

Elevated Phoenix Skyline Views, Architecture Rich with History, and 200 Miles of Hiking Trails in Your Backyard

Adjacent to Paradise Valley Just fifteen minutes from the Airport, Estate Antigua appeals to homeowners apprehensive to “down-size”



1 The Greatest Draw is the Openness of Expansive Views

Located high in the Mountain Preserve overlooking Lincoln Drive lies a quaint, European-influenced gated community of just 57 homes. The white stucco facades, terracotta-tile roofs and billowing red bougainvillea are design hallmarks of a design influence unmistakable in the Estate Antigua community.

While many homes have been completely remodeled in recent years, the community retains the timeless architecture of its Italian design. Inspired by Nuragic architecture, there are 7,000 Nuraghe still evident in Sardinia in the Southern Coast of Italy, and scholars estimate that 10,000 or more originally existed back in 1800-1600 B.C.

The neighborhood has long been popular with nearby Paradise Valley and Arcadia residents ready to downsize while staying close to neighborhood friends, as well as

those wanting the freedom to enjoy spontaneous or extended travel. But by far the greatest draw is the openness afforded by expansive views from the windows and decks of each “Villa.”

“I did not want my view to be a wall or a neighboring home. I immediately fell in love with the expansive mountain and city views that greeted me the moment I stepped in the front door,” says Elaine Sabin, who purchased her home in here in 2014 and recently completed an extensive remodel.



2 Architecture reminiscent of the Southern Coast of Italy

Estate Antigua offers 24-hour security, and many of the guards have formed close ties with residents. The walkability of the neighborhood is reminiscent of an Italian village with a modern-day piazza consisting of a heated pool, tennis and pickleball facilities. A second pool secluded at the rear



4 Rear Pool Secluded in the Phoenix Mountain Preserve

of the community offers breathtaking views for the Phoenix Mountain Preserve.

While this prime location abuts a plethora of dining, arts and entertainment options, Estate Antigua is carved into a very quiet and private hilltop enclave surrounded by natural desert and protected mountain peaks. The community lies in the heart of Phoenix's most popular hiking destination, and near the trailheads that lead to more than 200 miles of trails in the 7,000 acres of this portion of the Phoenix Mountain Preserve.

"People move here for the expansive views that avoid 'condo claustrophobia.' Once they experience the privacy, security, and amenities here, they never leave," says Denise van den Bossche, who has been a real estate agent since 1985, the same year the community was built. She has represented many residents here, including Sabin. "The layout of the home sites provide

views of the downtown skyline and mountain vistas surrounding the Phoenix valley, and the sunsets cast on the western terrain of Camelback Mountain," continues Van den Bossche.

The community is comprised of both attached patio homes and completely detached single family residences, each with a different floorplan ranging from 1,500 to over 8,000 square feet. "The larger homes were cleverly designed to provide all primary living space on a single level, with downstairs as "bonus" space, so the owner does not have much to regularly maintain. The downstairs is frequently used as a guest casita with its own south-facing windows, doors and balconies that also enjoy the views," says van den Bossche.



3 Estate Antigua Guard House manned 24 hours a day

Van den Bossche just brought two new listings to market. Both homes are over 4,500 square feet, fully remodeled and offered at \$2.2 million and \$2.7 million. "The homes have many similarities, but also a

completely different feel, layout and views," she says. "Villa 21 is a fully detached single family home with private walkway to the pool & tennis facilities, 3 fireplaces and a master closet large enough to host a small gathering. Villa 5 is on the quietest and most private lot in the community and boasts a separate Kosher kitchen and two large split master bedroom suites."



5 Separate Kosher / Butler's Pantry in Villa #5

Downtown Phoenix and Scottsdale, Arizona's most populous cities, are both within a 15-minute drive of Estate Antigua. The popular Biltmore Fashion Park is nearby, anchored by Saks Fifth Avenue and LifeTime Biltmore, a new luxury athletic club with a rooftop pool and beach club. The Hermosa Inn and the prestigious Phoenix Country Day K-12 school are within walking distance. Estate Antigua provides quick access to the 51 Freeway, for quick access to anywhere in the Valley.

Estate Antigua is situated between the 40th Street and the 38th Street trailheads leading to 200 miles of hiking for all levels. A major five-year infrastructure improvement project has recently been completed in September 2021, including meandering sidewalks along the north side of Lincoln Drive at the entrance to the community.

Denise van den Bossche has been a licensed Realtor in the Valley since 1985. She has held licenses in Construction and Wealth Management, and is a Sustainability expert, GUILD[™] Luxury Home Specialist and Senior Real Estate Specialist[®]. Her husband Patrick is the President of Realty Executives International, the franchise parent of one of the world's oldest and largest residential brokerages. While his day-to-day job is to support over 8,500 brokers and agents worldwide, you will find him on most weekends working alongside Denise. More on Denise can be found at www.DeniseVDB.com. For information www.Estate-Antigua.com or info@Estate-Antigua.com



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