

## 144m<sup>2</sup> Commercial for Sale in Famagusta District

### SAINT NICHOLAS V12 - Luxurious 3-Bedroom Villa in Pernera, Protaras

Discover the epitome of refined coastal living with **Saint Nicholas V12**, a stunning 3-bedroom, 2-bathroom villa nestled in the heart of Pernera, one of Protaras' most sought-after neighborhoods. This exquisite residence is part of the prestigious Saint Nicholas Villas project, comprising 21 elegant homes designed to offer privacy, luxury, and seamless connection between indoor and outdoor living spaces.

Set on a generous 327 sqm lot with a spacious 144 sqm built-up area, this villa is designed with a modern minimalist aesthetic that blends natural materials and earthy tones to creat...

Property Info		Plot / Area Info		Additional info	
Covered Area	144	Plot area Parking	327 Yes	Reference Number	26014
				Property type	Other Commercial
				Condition	Under Construction
				Construction Year	2025
				Bathrooms	2
Amenities		Location			
		Region: Famagusta			

Price: €525 000 + VAT

VAT for this property is €26,250 or €99,750. 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	€3 646.00/m²		

Price change history

€525 000 on May 30, 2025



