

MNB
1 9 7 2

LUXURY PROPERTIES

ORIHUELA COSTA - COSTA BLANCA - SPAIN

*The data given in this brochure are approximate and for information only.



Le Mans villas - it's a luxury residential complex, located in Orihuela Costa region of the province of Alicante. It is situated near to all infrastructure and is well equipped for all needs, with a lot of amenities, facilities and leisure attractions. This residential complex is formed by ten luxury villas with private parking and a swimming pool. Each house responds to the strictest quality standards and contemporary design.



LE MANS RESIDENTIAL DISTRIBUTION PLAN



LEMAN STREET. ORIHUELA COSTA

**VILLAS LE MANS**

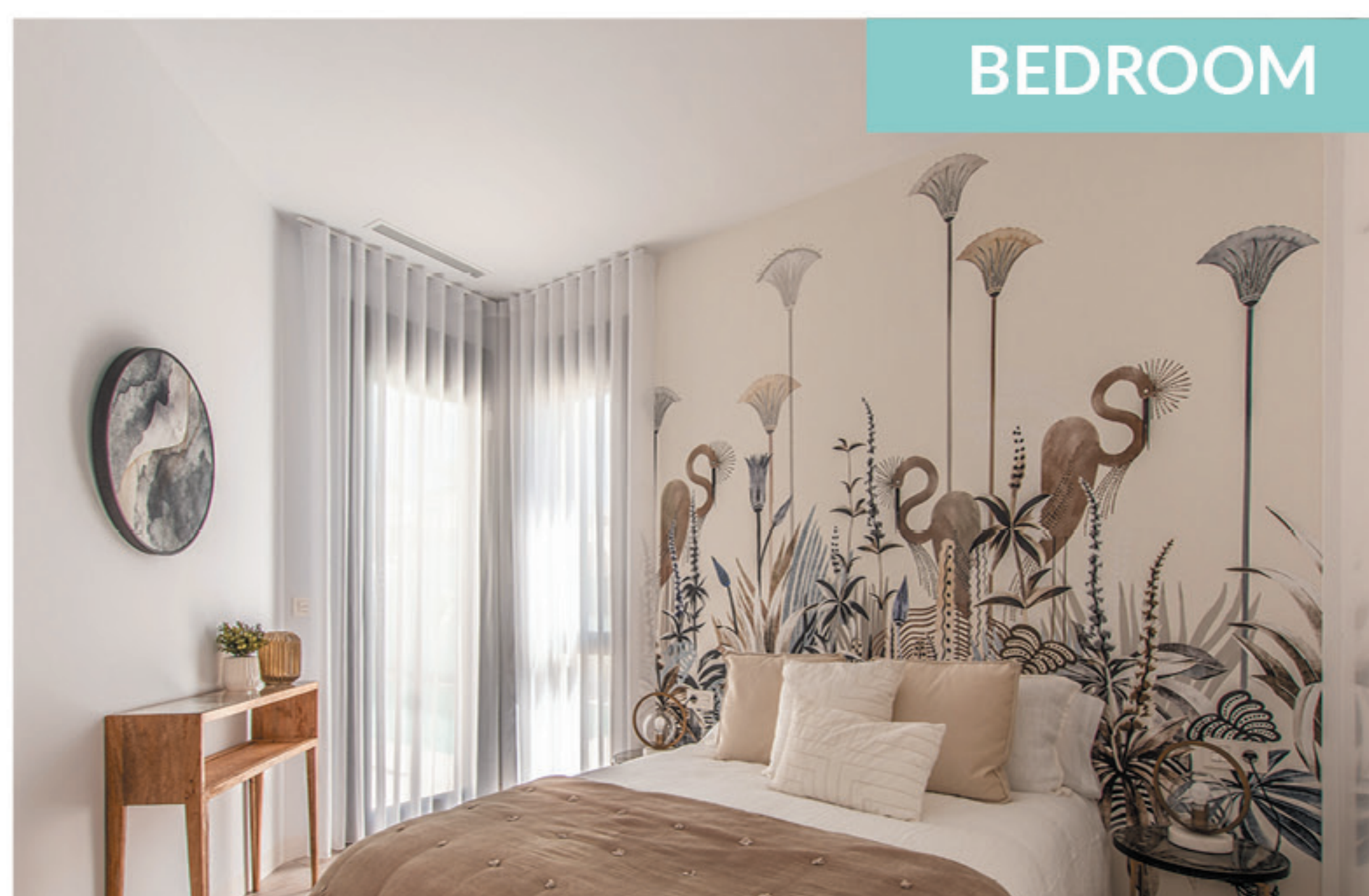
Residential complex LE MANS in Orihuela Costa is formed by 10 luxurious villas, thoughtfully distributed across three levels: ground floor, upper floor, and solarium. There are 3 bedrooms (2 en suite), 3 bathrooms, big halls, spacious kitchen opens to the living room with large windows and access to a large semi-covered terrace and pool.

From the solarium of the house, you can enjoy the most beautiful views of the city and the sea. Each villa has private parking. All villas feature a south-facing orientation, maximizing natural light, and are designed with the best contemporary architecture. Located in Orihuela Costa, these villas are ideally situated near essential services, golden beaches, golf courses, shopping centers, and top international schools, ensuring a perfect lifestyle for residents.





SALON VIEW

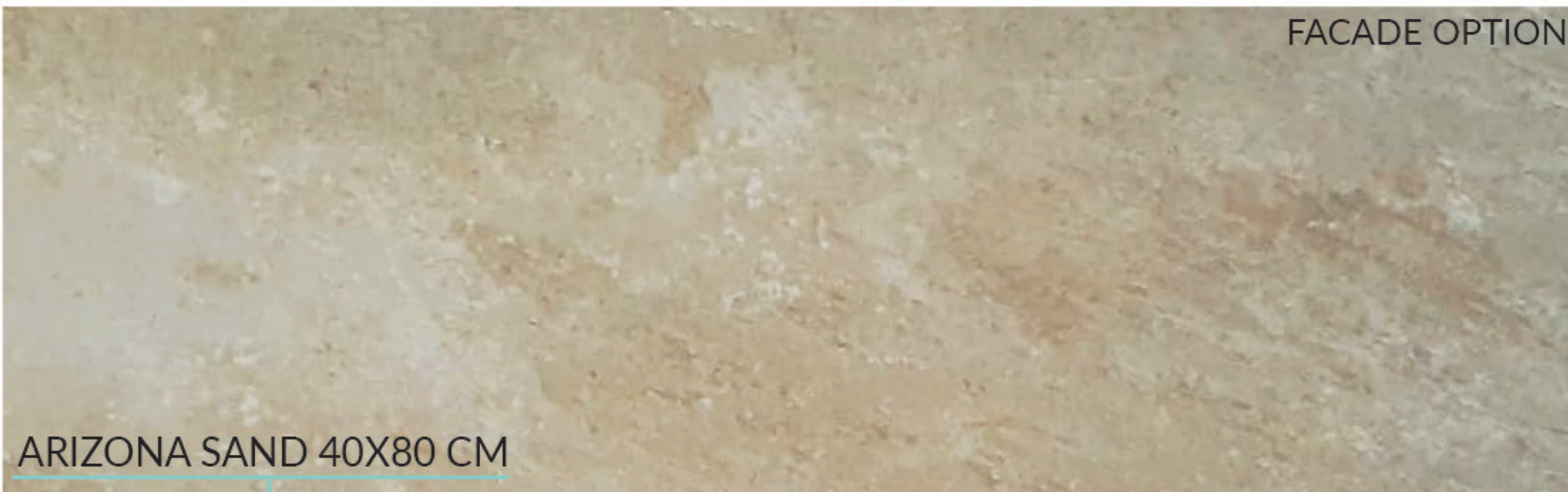


BEDROOM



BEDROOM EN-SUITE





FLOORING
OPTION - EXTERIOR
AND SAME MATERIAL,
BUT NON-SLIP IN INTERIOR
NEWPORT NATURAL
59,6X59,6 CM



The main materials we use for the cladding and coating of the houses are premium materials from Porcelanosa. It's 1-st quality materials directly from the manufacturer.

BATHROOM COATED:

OLD NATURAL 33X100 CM RECTIFIED



DOVER SPIGA CALIZA 33X100 RECTIFIED



NEWPORT NATURAL
59,6X59,6 CM



RUNG MATERIAL:

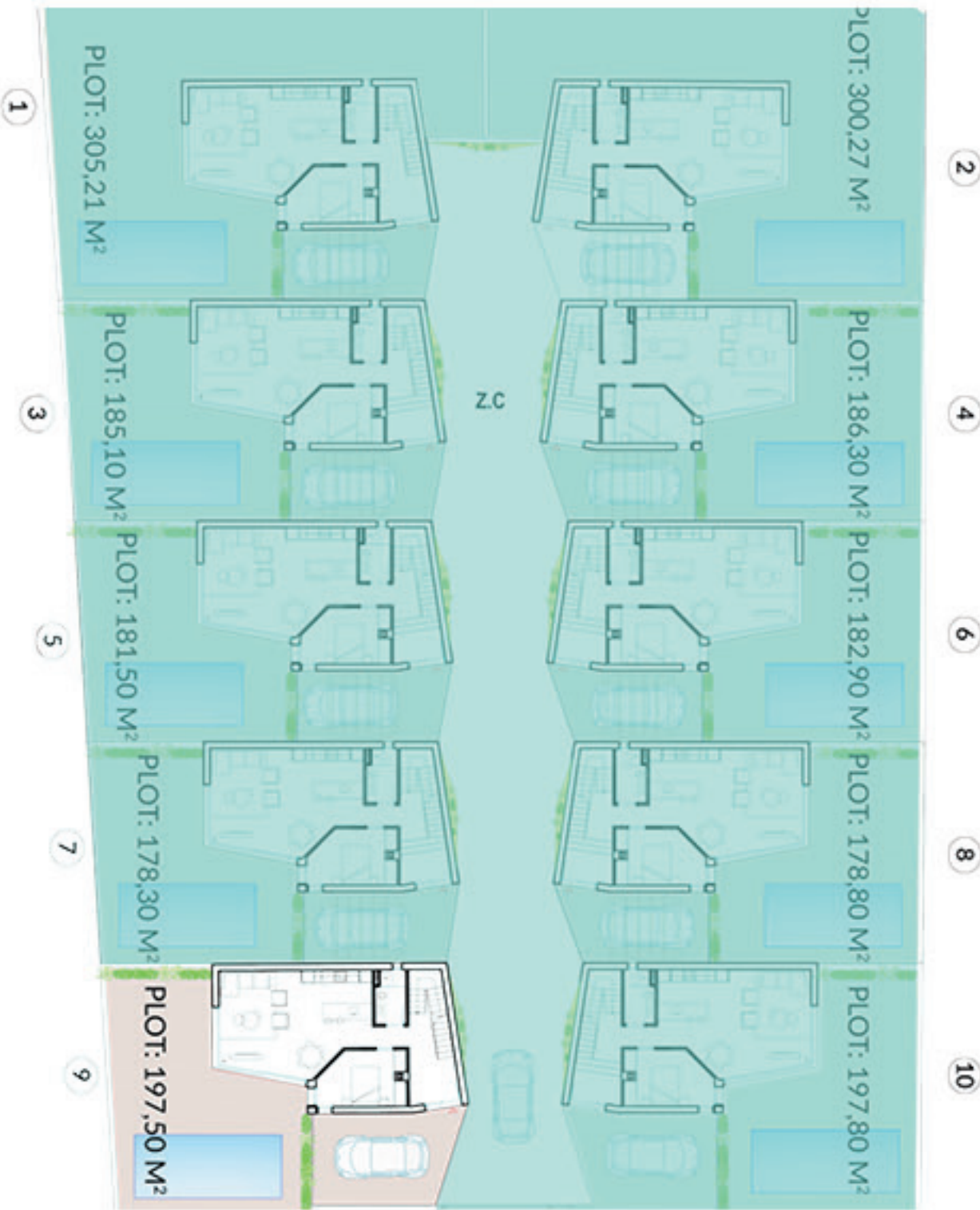
NATURAL WOOD
SOLID ASH 90X28 CM



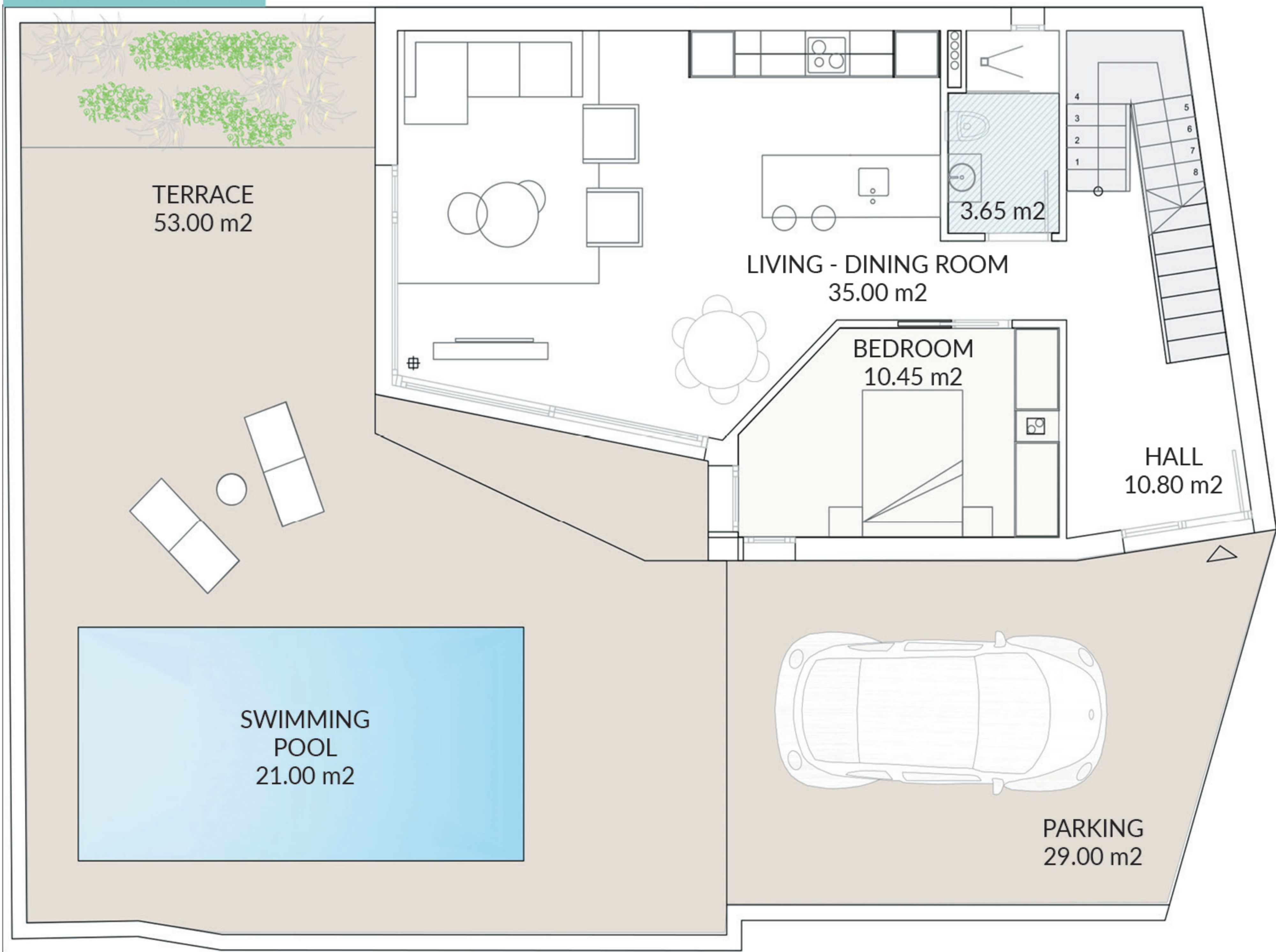
LE MANS RESIDENTIAL

HOUSE Nº 9

- 3 BEDROOM
- 3 BATHROOM
- PRIVATE PARKING
- 158.55 M2
- TOTAL AREA 319,55 M2
- SWIMMING POOL
- SOLARIUM



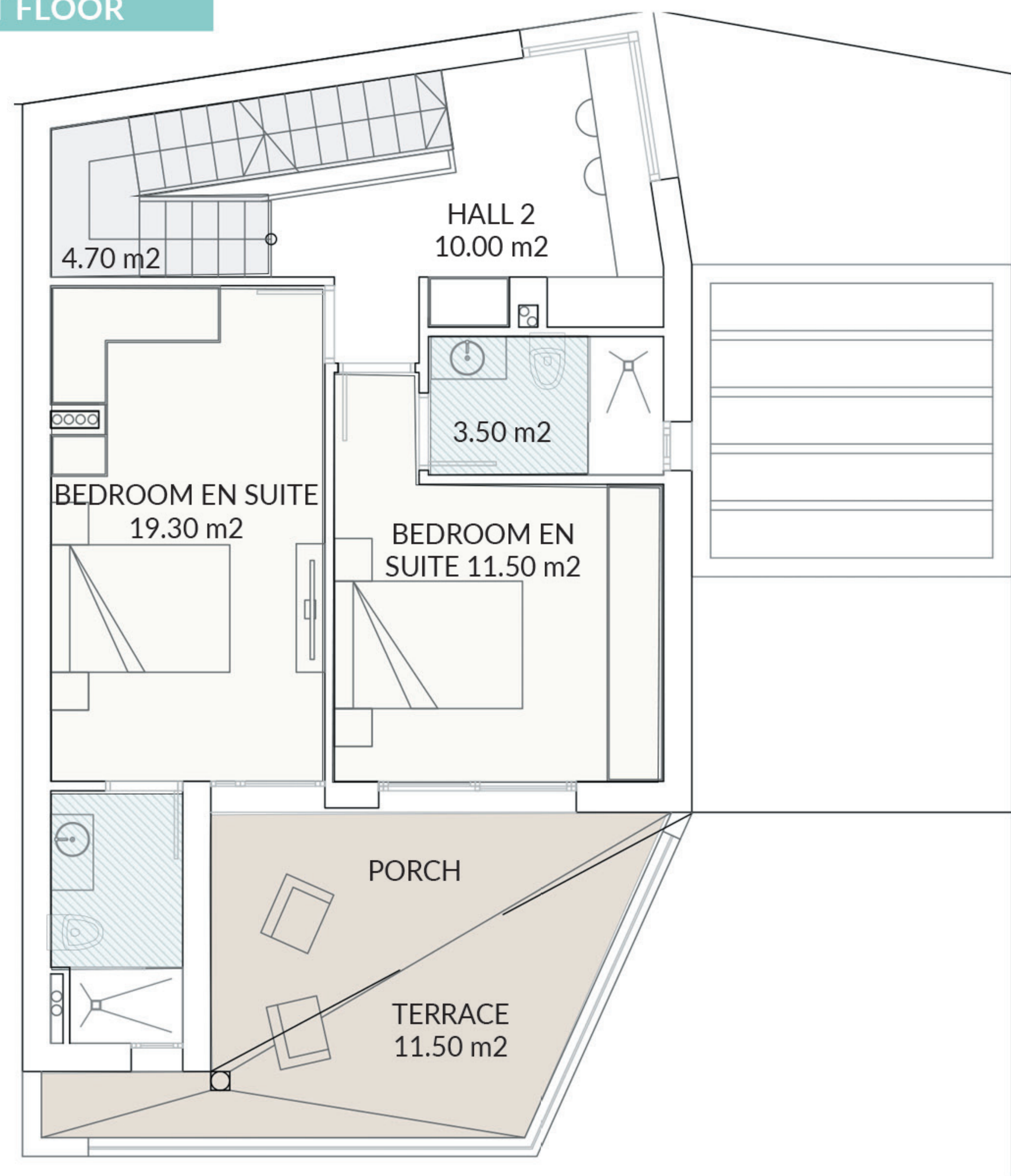
GROUND FLOOR



GROUND FLOOR:

LIVING SURFACE	62,10 M2	PARKING	29,00 M2
CONSTRUCTED SURFACE	76,30 M2	SWIMMING POOL	21,00 M2
TERRACE	53,00 M2	TOTAL GROUND FLOOR	179,30 M2

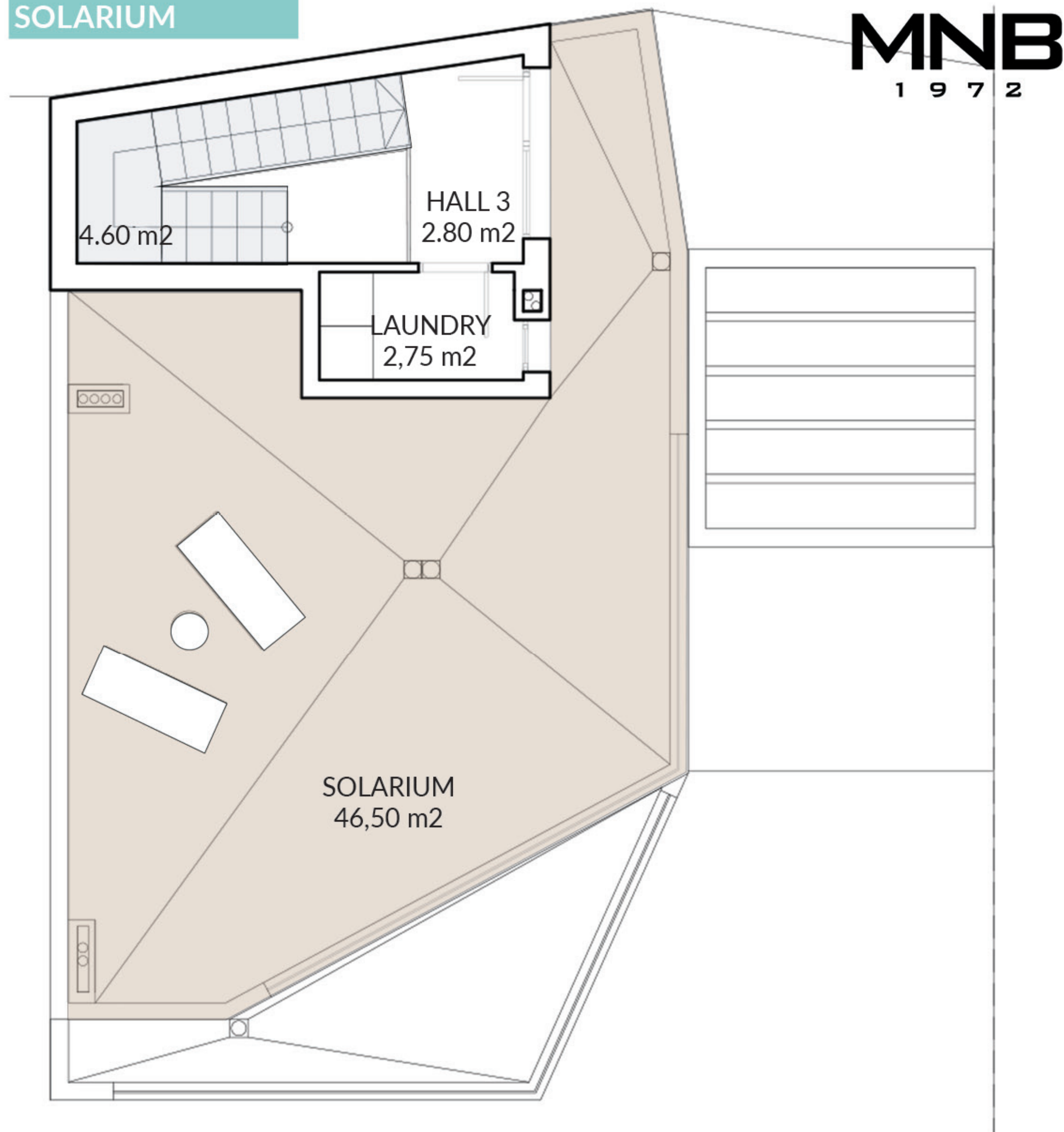
FIRST FLOOR



FIRST FLOOR:

LIVING SURFACE	52,50 M2
CONSTRUCTED SURFACE	65,00 M2
TERRACE	11,50 M2
TOTAL FIRST FLOOR	76,50 M2

SOLARIUM



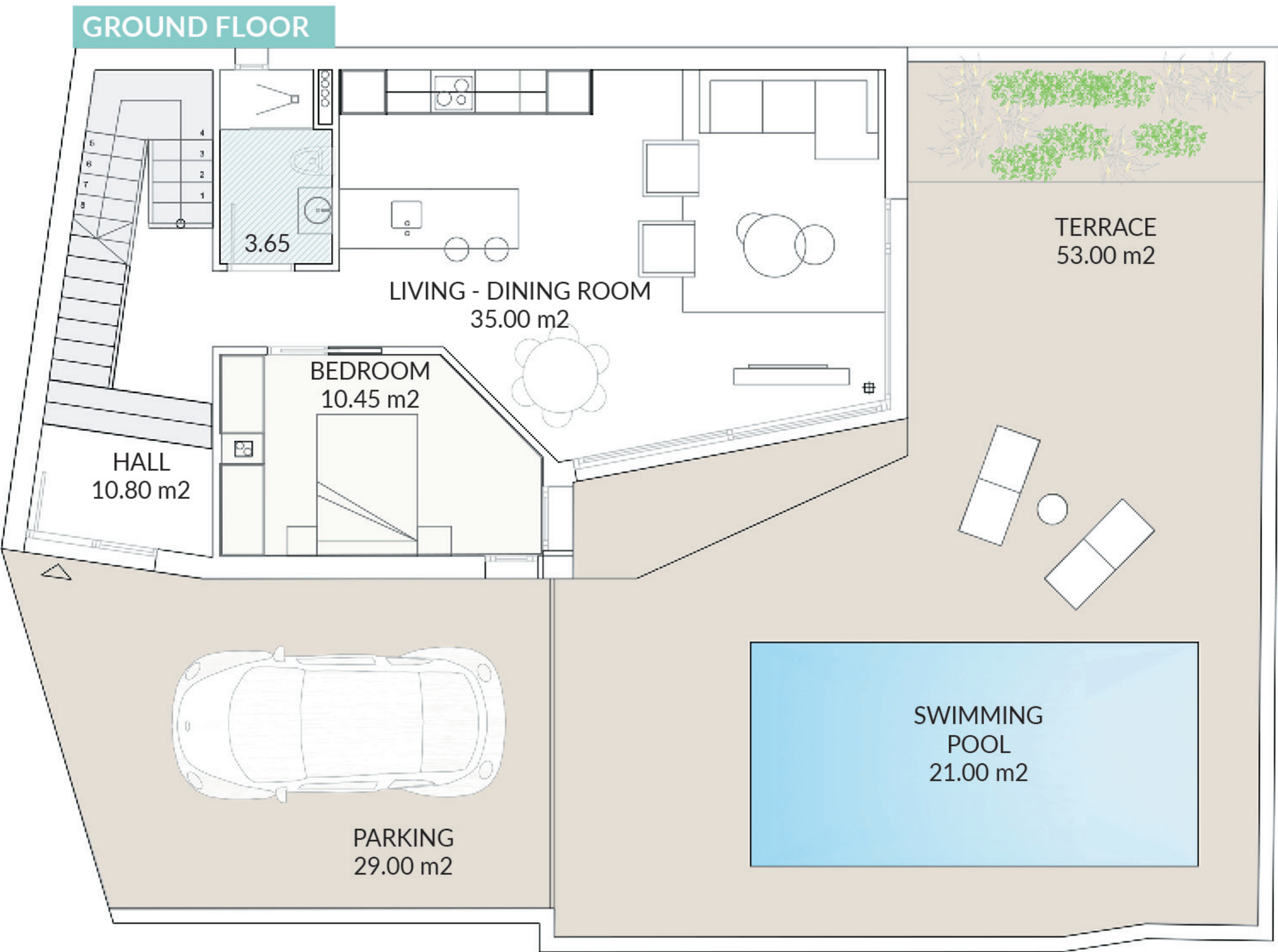
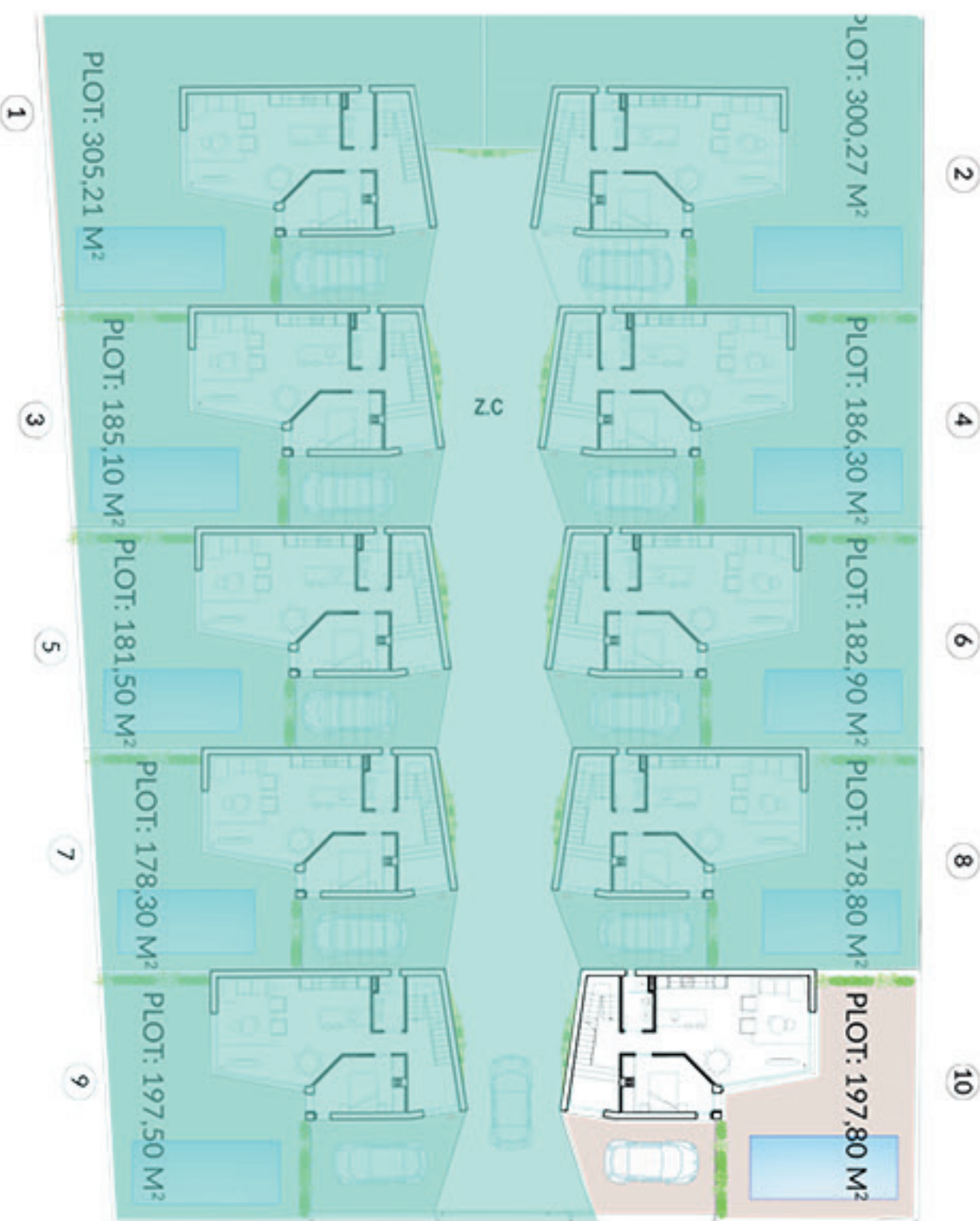
SOLARIUM:

LIVING SURFACE	10,15 M2
CONSTRUCTED SURFACE	17,25 M2
SOLARIUM	46,50 M2
TOTAL SOLARIUM	63,75 M2

LE MANS RESIDENTIAL

HOUSE Nº 10

- 3 BEDROOM
- 3 BATHROOM
- PRIVATE PARKING
- 158.55 M2
- TOTAL AREA 319,55 M2
- SWIMMING POOL
- SOLARIUM



GROUND FLOOR:

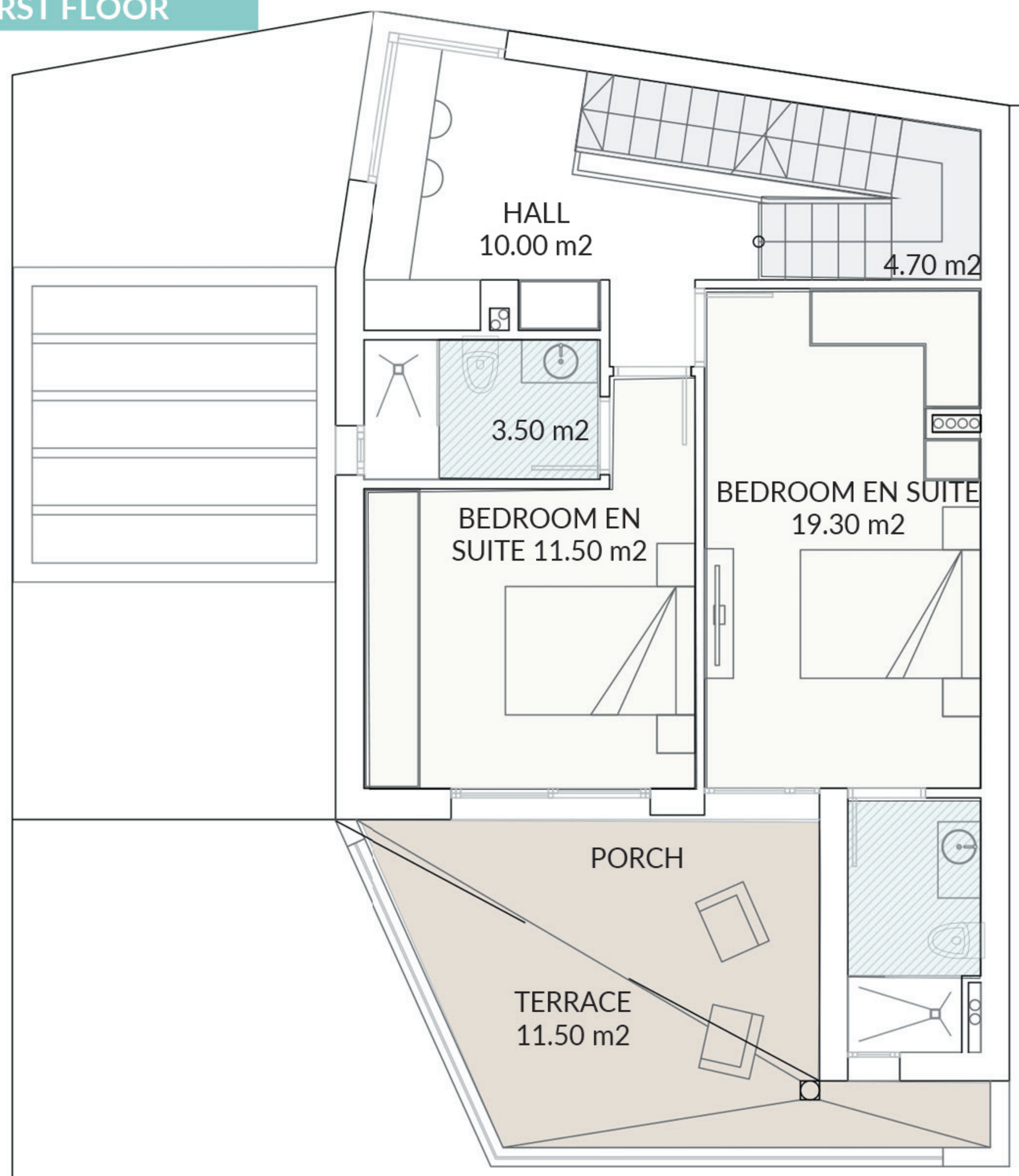
LIVING SURFACE
CONSTRUCTED SURFACE
TERRACE

62,10 M2
76,30 M2
53,00 M2

PARKING
SWIMMING POOL
TOTAL GROUND FLOOR

29,00 M2
18,00 M2
179,30 M2

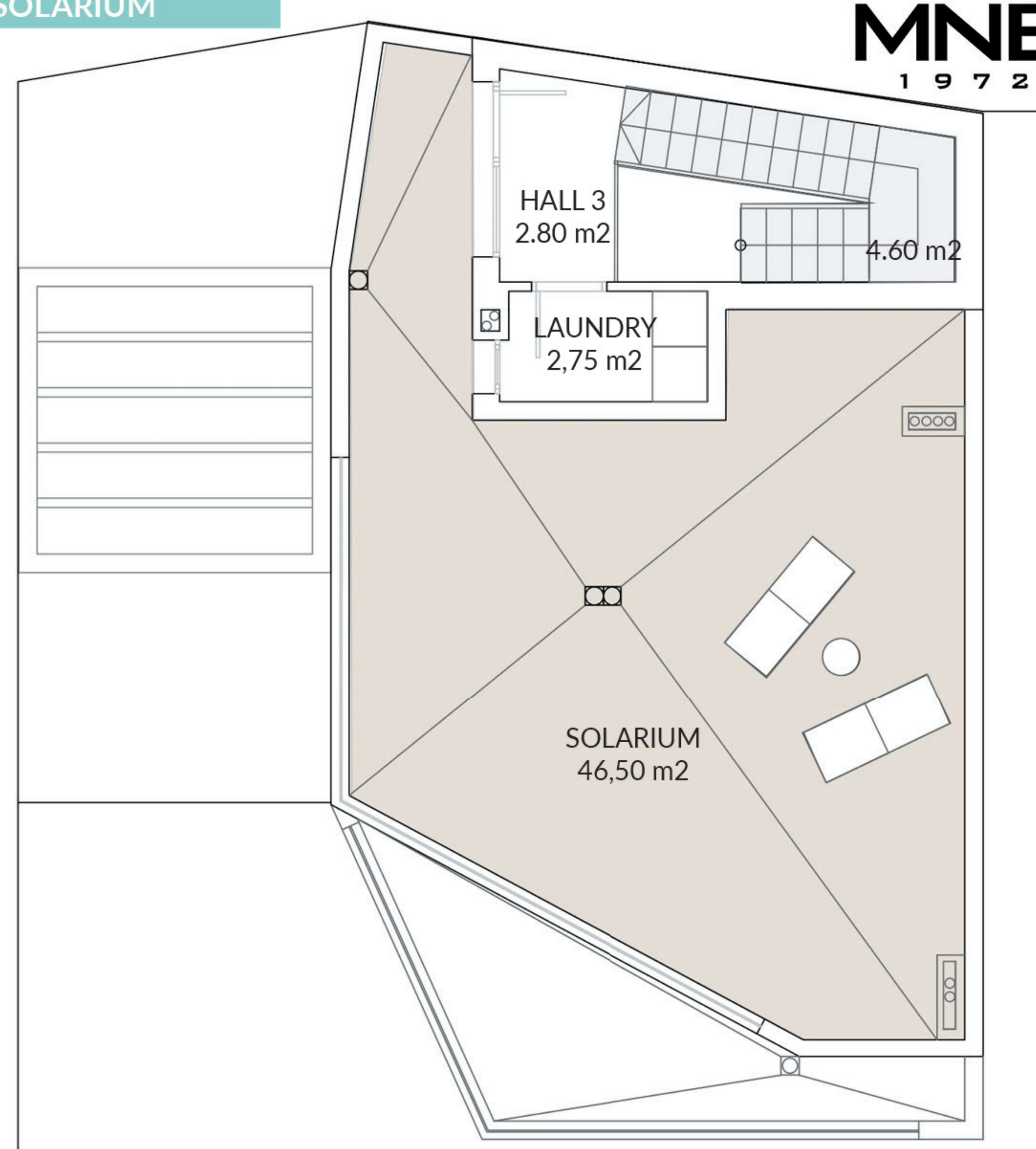
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SOLARIUM



SOLARIUM:

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SOLARIUM	46,50 M2
TOTAL SOLARIUM	63,75 M2

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ENVIRONMENT

Le Mans residential complex is located in the Orihuela Costa region. This area is famous for its 16km coastal zone with both rugged cliffs and white sand beaches. The area also has the added benefit of being located between two large airports: Corvera and Alicante. Orihuela Costa zone is well equipped for all needs, with a lot of amenities, facilities and leisure attractions.

There are a wide variety of golf courses, places for snorkelling, hiking, beautiful nature areas (such as natural parks and incredible rose lagoon), sports and shopping centres, different restaurants and various places for the leisure time of children and adults.

If you are looking for your home close to the sea, surrounded by beautiful nature and close to all services and infrastructure - then your home is in one of the villas in Le Mans residential complex.





BEACHES

Orihuela Costa is famous for its blue flag beaches with white sands and clear blue waters. Ideal for water sports, leisure activities, fishing or just relaxing near the sea, there are a big variety of beaches for each taste.



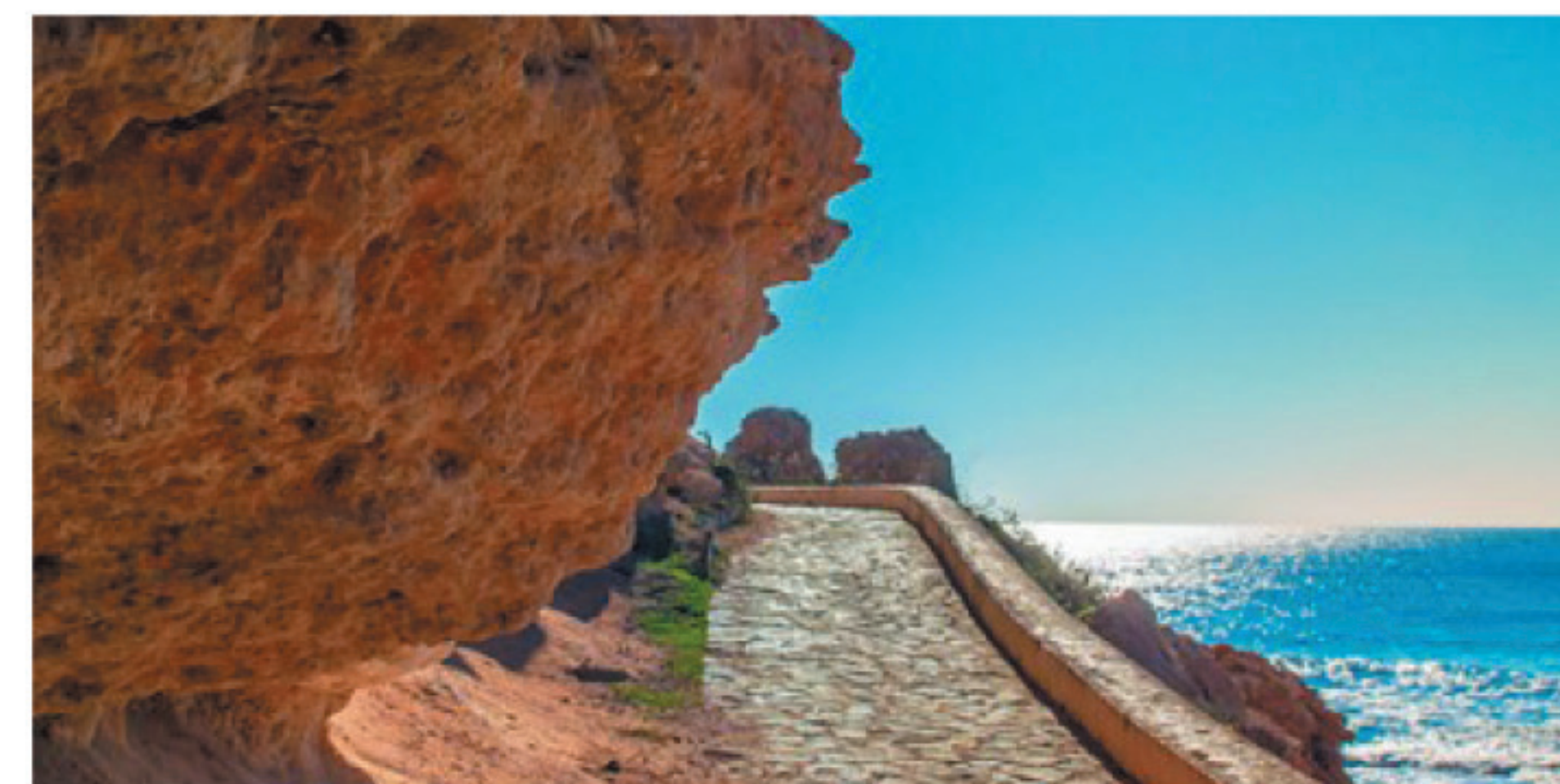
GOLF

Orihuela Costa is a real destination for golf enthusiasts. It is home to numerous golf courses in Villamartin, Campoamor, Las Colinas and Las Ramblas. 325 sunny days every year guaranteed an uninterrupted game as well.



LEISURE

Water parks in Torrevieja, Quesada and La Marina, Mundomar, Aqualandia and Terra Mit- theme parks in the area of Benidorm. A trampoline park and bowling alley at Zenia Boulevard for the children and a lot of things to do around the area.



COASTAL WALKING PATH

Stretching from Campoamor in the south and taking in La Zenia, Playa Flamenca and Punta Prima, this series of paths, walkways and boardwalks offers stunning views of coastal cliffs, beaches and marinas with beautiful views.

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