

DIARTE HILLS RESIDENCES

Villa Features

VRF Air Conditioning

A multi-zone climate system with concealed indoor units running at whisper-quiet 22dB. Every room controlled independently — the temperature you want, where you want it, year-round.

Underfloor Water Heating

Radiant heat distributed evenly across every floor, powered by an integrated heat pump. Warmer in winter, no visible heat source, and lower running costs than conventional systems.

Private Pool & Garden

A 7×3 m swimming pool with ceramic mosaic finish, composite decking, BBQ area, and landscaped garden. A complete outdoor living space designed for the Cypriot climate.

Ceiling Heights up to 3.23 m

Living areas from 2.95 m, with a maximum clean-state height of 3.23 m. More light, more air, more space — the difference you feel the moment you walk in.

Photovoltaic Panels

5 kW a rooftop solar system sized to each villa, fed directly against your electricity bill. Part of the Energy Class A rating — not an afterthought.

Ytong AAC Masonry & Finishing System

Solid Ytong AAC blocks throughout — 25 cm exterior, 10 cm internal partitions. Superior thermal and acoustic insulation, fire-rated, and breathable. Every internal wall is then lined with adhesive-bonded gypsum board, skim-coated in gypsum plaster, and finished in water-based, solvent-free acrylic paint — the result is a perfectly flat, seamless surface with no visible joints or imperfections.

Internal Ceiling

Internal ceilings are plasterboard with recessed coves designed to conceal lighting, finished to the same standard as the walls. In bedrooms, integrated acoustic panelling is added to soften reflections and improve sleep-quality acoustics — the kind of detail you don't notice consciously, but feel the moment you step into the room.

Slim-Frame Aluminium Windows

Rabel Super Slim system with a 31 mm visible frame — maximising glass area, light, and views. Double-glazed with solar-heat reflecting and UV-absorbing membranes. Retractable mosquito screens included.

Energy Class A Certified

The highest residential energy classification in Cyprus — achieved through ICF construction, rock wool insulation, VRF, underfloor heating, and photovoltaic panels. Lower bills, greater comfort, better long-term value.

Rock Wool Insulation

Applied across all external walls and roof at 8–16 cm thickness. Rock wool is fireproof, moisture-resistant, and one of the most effective insulating materials available — keeping the home cool in summer, warm in winter, and quiet year-round. A detail hidden inside the walls that you'll feel every day.

Italian & Spanish Large-Format Tiling

Premium ceramic slabs up to 120×120 cm with 1.5 mm imperceptible joints — used across circulation areas, bathrooms, and exterior pathways. Glossy or matte finish, slip-resistant where it matters. The kind of surface that reads as a single uninterrupted plane rather than a tiled floor.

MAPEPROOF Waterproofing

A fully bonded polyurethane sheet membrane applied across all roofs, terraces, retaining walls, and below-grade structures, complemented by EPDM drainage protection. The villa is sealed against water at every interface — invisible engineering that protects the building for decades.

Bespoke Joinery & Walk-In Closets

Wardrobes, shelving, and walk-in closets built locally in high-quality MDF with factory-varnished veneers, matched to the flooring. Soft-close Blum hinges, illuminated hanger rails, and pull-down rails in the higher closets. Designed around how you actually live — not pulled from a catalogue.

Bosch Kitchen Appliances *(Optional Upgrade to Miele)*

A complete Bosch appliance package as standard, with an optional upgrade to Miele for buyers who want a higher specification. Brand recognition matters — both names signal quality without needing explanation.

Villeroy & Boch or Duravit Bathrooms

Premium German sanitaryware throughout. Whichever brand is fitted, the specification level is the same: the finishes buyers researching luxury villas already recognise and trust.