

# 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

**Scottsdale, September 30, 2021.** 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 of the homes here have been updated in recent years, the community retains the timeless architecture of its Nuragic inspiration, dating back to the bronze age. The *Nuraghe* structures are both an important and interesting architectural phenomenon. About 7,000 of the megalithic stone towers are still evident on the Southern Coast of Italy today, 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 in a neighborhood close to friends and family. It is also attractive to buyers looking for a lock-and-leave lifestyle close to amenities. 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 that includes a heated pool, tennis and pickleball facilities. A second pool secluded at the rear of the community offers breathtaking views of the Phoenix Mountain Preserve.



3 *Rear Pool Secluded in 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 walking trails in 7,000 acres of Mountain Preserve.

"People move here for the expansive views, and after they experience the convenience, security and privacy, they never want to 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 contour of the mountain allows

each home to have miles of views over the downtown Phoenix Valley so that residents look over the rooftops of their neighbors, instead of into their windows," says Van den Bossche. "There are also sunset views that fall on the northwest terrain of Camelback Mountain turning the rocks bright red," she adds.



4 *Estate Antigua Guard House manned 24 hours a day*

Estate Antigua is comprised of both attached patio homes and completely detached single family residences. Floorplans vary and range from 1,500 to over 8,000 square feet. "Many of the multi-level homes provide single-level primary living rooms on the street level. This floor would include the Kitchen and Living Room, Master and one Guest Room or Office, Laundry and Powder Bathroom. The lower level is "bonus" space, that the homeowner does not have to maintain on a day-to-day basis. Downstairs has a similar feel to the main floor with its own south-facing views, doors and windows and is frequently used as a guest casita," explains van den Bossche.

Van den Bossche just listed two new Villas here. Each home is around 4,500 square feet and both have been fully remodeled. They are priced 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 and tennis facilities, three fireplaces and a master closet "large enough to host a girl's night in," she adds. 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 Villa #21 "Views of the Valley instead of Neighboring Walls"

**Location. Location. Location.** 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 is a few minutes' drive from the 51 Freeway, for quick access to anywhere in the Valley.



6 Views from Villa #5 BBQ Patio Adjacent the Kitchen.

**Hiking.** Estate Antigua is situated between the 40<sup>th</sup> Street and the 36<sup>th</sup> Street trailheads leading to 200 miles of hiking for all levels. A major five-year infrastructure improvement project was recently completed (September 2021), including a meandering sidewalk along the north side of Lincoln Drive at the entrance to the community. Hiking to views of the Valley in such close proximity to a major downtown is one of the defining features of the Phoenix Valley.

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# ESTATE ANTIGUA

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