

## 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  
Property type  
Condition  
Construction Year  
Bathrooms

**26014**  
**Other Commercial**  
**Under Construction**  
**2025**  
**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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 646.00/m<sup>2</sup></b>		

**Price change history**

€525 000 on May 30, 2025



