

## 3 Bedroom House for Sale

### Saint Nicholas Villas - Unit V18

Experience the charm of Protaras living with **Saint Nicholas Villas V18**, a stylish 3-bedroom, 2-bathroom residence located in the heart of Pernera, one of the most sought-after areas between Kapparis and the center of Protaras tourist resort. Priced at €527,000, this 144 sqm villa is positioned on a generous 400 sqm lot, promising privacy and tranquil coastal luxury.

Part of an exclusive community of 21 residences, each villa at Saint Nicholas boasts high aesthetic standards with a modern design philosophy that seamlessly blends indoor and outdoor living. Enjoy your own private swimming pool, a spacious garden, dedic...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**144**

Plot area  
Parking

**400**  
**Yes**

Reference Number

**26092**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2025**

Bathrooms

**2**

#### Amenities

#### Location

## Price: €527 000 + VAT

VAT for this property is **€26,350** or **€100,130**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 660.00/m<sup>2</sup></b>		

## Price change history

€527 000 on May 30, 2025



