

## 3 Bedroom Apartment for Sale in Famagusta District

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

Discover exceptional coastal living with **Saint Nicholas V13**, a stunning 3-bedroom, 2-bathroom villa located in the heart of Pernera, 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	
				Reference Number	<b>26026</b>
				Property type	<b>Apartment</b>
Covered Area	<b>144</b>	Plot area	<b>323</b>	Condition	<b>Under Construction</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>2</b>
<b>Amenities</b>		<b>Location</b>			
				Region: <b>Famagusta</b>	

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 632.00/m²		

Price change history

€523 000 on May 30, 2025





