

A modern, multi-story house at night, featuring a swimming pool and an outdoor seating area. The house has large glass windows and balconies with glass railings. The interior is visible through the glass, showing a kitchen and living area. The outdoor area includes a dining table and chairs, and a lounge area with a sofa. The pool is in the foreground, and the background shows a hillside with some vegetation.

DiARTE HILLS

BCI PRO

PROJECT OVERVIEW

Welcome to Diarte Hills, a collection of eight modern villas nestled in the prestigious Mouttagiaka area of Limassol. Delivery: Q2/2026



PROJECT OVERVIEW



Limassol
Mouttagiaka



3 & 4
bedrooms



Garden, swimming
pool, BBQ area,
sauna & gym *



Energy class
A

* The installation of sauna and gym facilities is exclusive to villas 7 and 8.



Foley's School

Little Scholars

The Grammar School, Limassol

AGIOS ATHANASIOS

MESA GEITONIA

NEAPOLIS

LIMASSOL MARINA

Limassol Marina
Molos Seaside Park

Municipal Zoo

GERMASOGEIA

DIARTE HILLS

MOUTTAGIACA

AGIOS TYCHON

Kindergarten Evrika

Gym

Archaeological Site of Amathous

Four Seasons Hotel

Amara Hotel

The Tower at St Raphael Resort

Grand Resort by Leonardo Hotels

Parklane, a Luxury Collection Resort & Spa

Bwell Mouttagiaka Pharmacy

Lidl

METRO

Dio Residence

Royal Apollonia

DIONE Residence

Gym

BCI PRO

Armonia Beach

Amathus Beach Hotel

Dasoudi Beach

 DIARTE HILLS

-  Hotel
-  School/Kindergarten
-  Restaurant
-  Shop
-  Recreation
-  Archaeological Site
-  Pharmacy
-  BCI PRO

LOCATION

Diarte Hills is conveniently located in the Mouttagiaka Area, providing a prime position just a short four minute drive from the beach and essential amenities such as shops, supermarkets, and restaurants. Moreover, it provides effortless access to the highway, enabling easy travel to different areas and cities across Cyprus. Additionally, the location presents breathtaking sea and city views that perfectly captures the allure of coastal living.



ABOUT US



EXPLORE DIARTE HILLS FOR AN INCOMPARABLE EXPERIENCE IN LIMASSOL

Welcome to BCL PRO Development, where luxury living meets exceptional craftsmanship. We consistently employ cutting-edge technologies and premium materials in our projects, ensuring both comfortable living standards and the security of our customers investments. We prioritize the development of dependable Class 'A' residential complexes and luxurious villas, strategically situated in the most sought-after locations throughout Cyprus.

OUR MISSION IS CLEAR: TO
DELIVER UNPARALLELED
EXCELLENCE



CONTEMPORARY DESIGN

Impeccable craftsmanship and attention to detail define these homes, achieving a harmonious fusion of contemporary luxury and distinctive modern design.

Our homes effortlessly blend exceptional design with practicality. Experience spacious interiors, floor-to-ceiling windows, and innovative layouts that set a new standard for upscale living. The Italian kitchen, fitted with top-quality appliances, reflects our careful attention to detail and architectural excellence.



GROUND FLOOR



INTERIORS BY SENCE ARCHITECTS

Diarte Hills boasts spacious, light-filled interiors crafted by Sence Architects. Clean lines and frameless doors enhance the sense of openness and tranquility.

Living areas feature gentle curves and geometric accents, while kitchens blend stone countertops with light wood facades, creating a calm, inviting atmosphere.

FIRST FLOOR



ENJOY MINIMALIST LUXURY IN YOUR LIVING SPACES

Bedrooms serve as relaxation sanctuaries with wooden wall panels and refined accents.

Bathrooms, with warm stone hues and minimalist touches, become spa-like oasis for relaxation and rejuvenation.



BCI PRO

CONTEMPORARY DESIGN



WALK INTO YOUR PERSONAL HEAVEN

Step outside to your private retreat, complete with a beautiful infinity-edge swimming pool, a relaxation zone, and a barbecue area. The landscaped garden adds a touch of nature to your surroundings. Diarte Hills is more than a home; it's a haven of simplicity, sophistication, and modern living.

BCI PRO

EMBRACE THE SERENE AMBIANCE
OF THIS AREA COMPLEMENTED BY
BREATHTAKING MEDITERRANEAN
SEA VIEWS





STANDARD FEATURES

- Complete built-in furniture
- Kitchen appliances
- Double glass alu-frame window
- Ceiling heights: 3 meters
- Energy class A
- Photovoltaic panels
- Walls heat-insulated and soundproof
- Underfloor water heating
- VRV system
- Private landscaped garden
- Private swimming pool
- Terrace decking
- Covered parking for two cars

AREA SPECIFICATIONS

Villa No.	Plot Area	Internal Area	Covered Veranda	Total Covered Area	Bedrooms	Bathrooms & WC	Covered/ Uncovered Pergola Parking Area
	m2	m2	m2	m2			m2
1	517,41	190,46	46,34	236,66	3	4	38,07
2	481,15	169,86	32,22	202,08	3	4	50,97
3	479,7	169,86	32,22	202,08	3	4	50,97
4	478,87	169,86	32,22	202,08	3	4	50,97
5	478,17	169,86	32,22	202,08	3	4	50,97
6	510,52	169,86	32,22	202,08	3	4	50,97
7	1150,31	450,36	42,22	492,58	4	6	155,98
8	938,33	488,96	72,44	561,4	4	6	153,59



FLOOR PLANS: VILLA 1

3 BEDROOMS

TOTAL COVERED AREA: 236 m²

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 1

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







FLOOR PLANS: VILLA 2-6

3 BEDROOMS

TOTAL COVERED AREA: 202 m²

VILLA 2-6

ROOMS EXPLICATION

GROUND FLOOR

living area	27,61 m ²
kitchen/dining area	22,24 m ²
kitchen storage	9,82 m ²
guest toilet	3,39 m ²
hall/stairs	12,62 m ²
outdoor wc/changing room	5,61 m ²
covered verandas	15,72 m ²
uncovered parking/ pergola	50,97 m ²
pool plant room	3,31 m ²

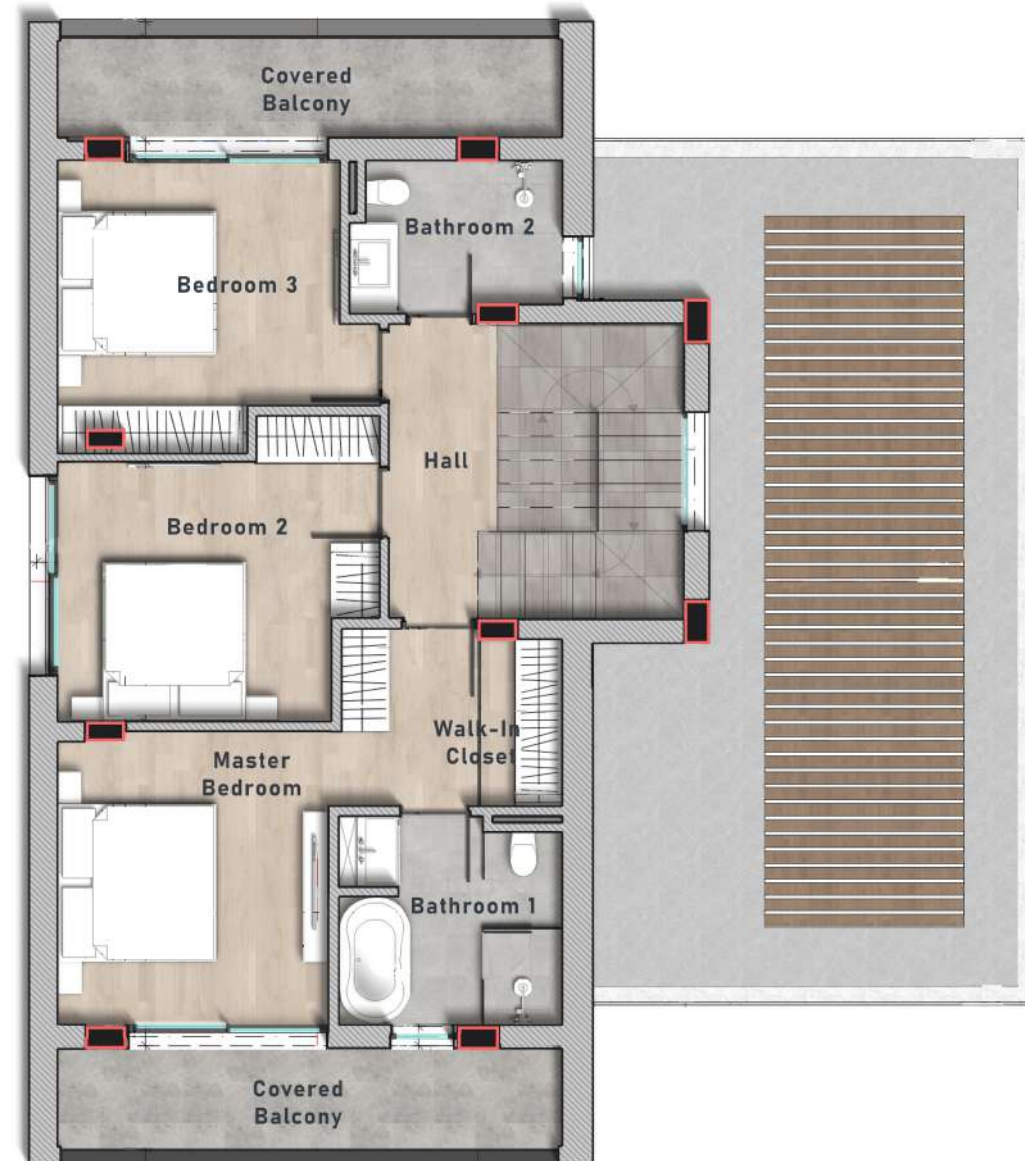


VILLA 2-6

ROOMS EXPLICATION

FIRST FLOOR

master bedroom	22,55 m ²
bathroom 1	9,33 m ²
bedroom 2	15,04 m ²
bedroom 3	15,47 m ²
bathroom 2	6,77 m ²
hall/stairs	16,10 m ²
covered balcony	16,50 m ²







VILLA 7

4 BEDROOMS

TOTAL COVERED AREA: 492 m²

RESERVED





VILLA 8

4 BEDROOMS

TOTAL COVERED AREA: 561 m²

RESERVED

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