

# 3 Bedroom Villa in Mouttagiaka, Limassol

For Sale : **€ 1,150,000**

**Description**
Luxury Modern 3-Bedroom Villa in Mouttagiaka, Limassol

Discover one of 8 exquisite modern villas in the prestigious Diarte Hills development, nestled in the sought-after Mouttagiaka area of Limassol. This contemporary villa represents the pinnacle of modern design, featuring premium quality materials, spacious layouts, and stunning sea and city views.

LIVING SPACES

The villa boasts a thoughtfully designed open-plan living and dining area with abundant natural light. Contemporary furnishings and high-quality finishes create an elegant and comfortable living environment. The spacious layout is perfect for modern family living and entertaining.

BEDROOMS

Three well-proportioned bedrooms offer comfortable accommodation for family and guests. Each bedroom features contemporary finishes and excellent natural light. The master suite provides a peaceful retreat with quality fittings.

BATHROOMS

Two modern bathrooms are finished to high standards with contemporary fixtures and premium materials. Both are designed for comfort and convenience.

KITCHEN

A fully equipped modern kitchen features quality built-in appliances and contemporary design. The kitchen is integrated seamlessly with the dining area for convenient meal preparation and entertaining.

OUTDOOR SPACES & AMENITIES

The villa is surrounded by a private landscaped garden creating a personal outdoor oasis. A private swimming pool offers year-round enjoyment. A BBQ area is perfect for outdoor entertaining and family gatherings. Two parking spaces provide ample vehicle accommodation.

MATERIALS & FINISHES

Premium quality materials throughout the villa reflect contemporary design principles. Modern finishes, high-quality fixtures, and carefully selected materials ensure durability and elegance. The villa's construction meets modern European standards.

KEY FEATURES
- Modern contemporary villa design
- 3 spacious bedrooms
- 2 modern bathrooms
- Covered area: 202.08 sqm
- Internal area: 169.86 sqm
- Covered veranda: 32.22 sqm
- Uncovered area: 50.97 sqm
- Energy Class A (exceptional efficiency)
- Private swimming pool
- Private landscaped garden
- BBQ area
- Two parking spaces
- Photovoltaic panels
- Underfloor water heating

- VRF climate control system
- Stunning sea and city views
- VAT eligible until December 2026

BUILDING & CONSTRUCTION

Part of the prestigious Diarte Hills development of 8 modern villas, this property showcases contemporary architectural design and high-quality construction. Built to modern European standards with careful attention to detail and premium materials throughout. The villa represents new construction with all modern systems and features.

ENERGY EFFICIENCY & SUSTAINABILITY

Energy Class A - Exceptional energy efficiency. The villa is equipped with photovoltaic panels for renewable energy generation, reducing utility costs and environmental impact. Underfloor water heating provides efficient temperature control. VRF (Variable Refrigerant Flow) system offers advanced climate control with separate zone management. LED lighting throughout maximizes energy efficiency.

SERVICES & UTILITIES

Mains water, electricity, and sewage fully connected. Internet and telecommunications services available. The property includes advanced environmental systems and modern utilities infrastructure.

LOCATION & LIFESTYLE

Mouttagiaka is one of Limassol's most prestigious residential areas, known for its upscale properties and panoramic views. The area combines luxury living with convenient access to the beach, just a short drive away. Excellent shops, supermarkets, restaurants, and cafes are within walking distance or a short drive. The location offers a perfect balance between serene residential character and urban convenience.

Limassol city center is approximately 10-15 minutes away, while the international airport is 35-40 minutes distant. The area is well-served by schools and international institutions.

LEGAL STATUS & OWNERSHIP

The property is freehold with a clear title deed. VAT eligible until December 2026 (5% VAT applicable on purchase). The villa is available for immediate purchase and occupation.

CONDITION & READINESS

This modern villa is in pristine condition as new construction. It is fully ready for immediate move-in without requiring any additional work or investment. All systems are new, modern, and covered by builder guarantees.

INVESTMENT POTENTIAL

As part of the prestigious Diarte Hills development with stunning views and excellent location, this villa represents an excellent investment opportunity in one of Limassol's most desirable residential areas.

## Details

Property Type: **House**
Status: **Available**
Unit Number: **3/5**
Website

## Main Features

Property Subtype: **Detached House**
Construction Stage: **Under Construction**
Construction Year: **2026**
Bedrooms: **3**
Bathrooms: **2**
Covered Parking: **2**

## Area

Internal Area: **170m²**
Covered Verandas: **32m²**
Covered Area: **202m²**
Uncovered Area: **51m²**

## Energy & Heating

Energy Efficiency Grade: **A+**

## Further Details

Private Swimming Pool, Storage Space, Water, Electricity, Air Condition, Sea View, Solar Water Heater

# Gallery


















DIARITE HILLS







