

## 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	<b>144</b>	Plot area	<b>404</b>	Reference Number	<b>26066</b>
		Parking	<b>Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>2</b>

Amilities	Location
	Region: <b>Famagusta</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 694.00/m<sup>2</sup></b>		

## Price change history

€532 000 on May 30, 2025



