at time of move in.

**MONTHLY INDEPENDENT LIVING
RATE FOR 1 PERSON**

(If a second person is sharing the suite, additional \$1,000 applies)

PETITE STUDIOS: starting from \$3,790

STUDIOS: starting from \$3,990

1-BEDROOM/ 1 BATH starting from: \$5,290

2-BEDROOM/2 BATH starting from: \$8,190

(ocean view/balcony, lobby level additional)

**Call or check our website for our Alzheimer's
and Extended Care Brochure and Rates.**

Rates subject to change without prior notification.

Our Community Features:

- Tropical Heated Pool & Spa year round
- Beauty Salon – Barber Shop
- Massage room
- Fitness Center
- Movie Cinema – Nightly Movies
- Washers & Dryers on each wing (including detergent)
- Social Activities – Festive Parties, Bingo, Dancing, Stretch & Strengthen, Chair Exercises, Bridge – Card Games, & Watercolor Class
- Outdoor Excursions
- Salad, Soup & Sandwich Bar



Game Room



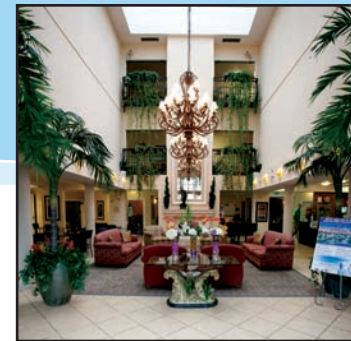
Wonderful Dining



Fun Exercise



Fun Parties



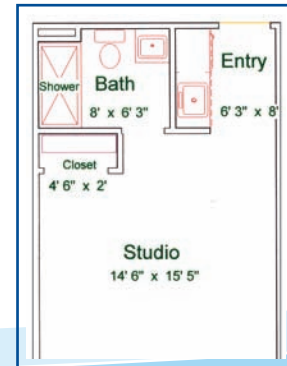
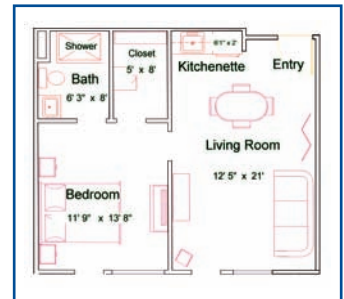
Floor Plans



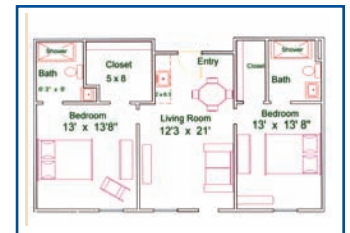
**Typical
1 Bed/Bath
Approximate 600 Sq. Ft.**



**Typical
Studio Unit
Approximate 340 Sq. Ft.**



**Typical
2 Bed/2 Bath
Approximate 900 Sq. Ft.**



- **Dr. Jordan Turner, Consulting Psychiatrist**
- **Comprehensive Assisted Living Program**

San Clemente Villas
BY THE SEA
(949) 489-3400