

## 3 Bedroom Apartment for Sale in Famagusta District

### Saint Nicholas V13 - Luxurious 3 Bedroom Villa in Perneria, Protaras

Discover exceptional coastal living with **Saint Nicholas V13**, a stunning 3-bedroom, 2-bathroom villa located in the heart of Perneria, Protaras. Priced at €523,000, this exquisite residence is part of the exclusive Saint Nicholas Villas project, comprising 21 high-quality homes designed for privacy, elegance, and comfort.

Set on a generous 323 m<sup>2</sup> plot with 144 m<sup>2</sup> of living space, this villa offers a perfect blend of indoor sophistication and outdoor relaxation. Featuring a private swimming pool, lush garden, covered parking for one vehicle, and a rooftop garden, residents can enjoy...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>144</b>	Plot area	<b>323</b>	Reference Number	<b>26026</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: €523 000 + VAT

VAT for this property is **€26,150** or **€99,370**. 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>€3 632.00/m<sup>2</sup></b>		

## Price change history

€523 000 on May 30, 2025



