



#17653

Modern Villa with Pool and Sea View in Moutayiaka, Limassol

📍 Mouttagiaka, Limassol

€1,475,000 +VAT





Overview

Specifications

Bedrooms

 3

Bathrooms

 1

Covered

 190.46 m²

Type	Detached Villa
Showers	3
Toilets	4
Plot	517.41 m²
Covered veranda	46.34 m²
Covered parking	38.07 m²

Status	Under construction
Year of construction	2026
Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A

Description

Luxury Contemporary Living in Limassol

Experience elevated Mediterranean living with Villa 1 at Diarte Hills, an exclusive contemporary residence set in the prestigious hillside area of Moutayiaka, Limassol. Designed for those who value privacy, elegance, and seamless indoor-outdoor living, this villa offers breathtaking sea and city views just minutes from the coastline.

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Property Overview

- Plot Area: 517.41 m²
- Total Covered Area: 236.66 m²
- Internal Area: 190.46 m²
- Covered Veranda: 46.34 m²
- Bedrooms: 3
- Bathrooms: 4
- Parking: 2 covered spaces (38.07 m²)
- Price: €1,475,000 + VAT (5% eligible)

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Sophisticated Design & Layout



Floor plans

VILLA I ROOMS EXPLICATION

GROUND FLOOR

living area	25,88 m ²
dining area	17,06 m ²
kitchen/dining area	21,44 m ²
guest toilet	3,08 m ²
hall/stairs	17,12 m ²
outdoor wc/changing room	5,61 m ²
covered verandas	28,17 m ²
covered parking	38,07 m ²
pool plant room	3,31 m ²



VILLA I ROOMS EXPLICATION

FIRST FLOOR

master bedroom	32,50 m ²
bathroom 1	8,37 m ²
bedroom 2	16,71 m ²
bedroom 3	17,66 m ²
bathroom 2	5,94 m ²
hall/stairs	15,78 m ²
covered balcony	18,17 m ²



Additional information

Facilities

Aircondition, Split system

Outdoor shower

Solar photovoltaic panels

Heating, Underfloor

Parking, Covered

Solar water heater

Landscaped garden

Pool, Private, overflow

Storage

Features

Alarm system (provision)

Bath

CCTV (provision)

Combined kitchen and dining area

Easy access to main roads

Fitted wardrobes

Garden, large

High ceilings

Kitchen island

Modern design

Near amenities

Panoramic view

Rental potential

Sound insulation

Tile flooring

Balcony

Bathroom underfloor heating

Ceramic tiles

Double glazing

En suite shower

Floor-to-ceiling windows

Guest WC

Internal stairs

Laminate flooring

Mountain view

Open plan

Pool view

Sea view

Spacious rooms

Veranda, large

Barbeque

Bright

City view

Easy access to highway

Entrance gate

Garden

Guestroom

Investment opportunity

Laundry room

Municipal water/sewage

Outdoor kitchen

Quiet area

Shower

Thermal insulation



Distances

Amenities

 1 km

Airport

 55 km

Sea

 1.2 km

Public transport

 1.3 km

Schools

 3 km

Resort

 5 km

Contact us



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