

# Siena

LA MANGA CLUB / MURCIA



SIENA: MEDITERRANEAN LIVING AT LA MANGA CLUB



# Siena

— LA MANGA CLUB —

At the heart of **La Manga Club**, one of the most prestigious sporting and residential developments in Europe, **Siena** is born: a newly built development, designed for those searching for a relaxed lifestyle, close to nature, next to the golf course, and just a few minutes from the sea.

**Siena**, an exclusive development with apartments, townhouses, and villas at La Manga Club, set in natural surroundings and close to the golf course. Homes with 3-to-4-bedrooms, garden, terrace or solarium, in a peaceful area with all the benefits of the special Mediterranean light.



## La Manga Club: a unique setting on Spain's southeastern coast

Located in the municipality of **Cartagena**, just 20 minutes from the historic city centre, **La Manga Club** provides a strategic position between the sea, nature, and cultural legacy. Cartagena is a city port with over three thousand years of rich history, archaeological treasures, superb gastronomy and a vibrant urban city life.

**La Manga Club** is one of the most emblematic resorts in southern Europe. Located in the region of **Murcia**, on Spain's southeastern coast, it covers over 6 km<sup>2</sup> next to the Mediterranean Sea, in a privileged setting between hills and adjacent to the Calblanque nature reserve, an environmental treasure with unspoilt beaches, sand dunes, and pathways that invite you to wander and unwind.

10 minutes' drive away you find the extensive and popular beaches at **La Manga del Mar Menor**, ideal for water sports, relaxation and activities as a family. The resort also has direct access to the Mediterranean Sea via a rural pathway that leads to a small beach cove, perfect for those seeking some privacy and peace and quiet by the sea.



Murcia Airport:  
50 km



Alicante Airport:  
120 km



Beach: 3 km



Golf Course: 1 km

## Enjoy pools, gardens and spaces for the whole family

This development has been created with the aim of encouraging wellbeing and outdoor living, with communal areas that include pools, landscape gardens with native plants to respect the surrounding environment, and a gym or multipurpose room.

The homes enjoy views of the gardens, the mountainous backdrop and the natural beauty that surrounds La Manga del Mar Menor. Mainly south-facing, but also east or west, every room can make the most of the natural light available.

Each home has its own outdoor parking space. This space is found within the same plot in the case of the villas and townhouses, with direct access.



## Apartments, townhouses and villas designed for you

**Siena** offers an excellent choice of home styles to adapt to different requirements. The **apartments** are available on the ground floor with a garden and a terrace and on the upper floor with terrace and solarium, all with 3 bedrooms and 2 bathrooms.

There are also 3-bedroom **townhouses** with 2 bathrooms, courtesy bathroom, terrace, and private garden. For those who prefer more independence, there are **villas** with 3 or 4 bedrooms, 2 bathrooms, a courtesy bathroom and extensive outdoor space with terrace and garden.



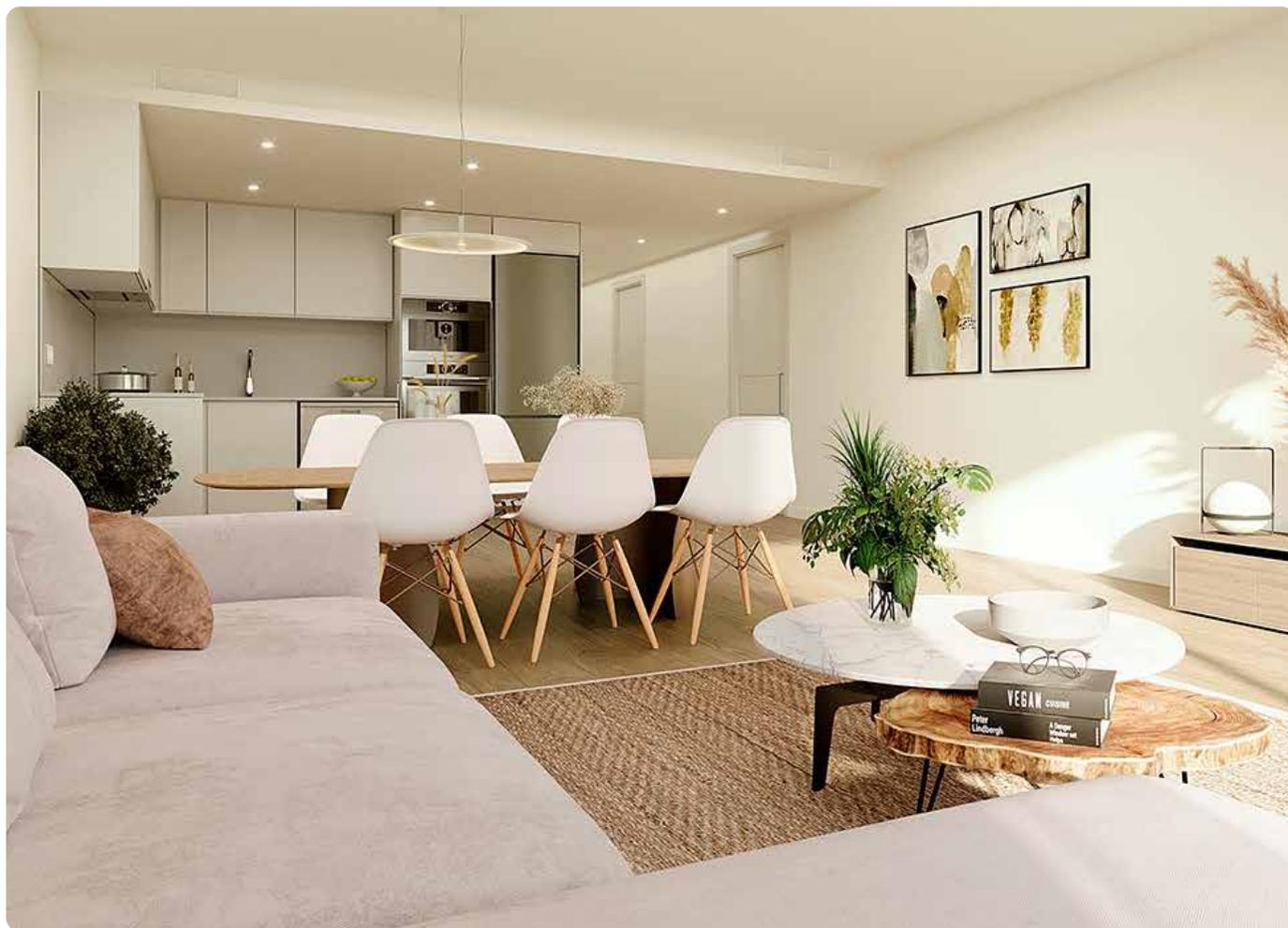
## Top quality finishings

The apartments are finished with top quality materials, with every detail taken care of to ensure maximum comfort and durability.

The kitchens have upper and lower cupboard units in pale colours, with worktops in a similar tone, and are equipped with an oven, induction hob, microwave, and extractor hood.

Bathrooms have a suspended unit with a washbasin, a mirror, and a flush-to-floor shower tray with screen.

All the homes at Siena will be equipped with a hot and cold air conditioning system via conduits with a centralised control, as well as a heat pump for energy efficient production of domestic hot water.



# Design and comfort

## APARTMENT - 3 BEDROOMS



APARTMENT - 3 BEDROOMS					
Built Area	From	75,90 m <sup>2</sup>	to	82,00 m <sup>2</sup>	
Terrace	From	23,00 m <sup>2</sup>	to	113,70 m <sup>2</sup>	



All homes are delivered with an outdoor parking space and pre-installation for electric vehicle charging.

*The images and plans of the project are for illustrative purposes only. Their content does not constitute a contract, part of a contract, or a guarantee.*



## PENTHOUSE + SOLARIUM - 3 BEDROOMS



PENTHOUSE + SOLARIUM - 3 BEDROOMS				
Built area	From	75,90 m <sup>2</sup>	to	82,00 m <sup>2</sup>
Terrace	From	23,00 m <sup>2</sup>	to	113,70 m <sup>2</sup>
Solarium	From	38,20 m <sup>2</sup>	to	73,80 m <sup>2</sup>



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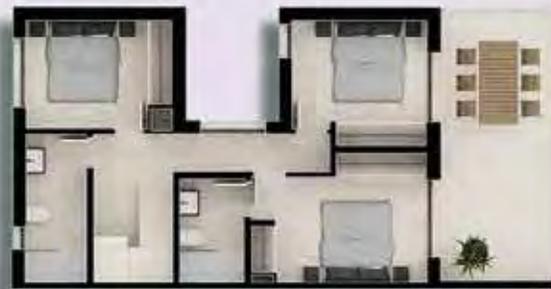
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## TOWNHOUSE - 3 BEDROOMS



### TOWNHOUSE - 3 BEDROOMS

Built area	From	75,90 m <sup>2</sup>	to	82,00 m <sup>2</sup>
Terrace	From	23,00 m <sup>2</sup>	to	113,70 m <sup>2</sup>
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# Environment and energy efficiency

## **Committed to Sustainability and Your Well-being**

At **Taylor Wimpey España**, we work to adapt our processes and supply chain to combat climate change, become more sustainable, and contribute to improving your health and quality of life in your new home.

## **Responsible and Environmentally Friendly Construction**

We implement concrete measures to reduce environmental impact during construction:

- Collaboration with local suppliers to reduce the carbon footprint from transportation.
- Segregation and recycling of waste generated on site.
- Environmental and landscape conditioning upon completion of work.
- Use of electricity with Certified Renewable Origin during construction.

## **More Efficient and Healthier Homes**

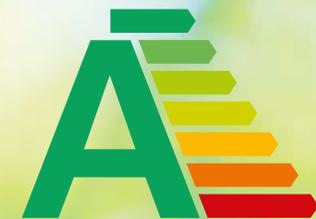
Our homes are designed to be energy-efficient, environmentally friendly, and comfortable:

- Domestic Hot Water production using aerothermal systems.
- Water-saving faucets with aerators and dual-flush toilets.
- High-efficiency appliances.
- Air conditioning systems with R32 refrigerant, offering low environmental impact and high performance.
- Solar protection pergolas in selected homes.
- Controlled mechanical ventilation for continuous indoor air renewal.
- Execution control and verification of thermal bridges to improve insulation.

## **More sustainable common areas**

We also focus on the design and functionality of shared spaces:

- Private parking spaces with pre-installation for electric vehicle charging.
- Drip irrigation with timer in landscaped areas.
- Saltwater chlorination pools in some developments, with optimized dimensions to reduce water consumption.
- Low-consumption lighting with sensors and/or timers in common areas.
- Preservation of native vegetation and new plantings with low water requirements.
- In certain developments, photovoltaic panels are installed to power the common services of the building.



**Energy rating (CEE)**

# Why is Taylor Wimpey España the right decision?

Buying a Taylor Wimpey property in Spain doesn't just mean that you will now have a residence in a beautiful location, it also means that you are purchasing with total peace of mind. **Taylor Wimpey España** is a subsidiary of Taylor Wimpey PLC, a leading developer of residential real estate in Europe since 1880.

The subsidiary in Spain has been building properties in exclusive residential areas in the Balearic Islands, on the Costa Blanca and on the Costa del Sol since 1958. Sustainability and protecting the environment is important to us, as is creating architecture that blends harmoniously into the surrounding area.

In Spain we can look back with pride on over 65 years of experience building exclusive residential complexes. More than 7,000 customers have already placed their trust in us and have been very satisfied with the quality of our new build properties and our extensive After-Sales service which is a vital part of the customer service that sets us apart. We want you to relax and enjoy your new home knowing that every detail meets the highest quality standards, even those you cannot see.

## TAYLOR WIMPEY IS THERE FOR YOU

If you are looking for your new home, or a holiday home, we will be delighted to help you find your perfect place in the sun.



**MAKE A HOME AT  
TAYLOR WIMPEY**

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Rest of the world:

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España



# OTHER PROJECTS IN COSTA BLANCA



# Siena

— LA MANGA CLUB —