



## For Sale, House, Mansion/Villa, Limassol, Mouttagiakka, 236.66m<sup>2</sup>, 517.41m<sup>2</sup>

(VILLA 1) DIARTE HILLS, ARIDIA, MOUTTAGIAKKA,  
AMATHOUNTA, LIMASSOL

For Sale : **€ 1,475,000**

### Description

Sophisticated 2-Storey Villa in Mouttagiakka, Limassol  
Elevated Mediterranean Living with Panoramic Potential

Discover a life of luxury and tranquility in one of Limassol's most prestigious hillside suburbs. This stunning 2-storey detached villa in Mouttagiakka combines contemporary design with functional elegance, offering a private sanctuary just minutes from the vibrant tourist area and the Mediterranean coast.

#### Elegance & Seamless Design

The heart of the home features a spacious open-plan kitchen and living area, perfect for entertaining. Large double-glazed windows bathe the interior in natural light while ensuring energy efficiency and peace.

The upper floor is a true retreat, housing three generous bedrooms, including a magnificent master suite complete with a walk-in wardrobe and a private en-suite bathroom. Every detail, from the ample storage space to the modern finishes, has been meticulously planned for comfort.

#### Outdoor Oasis

Designed for the quintessential Cyprus lifestyle, the outdoor areas are truly impressive:

Private Swimming Pool: Your own cooling escape under the Mediterranean sun.

Entertainment Hub: A dedicated barbecue area and a stylish pergola, perfect for alfresco dining.

Convenience: A guest WC, an additional garden WC, and secure covered parking for two vehicles.

#### Key Property Features:

Property Type: 3-Bedroom Detached Villa

Bathrooms: 2 Full Bathrooms (En-suite included) + Guest WC + Garden WC

Comforts: Walk-in Wardrobe, Storage Room, and Full A/C potential

Parking: Double Covered Garage

Exterior: Private Pool, Landscaped Garden, and Pergola

Elite Location: Mouttagiakka

Perched on the hills of Limassol, Mouttagiakka offers breathtaking views and a quiet residential atmosphere while remaining just a 5-minute drive from the highway and the sea. You are perfectly positioned near top-tier amenities, private schools, and the exclusive lifestyle of the Agios Tychonas tourist area.

#### Make It Yours

Whether you are seeking a prestigious family home or a high-value investment in Limassol's booming real estate market, this villa exceeds every expectation.

Contact G&P Lazarou Estate Agents today at +357 25024949 or email [sales@gpazarou.com](mailto:sales@gpazarou.com) to arrange your private viewing!

### Details

Property Type: **House**

Status: **Available**

Unit Number: **VILLA 1**

[Website](#)

### Main Features

Property Subtype: **Mansion/Villa**

Construction Stage: **Under Construction**

Construction Year: **2026**

Bedrooms: **3**

Bathrooms: **4**

Kitchen Type: **Open Plan**

Furnished: **Unfurnished**

Covered Parking: **2**



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**Area**

|                                        |                                          |                                       |
|----------------------------------------|------------------------------------------|---------------------------------------|
| Internal Area: <b>190m<sup>2</sup></b> | Covered Verandas: <b>46m<sup>2</sup></b> | Covered Area: <b>237m<sup>2</sup></b> |
| Plot Area: <b>517m<sup>2</sup></b>     |                                          |                                       |

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**Further Details**

Private Swimming Pool, Storage Space



## Gallery



