

# Q1 Property Spotlight:

## The Halcyon Apartments, Reno, NV

*Aiman Noursultanova's post-construction interview with SyRes, the property's developer*

In the vibrant landscape of South Reno, a new residential haven has taken root: Halcyon Apartments. Guided by a visionary owner, the property is designed to offer a luxurious, resort-like living experience that stands apart in a competitive market. “We wanted to create a premier contemporary luxury living experience with a resort feeling and plenty of ‘elbow room,’” the owner explains. “We didn’t want to pack in units as tightly as possible.”

The layout of Halcyon features 11 carefully situated buildings that maximize views and minimize direct sightlines between units. Natural light pours into each apartment through expansive windows and high ceilings—some reaching 10 feet on the third floor—creating a spacious ambiance. “We paid careful attention to details that set us apart from other communities,” the owner adds, highlighting the generous floor plans and thoughtful design elements.

Halcyon was conceived as a multifaceted community open to everyone, providing a “one-stop shopping experience” for living, relaxation, and entertainment. “We aim to provide everything you could need in one place,” the owner notes. Amenities such as a premier two-story gym facility, a dog park,

a kids’ play area, and even a work-from-home office space on the second floor of the clubhouse have been thoughtfully integrated to cater to various lifestyles. The property also includes garages.

When discussing the most popular floor plans, the owner points to the corner two-bedroom apartments, which offer stunning light and views. “Those are very popular. Our one-bedroom units are also notably spacious for the market, making them super livable.” The tuck-under parking spots have also garnered interest, adding to the convenience that residents appreciate. Each unit is equipped with premium GE Profile stainless steel appliances, an amenity typically found in high-end single-family homes.

The outdoor amenities are another highlight of Halcyon. “The outdoor areas are off the charts in terms of design and construction,” the owner enthuses. “We aimed to create a year-round resort experience.” The resort-style swimming pool and outdoor loggia allow for simultaneous enjoyment, whether it’s a swim party, a barbecue, or a quiet retreat beside the double-sided outdoor fireplace. “If you want some outdoor quiet space, you can hang out on the second floor of the amenity building and be above it all with amazing views of Mt. Rose,” he adds.

A unique feature of Halcyon is the urban wine lounge, described as a “glass jewel box” that lights up the entrance at

night. “The design idea was to draw attention to the property and offer a glimpse of the resort area beyond,” the owner explains. This space, alongside the grand entertainment room, fosters community among residents through a variety of events, both hosted by the management and curated by third-party vendors.

Health and wellness are also key priorities. “We are lucky to have our sister company, VillaSport Athletic Club, help lead the design and layout for our club,” the owner shares. The second-story yoga and turf activity room are especially unique, providing residents with the tools they need for a healthy lifestyle without requiring an outside gym membership.

Feedback from residents has been overwhelmingly positive, particularly regarding the amenities and community events. “We always strive to meet or exceed our tenants’ needs,” the owner states. “What we find is that our tenants love the project and are becoming more attached to the property through our planned community events.” This connection is crucial to their approach: “Making them feel at home, safe, and appreciated is our priority.”

Reflecting on the challenges of bringing Halcyon to life, particularly during the COVID-19 pandemic, the owner expresses gratitude. “Starting construction in 2020 was a massive challenge, but we made it through thanks to our dedicated trade partners.”

Today, Halcyon Apartments enjoys a prime location in Reno, surrounded by neighborhood amenities like Whole Foods, Target, and Meadowood Mall. “We arguably have one of the best locations in Reno,” the owner affirms. “Our units are likely the largest in the new construction competitive set, with contemporary luxury finishes that set us apart.”

As Halcyon continues to thrive, the owner is proud of what his team has created—a community where residents not only find a home but also a sense of belonging. “Leasing is going wonderfully,” he said, reflecting on the hard work of the leasing team and the positive reception from new and prospective tenants. “We truly appreciate the heavy volume of tours and move-ins—it’s exciting to see our vision becoming a reality.”



*Halcyon Apartments*

## Additional Halcyon Photos



Lobby area



Pool



Kitchens feature premium GE Profile stainless steel appliances



A typical kitchen view



Fitness center



Balcony

# CBRE Reno Multifamily



## Aiman Noursoultanova, CCIM

Senior Vice President

+1 775 823 6983

[aiman.noursoultanova@cbre.com](mailto:aiman.noursoultanova@cbre.com)

[www.cbre.us/invreno](http://www.cbre.us/invreno)

CBRE Capital Markets provides local market expertise and the intelligence necessary for success. As the worldwide industry solutions leader, we offer premier advisory services. Through real estate investment sales, debt and structured finance and investment banking financing, we deliver real competitive advantage and superior returns on client's real estate investments.

© 2025 CBRE, Inc. All rights reserved. Information contained herein, including projections, has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, warranty or representation about it. Any reliance on such information is solely at your own risk. This information is exclusively for use by CBRE clients and professionals and may not be reproduced without the prior written permission of CBRE's Global Chief Economist. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.