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PAGES OF INSIDER
SECRETS

THE LUXURY GUIDE
TO EXCLUSIVE NEIGHBORHOODS IN

PHOENIX-SCOTTSDALE



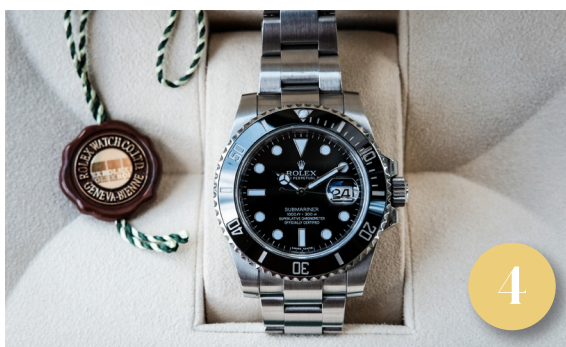
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INTRODUCTION



Right in the middle of the breathtaking Arizona desert is Phoenix, which is known for its plethora of:

- 1. Culture**
- 2. Luxury dining**
- 3. High-end spa resorts**
- 4. Shopping**
- 5. Top-notch golfing**
- 6. Exciting nightlife**

It's no wonder that the real estate in surrounding neighborhoods have become some of the most sought-after properties in the country. Paradise Valley, Scottsdale and Arcadia are prominent cities with luxury lifestyles—and Robert Altshuler, the founder of Valley Luxury Partners, has insight into the best places around. This guide will introduce you to all of the hot spots that you'll want to visit and give you a closer look into Phoenix's most exclusive neighborhoods.



PARADISE VALLEY



Located northwest of Phoenix, you'll find the affluent town of Paradise Valley—aptly named as it is a true paradise. Properties in Paradise Valley are valued in the top 1% due to the jaw-dropping premium golf courses, lively restaurant and nightlife scene, spas, lodges, boutique shopping and gorgeous hiking trails.

Founded in 1953, this area is home to the prestigious *Paradise Valley Country Club* surrounded by the famous Camelback Mountain, Phoenix Mountain Preserve and McDowell Mountains. The invitation-only club is rich with history and culture. It was voted the best private club in the state of Arizona by the Club Leader Forum. The course has elevated tees and greens with water hazards and sand bunkers. Country club amenities also include tennis, swimming, fitness and dining.

One of the area's dining highlights is a restaurant called *Elements* at the Sanctuary Resort.

Robert highly recommends this award-winning restaurant that features farm-fresh American cuisine with Asian accents by Food Network celebrity chef Beau MacMillan.

The delightful culinary entree options include Chilean Sea Bass, Volcano Lamb Shank and Black Truffle and Lobster Risotto. To put a cherry on top, this upscale restaurant also features amazing mountain views to accompany your fine dining experience.



LON's at the Hermosa is another upscale dining option located in Paradise Valley. This restaurant has globally inspired cuisine with a new Chef's Tasting Menu offered each week and an expert sommelier to recommend perfect wine pairings. *LON's* wine program has been featured by the *Wine Spectator* magazine since 1996 and received the Best of Award of Excellence for the past 5 years. It is a great place for a romantic dinner by a lounge fireplace. You can also choose to embark in a private candlelit dinner in the rustic Wine Cellar. Menu options include the popular Himalayan Salt Seared Ahi Tuna, Wood Fired Filet Mignon and Day Boat Scallops.

Binkley's Midtown Restaurant is located just west of Paradise Valley. If you're looking for an adventurous multi-course tasting menu, Robert says this is the place to go. The restaurant staff explains each course during your intimate dining experience, and there are only 20 spots available each evening.



Beyond the amazing food scene of Paradise Valley, you'll find an array of opulent spas. This includes the *Joya Spa at the Omni Scottsdale Resort* and *Mary Lynn's Massage and Day Spa* for magical and transformative experiences. Mary Lynn's Massage and Day Spa has a variety of treatments including hot stone massages (voted Best of 2019 in Paradise Valley), liposuction, microcurrent and other age-defying facial treatments.



The Joya Spa in the Omni Scottsdale Resort & Spa gives guests a luxuriously rejuvenating experience. Known as being one of the world's most celebrated spas, guests can visit the room of purification with a 55 lb quartz crystal that melts away stress and negative energy. Guests can also enjoy facials, couples massages, meditation and acupuncture. The Joya Terrace Pool allows visitors to unwind after their relaxing spa day. Order poolside food, cocktails, juices, wines, imported and domestic beers—all while taking in the amazing views of Camelback Mountain.

Neighborhoods in Paradise Valley include Clearwater Hills, Paradise Reserve and the Camelback Foothills. Clearwater Hills currently has a nine-bedroom, 14 bath on the market for \$20 million. The breathtaking home is situated on a 16-acre mountain top estate lot. Security is top-notch as this home is in a guard-gated community and has its own private gate.

A Paradise Valley home with an estimated price of \$9.1 million just sold for \$11.3 million, an example of the high demand for homes in this area. A five-bed, six-bath that sold for \$3.7 million in 2017, recently sold for \$4.6 million.





SCOTTSDALE



East of Phoenix and located in the stunning Sonoran Desert, the city of Scottsdale has more to offer than captivating mountain views and sun-kissed sand. It is a luxurious area with tons of golfing, shopping, wine bars, fine dining and nightlife options to explore.

The Scottsdale Fashion Square Mall is a top shopping destination in the Phoenix-area. Stores include Neiman Marcus, Nordstrom, Gucci, Louis Vuitton, Cartier and so many more. Robert recommends using personal stylist Omor Okagbare during your time at Nordstrom; he has an amazing eye for fashion and knows all of the latest trends and styles to add to your wardrobe.*

**@stylebyomor on Instagram*

When Robert heads to the Scottsdale Fashion Square Mall, he also makes sure to visit Ocean 44—a notable dining option in Scottsdale.

This restaurant is famous for its seafood, fresh fish and lobster. The modern atmosphere, chic decor and dim mood lighting make it a top dining destination.

If you're looking for a nice and elegant, chandelier-lit dinner, Robert has dined at and recommends Cafe Monarch.

The New American menu options include Carrot Bisque or Argentine Red Shrimp as starters. Their tasting menu is to die for. You can opt for a four-course dinner at *Cafe Monarch* that includes Filet Mignon or New Zealand Lamb Rack.

Nobu is another of Robert's favorites.

This sushi restaurant has a fantastic menu with traditional sushi, nigiri and sashimi and hot entrees that include rock shrimp tempura or creamy spicy crab. Order sake or try one of their exciting cocktails. The drinks can fit any mood—spicy, tart, refreshingly crisp, bold and everything in between.

Toca Modera is another “must-try” restaurant at the Scottsdale Fashion Square Mall. Toca has a modern take on traditional Mexican dishes. It features unique shared plates, a raw bar and an array of specialty cocktails. Toca Modera takes no shortcuts when it comes to entertainment, entertaining guests with fire dancers as they enjoy their impressive meal.





Beyond food, collectors of luxury vehicles will appreciate Scottsdale's lavish car scene. *Luxury Auto Collection* is a premium source for finding your next Ferrari, Bugatti, Rolls-Royce, Porsche, Lamborghini...and the list goes on. This dealership is constantly updating its inventory with new models. *Penske North Scottsdale Auto Dealers* is another of Robert's favorite places to shop for cars. You'll find an array of exotic vehicles including Bentley, Ferrari, Lamborghini, Porsche and Range Rover just to name a few.



Wine enthusiasts and collectors will appreciate *Vinum 55*. With locations throughout the valley, this wine concierge service gives you a safe and secure place to store your wine. Robert, himself, has a collection stored at Vinum's Scottsdale location. The storage cellars have temperature sensors to ensure your collection is kept in pristine condition. Additionally, once you are ready to indulge, Vinum 55 offers social areas to enjoy your finest labels.

Scottsdale's nightlife doesn't disappoint either. *Shade Room*, located on the 2nd floor of the *W Hotel*, is a high-end ultra lounge that caters to the WET Dayclub and nightlife scene. Artists including Drake, Jamie Foxx and Nelly have all performed at the Shade Room. *The Beverly on Main* is another popular nightlife destination with a modern yet vintage ambiance. This upscale lounge has a long list of drink options which include classic, signature and top of the line "flexin' cocktails"—these top-tier beverages are priced upwards of \$500. The Beverly on Main also has many food options so you can accompany your drink with creative appetizers, flatbreads, skewers and so much more.

Anyone obsessed with their watch collection will love visiting ED Marshall Jewelers. Robert highly recommends this jewelry reseller.

ED Marshall Jewelers is always looking for high-end brands like Cartier, Bvlgari, David Yurman. During your visit, you may find a rare watch or piece of jewelry that you simply cannot live without.



The Scottsdale Princess Hotel is an amazing retreat with breathtaking terraces, first-class amenities, phenomenal spa, refreshment centers and oversized luxury bathrooms.

Robert highly recommends this hotel to enter the Waste Management Golf Tournament.

This venue has its own access to avoid crowds and get straight to the course. You can enjoy cocktails as you mingle among celebrities and PGA golfers at the tournament.



Scottsdale and Paradise Valley are hot spots for potential celebrity sightings. Professional racecar driver, Danica Patrick, is a native of Scottsdale. You've likely seen Patrick on Super Bowl commercials over the years. She now has a 6 bedroom, 8 bathroom home in North Scottsdale. Michael Phelps, the most decorated olympian of all time, is another star who calls Arizona home. Phelps now lives in Paradise Valley. Actress Emma Stone also lives in Arizona. Stone and her parents are said to live in the Scottsdale area.





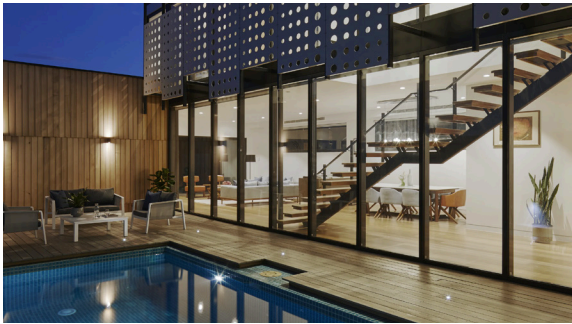
MCDOWELL MOUNTAIN RANCH

McDowell Mountain Ranch offers the best of both worlds for those wanting to embrace the rugged terrain of the desert while taking pleasure in all that Scottsdale has to offer. With world-renown golf courses and top-ranked public schools, the neighborhood is a true delight.

The McDowell Mountains are northeast of McDowell Mountain Ranch. The mountain range has more than 50 miles of hiking trails for anyone wanting to embrace their adventurous side.

Recently sold properties include a five-bedroom home with a six-car garage and elevator. It sold for its asking price of \$2,695,000. The lush backyard has a negative edge pool overlooking the city.

Another home recently sold for \$2,400,000. The elaborate property showcases European oak wood flooring, a home theater and an outdoor ramada.



GAINEY RANCH

This neighborhood surrounds the *GaiNEY Ranch Golf Club* and is just over a mile from *The Shops GaiNEY Village*. Golf, shop and enjoy fantastic local restaurants while still soaking in the beauty of desert living. The Shops GaiNEY Village offers clothing, interior decor and specialty boutiques.

GaiNEY Ranch restaurants are like no other. Robert has found that many people boast about *Alto Ristorante e Bar*, which is an impressive Italian restaurant with imported cheeses. The restaurant—located inside the *Hyatt Regency Scottsdale Resort and Spa*—has also been recognized by *Wine Spectator* for its impressive wine program.

A four-bedroom home just sold in GaiNEY Ranch for \$3 million. The same house sold for \$2.2 million back in 2016—showing just how highly desired the homes in this area have become.



TROON NORTH

Troon North is an exclusive neighborhood near the foothills of Pinnacle Peak in North Scottsdale. It is known as one of Arizona's best golf course communities. The neighborhood takes pride in its quality amenities for residents and gorgeous desert landscape. Troon North is on every golfer's list as a neighborhood to invest in a property.

Residents can enjoy the community park featuring tennis, pickleball courts and ramadas. Those seeking adventure can visit the Brown's Ranch Trailhead and access the McDowell Sonoran Preserve. The preserve has 120 miles of trails for hiking, biking or riding horses.

Troon North also offers an upscale restaurant scene. Visit *Ocean Prime* in North Scottsdale and find an assortment of seafood, sushi, prime steaks, chicken and chops. The menu offers unique items such as black truffle mac and cheese and smoked gouda tater tots. *Talavera* is another remarkable restaurant and known as a contemporary Spanish steakhouse. Featured items include dry-aged steak, fresh seafood and a flavorful variety of tapas. It's a wine lover's heaven, with 500 new and old world wines and cocktails.



Looking for a staycation in the Scottsdale area? Robert says the *Four Seasons Hotel* in Troon is a great option. This five-star luxury hotel is nestled in the foothills of Pinnacle Peak. A spa, golf club and amazing dining options are all on-site. If you're in the mood to hike, you're in luck as the hotel has a trailhead entrance nearby that leads to Pinnacle Peak.



When it comes to home sales, Troon North has plenty to brag about. A breathtaking Southwest contemporary designed home just sold for \$3.35 million. These Scottsdale houses are hot on the market as the exact home sold for \$750,000 less, a mere four years ago. Another home in the neighborhood on the 14th tee box of the *Troon North Monument* golf course with views of the lake and mountains sold for \$1.8 million.



ARCADIA



The Arcadia neighborhood is a vibrant area just west of Scottsdale. A true gem in the desert, Arcadia has been viewed as prime real estate in Phoenix for more than 100 years. The neighborhood was built on land that was formerly citrus tree groves. Arcadia is often thought of as a top place to live in the Phoenix Metro because of its entertainment, culture, upscale boutiques, walkability and gorgeous scenery.

Arcadia has plenty of restaurants, cocktail bars, brunch and restaurant options.

Chelsea's Kitchen features a wood-burning rotisserie, grill and smoke yard. This modern restaurant serves dinner, lunch and brunch with tons of unique options such as the Grilled Okra King Salmon, Smoked Turkey French Dip and Green Chili Omelette for a true taste of the west. *Restaurant Progress* serves up upscale New American fare. Guests can choose anything from soy-cured watermelon to short rib bourguignon.



The Gaslight Square shopping center has plenty of shopping and restaurant options.

Nook is a cozy Italian restaurant with an upscale menu inspired by the Mediterranean. You'll find an array of bruschettas, pizzas, wine and a unique chocolate salami dessert on the menu.



The Arcadia area is huge for cyclers as Campbell and Lafayette is a top cycling corridor in Phoenix.

The Camelback Echo Canyon Recreation Area is between the Arcadia neighborhood and the town of Paradise Valley. Many homes in Arcadia are built on large properties and have views of Camelback Mountain.



A custom-built six-bed, seven-bath with blue limestone floors, oak flooring, bocce ball court and outdoor bar sold for \$4.1 million. Another estate built on one of the neighborhood's most prominent streets sold for \$3.8 million, more than tripling its selling price from 2004. This home has six-bedrooms, 7.5 bathrooms, a wine room and detached media room.





LOOKING TO
BUY OR SELL?

The neighborhoods and cities in the Phoenix area are some of the most sought-after places for prime real estate in the country. There's a reason why the demand for properties has risen. In addition to the breath-taking mountain views of the Sonoran desert, you'll find an abundance of upscale restaurants, cocktail lounges, boutiques, luxury car dealerships and premium spas to match your luxury lifestyle.

If you're interested in learning more about the exclusivity that comes with buying or selling multi-million dollar properties located in the Phoenix-Scottsdale area, contact our Valley Luxury Partners team today.



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