

## 3 Bedroom Apartment for Sale in Famagusta District

### SAINT NICHOLAS V16

Discover a stunning 3-bedroom, 2-bathroom villa in the heart of Pernera with **Saint Nicholas V16**. Part of the exclusive Saint Nicholas Villas project, this residence perfectly combines privacy, luxury, and modern design in one of Protaras's most sought-after areas.

Set in a prime location between Kapparis and the centre of Protaras, the villa offers direct access to award-winning Blue Flag beaches and close proximity to Paralimni town centre's amenities and public services. The project consists of 21 meticulously designed homes featuring private swimming pools, gardens, parking spaces, and rooftop terraces that frame breathtaking ...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**144**

Plot area  
Parking

**404**  
**Yes**

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**26066**  
**Apartment**  
**Under Construction**  
**2025**  
**2**

#### Amenities

#### Location

Region: **Famagusta**

Price: €532 000 + VAT

VAT for this property is €26,600 or €101,080. 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
Title deed	Has Title	Price per SQM	€3 694.00/m²		

Price change history

€532 000 on May 30, 2025





