

4 Bedroom Apartment for Sale

Saint Nicholas Villas – Unit V21

Discover the elegance and comfort of **Saint Nicholas Villas**, nestled in the heart of Pernera, between Kapparis and the vibrant tourist center of Protaras, Cyprus. Unit V21 is a stunning 4-bedroom, 4-bathroom residence offering a spacious 199 m² interior on a generous 549 m² lot, designed for modern luxury living with privacy and style.

This exclusive villa features a private swimming pool, a beautifully landscaped garden, and a private garage. A roof garden completes the home, providing breathtaking views of the magical Protaras sunsets. Every detail is thoughtfully crafted to merge indoor elegance with seaml...

Property Info		Plot / Area Info		Additional info	
Covered Area	199	Plot area	549	Reference Number	26129
				Property type	Apartment
				Condition	Under Construction
				Construction Year	2025
				Bathrooms	4

Amenities

Location

Price: €685 000 + VAT

VAT for this property is **€57,864** or **€130,150**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 442.00/m²		

Price change history

€685 000 on May 30, 2025



