

## 3 Bedroom Apartment for Sale in Famagusta District

### Saint Nicholas Villas - Unit V17

**Price:** €529,000

**Bedrooms:** 3 | **Bathrooms:** 2 | **Size:** 144 m<sup>2</sup> | **Plot Size:** 404 m<sup>2</sup>

**Garage:** 1

**Completion Date:** June 2025

Discover exceptional coastal living with Saint Nicholas Villas, situated in the sought-after central area of Pernera, perfectly positioned between Kapparis and the vibrant tourist resort center of Protaras. This exclusive residence, Unit V17, is part of a limited collection of 21 meticulously designed homes, each blending modern aesthetics with privacy and comfort.

Unit V17 is...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>144</b>	Plot area	<b>404</b>	Reference Number	<b>26079</b>
		Parking	<b>Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>2</b>

#### Amenities

#### Location

Region: **Famagusta**

## Price: €529 000 + VAT

VAT for this property is **€26,450** or **€100,510**. 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>€3 674.00/m<sup>2</sup></b>		

## Price change history

€529 000 on May 30, 2025



