

# NOVELLA

AT ARCADIA



*A Boutique Residential Offering*

NOVELLAATARCADIA.COM



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Novella at Arcadia is a distinct collection of 36 contemporary residences situated in the heart of Arcadia and Biltmore.

Designed to embrace the casual, walkable lifestyle and stunning natural landscape of Phoenix's Arcadia neighborhood, three-bedroom townhomes showcase, large light-filled great rooms, polished chef's kitchens, and two-car garages with direct access. Vanishing walls of glass create an effortless fusion of indoor and outdoor spaces, leading to spacious terraces and garden-facing balconies.

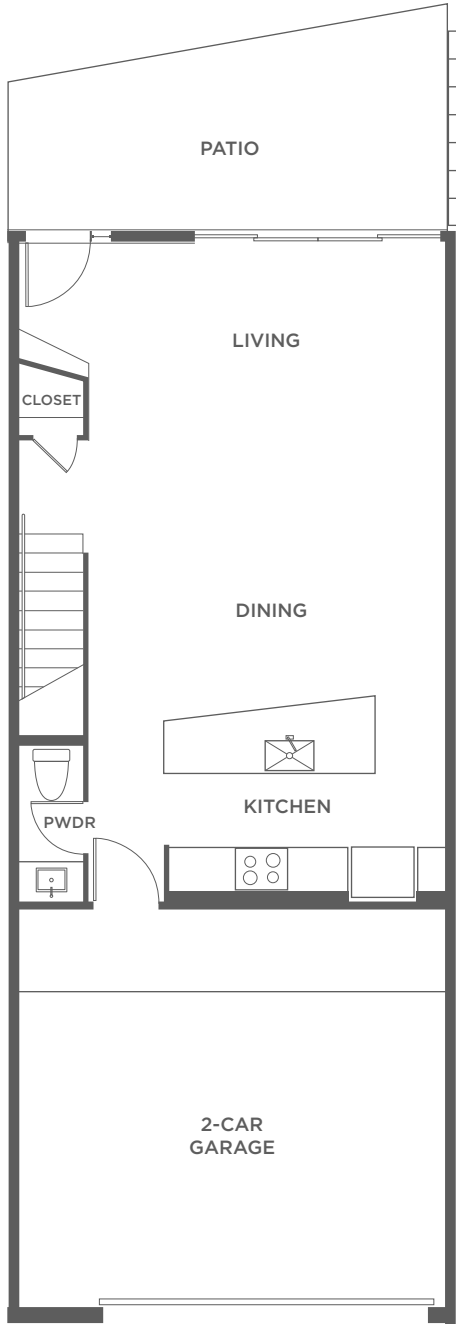
A private, communal outdoor area includes a gated pool and spa with ample lounge space, a fire pit, and built-in barbeques for alfresco dining and entertaining.

Offering unrivaled walkability to world-class dining and shopping and convenient access to Camelback Mountain, The Phoenix Airport, Downtown Phoenix and Scottsdale, Novella offers an unparalleled lifestyle in one of Phoenix's most desirable neighborhoods.

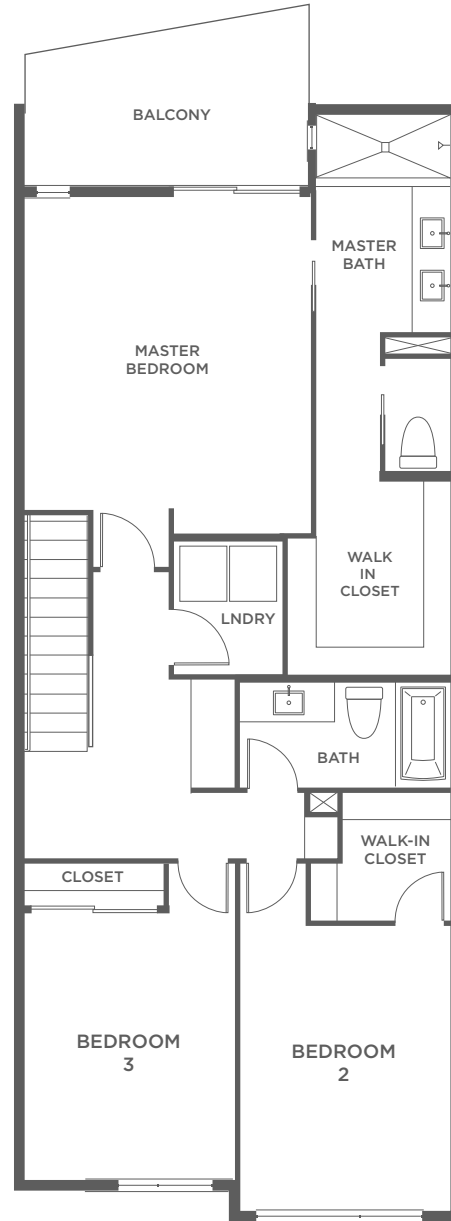


# THE ARCADIAN

Plan 1 | Sq Ft: 1,756 | Beds: 3 | Bath: 2.5 | Garage: 2



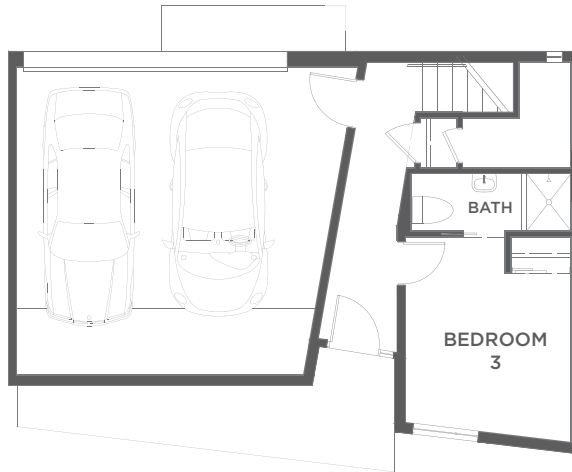
FIRST FLOOR



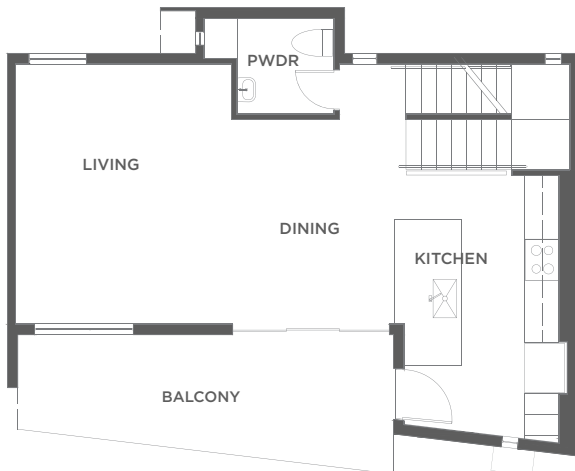
SECOND FLOOR

# THE CAMPBELL

Plan 2 | Sq Ft: 1,781 | Beds: 3 | Bath: 3.5 | Garage: 2



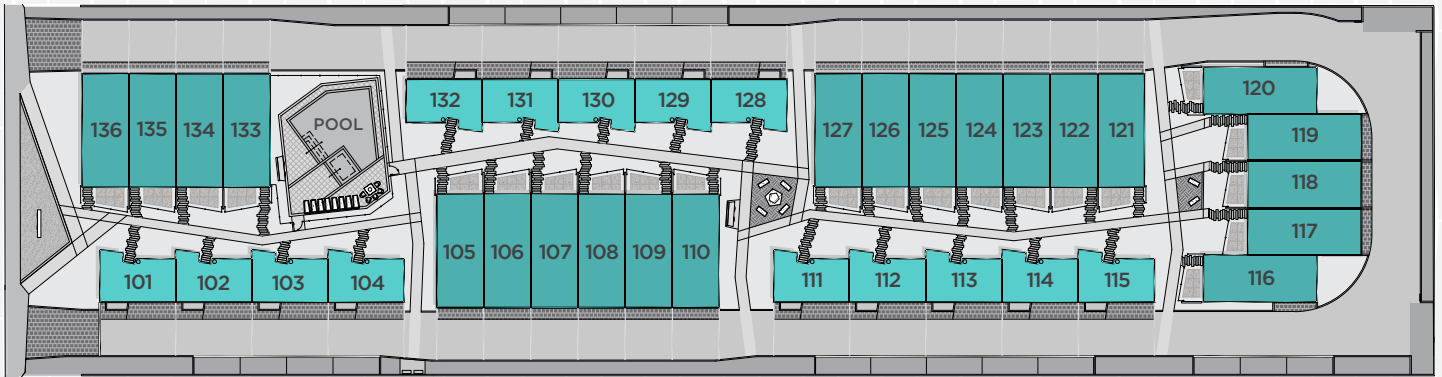
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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 PHOENIX, AZ 85018  
 602-358-7033

The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: Kelly Cavner. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property.



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