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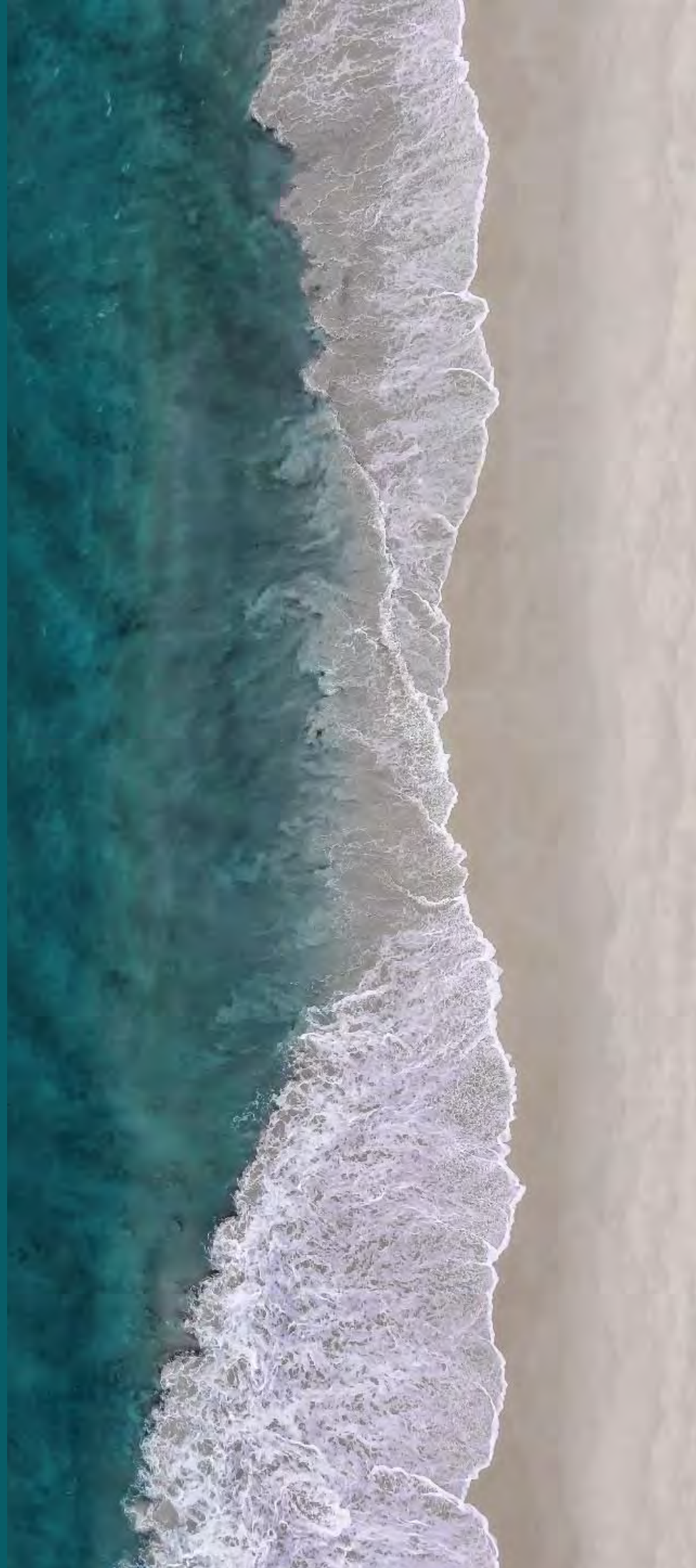


LA  
LLANA  
BEACH

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ECO  
NATURE  
RESORT







SAN PEDRO DEL PINATAR  
MURCIA. SPAIN

YOUR NEW HOME  
**BREATHE.LIVE.FEEL.**  
LIFE NATURE IN THE HEART OF THE MEDITERRANEAN

La Llana beaches are part of the salt flats and sand dunes of San Pedro del Pinatar, a protected area within the Region of Murcia. They are part of the wetlands located in the north of the Mar Menor, a natural reserve just two minutes from the centre of the village of San Pedro, thus providing a combination of nature, amenities and services, making the area highly attractive to tourism. This is the exceptional location where La Llana Beach residential complex can be found, offering three bedroomed fully equipped homes, the design of which is inspired by the warmth of the Mediterranean.





# WELCOME

TO SAN PEDRO DEL PINATAR

San Pedro del Pinatar is a coastal area in the Region of Murcia. Its surroundings, where the Mar Menor meets the Mediterranean, make it unique. Unspoilt beaches, such as *La Llana*, *Las Higuericas* or *La Torre Derribada*, as well as the *Regional Salt Flats Park*, all make up this natural paradise.



—  
OUR ESSENCE  
MAKES US UNIQUE  
—



## SAN PEDRO

A NATIVE PEOPLE WITH A  
FISHING TRADITION



Despite being a strategic point where peoples of all nationalities come together, San Pedro is one of the coastal municipalities that has managed to hold on to its essence. Traditional fishing, local festivities and town celebrations, and an exquisite local gastronomy (including the renowned 'Mar Menor caldero' or traditional fish and rice dish) are just some of the features of this well-established town that make it a somewhat unknown but attractive destination, with its wonderful beaches and outdoor areas of great ecological value, not to mention its 315 days of sun a year.



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PURE NATURE IN THE HEART OF THE MAR  
MENOR AND THE MEDITERRANEAN SEA

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## GASTRONOMY AND LEISURE

'Caldero' is an intensely flavoured fish and rice dish which is typical in the Region of Murcia, especially in the areas around the Mar Menor.

It takes its name from the dish it is cooked in a cast-iron pot or caldero which fishermen would typically hang on a three-legged cane structure over a fire on the beach to prepare the dish.

The fish is cooked initially with the rice to give it its flavour and then both are served on separate plates. It is one of the most popular dishes in restaurants in the area.



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**OUTDOOR LIVING IS  
OUR WAY OF LIFE!**  
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### SPORTING ACTIVITIES

Water sports and golf are two of the main activities in the area. The complex is quite near the Mar Menor Sailing Club which offers all types of water sports as well as a range of competitions and regattas, and there are also many golf clubs nearby.







## YOUR HOME

THE COMPLEX

La Llana Beach is a group of completely equipped modern three-bedroomed homes, at just a two-minute walk from the centre of the town of San Pedro del Pinatar. The top floor homes have a large solarium, with an outdoor kitchen and a sizeable shed (located on the ground floor). The lower homes have a spacious garden terrace area equipped with a utility area also.



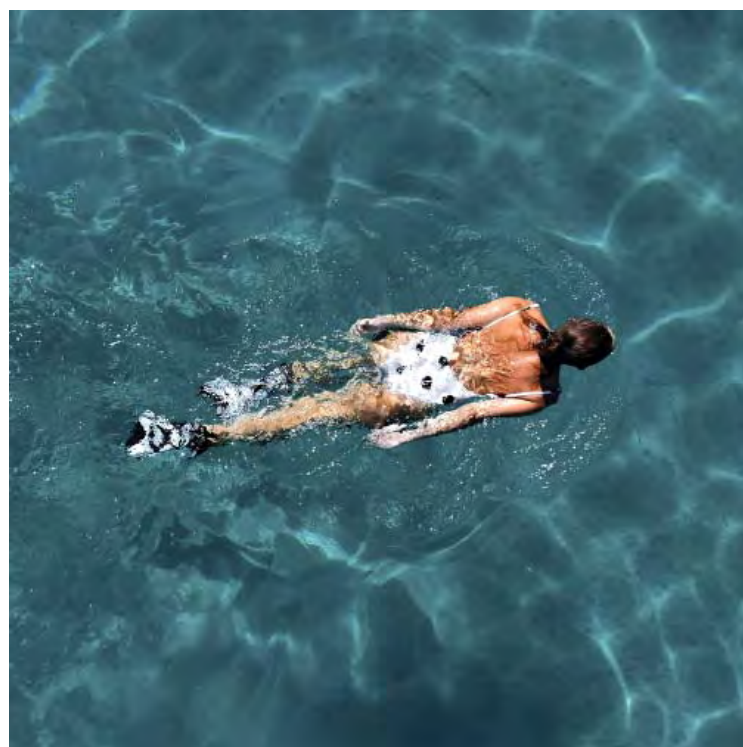


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## COMMITTED TO SUSTAINABILITY

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The communal areas enjoy maximum sun exposure while the pool has a counter-current swimming mechanism as well as heated water, allowing residents to swim from April through to November. Solar panels save energy, making the complex a more sustainable option.





## OUTDOOR LIVING

Residents can enjoy the jacuzzi or sunbathe in the pool area surrounded by vegetation, designed to ensure maximum privacy, while special rock-effect materials guarantee that visual effect of connection with nature.







MILD TEMPERATURES  
ALL YEAR ROUND



# THE HOMES

SOPHISTICATED, DISCREET, TIMELESS  
DESIGNER APARTMENTS

The homes have three bedrooms, two bathrooms and a large day area with a spacious kitchen and a living-dining room that leads on to the terrace.

The exterior enclosure wall runs into the building itself, disguising the limit between inside and outside, which ensures an outdoor living experience. All the exterior zones are separated from one another by trellises in order to make these areas as private as possible.



*Solarium of the first floor houses*





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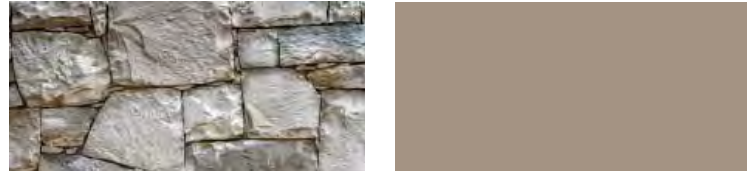
## NATIVE TASTES

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The rooms are spacious and full of natural light with an elegant touch, adding comfort to the homes. The building specifications ensure that the materials used give a natural look to the finishings, as well as warm wooden features and textures reminiscent of nature and in unison with the environment.







OPEN AREAS AND INTERIORS OF  
A SEDUCTIVE WARMTH







The bedrooms are spacious and comfortable. Two of them lead onto a small indoor terrace area which gives them natural light and keeping in contact with nature.

The main bedroom, with its bathroom and translucent lattice which also allows the light to come through from the terrace. The bathroom comes equipped with ample storage space and a shower with a built-in seating area.





## A MULTI-USE BEDROOM

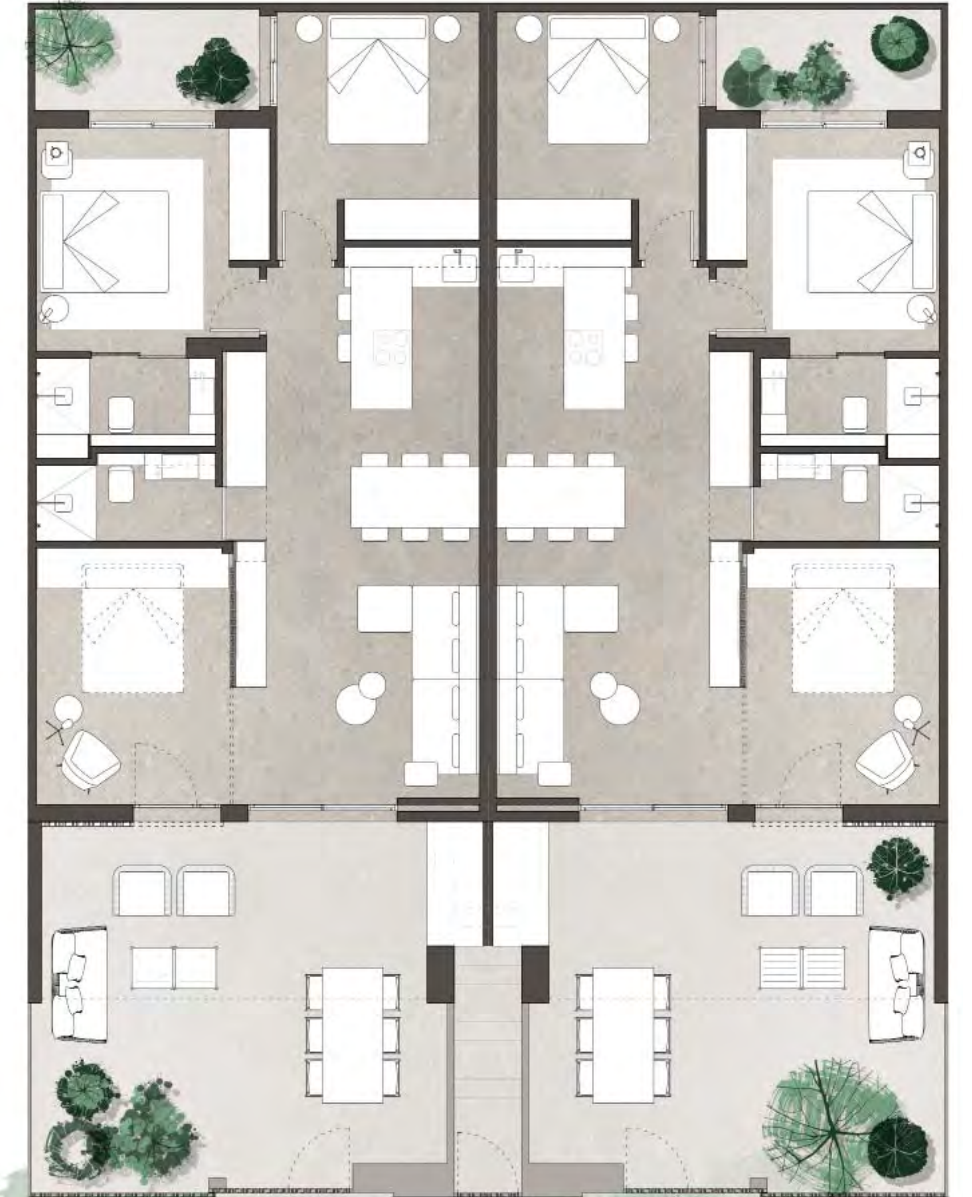
The third bedroom is located towards the main façade and is a multiuse room. A fold up bed system allows for it to be used as a bedroom or a multifunction room when the bed is not being used. It is designed so that a large sliding door can be used to close off this space or alternatively, pulled back to join this room to the living room, and increase its size.







## TYPES OF HOMES



**GROUND FLOOR HOUSES:** 109 m<sup>2</sup>  
 Living Room - 30 m<sup>2</sup>  
 Master Bedroom  
 (with bathroom) - 15 m<sup>2</sup>  
 Bedroom I - 10 m<sup>2</sup>

Multi-use Bedroom - 11 m<sup>2</sup>  
 Bathroom - 3,4 m<sup>2</sup>  
 Main Terrace (with Laundry  
 Room) - 34 m<sup>2</sup>  
 Interior Terrace - 6 m<sup>2</sup>



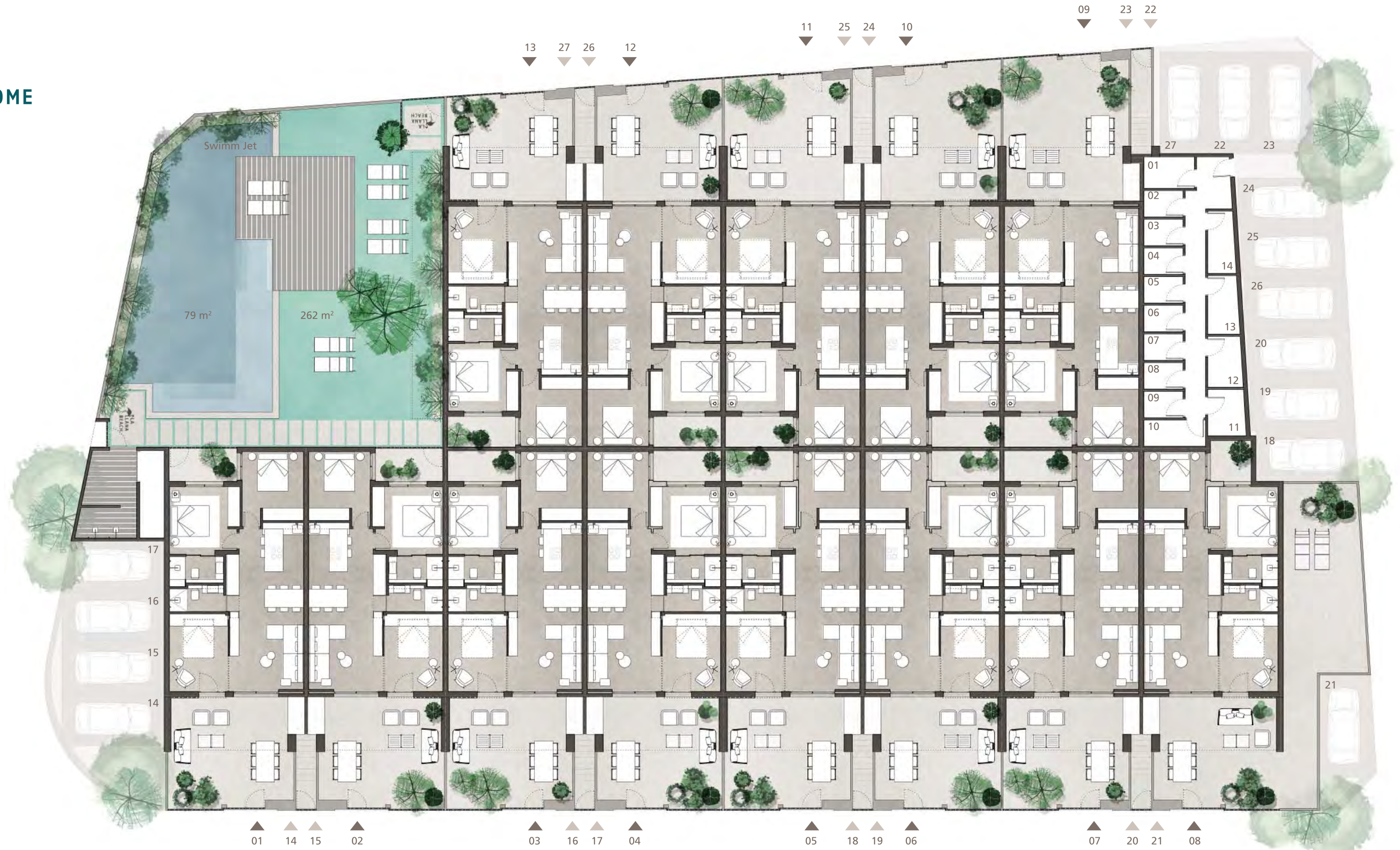


**FIRST FLOOR HOUSES:** 163 m<sup>2</sup>  
 Living Room - 30 m<sup>2</sup>  
 Master Bedroom  
 (with bathroom) -15 m<sup>2</sup>  
 Bedroom I - 10 m<sup>2</sup>

Multi-use Bedroom - 11 m<sup>2</sup>  
 Bathroom - 3,4 m<sup>2</sup>  
 Terrace - 12 m<sup>2</sup>  
 Stairs - 7 m<sup>2</sup>  
 Solarium - 75 m<sup>2</sup>



CHOOSE  
YOUR HOME





# QUALITIES

## BUILDING SPECIFICATIONS



### FOUNDATIONS, STRUCTURE, FACADE AND ROOF

The foundations will be laid by means of seism resistant concrete slabs.  
Reinforced concrete structure with unidirectional irons and/or concrete slabs.  
The façade will be double brick with an air chamber and an exterior monolayer coating of white mortar.

### EXTERIOR CARPENTRY

The exterior carpentry of the building will consist of aluminium windows and balcony doors in light brown tones (as in leaflet).  
Double glazing glass will be used to ensure maximum comfort.  
The living room balcony will run into the outside walls allowing for the living room area to be extended outwards towards the porch/terrace.  
Security electric shutters in the livingroom.



### PLOT ENCLOSURE

Blind wall with a monolayer white cladding on poured concrete block footings.  
Walls and fencing will be made of galvanised metal strips with a light brown tone varnish (as in leaflet) with criss-cross slats (similar to a trellis) which allows for privacy in the private areas.



### INTERIOR CARPENTRY

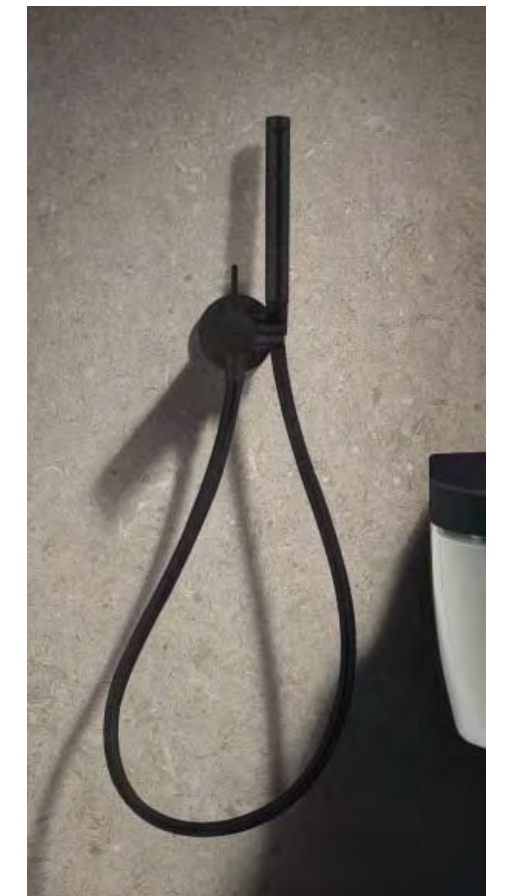
Laminated wood panels in warm colours on the living room walls, integrating the bedroom doors and one of the bathroom doors, the storage area and the white goods shelving.  
Sliding door in multiuse area, forming part of the wooden panel of the living room which allows for this area to become part of the living room itself.  
Module wardrobes in bedrooms, of a warm colour, an interior structure of a melamine boards, a suitcase shelf and hanging rail.

### FLOORS

The interior floors will be prime quality porcelain stoneware.  
Ceramic stone of the same quality, will be used for the built-in skirting boards.  
Top quality non-slip porcelain will be used for the exterior flooring while the same material will be used for the build in skirting boards.

### BATHROOMS, TOILETS AND SANITARY FITTINGS

Prime quality glazed porcelain modern fittings will be installed.  
Toilets will be wall-hung and washbasins will be built into the bathroom furniture.  
The washbasin area will run along the full length of the wall in the main bathroom.  
Both bathrooms will have a shower with thermostatic taps and glass shower screen.  
The main bathroom will have a built-in seating area in the shower.  
The use of safety glass in the bathroom door of the main bedroom allows for the bathroom to form part of the bedroom.  
Polypropylene pipes will be used for the hot and cold-water mechanisms while pvc will be used for drains.  
There is an aerothermal system for domestic hot water.  
Built-in bidet tap.





### INTERIOR AND EXTERIOR OVERLAYS AND CLADDINGS

Plastic emulsion smooth white wall and ceiling paint.  
Prime quality ceramic stone on bathroom walls.  
Mechanically applied plastering of walls and ceilings as well as gypsum plasterboard on false ceilings.

### KITCHEN FITTINGS

Kitchen cupboards built in to the wooden panel of the living area, consisting of upper and lower cabinets, as well as a silestone (or similar material) peninsula and counter.  
Highly energy efficient white goods, including an oven, microwave, vitroceramic hob, fridge, built in extractor fan and dishwasher.  
There is also the option of including a 6-seater dining table.

### INSULATION AND AIR CONDITIONING

Projected polyurethane insulation in exterior wall chambers.  
Flat roofs insulated with polyurethane track pads.  
Full air conditioning in bedrooms, multiuse area and sitting room via air ducts with white intake and outlet air guards.



### ELECTRICITY, TELEPHONE AND TV

Prime quality brands in electrical fittings such as the Niessen, Zenit model (black).  
Automatic entry phone for opening the complex' gate.  
TV and telephone- data access in all bedrooms and sitting room.  
Indoor LED lighting.



### FEATURES

The ground floor homes have:

- A low maintenance gardened terrace with pleasant views of the bedrooms
- A spacious porch which can be used as a living area and where bicycles can be kept
- A utility area under the stairs with an aerothermal compressor and washing machine.

The homes on the upper floor have:

- A porch/terrace on the first floor
- A large solarium with an aluminium pergola in a dark shade (as in leaflet) on the roof.
- Summer kitchen complete with sink and gas barbeque, as well as an area with artificial grass.
- The homes will also have an area of sheds or storage rooms

on the ground floor where bicycles can be kept and so do not, therefore, have to be carried up to the upper floor.

### COMMUNAL AREAS

Magnificent gardened area with artificial grass and abundant greenery which work together to ensure privacy. Seating area with non-slip porcelain stone and walking areas with large concrete slabs.

Swimming pool with a tile finish and chlorine purifier system, 'beach' area, jacuzzi, waterfall and counter-current swimming mechanism.

Water heater to allow for use of pool from April to November, run on energy from solar panels.

Walls in the pool area with stone decoration. Showers in a delimit area with a bench.



# DISCOVER THE AREA

AMENITIES, BEACHES AND ACCESIBILITY



### AIRPORTS:

Murcia Airport - 30 mins. drive  
Alicante Airport - 45 mins. drive

### SERVICES:

Centre of San Pedro del Pinatar - 3 mins. walk  
24-hour Health Centre San Pedro - 5 mins. walk  
Los Arcos Hospital - 10 mins. drive

### SHOPPING CENTERS:

Dos Mares - 5 mins. drive  
Zenía Boulevard - 10 mins. drive  
Espacio Mediterráneo - 15 mins. drive

### GOLF COURSES:

Roda Golf & Beach Resort - 13 mins. drive  
Lo Romero Golf - 13 mins. drive  
Colinas Golf & Country Club - 19 mins. drive

### BEACHES: 5mins. drive

La Llana Beach  
La Torre Derribada Beach  
Las Higuericas Beach  
Mar Menor Beach

### OTHER SERVICES: 3 mins. walk

- |                 |                      |
|-----------------|----------------------|
| Supermarket     | Hospital/Health Care |
| Pharmacy        | Town Hall            |
| Bank            | Spa Treatment        |
| Police Station  | Cab Station          |
| Church          | Pedestrian Pathway   |
| Coffee Shop     | Gym                  |
| Harbor          | Mechanical Workshop  |
| Bicycle Pathway | Jet Ski Rent         |
| Gas Station     | Restaurant           |
| City Center     | Restaurant           |





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## PURE NATURE WITHIN AN URBAN AREA AND EVERY POSSIBLE AMENITY AND SERVICE AVAILABLE

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La Llana Beach is located in an urban environment full of services that you can reach on foot, without the need for vehicles: shops, banks, cafes, pharmacies, restaurants, medical centers ... The infrastructures that surround the complex are as important as the homes themselves.

**LA LLANA BEACH IS COMMITTED TO IMPROVING THE QUALITY OF LIFE OF YOUR EVERYDAY. HAVE YOU THINK ABOUT THIS?**

In addition, San Pedro del Pinatar is right on the coast and completely flat, making it ideal for leisurely long bike rides or visiting new places by bike.

The Eurovelo 8, also known as the Mediterranean route, also runs through the municipality allowing for cities to be connected by bike all along the Mediterranean coast.



SAN PEDRO DEL PINATAR  
MURCIA. SPAIN

EXCLUSIVE AUTHORIZED REAL ESTATE PARTNER