

## 3 Bedroom Apartment for Sale in Famagusta District

### SAINT NICHOLAS V8 - Luxurious 3-Bedroom Villa in Pernera, Protaras

Discover the perfect blend of luxury, comfort, and prime location with the **Saint Nicholas V8**, a stunning 3-bedroom, 2-bathroom villa located in the heart of Pernera, Protaras. Part of the exclusive Saint Nicholas Villas development, this residence offers an exceptional lifestyle just minutes from award-winning Blue Flag beaches and the vibrant center of Protaras.

- **Property Size:** 144 m<sup>2</sup>
- **Lot Size:** 325 m<sup>2</sup>
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Garage:** 1 space

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 639.00/m<sup>2</sup></b>		

## Price change history

€524 000 on May 30, 2025



