

## 144m<sup>2</sup> Commercial for Sale

### Saint Nicholas Villas - Unit V11

Discover an exceptional living experience in the heart of Pernera with the **Saint Nicholas Villas Unit V11**, a stunning 3-bedroom, 2-bathroom residence designed for those who appreciate modern elegance and coastal comfort. Priced at €528,000, this villa offers 144 m<sup>2</sup> of thoughtfully designed interior space on a 324 m<sup>2</sup> plot, perfect for families or anyone seeking a serene Mediterranean lifestyle.

Saint Nicholas Villas are centrally located in the popular area of Pernera, perfectly positioned between Kapparis and the vibrant tourist resort of Protaras. This privileged location offers direct access to award-winning Blu...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>144</b>	Plot area	<b>324</b>	Reference Number	<b>26002</b>
				Property type	<b>Other Commercial</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>2</b>

#### Amenities

#### Location

## Price: €528 000 + VAT

VAT for this property is **€26,400** or **€100,320**. 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>€3 667.00/m<sup>2</sup></b>		

## Price change history

€528 000 on May 30, 2025



