

## Privada Leads Green Building Revolution



Monarch Communities, LLC and SCS Advisors, Inc.

are incorporating the latest environmentally friendly materials and techniques in the exclusive Privada community in North Scottsdale. In addition to offering luxury and a prime location in the foothills of Pinnacle Peak, the residences at Privada are designed in accordance with the City of Scottsdale's Green Building program.

Privada's green design and top-of-the-line amenities surpass both buyer expectations and environmental standards, creating a win-win situation for homeowners and the environments in which they live. This symbiotic relationship creates homes that are cost-efficient and energy-efficient, while reducing environmental stresses and demands.

"Green building doesn't have to be an extravagant expense," said developer Peter Burger of Monarch Communities. "Privada's green design implements minimal costs that effectively produce great returns for homeowners in terms of utility bills, overall energy efficiency and home aesthetic. It's great to be part of a project that is bettering the community and the environment as well as supporting producers of green materials."

Privada's environmentally responsible design is achieved through subtle differences in the construction process. High-energy sealants and double-framed walls combat heat penetration in the summer and heat loss in the winter, while deep recessed windows are not only aesthetically pleasing, but also architecturally equipped to increase thermal values throughout the homes. These features also improve indoor air quality and give Privada's interiors a warmer, richer feel.

Privada's ecologically sensitive design not only creates a healthier, enhanced quality of life for residents but also complements Pinnacle Peak's pristine environment. Privada has successfully created cost- and energy-efficient

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homes that remain true to the natural beauty and awe-inspiring grandeur of Pinnacle Peak. Monarch Communities and SCS Advisors have also kept the future of green building in mind by designing Privada so green components and new technologies can be added at the homeowners' discretion.

While ground has been broken on two model homes at Privada, the infrastructure at the exclusive desert enclave has already been completed, including the gatehouse, streets, water and electricity. Privada's luxury residences will start at \$1.35 million. For more information, please contact Coldwell Banker Residential Brokerage at 480.473.7711 or visit [www.privadapinnaclepeak.com](http://www.privadapinnaclepeak.com).

