



Villa
Catalina

Luxurious
Cooperatively
Owned
Apartment
Homes

A NEW **V**ISTA IN LEISURELY LIVING

3000 East 6th Street
at
Country Club Road
Tucson, Arizona
phone EAst 6-4262

DESIGNED FOR YOU . . . *to whom "graciousness" is a way of everyday living . . .*

Living takes on a new dimension . . .
you suddenly possess the precious gift
of more leisure to enjoy friends . . .
plan fun-times with congenial neighbors
from your walk of life.

Take a larger part in community activities . . .
your church . . . perhaps return to neglected hobbies
. . . pamper a few plants on your private balcony
or terrace.

Here is freedom from the ceaseless burdens
of a large home and grounds . . .
with none of the luxuries sacrificed.
Freedom to turn the key and leave for far places . . .
travel as you've longed to do—
secure in the knowledge that home waits serenely . . .
cared for in your absence.



All this is yours for a richer, fuller life when you clip the ties
of responsibility and relax in the carefree atmosphere of Villa Catalina.

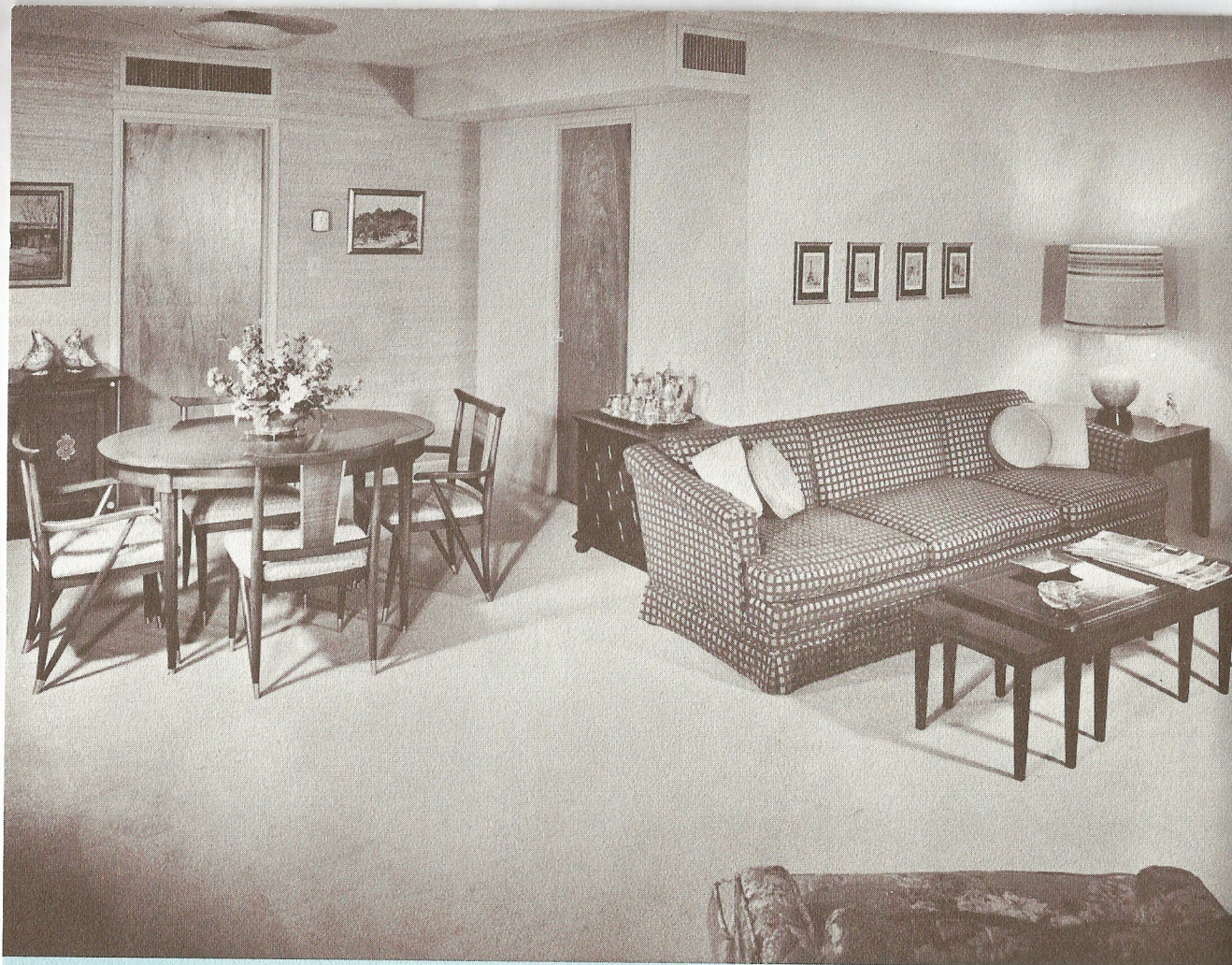
Villa

Catalina

cooperatively owned apartment-homes.



You could be in this picture . . . enjoying your private living-mural of the Catalinas in all their magnificence and dignity . . . from the quiet of this spacious living room . . . from your terrace or balcony.



Simplicity of line and a free-flowing continuity of living-dining area creates this charming setting. Sunshine at breakfast . . . starlight for the dinner hour . . . here is pure enchantment for every dining occasion.



Imagine . . . this could be yours . . . serene and lovely with your favorite furnishings. Perhaps your windows frame the garden outside . . . as well as the splendor of sunset . . . after sunset . . . after sunset.



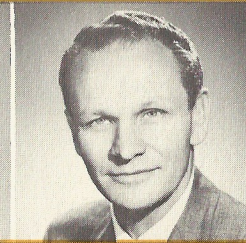
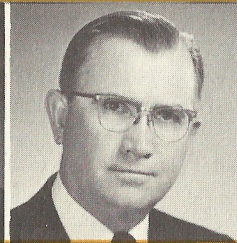
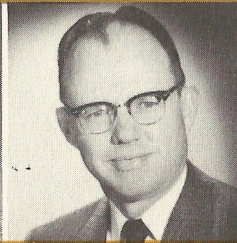
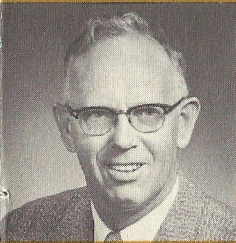
A master bedroom of majestic proportions, large enough for even massive furnishings. Sliding glass doors open to a touch of romance . . . a bedroom balcony or terrace! And the closet space will amaze you.

KERMIT C. OESTREICH

RALPH EATON

C. A. WHEELER

BILL RETTS



VILLA CATALINA COOPERATIVES, INC.

is wholly owned and operated by these well-known Arizona business leaders, representing the finest traditions of financial and industrial development. Their integrity and wide experience guarantees a sound and carefully managed investment.

KERMIT C. OESTREICH

President, Villa Catalina Building Enterprises, Inc.

Tucson resident for 25 years.

Owner, Kermit C. Oestreich Electric Company.

Owner, Oestreich Building Corporation.

Member of Electrical State Joint Industry Board.

Member of National Electrical Contractors Assoc.

Pres., Board of Directors, Arizona Bible Institute.

Chairman of Tucson Christian Business Men's Committee.

RALPH EATON

Sec'y-Treas., Villa Catalina Property Enterprises, Inc.

Arizona resident for 28 years.

Founder and former partner, Eaton Fruit Co., Phoenix.

Owner, Eaton Construction Company; Eaton Properties, Inc.

Partner, Deer Valley Development Company.

Partner, Weed, Farley, Eaton & Wheeler:

Eaton Farms; Triple "E" Farms.

Former Internat'l Director, Christian Business Men's

Committee, International.

Chairman, Board of Phoenix Christian High School.

C. A. WHEELER

President, Villa Catalina Properties Enterprises, Inc.

Resident of Arizona for 20 years.

Owner, American Indian Crafts, Phoenix.

Former owner, Fray Machine Tool Company.

Partner; Weed, Farley, Eaton & Wheeler.

Member, Board of Directors, Westmont College,

United Indian Missions,

Youth for Christ and others.

BILL RETTS

Pres. and Gen. Mgr., Villa Catalina Cooperatives, Inc. Tucson.

Resident of Tucson.

Owner and developer, Virginia Estates, Garden Grove, Calif.

Former Executive Assistant and pilot, R. G. LeTourneau.

President, The Bill Retts Foundation.

Member, Board of Directors, National Child Evangelism

Fellowship, Jungle Aviation and Radio Service

of Wycliffe Translators.

Former chairman, Christian Business Men's Committee,

Long Beach, California.

Villa Catalina

PLAN OF OWNERSHIP

Four distinctive floor plans . . . from \$20,900 . . . with monthly maintenance payments as low as \$52.25. The apartments are sold outright — you receive a clear title, guaranteed by Tucson Title Insurance Company. Your equity is absolutely free of encumbrance . . . no blanket mortgage . . . no stock. Ownership of your individual interest is free and clear.

Completely yours . . . and early selection, during actual building, gives you the privilege of choosing interior details, fixtures, complete color schemes . . . right down to the color of your kitchen appliances! Just as you would in an individual home . . . design a background befitting your treasured possessions.

PLAN OF OPERATION

One small monthly maintenance check covers property tax, property insurance, water, gas, electricity, air-conditioning, heating, pool and ground maintenance, and laundry equipment. This is administered by a Board of Governors elected by you, and neighboring apartment owners. Here, too, is economy . . . for you share the buying power of a large group — thus monthly cost is only a fraction of individual home upkeep.

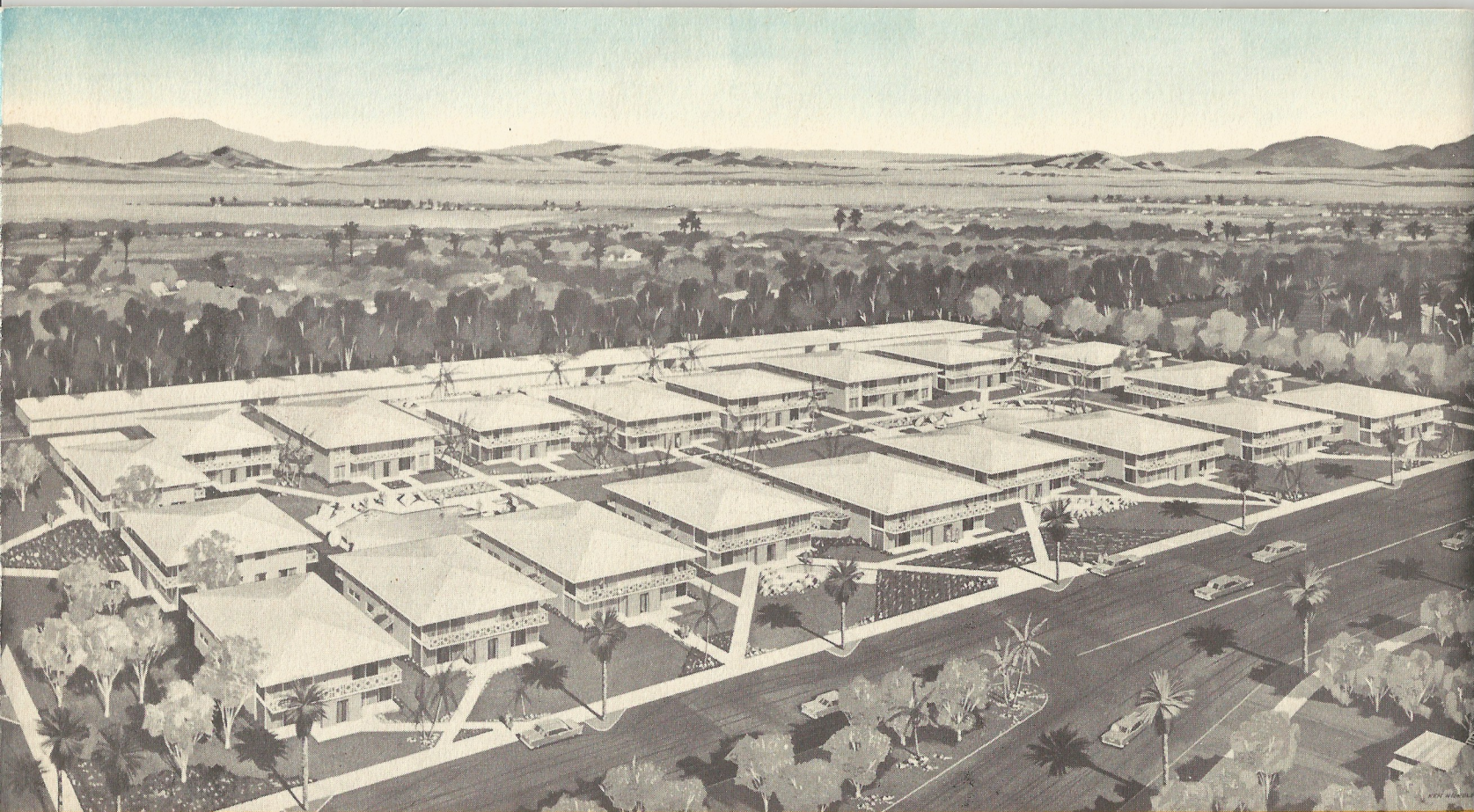
Villa Catalina

Little Things of Great Importance

Villa Catalina apartment-homes are patterned to give sunshine and air on three sides . . . no shut-in feeling. Rooms are spacious and arranged as in a home. Kitchens, handy and up-to-the-minute . . . handsome baths with pullman lavatories . . . a vanity if you desire. Showers are glass enclosed and there's always a generous use of enduring and beautiful ceramic tile.

Bedroom areas have been carefully "zoned" and amazing new sound-conditioning construction practically eliminates the intrusion of noises thruout your apartment. Huge central heating and refrigerated air-conditioning plants of commercial size supply just the temperature you choose . . . from finger-tip selector panel at your command.

Laundries, completely equipped with automatic washers and dryers, are delightfully decorated and cooled in summer. Husbands will be pleased with the individual garages and the built-in storage shelf. And no garden tools to clutter . . . all yard work is beautifully done for you!

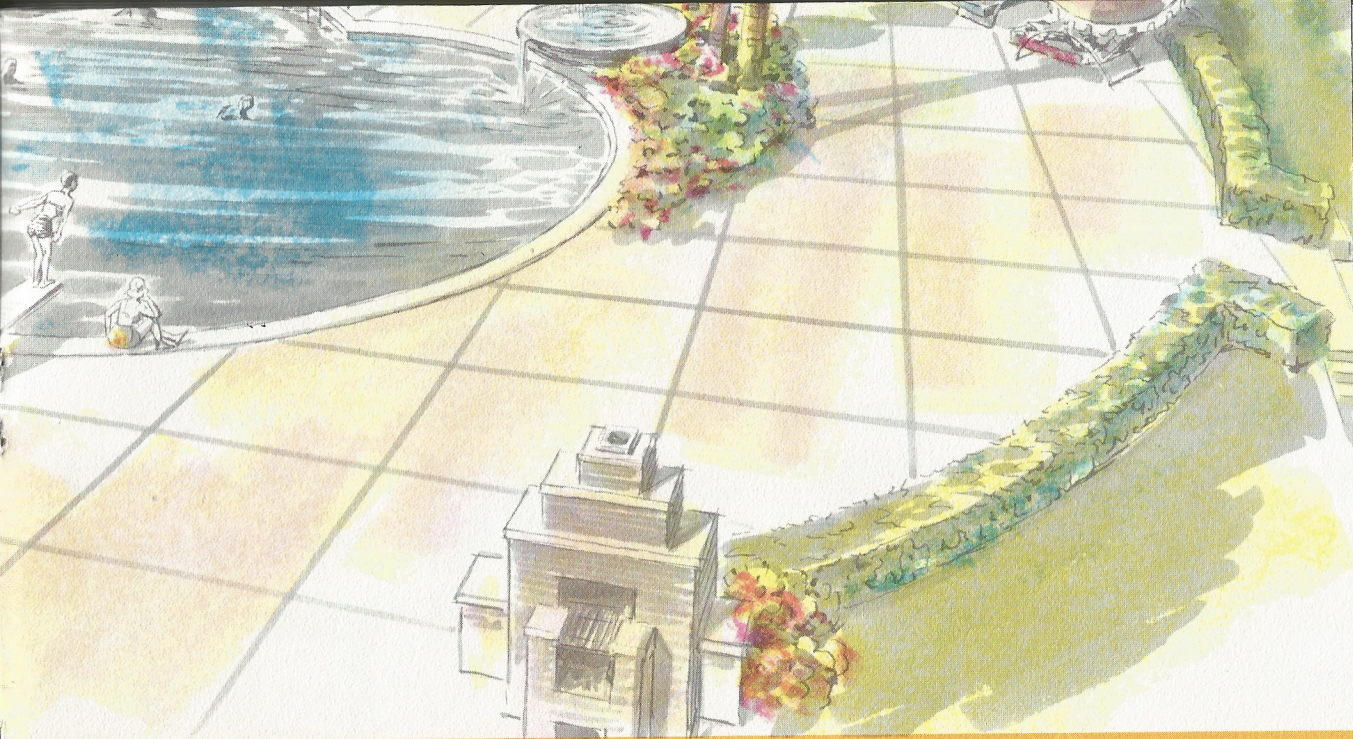


Twenty 2-story buildings, of handsome "tapestry" brick . . . 4 lavish apartments in each, are strategically spaced around a huge garden and swimming pool area. Truly a prestige neighborhood in itself, ranking second to none in architectural beauty and luxury. Located in the heart of Tucson's most desirable residential section . . . only a few minutes from smart shops, markets, restaurants, churches, theaters and cultural centers. Villa Catalina . . . synonymous with finer living.





Indescribably lovely



... this garden vista spread before your living room or bedroom. Restful greens artfully blended with riotous blooms, delight the eye thru each season.

Two custom-designed swimming pools . . . bits of liquid turquoise . . . sparkle temptingly. Swim when you please . . . or choose a spot under a gay poolside umbrella and cool yourself on the wide, shallow lounge-steps just made for "sit-down" splashing! Enjoy a charcoal broiled steak? Gather 'round the barbecue! There is shuffleboard . . . inviting walks for idle strolling . . . lounges for sunning. And always compatible companions for these outdoor leisure hours.