

# LUXURY 3-BEDROOM VILLAS LOCATED IN MOUTTAGIAKA

€ 875 000

<b>Property Code:</b>	6610	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - MOUTAGIAKA	<b>Internal Area:</b>	170 m <sup>2</sup>
<b>Plot Area:</b>	480 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	2	<b>Heating:</b>	Underfloor heating
<b>Year of construction:</b>	2026	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Off Plan	<b>VAT:</b>	+VAT

**Covered verandas, 32 m<sup>2</sup>:**

## Property features:

Covered Parking	Telephone Line	Private Pool	Store Room
Solar panels for hot water	Double Glazing	Garden	Parking
Balcony			

## Description:

The new project featuring 8 luxury villas located in Mouttagiaka, Limassol. Construction is scheduled to start in Q4/2024, with an estimated delivery time of 1.5 years from the construction date.

Offering a harmonious blend of contemporary luxury and distinctive modern design, these villas redefine upscale living. Conveniently located just a few minutes' drive from the beach and essential amenities, Diarte Hills stands as an exclusive project in one of Limassol's well-known neighborhoods.

Each villa is strategically positioned to offer a perfect blend of privacy, breathtaking views, and seamless accessibility. Thoughtful orientation ensures abundant natural light and an effortless flow throughout the community. This design exemplifies a harmonious fusion of architectural brilliance and the serene beauty of its surroundings, promising residents a truly exceptional living experience.

**Premium Quality Materials:** Crafted with top-tier materials, each residence at Diarte Hills reflects a commitment to quality and durability.

**Spacious and Thoughtful Layouts:** The homes feature carefully thought-out and spacious layouts, optimizing comfort and functionality.

**Energy Class A:** Embracing sustainability, Diarte Hills achieves an energy-efficient design, classified under the prestigious Energy Class A.

**Photovoltaic Panels:** Harnessing the power of solar energy, photovoltaic panels contribute to eco-friendly living and reduced energy costs.

**Underfloor Water Heating:** Experience optimal comfort with underfloor water heating, providing

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efficient and luxurious warmth throughout the homes.

**VRV System:** Each room is equipped with a VRV air-conditioning system, allowing for individual climate control and energy efficiency.

**Private Landscaped Garden:** Residents can enjoy the tranquility of a private landscaped garden, providing a serene outdoor space.

**Private Swimming Pool:** Each home boasts a private swimming pool, offering a refreshing retreat within the confines of one's residence.

**BBQ Area:** Enhancing outdoor living, Diarte Hills includes a dedicated BBQ area for residents to enjoy al fresco dining and entertainment.

**Ample Parking Spaces:** With 2 to 4 parking spaces per residence, residents benefit from convenience and ample parking for their vehicles.

**Scenic Views:** Enjoy breathtaking views of the sea, mountains, and the cityscape, creating a picturesque backdrop for everyday living.



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