

for Sale

Saint Nicholas Villas - Unit V9

Discover the exquisite Saint Nicholas Villas located in the heart of Pernera, perfectly positioned between Kapparis and the vibrant centre of the tourist resort of Protaras. This 3-bedroom, 2-bathroom residence combines high aesthetics, modern design, and the tranquil ambiance of one of Cyprus’s most sought-after coastal locations.

This stunning villa spans 144 m² of beautifully designed living space on a 327 m² plot, offering privacy and comfort in every corner. Enjoy your own private swimming pool, a spacious garden, and a roof garden where you can relax while admiring the magical sunsets of Protaras.

The interior layo...

Property Info		Plot / Area Info		Additional info	
				Reference Number	25976
Covered Area	144	Plot area	327	Property type	Under Construction
				Condition	
				Bathrooms	
Amenities		Location			

Price: €524 000 + VAT

VAT for this property is €26,200 or €99,560. 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	€3 639.00/m²		

Price change history

€524 000 on May 30, 2025



